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售樓說明書
SALES BROCHURE

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1 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和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

[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。

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

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

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

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

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

適用於一手未落成住宅物業

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

一手住宅物業銷售監管局
2023年3月

1 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 plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

5. Sales brochure

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

[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.

1 一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

[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.

2 發展項目的資料
INFORMATION ON THE DEVELOPMENT

發展項目名稱
薄扶林道138號

Name of the Development
Pok Fu Lam Road 138

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
薄扶林道138號

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
No. 138 Pok Fu Lam Road

發展項目包含獨立屋

The Development consists of houses

獨立屋的總數
共3座獨立屋

Total number of houses
3 houses in total

發展項目的經批准的建築圖則所規定的門牌號數
洋房1，洋房2，洋房3

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

被略去的門牌號數
不適用

Omitted house numbers
Not applicable

3 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
洋房1：
One-Three-Eight Limited

洋房2及3：
Goreway Limited
（註：Goreway Limited 成立為法團的所在地方為利比里亞共和國，已遷冊離開該地方，並於英屬處女群島存續。Goreway Limited 的成員的法律責任是有限度的。）

賣方（One-Three-Eight Limited）的控權公司
不適用

賣方（Goreway Limited）的控權公司
菱電物業發展有限公司、Ryoden Development B.V.I. Limited、菱電發展有限公司、尚紀設計有限公司及Summit Holdings Ltd.

發展項目的認可人士
凌顯文先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
藝達建築設計有限公司

發展項目的承建商
堅城（梁氏）建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
國浩律師（香港）事務所

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
不適用

已為發展項目的建造提供貸款的任何其他人
不適用

Vendor
House 1:
One-Three-Eight Limited

Houses 2 and 3:
Goreway Limited
(Remark: The place of incorporation of Goreway Limited is the Republic of Liberia, and has been redomiciled out of the same and continued in the British Virgin Islands. The liability of the members of Goreway Limited is limited.)

Holding company of the Vendor (One-Three-Eight Limited)
Not applicable

Holding companies of the Vendor (Goreway Limited)
Ryoden Property Development Company Limited, Ryoden Development B.V.I. Limited, Ryoden Development Limited, Designcase Limited and Summit Holdings Ltd.

Authorized person for the Development
Mr. Daniel Lin Hsien Wen

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

Building contractor for the Development
Kin Shing (Leung's) General Contractors Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Grandall Zimmern Law Firm

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not applicable

Any other person who has made a loan for the construction of the Development
Not applicable

(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 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	不適用 Not Applicable
(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 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	不適用 Not Applicable
(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 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	否 No
(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 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	不適用 Not Applicable
(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 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	不適用 Not Applicable
(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 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	否 No
(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 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	不適用 Not Applicable
(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 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	不適用 Not Applicable
(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 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	否 No
(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 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	否 No
(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 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	不適用 Not Applicable
(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 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	否 No
(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 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	不適用 Not Applicable
(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 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	否 No

(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 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	不適用 Not Applicable
(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 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	否 No
(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 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	不適用 Not Applicable
(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 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	否 No
(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 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	否 No

5 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 are no non-structural prefabricated external walls 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 are no curtain walls forming part of the enclosing walls of the Development.

6 物業管理的資料
INFORMATION ON PROPERTY MANAGEMENT

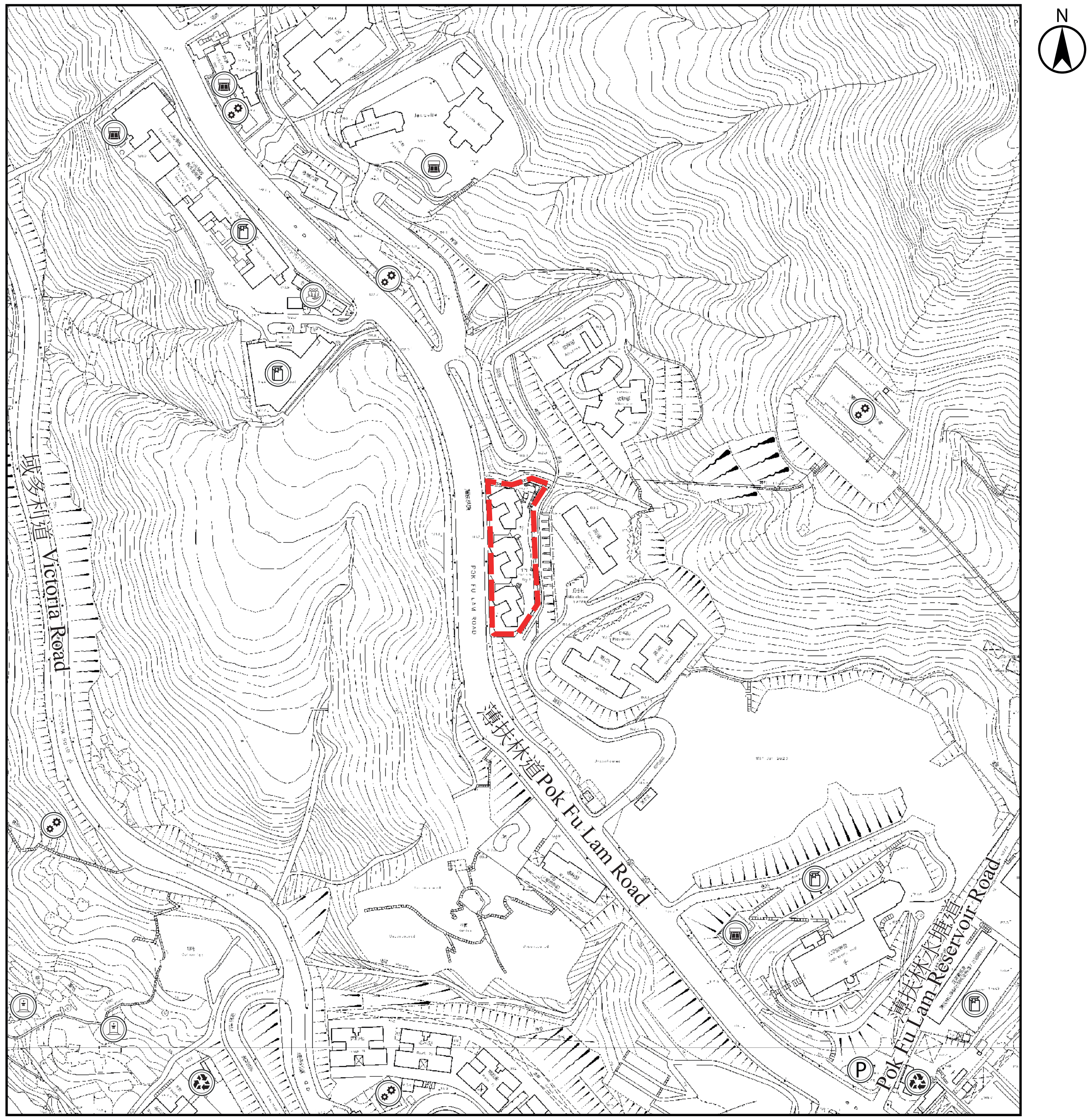
根據已簽立的公契獲委任為發展項目的管理人的人

柏齡物業管理有限公司

The person appointed as the manager of the Development under the deed of mutual covenant that has been executed

Parkland Property Management Limited

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



比例： 0 50 100 150 200 250
Scale : 米 metres

發展項目的位置
Location of the Development

所在位置圖參考地政總署測繪處數碼地形圖（組別編號iB1000），圖幅編號11-SW-16B（日期為2023年9月4日），圖幅編號11-SW-16D（日期為2023年7月2日），圖幅編號11-SW-17A（日期為2023年9月4日）及圖幅編號11-SW-17C（日期為2023年10月10日）編制，有需要處經修正處理

The Location Plan is made with reference to Digital Topographic Map Series Code iB1000 Sheet Number 11-SW-16B (dated 4th September 2023), Sheet Number 11-SW-16D (dated 2nd July 2023), Sheet Number 11-SW-17A (dated 4th September 2023) and Sheet Number 11-SW-17C (dated 10th October 2023) from the Survey and Mapping Office of the Lands Department with adjustments where necessary.

香港特別行政區政府為數碼地圖之知識產權擁有人。
Intellectual property rights of the Digital Map are owned by the Government of the HKSAR.

圖例
NOTATION

- 垃圾收集站
  a refuse collection point
- 公眾停車場(包括貨車停泊處)
  a public carpark (including a lorry park)
- 公用事業設施裝置
  a public utility installation
- 宗教場所(包括教堂，廟宇及祠堂)
  a religious institution (including a church, a temple and a Tsz Tong)
- 學校(包括幼稚園)
  a school (including a kindergarten)
- 墳場
  a cemetery
- 社會福利設施(包括老人中心及弱智人士護理院)
  social welfare facilities (including an elderly centre and a home for the mentally disabled)
- 體育設施(包括運動場及游泳池)
  sports facilities (including a sports ground and a swimming pool)

備註：
1. 因技術原因（例如發展項目之形狀），此所在位置圖所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Notes:
1. Due to technical reasons (such as the shape of the Development), this Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The Vendors advise prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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

檢視/ 修改日期: 2024年6月27日
Examination / Revision Date: 27 June 2024

發展項目的位置
Location of the Development

摘錄自香港特別行政區政府地政總署測繪處於2023年3月6日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E199459C。
Adopted from part of the aerial photograph, Photo No. E199459C, dated 6 March 2023, taken by the Survey and Mapping Office, Lands Department, The Government of the HKSAR at a flying height of 6,900 feet.

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備註:
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因技術原因（例如發展項目之形狀），此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (such as the shape of the Development), this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

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

檢視/ 修改日期: 2024年6月27日
Examination / Revision Date: 27 June 2024

發展項目的位置
Location of the Development

摘錄自香港特別行政區政府地政總署測繪處於2023年3月6日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E199460C。
Adopted from part of the aerial photograph, Photo No. E199460C, dated 6 March 2023, taken by the Survey and Mapping Office, Lands Department, The Government of the HKSAR at a flying height of 6,900 feet.

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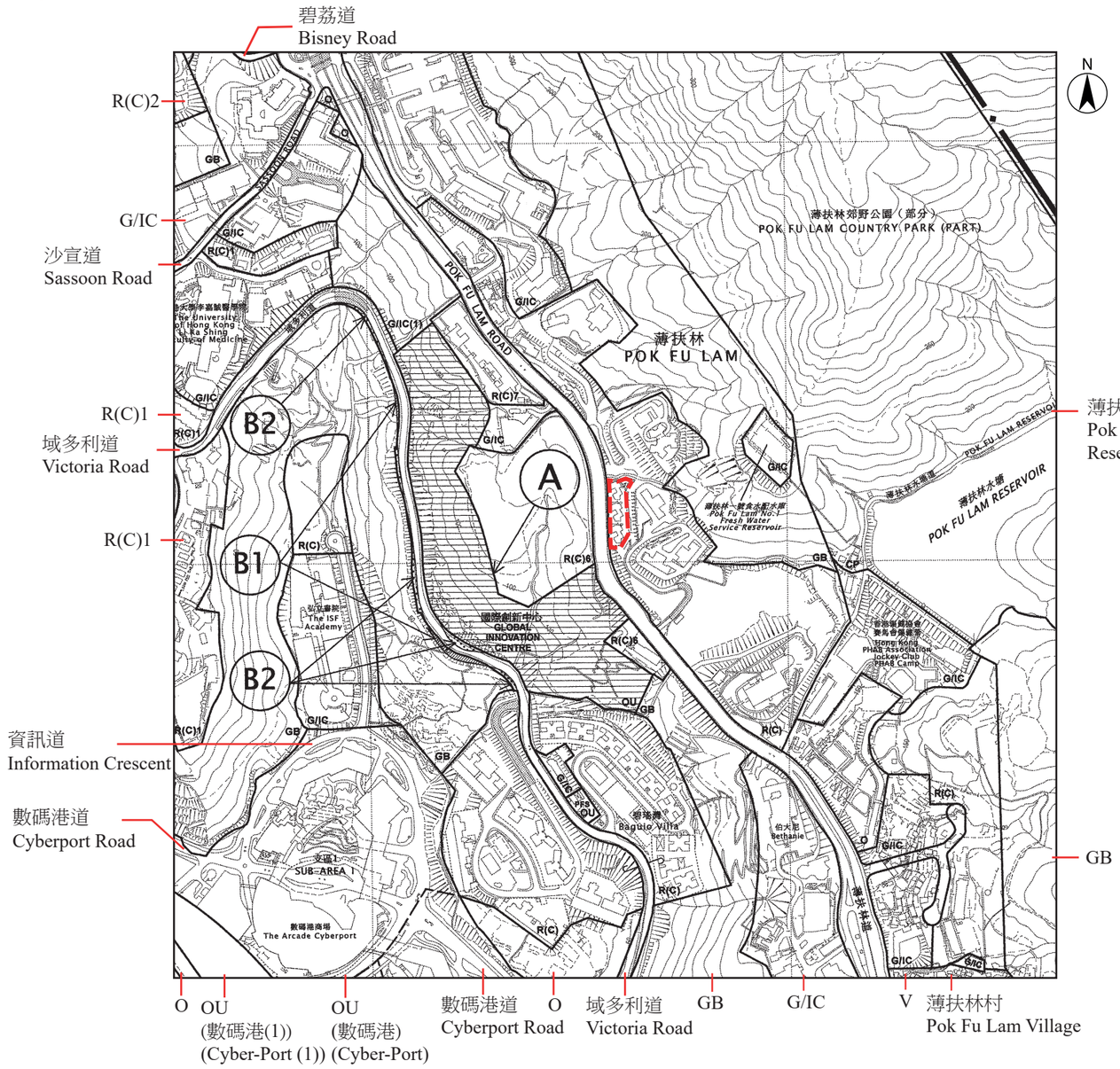
備註:
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因技術原因（例如發展項目之形狀），此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (such as the shape of the Development), this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

9 關乎發展項目的分區計劃大綱圖等

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

檢視 / 修改日期：2024年4月2日
Examination / Revision Date: 2 April 2024



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

發展項目的位置
Location of the Development

摘錄自2024年3月22日刊憲之薄扶林分區計劃大綱草圖，圖則編號為S/H10/22。
Adopted from the Draft Pok Fu Lam Outline Zoning Plan with Plan No. S/H10/22, gazetted on 22nd March 2024.

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NOTATION **圖例**

ZONES 地帶

Residential (Group C)	R(C)	住宅 (丙類)
Government, Institution or Community	G/IC	政府、機構或社區
Open Space	O	休憩用地
Other Specified Uses	OU	其他指定用途
Green Belt	GB	綠化地帶
Country Park	CP	郊野公園
Village Type Development	V	鄉村式發展

COMMUNICATIONS 交通

Major Road and Junction		主要道路及路口
Elevated Road		高架道路

MISCELLANEOUS 其他

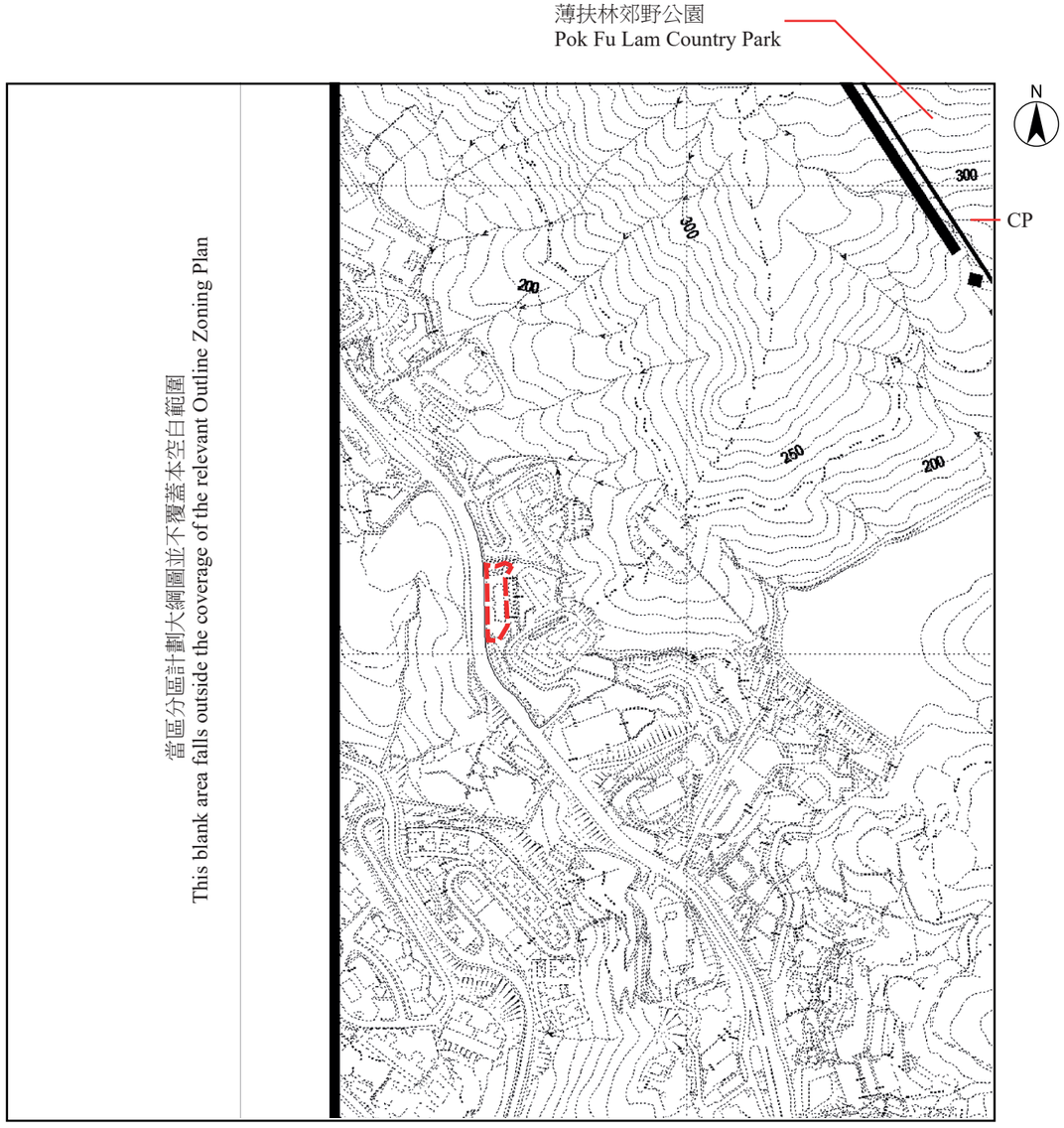
Boundary of Planning Scheme		規劃範圍界線
Petrol Filling Station	P F S	加油站

核准圖編號S/H10/21的修訂:
A項 - 把位於薄扶林道及域多利道之間的一幅用地由「綠化地帶」、「住宅 (丙 類) 6 」地帶 及顯示為「道路 」的地方改劃為「其他指定用途」註明「國際創新中心」地帶 。
B1項 - 把位於域多利道兩旁的數幅用地由顯示為「道路」的地方改劃為「綠化地帶」。
B2項 - 把位於域多利道兩旁的數幅用地由「綠化地帶」改劃為顯示為「道路」的地方。

Amendment to Approved Plan No. S/H10/21:
Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).
Item B1 - Rezoning of strips of land along Victoria Road from area shown as ‘Road’ to “GB”.
Item B2 - Rezoning of strips of land along Victoria Road from “GB” to area shown as ‘Road’.

備註:
1. 發展項目的分區計劃大綱圖之副本可於售樓處開放時間內免費查閱。
2. 因技術原因（例如發展項目之形狀），此分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。
3. 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。
4. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Notes:
1. Copy of the Outline Zoning Plan of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (such as the shape of the Development), this Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
3. The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of the Hong Kong SAR.
4. The Vendors advise prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



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

發展項目的位置
Location of the Development

摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖，圖則編號為S/H14/13。
Adopted from the approved The Peak Area Outline Zoning Plan with Plan No. S/H14/13, gazetted on 6th April 2018.

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NOTATION **圖例**

ZONES 地帶
Country Park CP 郊野公園
MISCELLANEOUS 其他
Boundary of Planning Scheme 規劃範圍界線

備註:
1. 發展項目的分區計劃大綱圖之副本可於售樓處開放時間內免費查閱。
2. 因技術原因（例如發展項目之形狀），此分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。
3. 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。
4. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Notes:
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2. Due to technical reasons (such as the shape of the Development), this Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
3. The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of the Hong Kong SAR.
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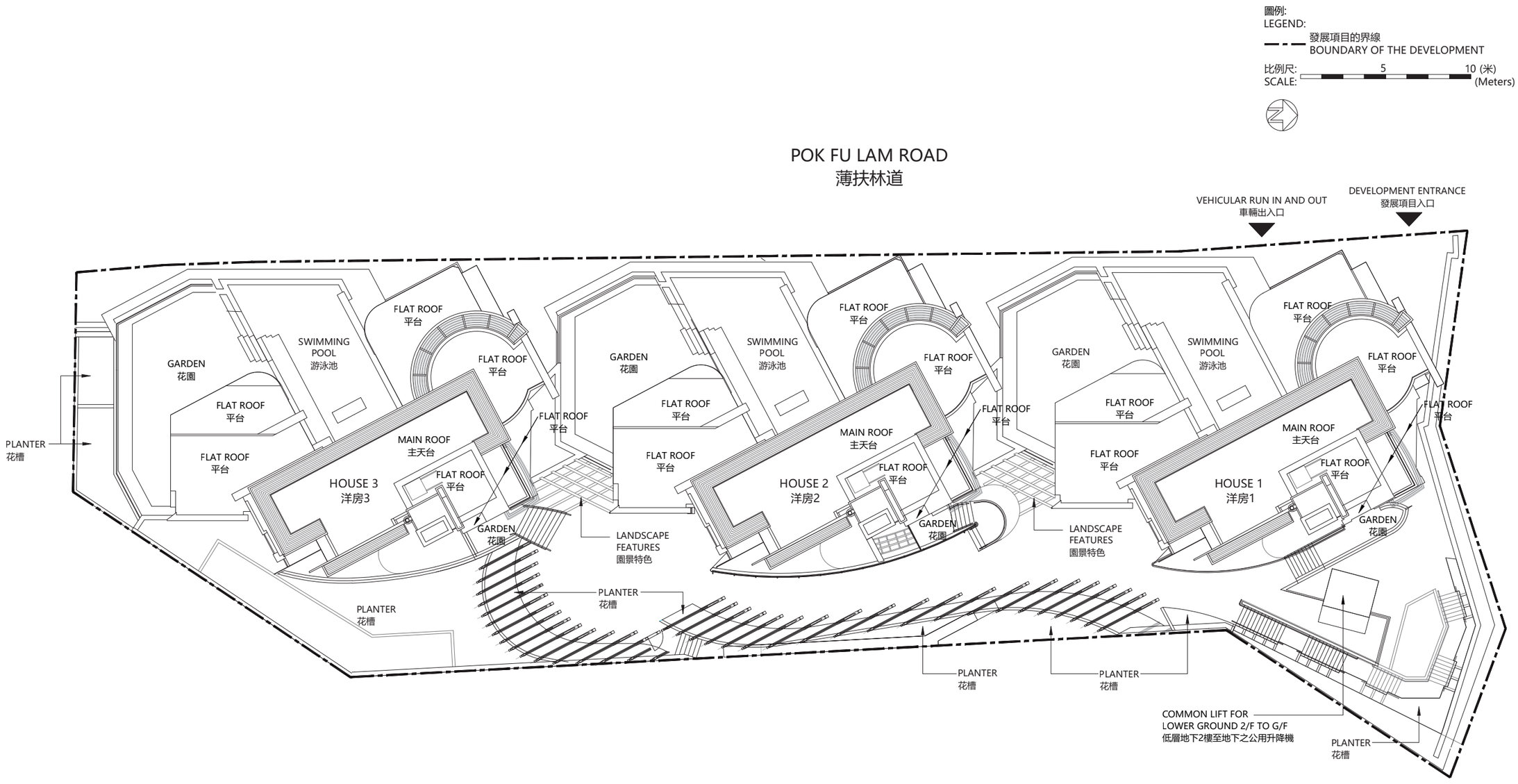
10 發展項目的布局圖
LAYOUT PLAN OF THE DEVELOPMENT



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

平面圖圖例
LEGEND FOR FLOOR PLAN

1/F BALCONY BELOW = 1樓露台在下
1/F FLAT ROOF BELOW = 1樓平台在下
2/F FLAT ROOF BELOW = 2樓平台在下
3/F FLAT ROOF BELOW = 3樓平台在下
ACOUSTIC WINDOW = 減音窗
ARCHITECTURAL FEATURE ABOVE = 建築裝飾綫在上
ARCHITECTURAL FEATURE BELOW = 建築裝飾綫在下
ARCHITECTURAL FEATURE = 建築裝飾綫
BALCONY = 露台
BALCONY ABOVE = 露台在上
BATH 1 = BATHROOM 1 = 浴室1
BATH 2 = BATHROOM 2 = 浴室2
BATH 3 = BATHROOM 3 = 浴室3
BATH 4 = BATHROOM 4 = 浴室4
B.R.1 = BEDROOM 1 = 睡房1
B.R.2 = BEDROOM 2 = 睡房2
B.R.3 = BEDROOM 3 = 睡房3
B.R.4 = BEDROOM 4 = 睡房4
BUILDING LINE ABOVE = 建築綫在上
BUILDING LINE OF 3/F = 3樓建築邊綫
CLOSET 1 = 衣帽間1
CLOSET 2 = 衣帽間2
DINING ROOM = 飯廳
DN = DOWN = 落
FAMILY ROOM = 起居室
FLAT ROOF 1 = 平台1
FLAT ROOF 2 = 平台2
FLAT ROOF 3 = 平台3
FLAT ROOF 4 = 平台4
FLAT ROOF 5 = 平台5
FLAT ROOF 6 = 平台6
FLAT ROOF 7 = 平台7
FLAT ROOF 8 = 平台8
FOYER = 門廊
GARDEN 1 = 花園1
GARDEN 2 = 花園2
GARDEN 3 = 花園3
GLASS CLADDING = 玻璃蓋板
H/R = HOSE REEL = 消防喉轆
KITCHEN = 廚房
LIFT = 升降機
LIFT PANEL = 升降機控制板
LIVING ROOM = 客廳
MAIN ROOF = 主天台
MASTER BED ROOM = 主人睡房
M. BATH = MASTER BATHROOM = 主人浴室
P.D. = PIPE DUCT = 管道槽
PLANTER = 花槽
PROJECTION A.F. = PROJECTION ARCHITECTURAL FEATURE = 突出建築裝飾綫
SKYLIGHT = 天窗
SKYLIGHT ABOVE = 天窗在上
STONE CLADDING = 石蓋板
STORE = 儲物間
STUDY ROOM = 閱讀室
SWIMMING POOL = 游泳池
T.D. = TRAP DOOR= 活板門
TOILET = 洗手間
UP = 上
WALK-IN CLOSET = 步入式衣帽間
WP = WATER POINT = 水掣

適用於本節各樓面平面圖之備註：

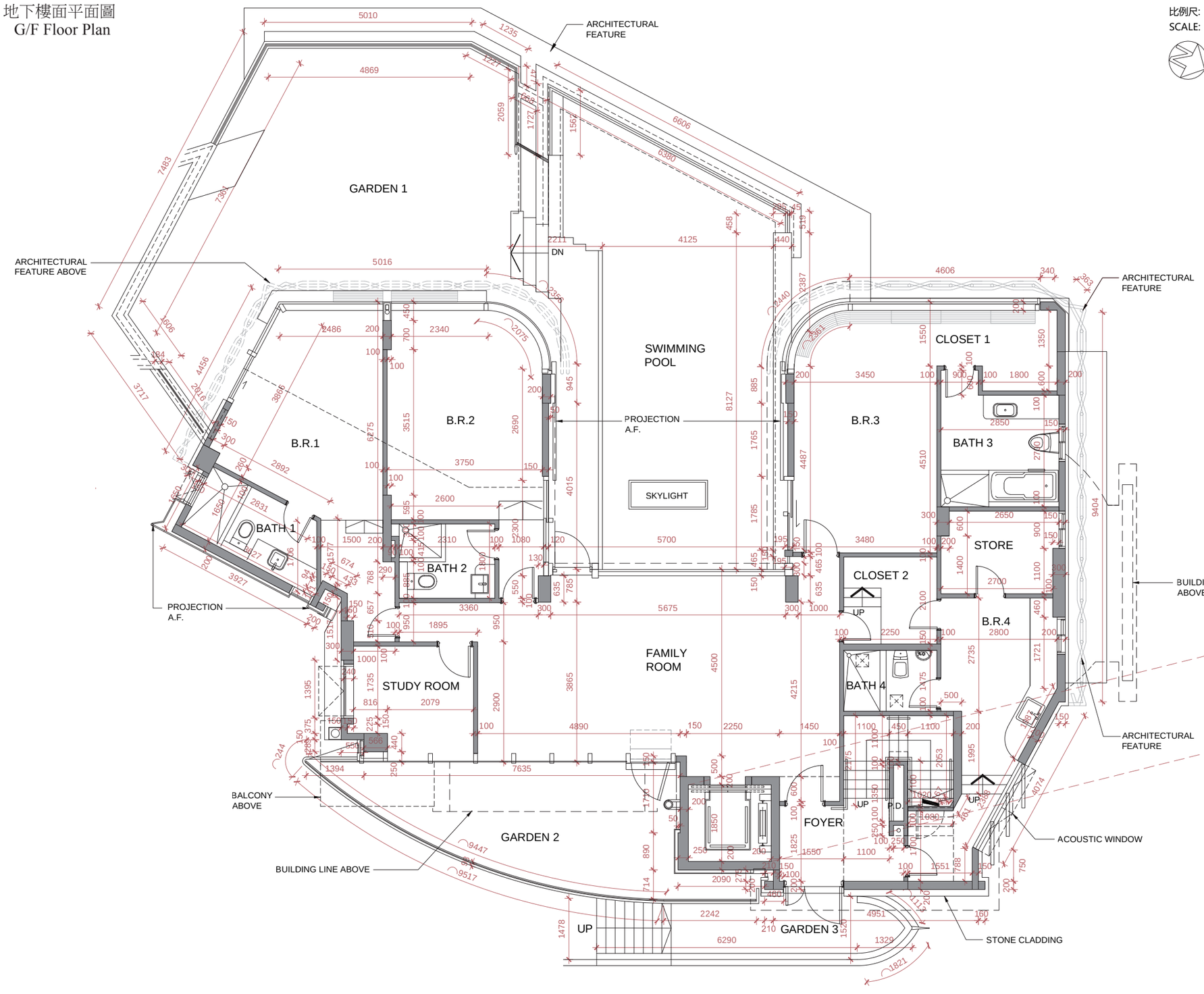
1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 部分樓層外牆範圍或設有建築裝飾。
3. 部分住宅物業的露台及/或平台及/或天台及/或外牆或其鄰近地方設有外露及/或藏於外牆飾板內之公用喉管。
4. 部分住宅物業的客廳、飯廳、睡房、步入式衣帽間、走廊、浴室、儲物間、洗手間及廚房設有跌級樓板及/或假陣及/或假天花，用以裝置空調系統及/或機電設備。
5. 部分住宅物業之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌而非展示其實際大小、設計及形狀。
7. 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。
8. 平面圖上洋房的不同部分的編號不一定出現於發展項目的經批准建築圖則，該等編號在平面圖上配上，以便提述。
9. 所有洋房的設於地下的每一「浴室」在發展項目的經批准建築圖則稱為「toilet」，因其包含沐浴設施，故於平面圖上稱為「浴室」。

Remarks applicable to the floor plans of this section:

1. The dimensions of the floor plans are all structural dimensions in millimetre.
2. There may be architectural features on external walls of some floors.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or flat roof and/or roof and/or external wall of some residential properties.
4. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, walk-in closet, corridors, bathrooms, stores, toilets and kitchens of some residential properties for the air-conditioning system and/or mechanical and electrical services.
5. The internal ceiling height within some residential properties may vary due to structural, architectural and/or decoration design variations.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower cubicle, sink counter etc., are architectural symbols extracted from the latest approved general building plans and are for general indication only and not indications of their actual size, designs and shapes.
7. Floor-to-floor height: refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
8. Numbering of different components of a house on the floor plans may not appear in the approved general building plans of the Development. Such numbering is added on floor plans for ease of reference.
9. Each “bathroom” on ground floor of all houses is labeled as “toilet” in the approved general building plans of the Development. “Bathroom” is used on the floor plans as bathing facilities are contained therein.

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

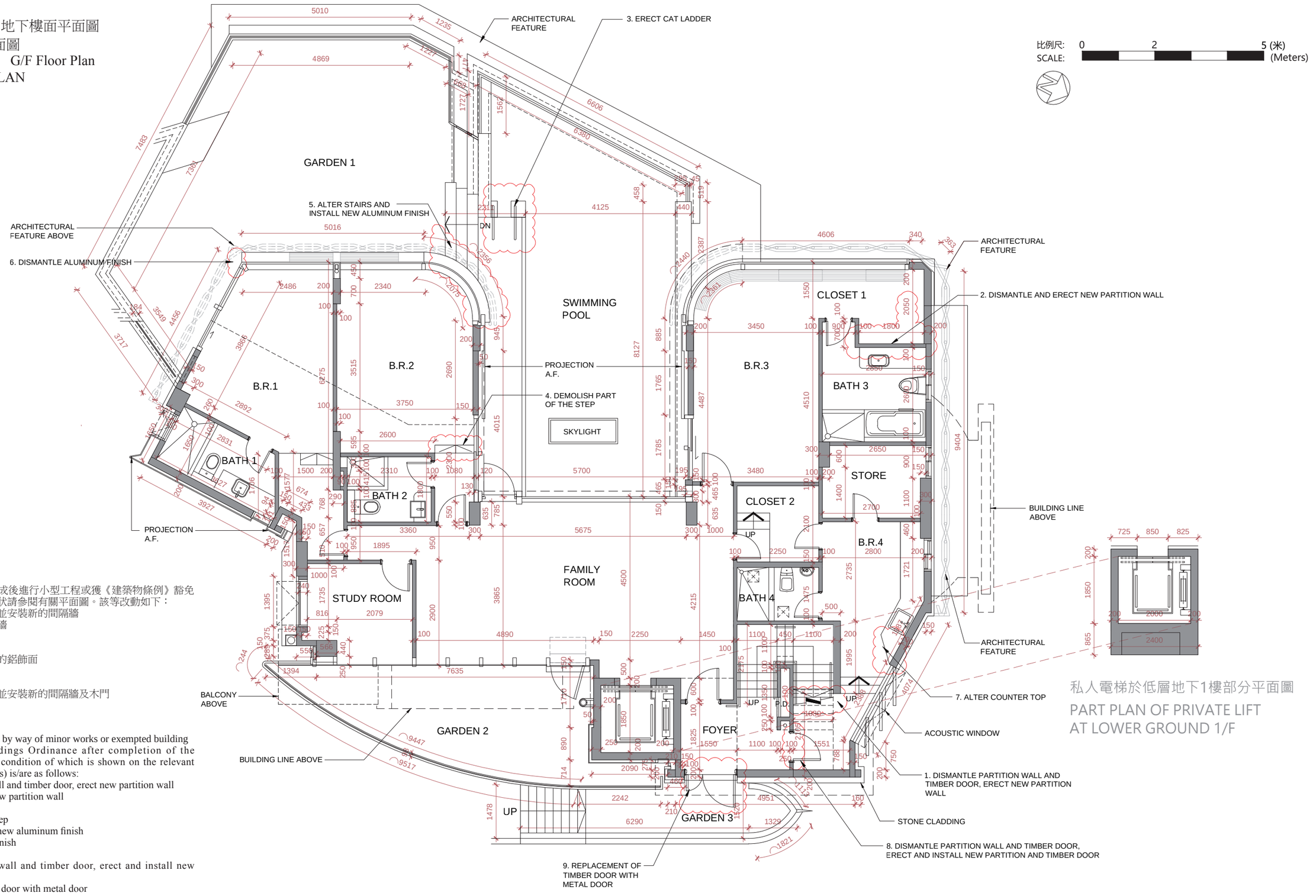
洋房1　地下樓面平面圖
House 1　G/F Floor Plan



私人電梯於低層地下1樓部分平面圖
PART PLAN OF PRIVATE LIFT AT LOWER GROUND 1/F

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

洋房1　地下樓面平面圖
現狀平面圖
House 1　G/F Floor Plan
AS-IS PLAN



私人電梯於低層地下1樓部分平面圖
PART PLAN OF PRIVATE LIFT AT LOWER GROUND 1/F

註：
此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：
1. 拆除間隔牆及木門，並安裝新的間隔牆
2. 拆除並安裝新的間隔牆
3. 安裝梯子
4. 拆除部分台階
5. 改造梯級，並安裝新的鋁飾面
6. 拆除鋁飾面
7. 改造檯面
8. 拆除間隔牆及木門，並安裝新的間隔牆及木門
9. 更換木門為金屬門

Remarks:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle partition wall and timber door, erect new partition wall
2. Dismantle and erect new partition wall
3. Erect cat ladder
4. Demolish part of the step
5. Alter stairs and install new aluminum finish
6. Dismantle aluminum finish
7. Alter counter top
8. Dismantle partition wall and timber door, erect and install new partition and timber door
9. Replacement of timber door with metal door

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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房1 House 1	地下 G/F	3100, 3200, 3300, 3500, 3600, 3700, 4000	200, 300

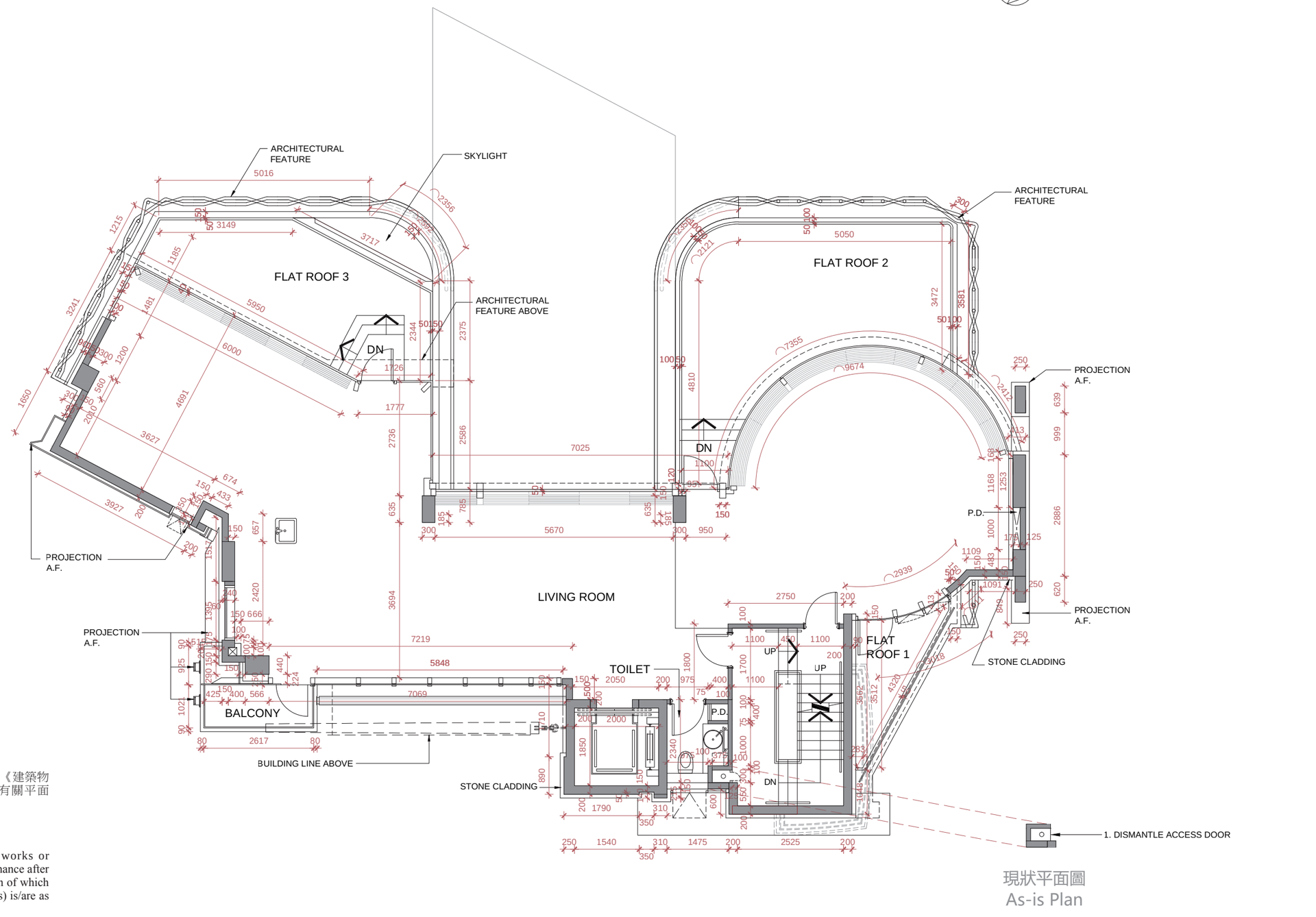
住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Remark: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

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

洋房1　1樓樓面平面圖
House 1　1/F Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



現狀平面圖
As-is Plan

註：
此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：
1. 拆除檢修門

Remark:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle access door

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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房1 House 1	1樓 I/F	3500, 4000, 4300, 4500, 4850	200, 300

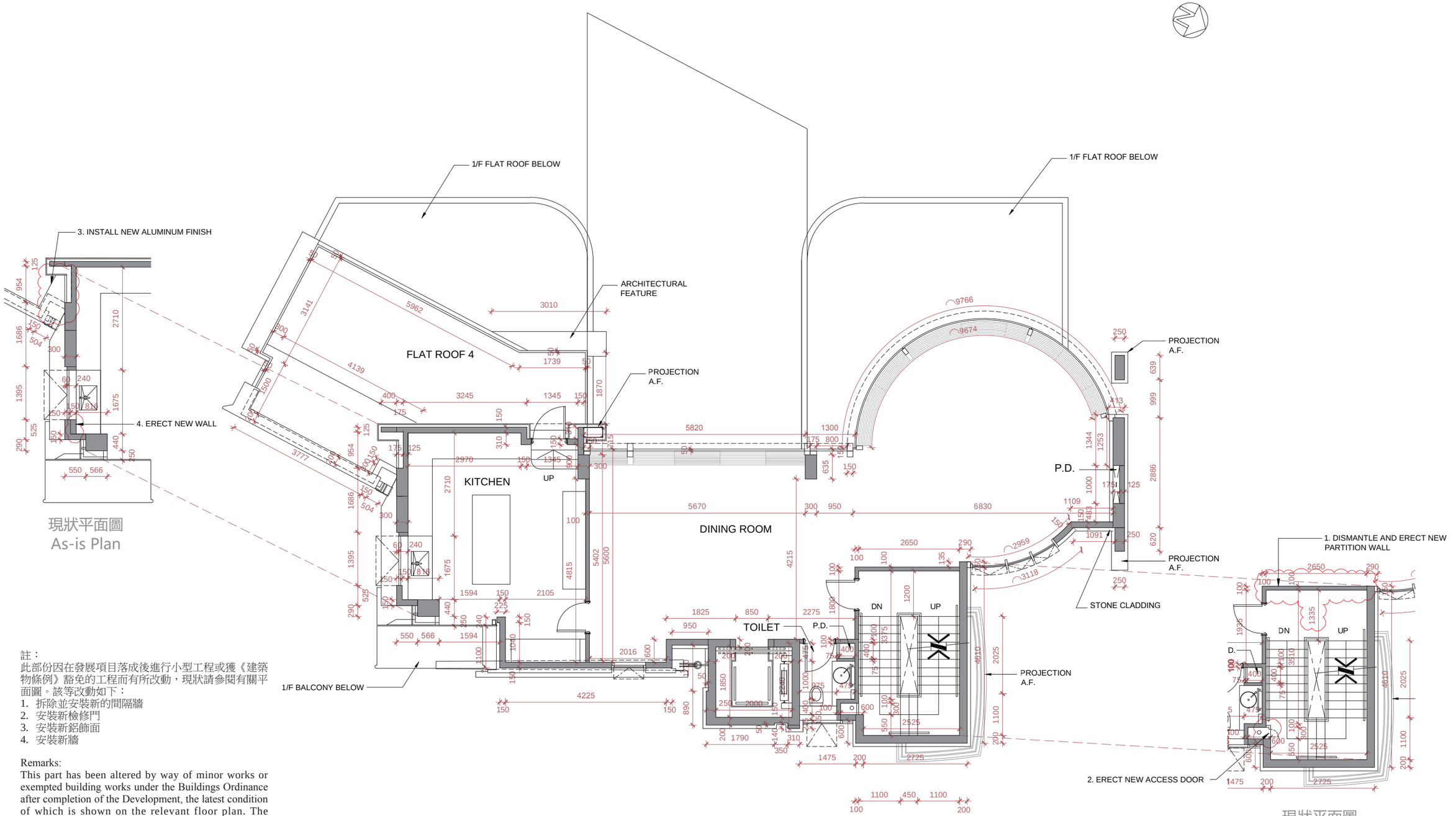
住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Remark: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

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

洋房1　2樓樓面平面圖
House 1　2/F Floor Plan

比例尺: SCALE: 0 2 5 (米) (Meters)



註：
此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：
1. 拆除並安裝新的間隔牆
2. 安裝新檢修門
3. 安裝新鋁飾面
4. 安裝新牆

Remarks:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle and erect new partition wall
2. Erect new access door
3. Install new aluminum finish
4. Erect new wall

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

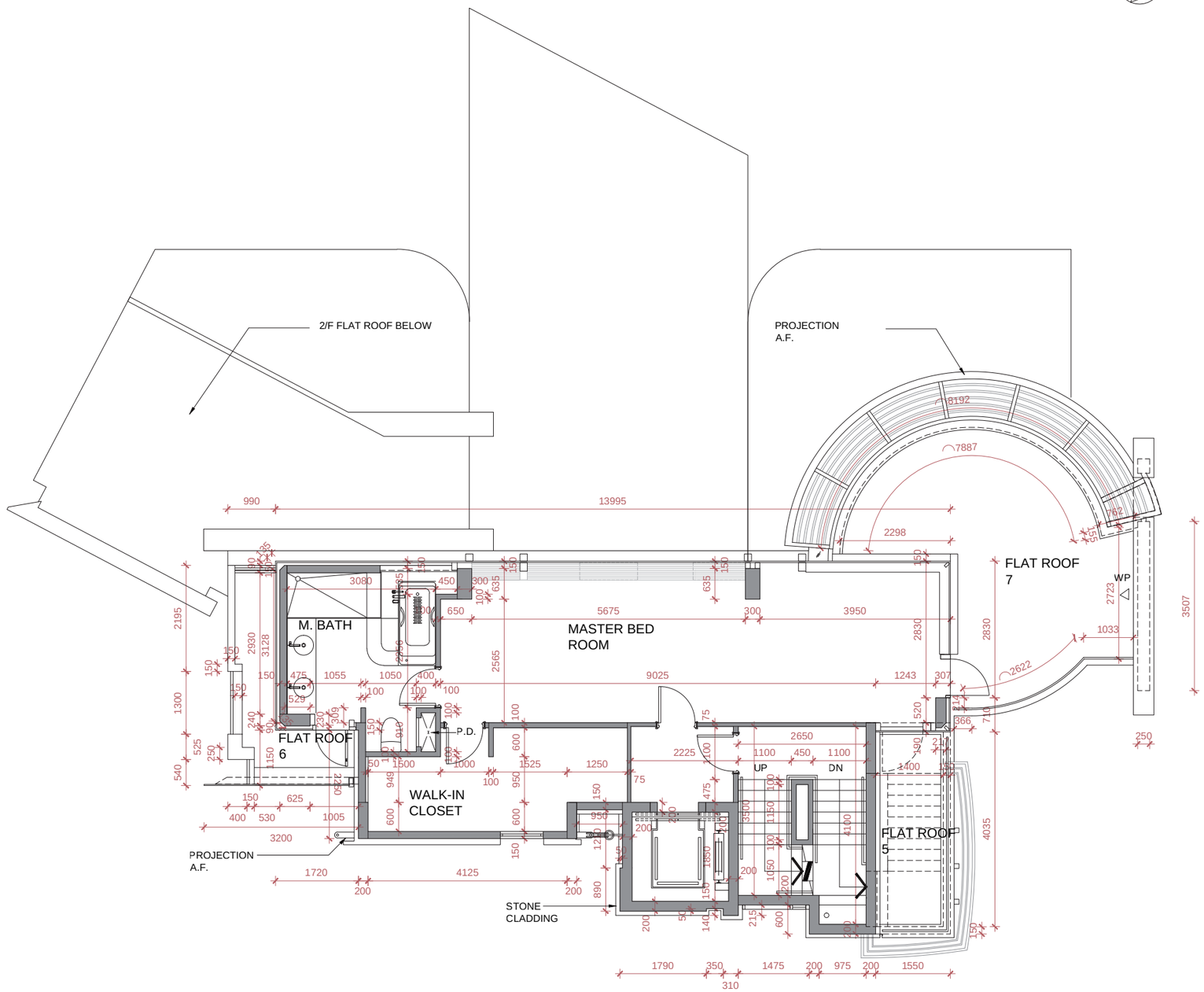
洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房1 House 1	2樓 2/F	3250, 3500	200, 300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Remark: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

洋房1　3樓樓面平面圖
House 1　3/F Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房1 House 1	3樓 3/F	3500, 4150	300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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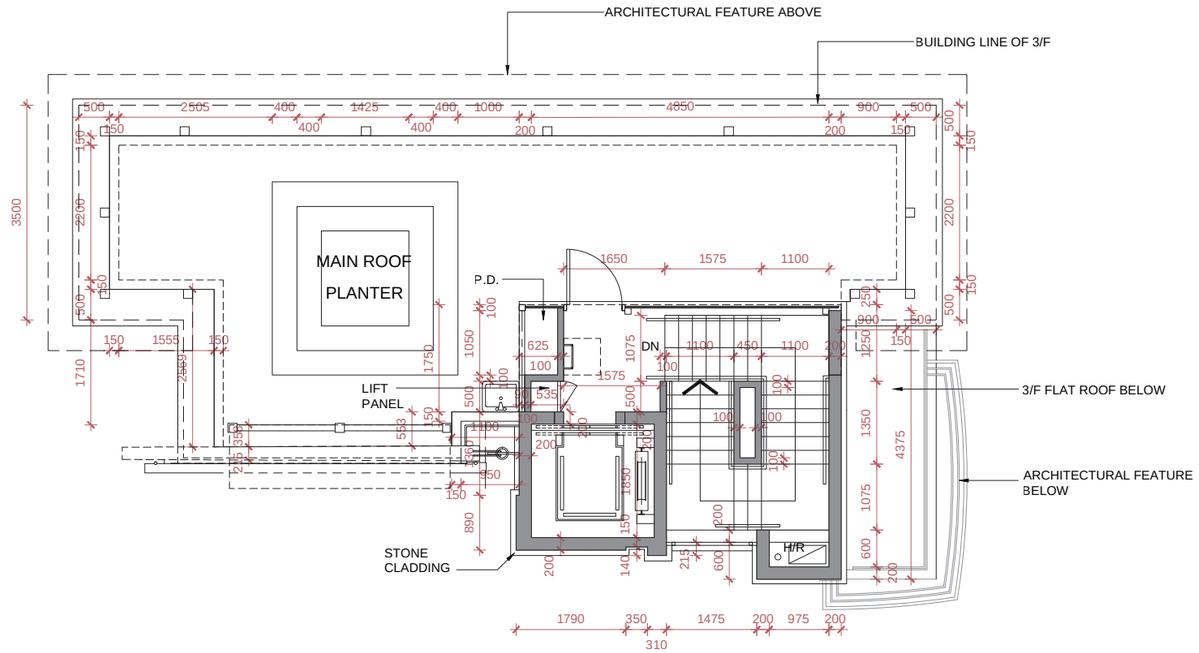
11 發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

洋房1　天台樓面平面圖
House 1　Roof Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



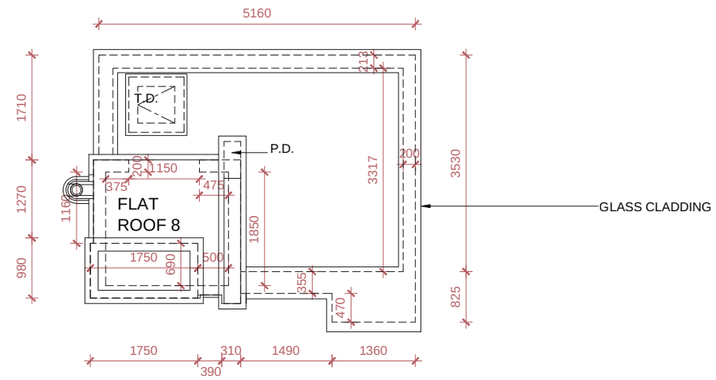
洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房1 House 1	天台 R/F	2800	175

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Remark: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

洋房1　高層天台樓面平面圖
House 1　Upper Roof Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



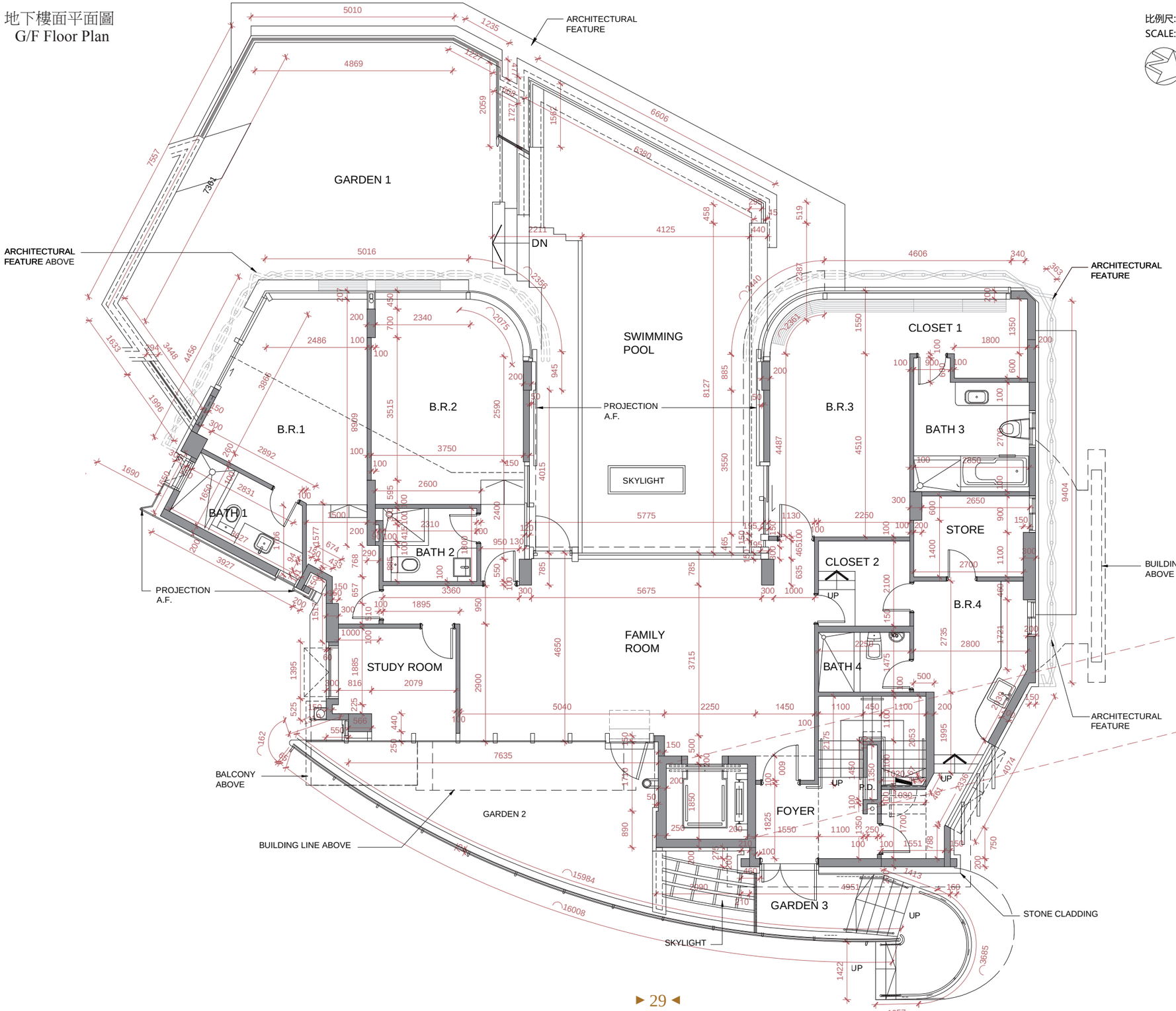
洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房1 House 1	高層天台 Upper R/F	不適用 Not Applicable	不適用 Not Applicable

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Remark: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

洋房2　地下樓面平面圖
House 2　G/F Floor Plan

比例尺: SCALE: 0 2 5 (米) (Meters)

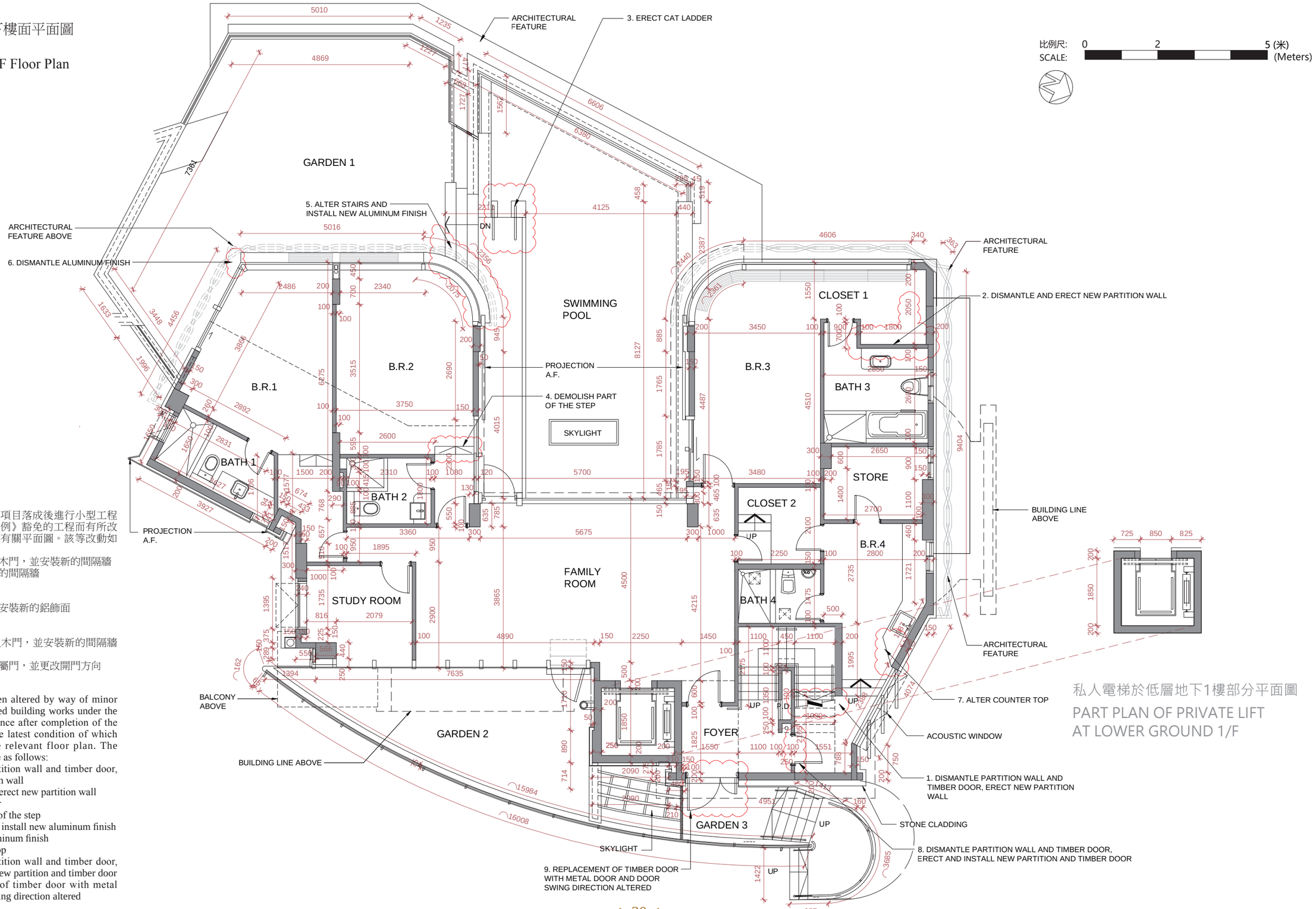


私人電梯於低層地下1樓部分平面圖
PART PLAN OF PRIVATE LIFT AT LOWER GROUND 1/F

11 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

洋房2　地下樓面平面圖
現狀平面圖
House 2　G/F Floor Plan
AS-IS PLAN



私人電梯於低層地下1樓部分平面圖
PART PLAN OF PRIVATE LIFT AT LOWER GROUND 1/F

註：
此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：
1. 拆除間隔牆及木門，並安裝新的間隔牆
2. 拆除並安裝新的間隔牆
3. 安裝梯子
4. 拆除部分台階
5. 改造梯級，並安裝新的鋁飾面
6. 拆除鋁飾面
7. 改造檯面
8. 拆除間隔牆及木門，並安裝新的間隔牆及木門
9. 更換木門為金屬門，並更改開門方向

Remarks:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle partition wall and timber door, erect new partition wall
2. Dismantle and erect new partition wall
3. Erect cat ladder
4. Demolish part of the step
5. Alter stairs and install new aluminum finish
6. Dismantle aluminum finish
7. Alter counter top
8. Dismantle partition wall and timber door, erect and install new partition and timber door
9. Replacement of timber door with metal door and door swing direction altered

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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房2 House 2	地下 G/F	3100, 3200, 3300, 3500, 3600, 3700, 4000	200, 300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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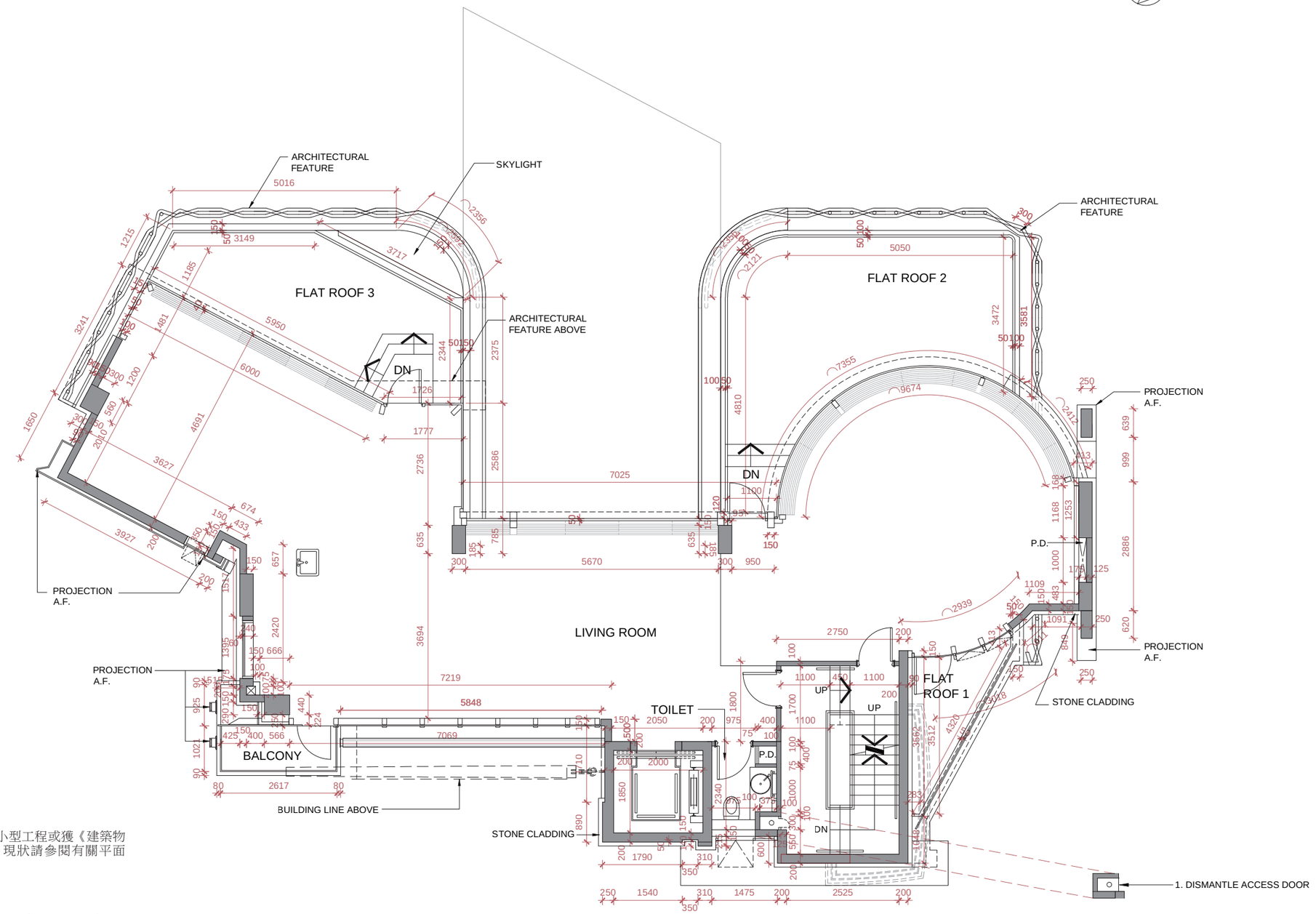
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

洋房2　1樓樓面平面圖
House 2　1/F Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



現狀平面圖
As-is Plan

註：
此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：
1. 拆除檢修門

Remark:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle access door

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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房2 House 2	1樓 I/F	3500, 4000, 4300, 4500, 4850	200, 300

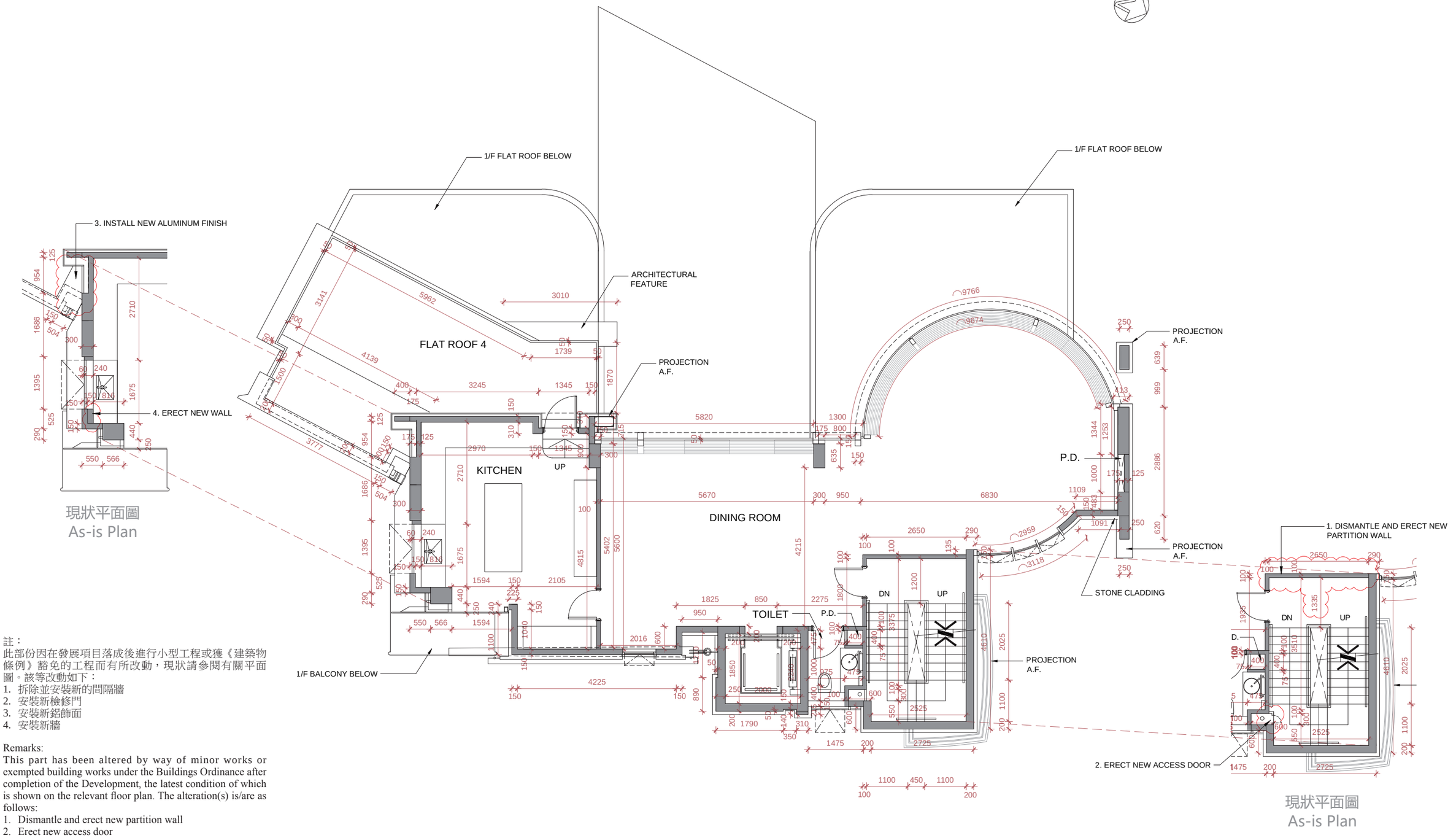
住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Remark: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

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

洋房2　2樓樓面平面圖
House 2　2/F Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



現狀平面圖
As-is Plan

現狀平面圖
As-is Plan

註：
此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：
1. 拆除並安裝新的間隔牆
2. 安裝新檢修門
3. 安裝新鋁飾面
4. 安裝新牆

Remarks:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle and erect new partition wall
2. Erect new access door
3. Install new aluminum finish
4. Erect new wall

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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房2 House 2	2樓 2/F	3250, 3500	200, 300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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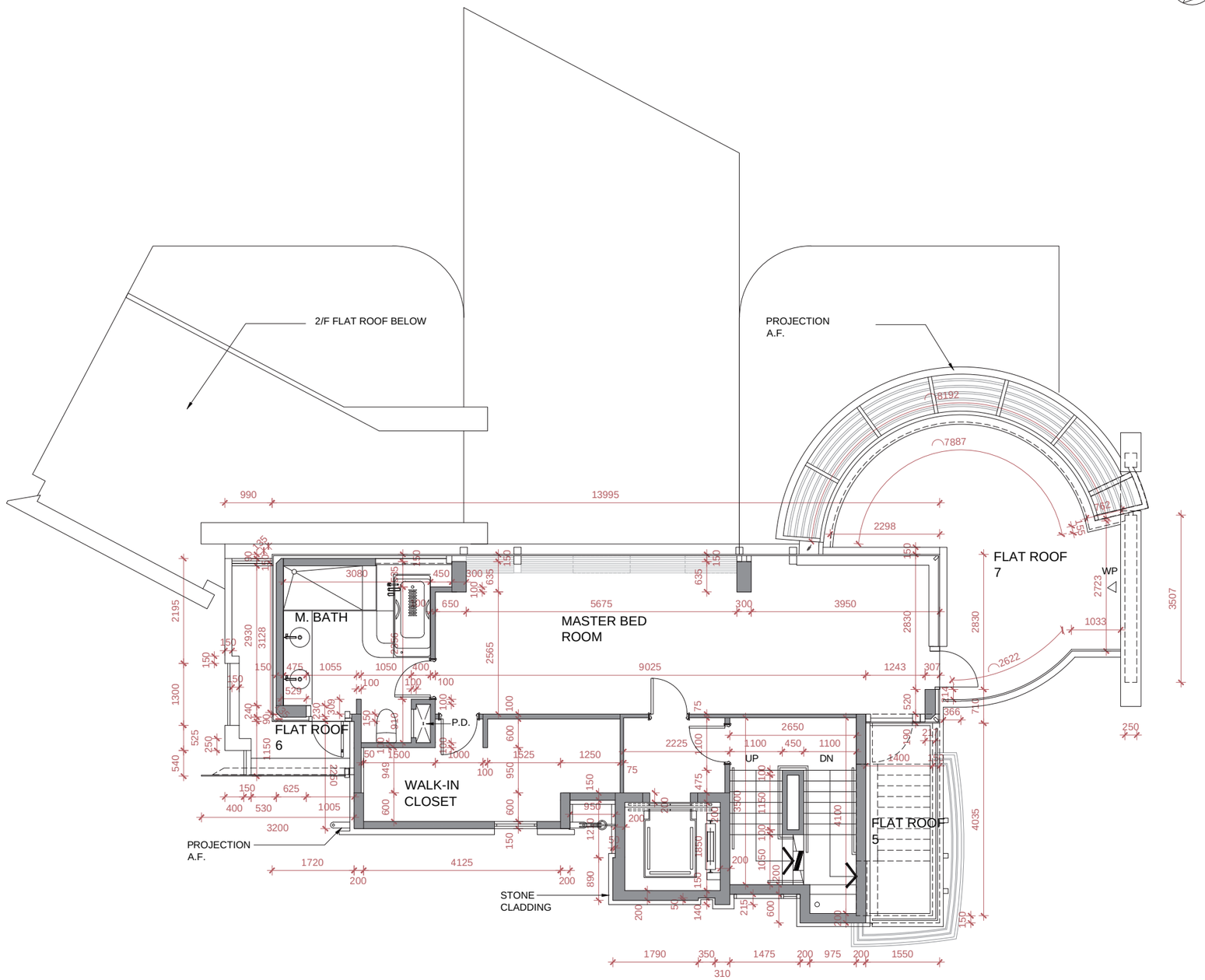
洋房2　3樓樓面平面圖
House 2　3/F Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房2 House 2	3樓 3/F	3500, 4150	300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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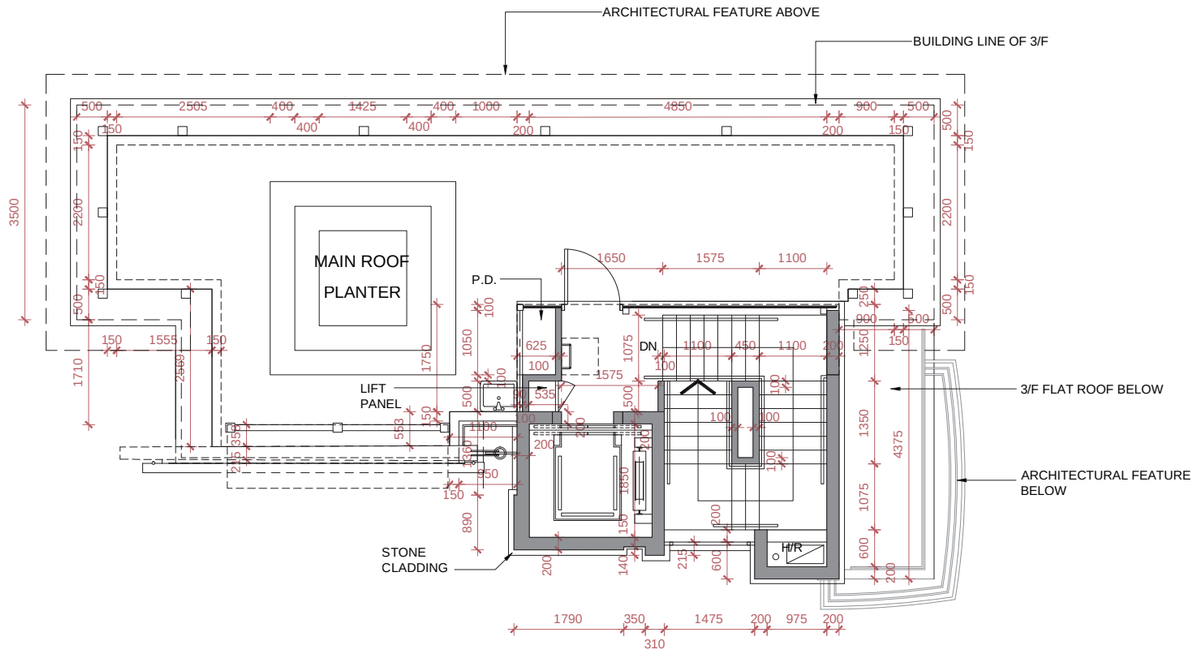
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

洋房2　天台樓面平面圖
House 2　Roof Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房2 House 2	天台 R/F	2800	175

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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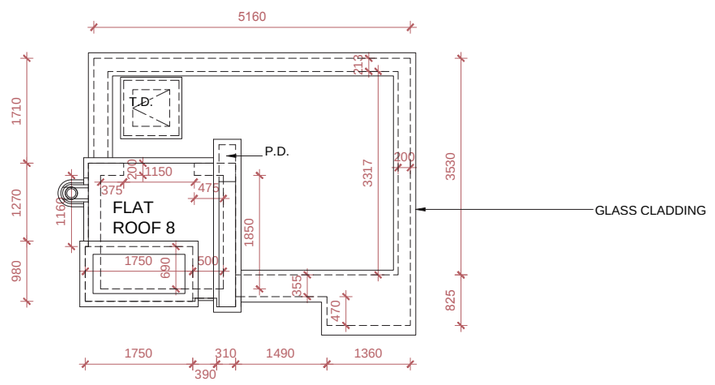
洋房2　高層天台樓面平面圖
House 2　Upper Roof Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房2 House 2	高層天台 Upper R/F	不適用 Not Applicable	不適用 Not Applicable

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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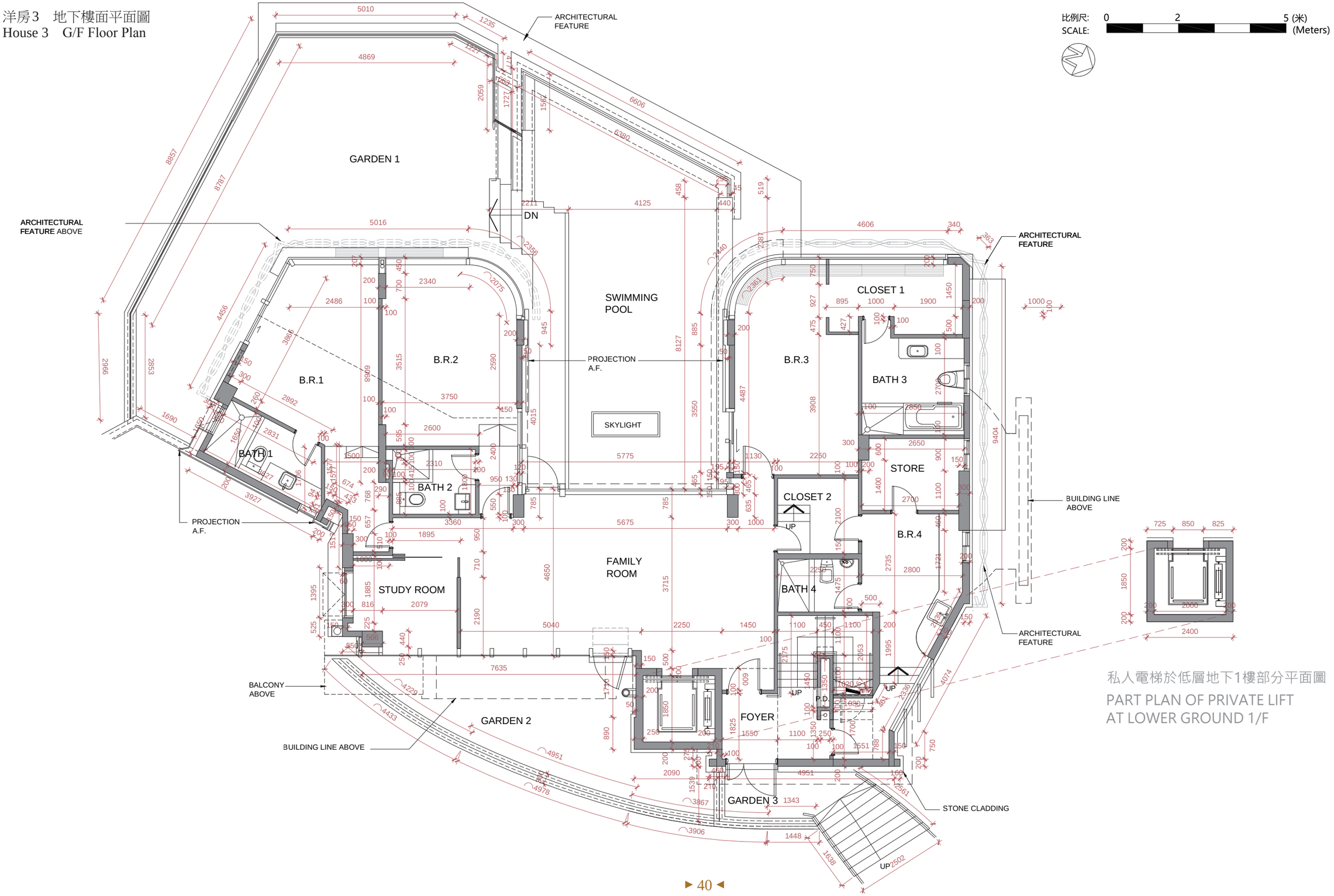
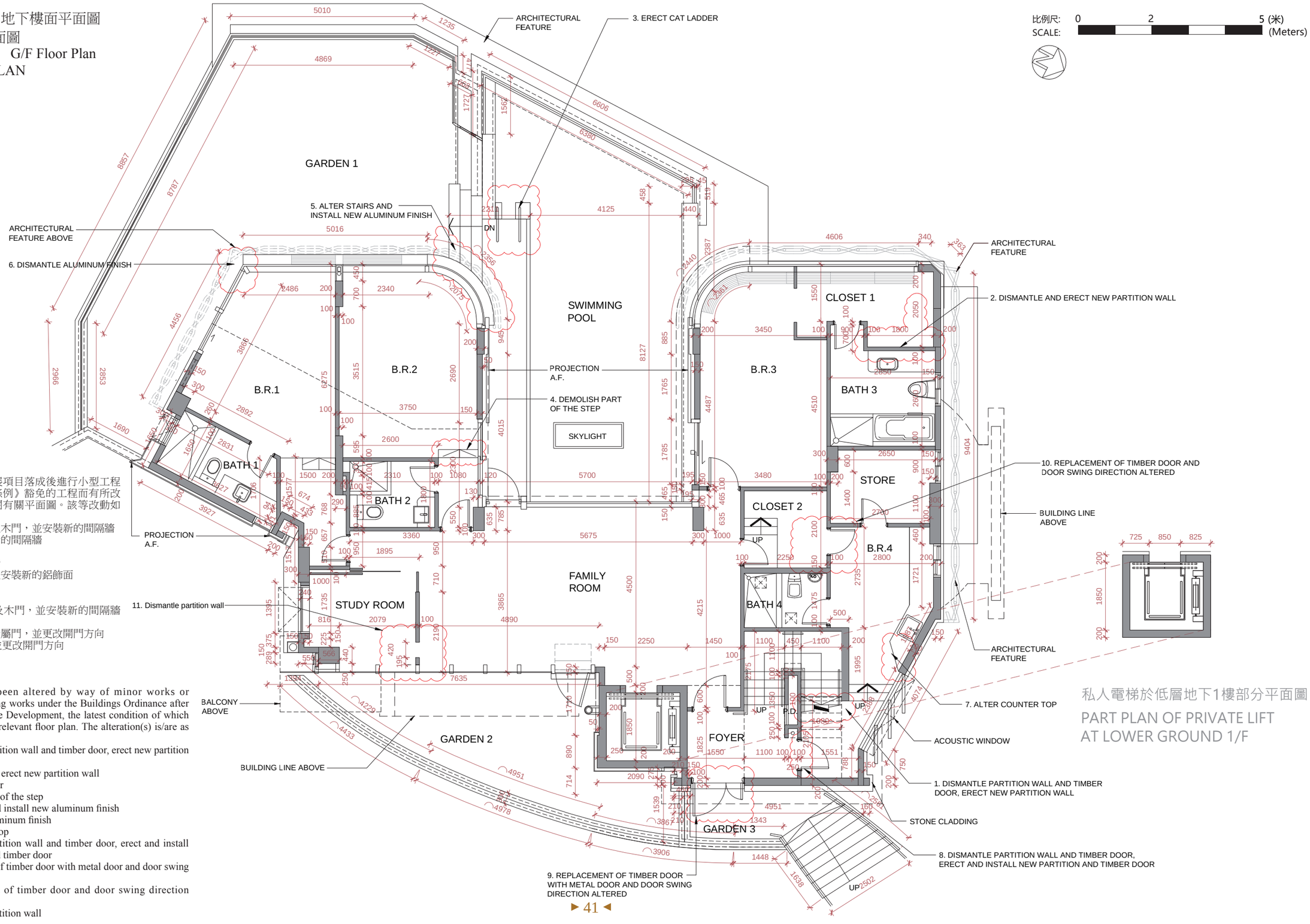
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

洋房3　地下樓面平面圖
House 3　G/F Floor Plan



私人電梯於低層地下1樓部分平面圖
PART PLAN OF PRIVATE LIFT AT LOWER GROUND 1/F

洋房3　地下樓面平面圖
現狀平面圖
House 3　G/F Floor Plan
AS-IS PLAN



私人電梯於低層地下1樓部分平面圖
PART PLAN OF PRIVATE LIFT AT LOWER GROUND 1/F

註：
此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：
1. 拆除間隔牆及木門，並安裝新的間隔牆
2. 拆除並安裝新的間隔牆
3. 安裝梯子
4. 拆除部分台階
5. 改造梯級，並安裝新的鋁飾面
6. 拆除鋁飾面
7. 改造檯面
8. 拆除間隔牆及木門，並安裝新的間隔牆及木門
9. 更換木門為金屬門，並更改開門方向
10. 更換木門，並更改開門方向
11. 拆除間隔牆

Remarks:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle partition wall and timber door, erect new partition wall
2. Dismantle and erect new partition wall
3. Erect cat ladder
4. Demolish part of the step
5. Alter stairs and install new aluminum finish
6. Dismantle aluminum finish
7. Alter counter top
8. Dismantle partition wall and timber door, erect and install new partition and timber door
9. Replacement of timber door with metal door and door swing direction altered
10.Replacement of timber door and door swing direction altered
11.Dismantle partition wall

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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房3 House 3	地下 G/F	3100, 3200, 3300, 3500, 3600, 3700, 4000	200, 300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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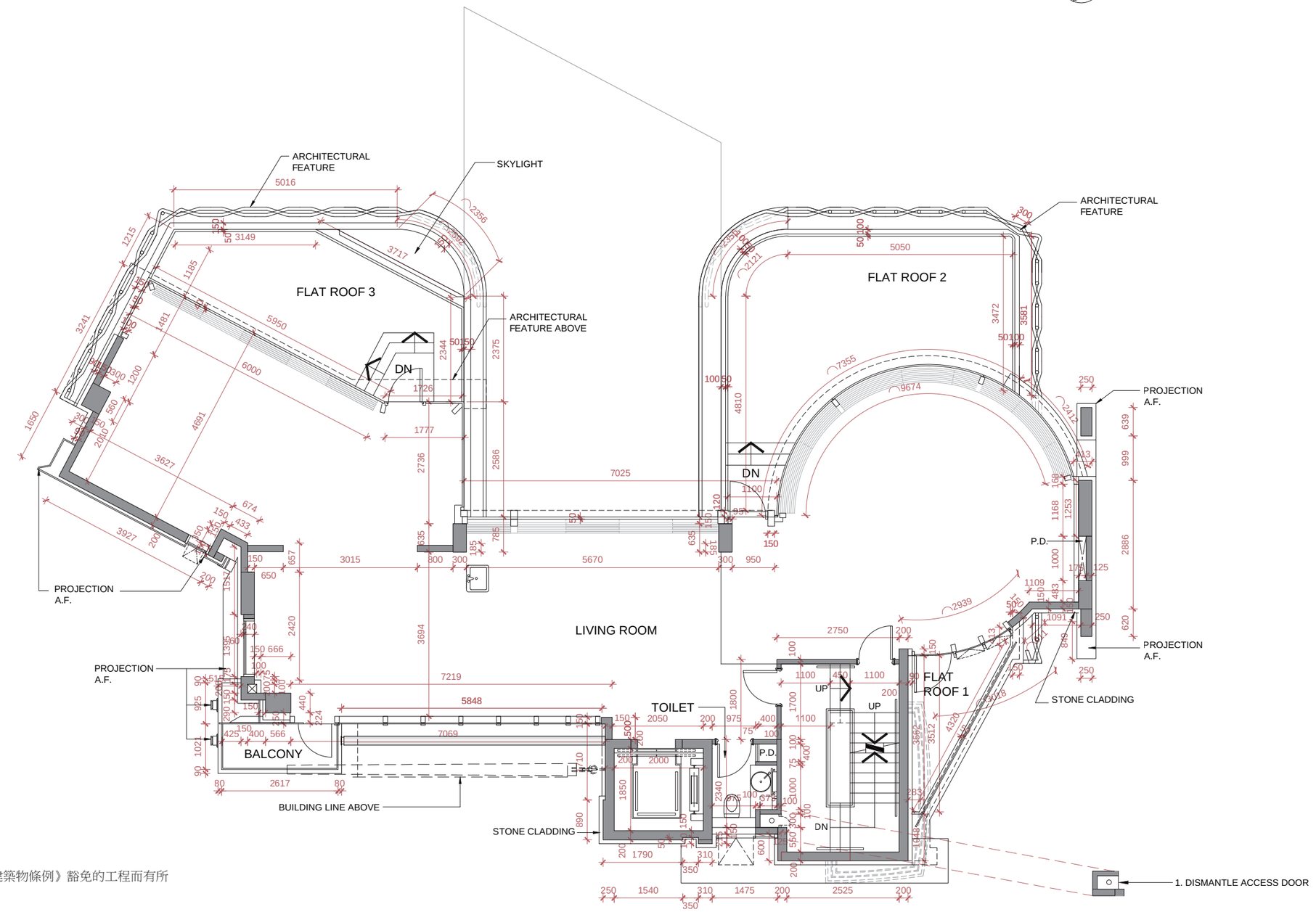
11 發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

洋房3　1樓樓面平面圖
House 3　1/F Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



現狀平面圖
As-is Plan

註：
此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：
1. 拆除檢修門

Remark:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle access door

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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房3 House 3	1樓 I/F	3500, 4000, 4300, 4500, 4850	200, 300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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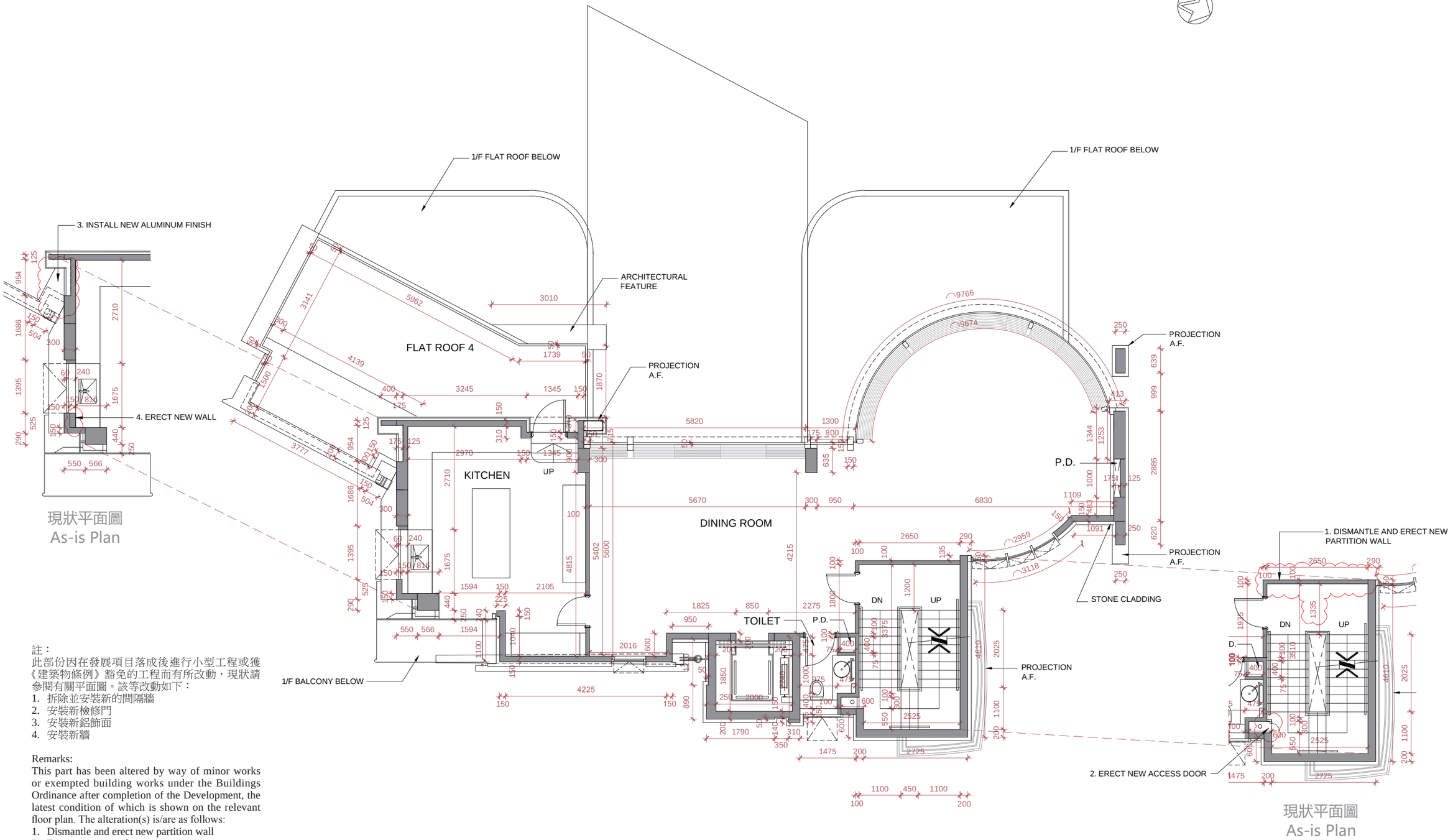
11 發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

洋房3　2樓樓面平面圖
House 3　2/F Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



註：
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1. 拆除並安裝新的間隔牆
2. 安裝新檢修門
3. 安裝新鋁飾面
4. 安裝新牆

Remarks:
This part has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant floor plan. The alteration(s) is/are as follows:
1. Dismantle and erect new partition wall
2. Erect new access door
3. Install new aluminum finish
4. Erect new wall

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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房3 House 3	2樓 2/F	3250, 3500	200, 300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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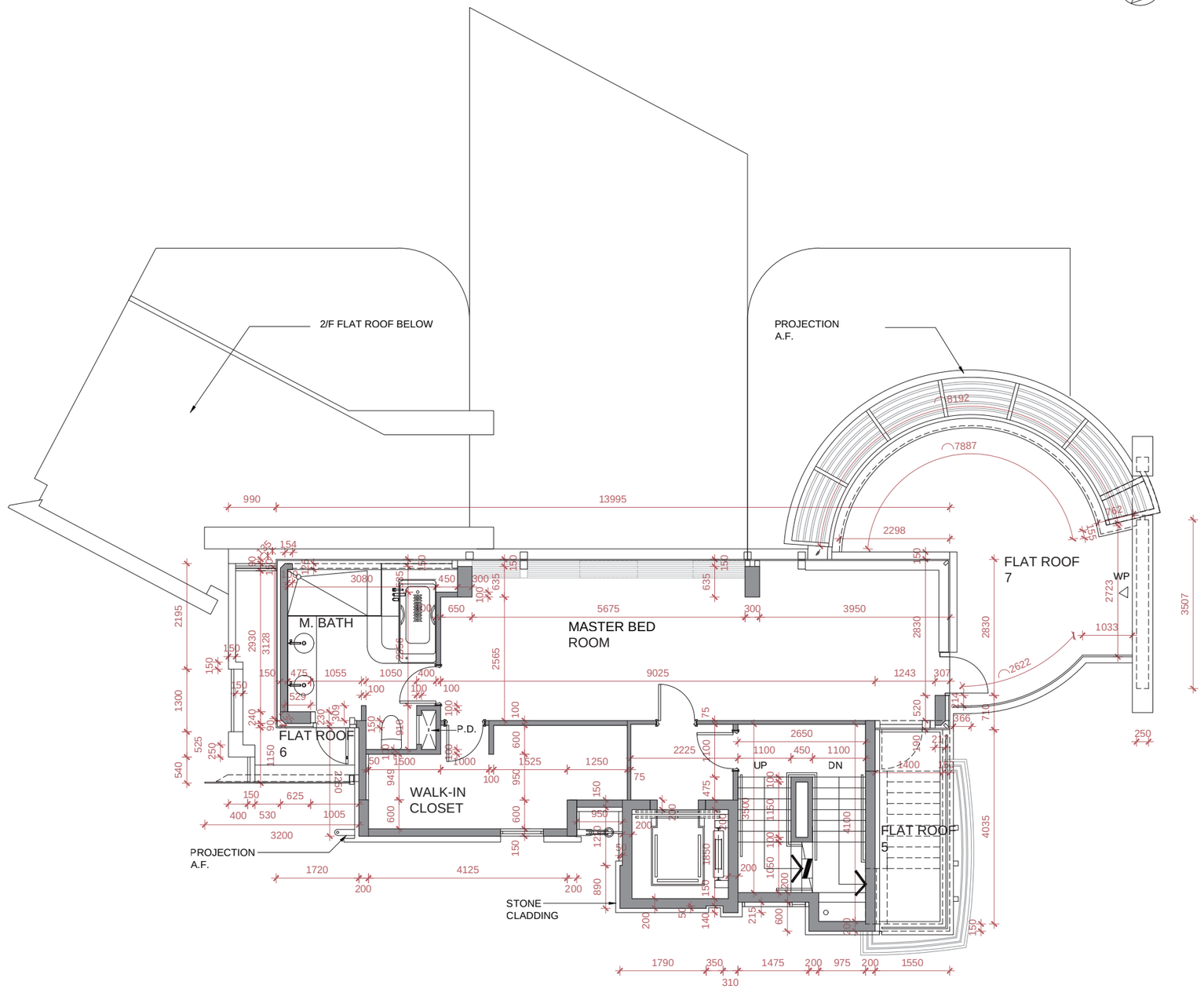
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

檢視 / 修改日期：2023年12月21日
Examination / Revision Date: 21 December 2023

洋房3　3樓樓面平面圖
House 3　3/F Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



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

洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房3 House 3	3樓 3/F	3500, 4150	300

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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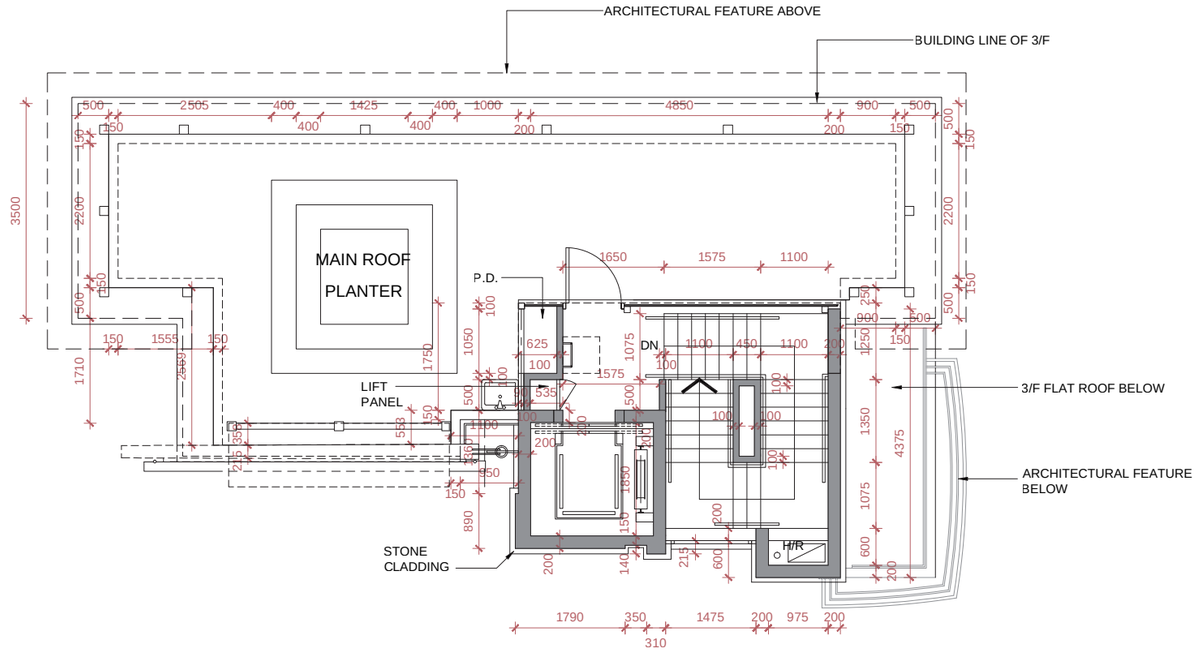
洋房3　天台樓面平面圖
House 3　Roof Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房3 House 3	天台 R/F	2800	175

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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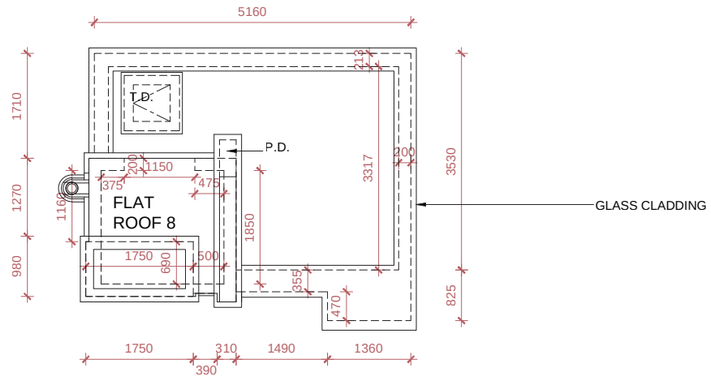
洋房3　高層天台樓面平面圖
House 3　Upper Roof Floor Plan

比例尺: 0 2 5 (米)
SCALE: (Meters)



洋房 House	樓層 Floor	住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm)	住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of the residential property (mm)
洋房3 House 3	高層天台 Upper R/F	不適用 Not Applicable	不適用 Not Applicable

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Remark: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

12 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） 平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.)									
獨立屋編號 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
洋房1 House 1	565.593 (6088) 露台 Balcony: 3.819 (41) 工作平台 Utility Platform: - 陽台 Verandah: -	–	–	–	104.163 (1121)	140.690 (1514)	–	45.502 (490)	18.469 (199)	–	–
洋房2 House 2	563.997 (6071) 露台 Balcony: 3.819 (41) 工作平台 Utility Platform: - 陽台 Verandah: -	–	–	–	104.163 (1121)	142.186 (1530)	–	45.502 (490)	18.469 (199)	–	–
洋房3 House 3	563.997 (6071) 露台 Balcony: 3.819 (41) 工作平台 Utility Platform: - 陽台 Verandah: -	–	–	–	104.163 (1121)	149.290 (1607)	–	45.502 (490)	18.469 (199)	–	–

1. 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。
2. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

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

低層地下1樓
Lower Ground 1/F

圖例:
LEGEND:

發展項目的界線
BOUNDARY OF THE DEVELOPMENT

住宅停車位
Residential Parking Space

暢通易達停車位
Accessible Parking Space

停車位位置、數目、尺寸及面積 Location, Number, Dimensions and Area of Parking Space				
停車位類別 Category of Parking Space	位置 Location	數目 Number	停車位尺寸(長x闊)(米) Dimension of Parking Space (LxW) (m)	停車位面積(平方米) Area of Parking Space (sq. m.)
住客停車位 RESIDENTIAL PARKING SPACE	低層地下1樓 LOWER GROUND 1/F	5	5 x 2.5	12.5
暢通易達停車位 ACCESSIBLE PARKING SPACE		1	5 x 3.5	17.5

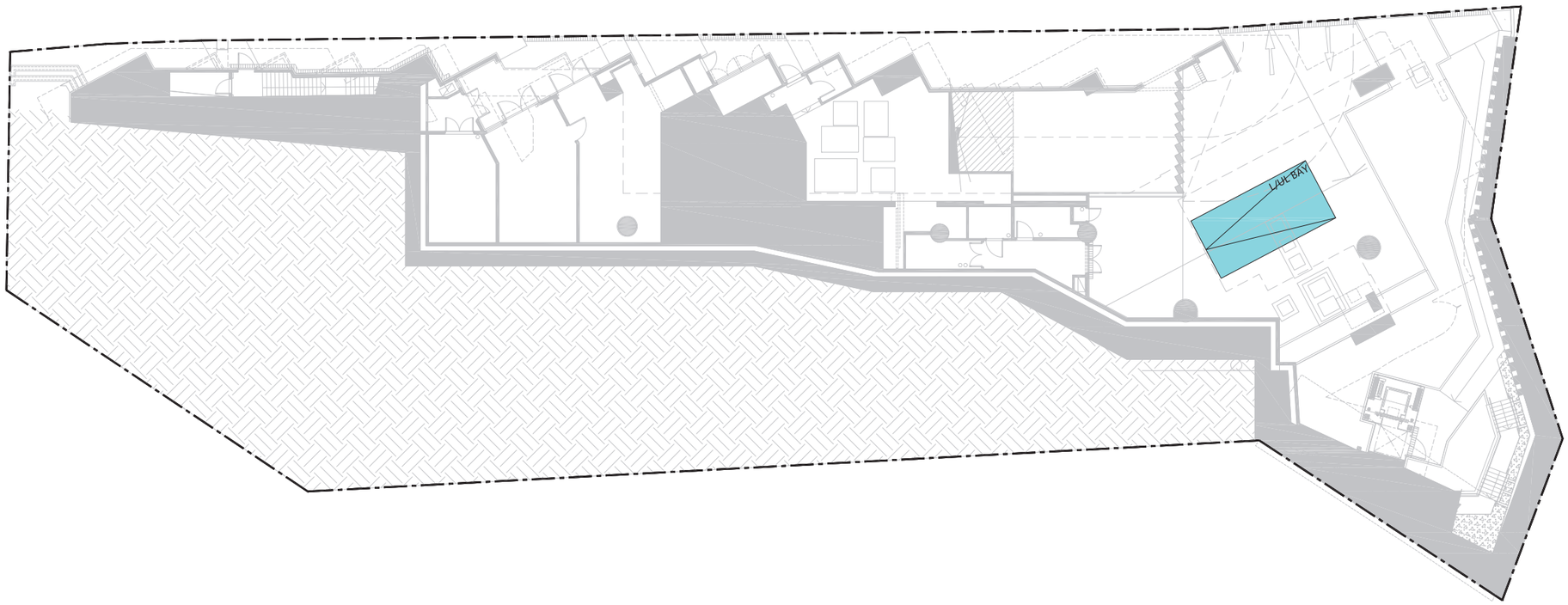
13 發展項目中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

低層地下2樓
Lower Ground 2/F

圖例:
LEGEND:

發展項目的界線
BOUNDARY OF THE DEVELOPMENT

上落貨停車位
LOADING AND UNLOADING BAY



停車位位置、數目、尺寸及面積 Location, Number, Dimensions and Area of Parking Space				
停車位類別 Category of Parking Space	位置 Location	數目 Number	停車位尺寸(長x闊)(米) Dimension of Parking Space (LxW) (m)	停車位面積(平方米) Area of Parking Space (sq. m.)
上落貨停車位 LOADING AND UNLOADING BAY	低層地下2樓 LOWER GROUND 2/F	1	7 x 3.5	24.5

14 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) that preliminary agreement is terminated;
(ii) the preliminary deposit is forfeited; and
(iii) the owner does not have any further claim against the purchaser for the failure.

公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

(a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、服務及設施，包括（受制於發展項目的公契（「**公契**」））《建築物管理條例》（第344章）所定義的「公用部分」的含義內的該等地方，以及按公契而指定的額外公用地方及設施。

(b) 公用地方及設施按公契分為發展項目公用地方及設施（供發展項目所有業主共同使用與享用）及停車場公用地方及設施（供發展項目車位所有業主共同使用與享用）。

(c) 業主有權為了正當使用與享用其單位的一切目的而使用公用地方及設施。

(d) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其享用。

(e) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。

(f) 除非已經取得業主委員會的書面批准，任何業主不得使用、切割、傷害、損壞、更改或干擾公用地方及設施任何部分或土地上或內不是供任何業主專有使用或享用的任何設備或儀器。

(g) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

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

發展項目中的每個住宅物業配有不分割份數。詳細的分配狀況，請參閱下表。

洋房	不分割份數
洋房1	567/1,755
洋房2	567/1,755
洋房3	567/1,755

3. 有關發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

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

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

(a) 每名業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；及

(b) 每名停車位業主須按分配到其停車位之管理份數之比例分擔有關停車場公用地方及設施之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。所有住宅物業之管理份數總數為1,701。發展項目之管理份數總數為1,731。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有的話）

發展項目並無《一手住宅物業銷售條例》（第621章）附表1第1部第14(2)(f) 條所提及之擁有人在發展項目中保留作自用的範圍。

1. Common Parts of the Development

(a) Common Areas and Facilities means those parts, areas, services and facilities of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the "**DMC**")) such areas within the meaning of "common parts" as defined in the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

(b) Common Areas and Facilities are categorized under the DMC into Estate Common Areas and Facilities (for the common use and benefit of the owners of the Development as a whole) and Carpark Common Areas and Facilities (for the common use and benefit of the owners of the parking spaces in the Development).

(c) The owners may use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

(d) The owners may not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(e) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.

(f) No owner shall use, cut, injure, damage, alter or interfere with any part or parts of the Common Areas and Facilities or any equipment or apparatus on, in or upon the Land not being equipment or apparatus for the exclusive use and benefit of any such owner unless prior written approval of the Owners' Committee has been obtained.

(g) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

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

Undivided Shares are allocated to each residential property. They are set out in the table below.

Houses	Undivided Shares
House 1	567/1,755
House 2	567/1,755
House 3	567/1,755

3. Term of years for which the manager of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated in accordance with the provisions of the DMC.

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

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

(a) each owner shall contribute towards the management expenses relating to the Estate Common Areas and Facilities in proportion to the Management Shares allocated to his Unit; and

(b) each owner of a Parking Space shall contribute towards the Management Expenses relating to the Carpark Common Areas and Facilities in proportion to the Management Shares allocated to his Parking Space.

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 1,701. The total number of Management Shares in the Development is 1,731.

5. Basis on which the management fee deposit is fixed

The amount of management fee deposit is 3 months' monthly management fee.

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

There is no area in the Development which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621).

1. 發展項目所位於的土地的地段編號
鄉郊建屋地段第757號。

2. 有關租契規定的年期
由1884年3月17日起計150年。

3. 適用於該土地的用途限制
(a) 該土地或其部分或在其上現存或擬建的任何建築物或其部分不得作私人住宅用途以外用途。

(b) 該土地內不得興建或建造墳墓或靈灰安置所，亦不得於該土地內安葬或放置人類遺骸或動物遺骸（不論是置於陶瓶或骨灰甕內或以其他方式安葬或放置）。

4. 按規定須興建並提供予政府或供公眾使用的設施
不適用。

5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任
(a) 發展項目須於2024年9月30日或之前建成至適宜佔用。

(b) 承授人須於租契年期內保持所有在該土地上已建或其後興建的建築物維修充足及狀況良好。

(c) (i) 承授人須自費向屋宇署署長呈交一份圖則，該圖則須標明該土地或發展項目將會提供及保持綠化（包括但不限於提供於泥土生長之活植物）之該等部分（「**綠化範圍**」）、綠化範圍的佈局及大小、及屋宇署署長按其獨有酌情權所要求或指明之該等其他資料（包括但不限於綠化範圍的建築工程的位置及詳情），以待屋宇署署長書面批准（經屋宇署署長書面批准之圖則下稱「**獲批准之綠化圖則**」）。

(ii) 承授人須自費根據獲批准之綠化圖則實施及完成綠化範圍的建築工程，及其後維持綠化範圍致使屋宇署署長在各方面滿意。

(iii) 除非事先獲得屋宇署署長書面批准，否則獲批准之綠化圖則所示之綠化範圍不得用作根據獲批准之綠化圖所列之佈局、大小、位置及詳情之綠化範圍以外之任何用途。

(d) (i) 承授人須自費向規劃署署長呈交園景計劃書以待規劃署署長書面批准，該計劃書須包括規劃署署長按其獨有酌情權所要求或指明之該土地內提供之園景工程的該等資料。

(ii) 承授人須自費根據獲批准之園景計劃書實施及完成園景工程致使規劃署署長在各方面滿意。

(iii) 承授人須其後自費保持及維持園景工程在安全、潔淨、整齊、井然而健壯的狀態致使地政總署署長（「**署長**」）滿意。

(e) (i) 承授人須自費在批地文件所夾附及標示為“PLAN A”(圖則編號 HKM9135a) 之圖則以綠色間黑斜線顯示之範圍（「**綠色間黑斜線範圍**」）進行及完成署長按其獨有酌情權所要求之該等岩土勘測及斜坡整理、防止山泥傾瀉、緩解及補救工程致使署長滿意，並於批地年期內時刻自費保持綠色間黑斜線範圍（包括其內及其上的所有土地、斜坡整理工程、擋土構築物、渠務及任何其他工程）修繕妥當和狀態良好，致使署長滿意。如批地年期內任何時間於綠色間黑斜線範圍發生山泥傾瀉、地陷或土地崩塌，承授人須自費還原及修復綠色間黑斜線範圍，連同署長認為（其決定為最終決定並對承授人具有約束力）受影響的任何毗鄰或相連土地，致使署長滿意。承授人須向政府、其代理及承辦商彌償由該等山泥傾瀉、地陷或土地崩塌所招致之所有索償、法律程序、費用、損害賠償及開支。承授人須時刻確保綠色間黑斜線範圍並無任何非法挖掘工程或傾倒廢物活動，承授人如事先獲署長書面批准，可架設圍欄或其他屏障以防止該等非法挖掘工程或傾倒廢物活動。除署長就承授人違反批地文件所享有之任何其他權利或補償外，署長可隨時向承授人發出書面通知，要求承授人進行該等岩土勘測、斜坡護理、防止山泥傾瀉、緩解及補救工程，以及維修、還原及修復任何受該等山泥傾瀉、地陷或土地崩塌影響之土地、構築物或工程。如承授人忽視或未有在該通知訂明之期限內履行該通知的要求致使署長滿意，署長可於該等期限屆滿後執行及進行所需之工程，而承授人須應要求向政府償還有關費用。

(ii) 儘管有(i)款的規定，承授人就綠色間黑斜線範圍或其任何部分的責任和權利將於政府向承授人發出相關通知後完全終止，承授人不得就其因上述終止所承受之任何損失、損害或侵擾或所招致之任何開支向政府或署長或其授權人員索償，然而上述終止並不損害政府就承授人任何先前違反、不執行或不履行(i)款所享有之任何權利或補償。

(f) 承授人須於署長要求時或（於任何其他情況）儘可能於已完工的斜坡表面種植花卉樹木。使用噴漿混凝土須被視作為最後手段。承授人須於批地年期內時刻採取足夠的保護性措施及採用良好的工地作業守則以保護現時於綠色間黑斜線範圍及其周圍所生長之樹木，致使署長滿意。

(g) (i) 承授人須按照訂明比率在該土地提供停泊按《道路交通條例》、其附屬規例及修訂條例獲發牌並屬於發展項目的住客和其真正來賓、訪客或被邀請者的車輛的停車位（「**住宅停車位**」）。

(ii) 承授人須在按上述(i)款提供之車位總數中保留及指定一個停車位，以供符合《道路交通條例》、其附屬規例及修訂條例所定義之傷殘人士停泊車輛（如此保留及指定之停車位在下文稱為「**傷殘人士停車位**」）。

(iii) 承授人須於該土地內提供一個停車位，以供上落貨之用（「**上落貨車位**」），致使署長滿意。

(iv) 承授人須按經署長批准之停車場佈局圖維持停車位、上落貨車位及其他範圍（包括但不限於升降機、樓梯平台及運轉及通道範圍）。未經署長的事先書面同意，不得改動佈局。

(h) 任何可能在該土地建造的私家街道或道路和後巷或其他通道須處於署長滿意的位置，並由署長決定是將其包括在批租範圍內或是排除在外，在任何情況下，承授人須在政府要求下將其免費移交給政府。如被政府接管，則由政府鋪設路面、路緣及渠道，費用由承授人支付，其後則以公帑保養；如仍屬於批租範圍一部分，則承授人須自費為該等街道、道路或通道鋪設路面、路緣和渠道及保養，致使署長在各方面滿意。

(i) (i) 如有任何土地被切削、移走或後移，或有任何形式的堆積或堆填或斜坡整理工程，不論有否經署長事先書面同意，亦不論是在該土地內或在任何政府土地之上，及其為旨在或有關構建、平整或開發該土地或其任何部分或為承授人按批地文件條款需要進行的任何其他工程或為任何其他用途，則承授人須自費進行與修建為保護與承托該土地和任何毗鄰或相連政府土地或已批租土地的土地及為避免與防止今後發生任何土地崩塌、山泥傾瀉或地陷而目前或其後任何時間所必要之斜坡整理工程、擋土牆或其他承托物、保護物、排水或附屬工程或其他工程。承授人必須於批地年期內時刻自費保持上述土地、斜坡整理工程、擋土牆或其他承托物、保護物、排水或附屬工程或其他工程修繕妥當和狀態良好，致使署長滿意。

(ii) 倘若因為承授人進行任何構建、平整、開發或其他工程或任何其他原因導致任何時候發生土地崩塌、山泥傾瀉或地陷，不論發生在任何土地或來自任何土地，在該土地內或來自任何毗鄰或相連政府土地或已批租土地，承授人須自費將其還原及修復致使署長滿意，並須向政府、其代理及承辦商彌償由該等土地崩塌、山泥傾瀉或地陷所產生、承受或招致的一切費用、收費、損害賠償、要求和追討。

(iii) 除署長就承授人違反批地文件所享有之任何其他權利或補償外，署長有權以書面通知要求承授人進行、修建及保養上述土地、斜坡整理工程、擋土牆或其他承托物、保護物及排水或附屬工程或其他工程，或還原及修復任何土地崩塌、山泥傾瀉或地陷。如承授人忽視或未有在該通知訂明之期限內履行該通知的要求致使署長滿意，署長可於該等期限屆滿後立即執行及進行任何必要工程，而承授人須應要求向政府償還有關費用連同任何行政費或專業費用和開支。

(j) 如在開發或重新開發該土地或其任何部分時已安裝預應力地錨樁基，承授人須自費於其使用年期內定期保養和監察預應力地錨樁基，致使署長滿意，並在署長不時按其獨有酌情權所要求時向署長提供上述監察工程的報告和資料。

(k) (i) 承授人須自費建造及維持在該土地邊界內或政府土地上為堵截及引導所有落在或流入該土地之暴雨或雨水流到最接近之河道、集水井、渠道或政府雨水渠而署長認為所必要之排水渠及渠道，致使署長滿意。承授人須獨自承擔並向政府及其官員彌償該等暴雨或雨水造成之任何損壞或滋擾所引起的一切訴訟、索償及要求。

(ii) 署長可進行連接來自該土地的任何排水渠及污水渠至政府已鋪設及開通之雨水渠及污水渠的工程，但署長毋須就因此產生之任何損失或損害向承授人負責，而承授人須應要求向政府支付該等連接工程的費用。該等連接工程亦可由承授人自費進行，致使署長滿意，在此情況下，在政府土地內興建之任何一段該等連接工程須由承授人自費保養，並在政府要求時由承授人移交予政府以公帑作日後保養，承授人須應要求向政府支付有關該等連接工程的技術審計費用。如承授人未能保養在政府土地內興建之任何一段該等連接工程，署長可進行其認為必要之保養工程，承授人須應要求向政府支付該等工程的費用。

6. 對買方造成負擔的租用條件

(a) 未經署長事先書面同意，不得移除或干擾在該土地或綠色間黑斜線範圍內或鄰近生長之樹木。在署長發出同意時，可就樹木移植、補償園景或樹木重植施加其認為合適之條件。

(b) 住宅停車位不得：
(i) 轉讓，除非
(I) 連同發展項目住宅單位轉讓；或
(II) 轉讓予已經擁有發展項目住宅單位之人士；或

(ii) 出租，除非出租予發展項目住宅單位的住客；

但在任何情況下，不得轉讓予任何住宅的擁有人或出租予任何住宅的住客多於總數3個住宅停車位。

(c) (i) 住宅停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂條例獲發牌並屬於發展項目的住客和其真正來賓、訪客或被邀請者的車輛以外之其他用途，且該等車位不得用作儲存、展示或展覽供出售或作他用之車輛或作提供汽車清洗及美容服務。

(ii) 傷殘人士停車位不得用作停泊符合《道路交通條例》、其附屬規例及修訂條例所定義之傷殘人士並屬於發展項目的住客和其真正來賓、訪客或被邀請者的車輛以外之其他用途，且該車位不得用作儲存、展示或展覽供出售或作他用之車輛或作提供汽車清洗及美容服務。

(iii) 上落貨車位不得用作與發展項目有關之貨車上落貨用途以外之其他用途。

(d) 承授人須就根據在土地註冊處以註冊摘要編號09010501750120註冊之日期為2008年12月3日之批准函的條款所進行之任何工程，及在綠色間黑斜線範圍進行或與之相關之任何其他工程（無論是否獲得署長和任何相關當局的授權或批准）所產生或附帶的任何形式之法律行動、法律程序、法律責任、申索、成本、支出、損失、賠償、收費及索求彌償政府及使其維持獲彌償。

(e) 承授人須應要求向政府支付署長核證為承授人、其承辦商、分包商或其工人或車輛或該土地的廢土對薄扶林道所造成之任何損害的修復費用的任何款項。

(f) 承授人不得容許污水或廢水從該土地流進任何相連土地或容許任何腐壞物、發出惡臭物、有毒物、排泄物或其他廢物堆積在該土地任何部分，以及在該土地進行任何挖掘工程時不得將任何挖出之泥土堆積在該土地或（如獲准）在相連土地上，而堆積方式會使被挖出之泥土的斜坡暴露令其被雨水侵蝕或沖走。承授人須將所有該等斜坡妥為植草，及（如必要）將該等斜坡以石砌坡腳牆加以鞏固。承授人亦須確保每日將所有廢物移離該處所。

(g) 若來自該土地或來自受該土地任何發展項目影響之其他範圍的泥土、廢土、碎石、建築廢料或建築物料（「**廢物**」）被侵蝕、沖洗或傾倒在公眾巷或道路上，又或在路旁暗渠、前濱或海床、污水渠、雨水渠或明渠或其他政府產業（「**政府產業**」）之內或之上，承授人必須自費清理廢物及對政府產業的任何損毀修理妥善。承授人並須向政府彌償該等侵蝕、沖洗或傾倒造成之任何私人物業損壞或滋擾所引起的一切法律行動、申索及要求。

(h) 承授人須應要求向政府支付移走、改道及於其他地方復原任何署長認為必須移走或改道之排水渠、污水渠、明渠、水道、管道、電纜、電線或其他公用服務設施、或任何工程或裝置所需之費用。

(i) 承授人須時刻並尤其是於進行建設、保養、更新或維修工程（「**該等工程**」）時採取或安排採取恰當及足夠之謹慎、技術及預防措施，以避免置於或行經該土地或其任何部分或綠色間黑斜線範圍或兩者之上、之下或旁邊之任何政府或其他現存之排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置（「**該等服務**」）遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行必要之適當搜查及查詢，以確定該等服務現時之位置及水平，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守並自費達成署長於發出上述批准時就該等服務施加之要求，包括任何必要之改道、重鋪或復修的費用。承授人須自費在各方面維修、修復及還原所有由該等工程以任何方式引起，對該土地或其任何部分或綠色間黑斜線範圍或該兩者或任何該等服務所造成之損壞、干擾或阻礙，致使署長滿意（溝渠、污水渠、雨水渠或主水管除外，其修復須由署長進行（除非署長另有決定），且承授人須應要求向政府支付上述工程的費用）。若承授人未能對該土地或其任何部分或綠色間黑斜線範圍或該兩者或任何該等服務進行任何必要之改道、重鋪、維修、修復及還原致使署長滿意，署長可進行其認為必要之改道、重鋪、維修、修復或還原，且承授人須應要求向政府支付上述工程之費用。

(j) 倘若承授人疏忽或未能遵守批地文件，政府有權保留承授人可能已繳付之任何地價，並有權重收該土地及和取回該土地管有權而無須就該土地或其上任何建築物的價值向承授人支付任何金額或補償，並在政府認為合適之時間和地點和形式以公開拍賣或私人合約方式將該土地轉售，但不損害政府實施或執行政府就承授人先前違反、不遵守或不執行批地文件任何條款和條件而在批地文件項下享有之任何權利、補償、申索和權力。

(k) 見上述第5款。

備註：本節中提述「承授人」一詞指根據批地文件中的承租人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

1. The lot number of the land on which the development is situated

Rural Building Lot No.757.

2. The term of years under the lease

The term of years shall be 150 years commencing from 17 March 1884.

3. The user restrictions applicable to that land

(a) The land 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.

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

4. The facilities that are required to be constructed and provided for the Government, or for public use

Not applicable.

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

(a) The Development shall be completed and made fit for occupation on or before 30 September 2024.

(b) The grantee shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the land in good substantial repair and condition.

(c) (i) The grantee shall at his own expense submit to the Director of Buildings for his written approval a plan indicating such portion or portions of the land or the Development at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (the "**Greenery Area**"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the Director of Buildings may require or specify at his sole discretion the aforesaid submission as approved by the Director of Buildings is hereinafter referred to as the "**Approved Greenery Submission**").

(ii) The grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the Director of Buildings.

(iii) Except with the prior written approval of the Director of Buildings, the Greenery Area as shown in the Approved Greenery Submission shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

(d) (i) The grantee shall at his own expense submit to the Director of Planning for his written approval a landscape proposal containing such information on the landscape works to be provided within the land as the Director of Planning may require or specify at his sole discretion.

(ii) The grantee shall at his own expense implement and complete the landscape works in accordance with the approved landscape proposal in all respects to the satisfaction of the Director of Planning.

(iii) The grantee shall thereafter at his own expense keep and maintain the landscape works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director of Lands (the "**Director**").

(e) (i) The grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marked "PLAN A" (Plan No. HKM9135a) annexed to the Land Grant (the "**Green Hatched Black Area**") as the Director in his absolute discretion may require and shall, at all times during the term, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the grantee), have also been affected. The grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Land Grant, the Director may at any time by notice in writing call upon the grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the grantee shall on demand repay to the Government the cost thereof.

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

(f) The grantee shall implement soft landscape treatment on the finished slope surface where required by the Director and in any other case, as far as possible. The use of shotcrete should only be regarded as the last resort. Existing trees growing on the Green Hatched Black Area and its surroundings should be protected by the implementation of adequate protective measures and adoption of good site practice at all times during the term to the satisfaction of the Director.

(g) (i) Spaces shall be provided within the land 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 Development and their bona fide guests, visitors or invitees (the "**Residential Parking Spaces**") at a specified rate.

(ii) The grantee shall reserve and designate one space out of the total number of space referred to in (i) above 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 space to be so reserved and designated is hereinafter referred to as the "**Parking Space for the Disabled Persons**").

(iii) One space shall be provided within the land to the satisfaction of the Director for the loading and unloading of goods (the "**Loading and Unloading Space**").

(iv) The grantee shall maintain the parking, loading and unloading space and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the car park layout plan approved by the Director and shall not alter the layout except with the prior written consent of the Director.

(h) Any private streets or roads and scavenging or other lanes which may be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased such streets roads or lanes shall be surfaced kerbed channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Director.

(i) (i) 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 land or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or developing of the land or any part thereof or any other works required to be done by the grantee under the Land Grant, or for any other purpose, the grantee 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 land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term 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.

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

(iii) In addition to any other rights or remedies herein provided for breach of any of the Conditions in the Land Grant, the Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said 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 grantee 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 grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

(j) Where prestressed ground anchors have been installed, upon development or redevelopment of the land or any part thereof, the grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require.

(k) (i) The grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the land 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 land, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

(ii) The works of connecting any drains and sewers from the land 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 grantee for any loss or damage thereby occasioned and the grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the grantee at his own cost and upon demand be handed over by the grantee to the Government for future maintenance thereof at the expense of the Government and the grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the grantee shall pay to the Government on demand the cost of such works.

6. The lease conditions that are onerous to a purchaser

(a) No tree growing on the land or the Green Hatch Black Area 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.

(b) The Residential Parking Spaces shall not be:
(i) assigned except
(I) together with a residential unit in the Development; or
(II) to a person who is already the owner of a residential unit in the Development; or

(ii) underlet except to residents of the residential units in the Development;

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

(c) (i) The Residential Parking Spaces shall not be used for any purpose other than 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 Development 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.

(ii) The Parking Space for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona fide guests, visitors or invitees and in particular the said space 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.

(iii) The Loading and Unloading Space shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the Development.

(d) The grantee shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs, expenses, loss, damages, charges and demands whatsoever arising out of or incidental to any works carried out under or pursuant to the terms of the Permission Letter dated 3 December 2008 and registered in the Land Registry by Memorial No.09010501750120 and any other works carried out on or in connection with the Green Hatched Black Area (whether with or without the authority or approval from the Director and any relevant authority).

(e) The grantee shall pay to the Government, on demand, any sum which the Director shall certify to be the cost of making good any damage done to Pokfulam Road by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the land.

(f) The grantee shall not permit sewage or refuse water to flow from the land on to any adjoining land or any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the land, and in carrying out any works of excavation on the land no excavated earth shall be deposited on the land or (where so permitted) on land adjoining, in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The grantee shall see that all refuse matters are properly removed daily from the premises.

(g) In the event of earth, spoil, debris, construction waste or building materials (the "**waste**") from the land, or from other areas affected by any development of the land 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 grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The grantee 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.

(h) The grantee shall pay to the Government, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables, wires or other utility services, or any other works or installations on the land whatsoever which the Director may consider it necessary to remove or divert.

(i) The grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly when carrying out construction, maintenance, renewal or repair work (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 land or any part thereof or the Green Hatched Black Area or both the land or any part thereof and the Green Hatched Black Area (the "**Services**"). The grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the land or any part thereof or the Green Hatched Black Area or both the land or any part thereof and the Green Hatched Black Area or of any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the grantee shall pay to the Government on demand the cost of such works). If the grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the land or any part thereof or the Green Hatched Black Area or both the land or any part thereof and the Green Hatched Black Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the grantee shall pay to the Government on demand the cost of such works.

(j) Should the grantee neglect or fail to comply with the Land Grant, the Government shall be entitled to retain any premium which the grantee may have paid and also to re-enter and take possession of the land without payment or compensation to the grantee in respect of the value of the land or any buildings thereon and to re-sell the same either by public auction or private contract at such time and place and in such manner as shall be deemed fit, but without prejudice nevertheless to the exercise execution or enforcement by the Government of any of the rights, remedies, claims and powers under the Land Grant in respect of any antecedent breach, non-observance or non-performance by the grantee of any of the terms and conditions of the Land Grant.

(k) See 5 above.

Note: The expression "grantee" as mentioned in this section means the said lessee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.

17 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

不適用

Not applicable

18 對買方的警告

WARNING TO PURCHASERS

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

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

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

4. 如屬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。

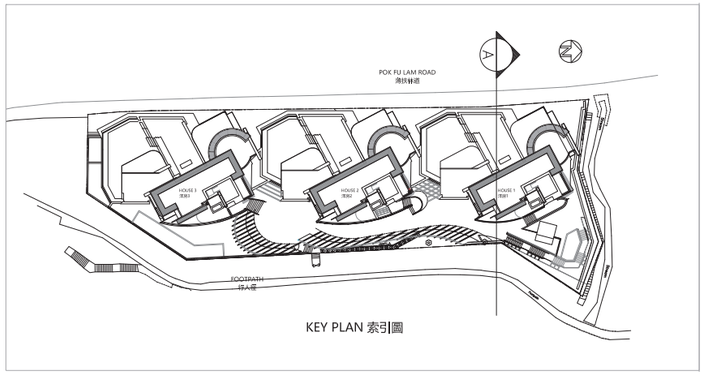
1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

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

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

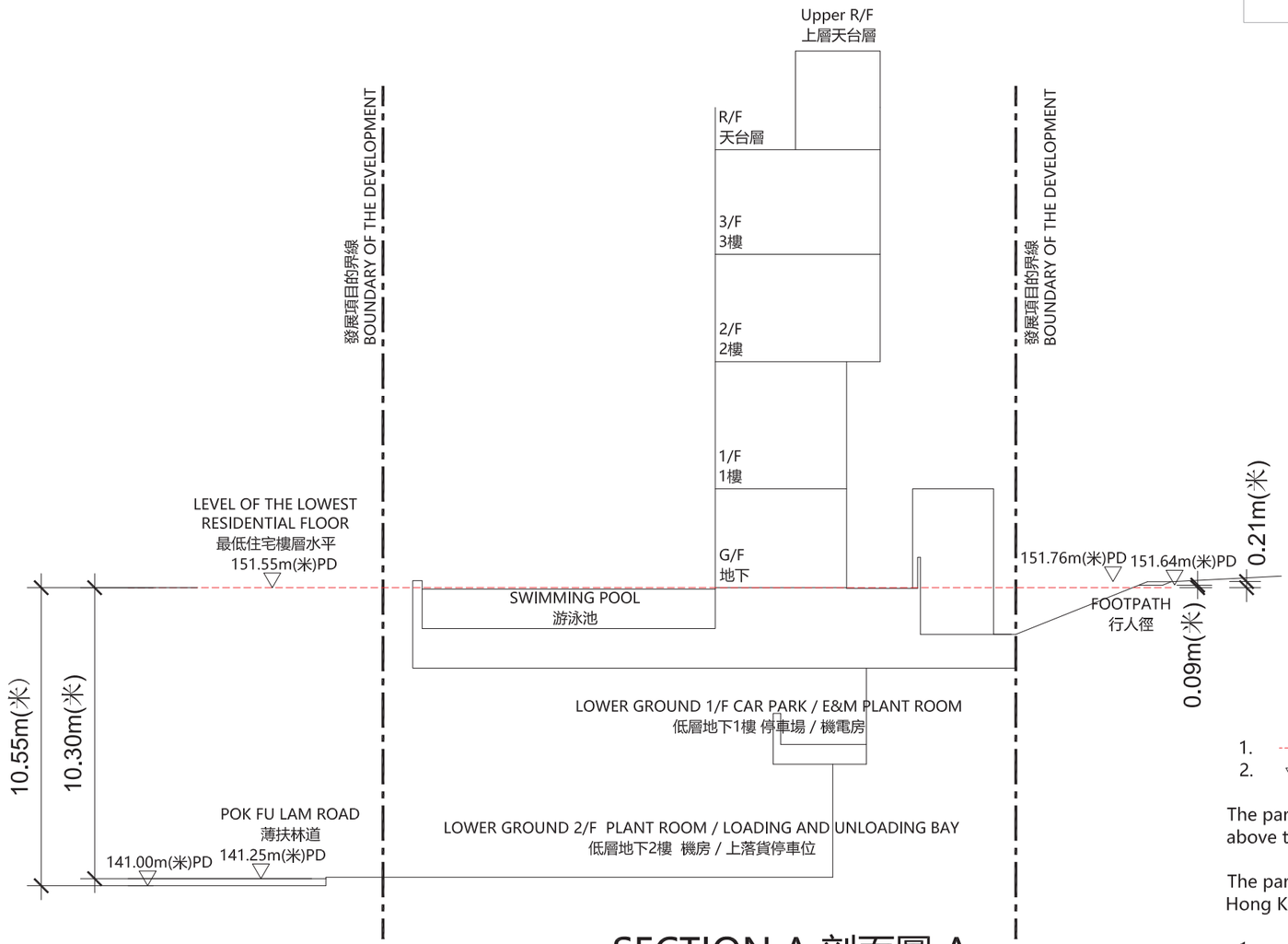
4. In the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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



KEY PLAN 索引圖

HOUSE 1
洋房1



SECTION A 剖面圖 A

1. ----- red dotted line denotes the lowest residential floor.
2. ▽ denotes height in metres above Hong Kong Principal Datum (mPD).

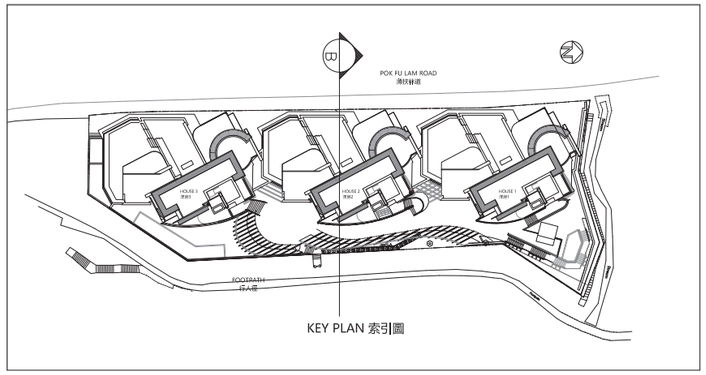
The part of Pok Fu Lam Road adjacent to building is 141.00 to 141.25 metres above the Hong Kong Principal Datum.

The part of Footpath adjacent to building is 151.64 to 151.76 metres above the Hong Kong Principal Datum.

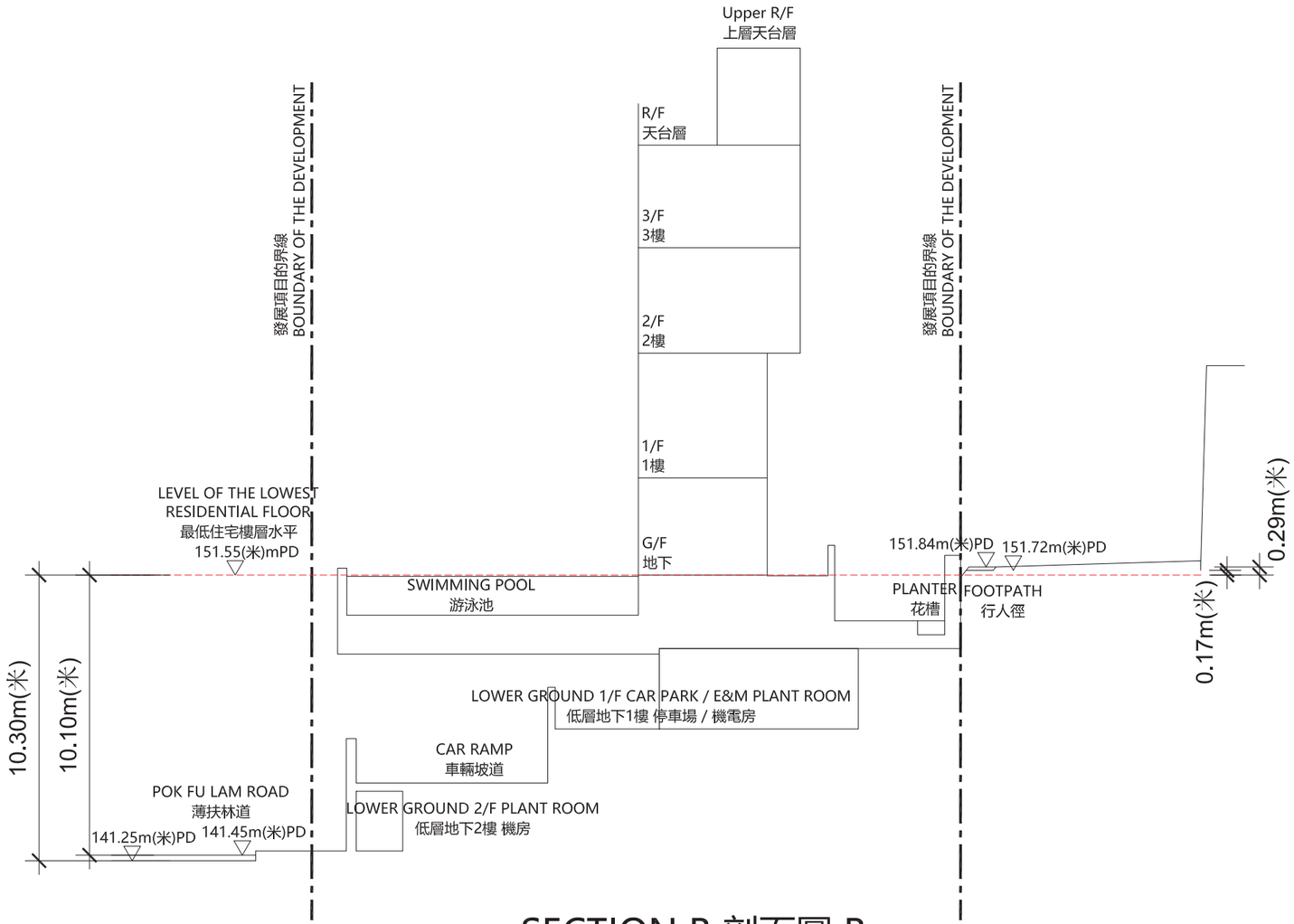
1. ----- 紅色虛線為最低住宅樓層水平。
2. ▽ 代表香港主水平基準以上高度(米)。

毗連建築物的一段薄扶林道為香港主水平基準以上141.00至141.25米。
毗連建築物的一段行人徑為香港主水平基準以上151.64至151.76米。

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



HOUSE 2
洋房2



SECTION B 剖面圖 B

1. ----- red dotted line denotes the lowest residential floor.
2. ▽ denotes height in metres above Hong Kong Principal Datum (mPD).

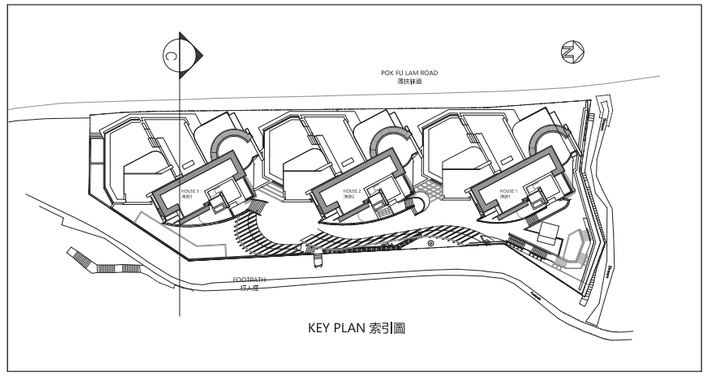
The part of Pok Fu Lam Road adjacent to building is 141.25 to 141.45 metres above the Hong Kong Principal Datum.

The part of Footpath adjacent to building is 151.72 to 151.84 metres above the Hong Kong Principal Datum.

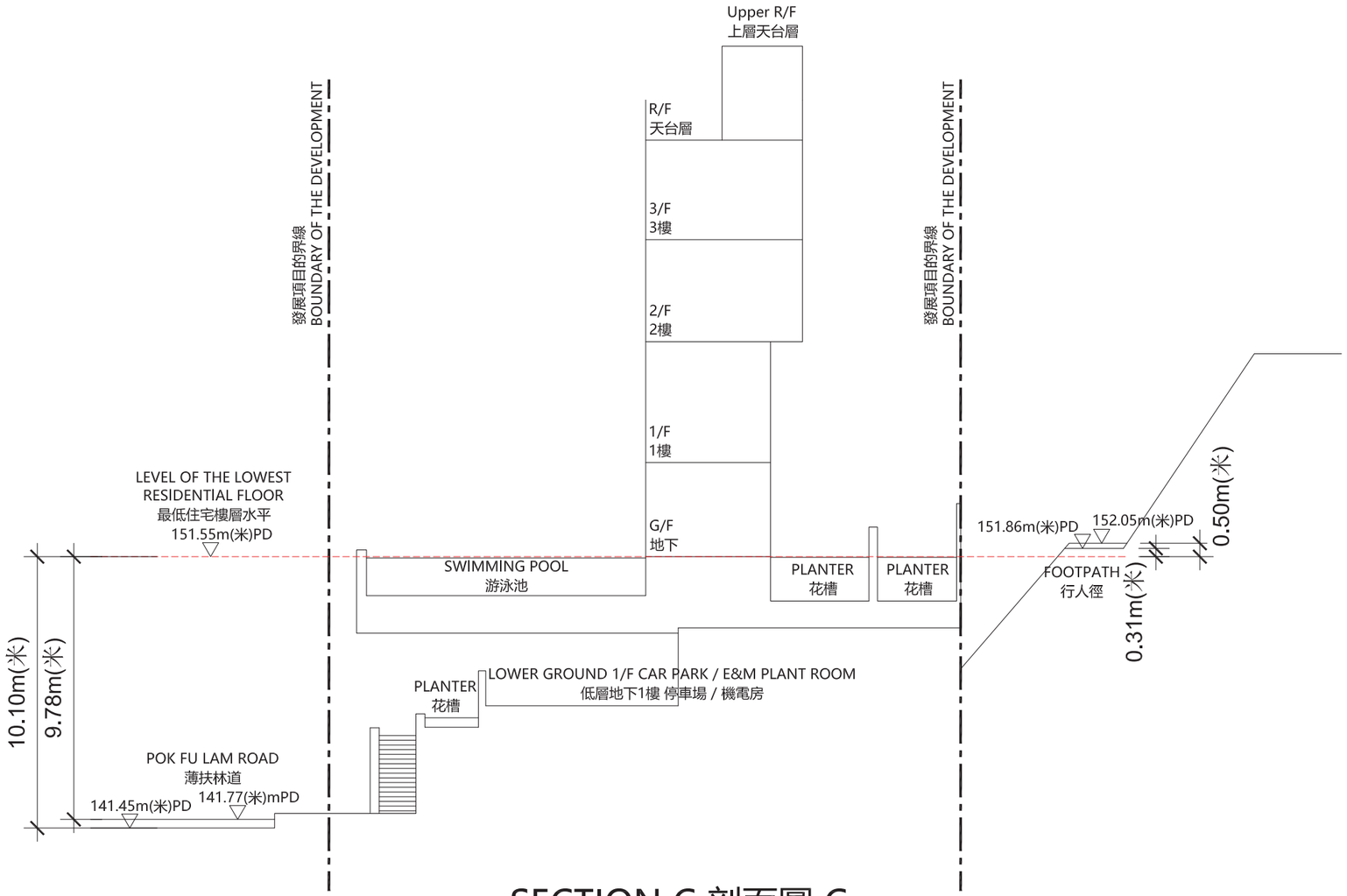
1. ----- 紅色虛線為最低住宅樓層水平。
2. ▽ 代表香港主水平基準以上高度（米）。

毗連建築物的一段薄扶林道為香港主水平基準以上141.25至141.45米。
毗連建築物的一段行人徑為香港主水平基準以上151.72至151.84米。

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



HOUSE 3
洋房3



SECTION C 剖面圖 C

1. ----- red dotted line denotes the lowest residential floor.
2. ▽ denotes height in metres above Hong Kong Principal Datum (mPD).

The part of Pok Fu Lam Road adjacent to building is 141.45 to 141.77 metres above the Hong Kong Principal Datum.

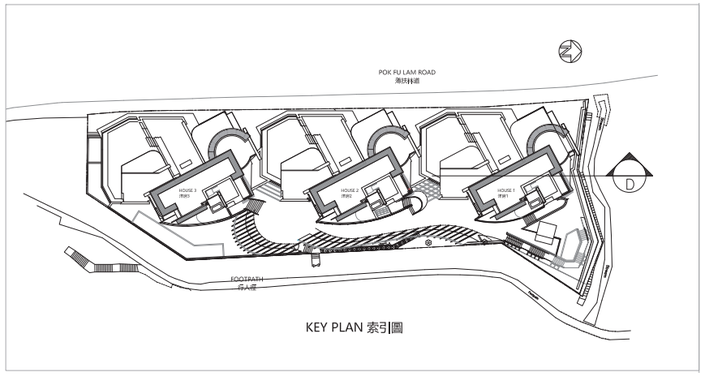
The part of Footpath adjacent to building is 151.86 to 152.05 metres above the Hong Kong Principal Datum.

1. ----- 紅色虛線為最低住宅樓層水平。
2. ▽ 代表香港主水平基準以上高度(米)。

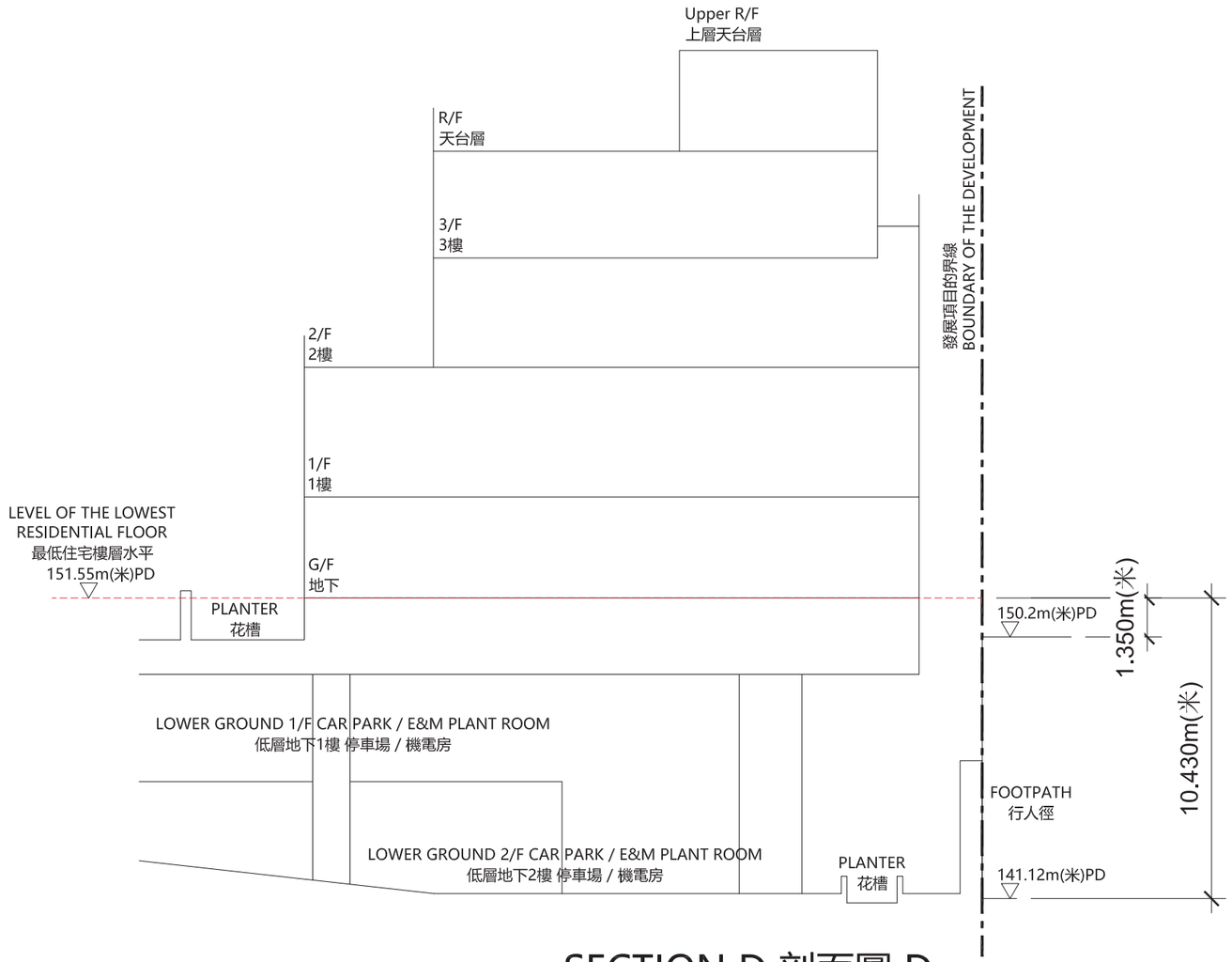
毗連建築物的一段薄扶林道為香港主水平基準以上141.45至141.77米。
毗連建築物的一段行人徑為香港主水平基準以上151.86至152.05米。

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT



HOUSE 1
洋房1



SECTION D 剖面圖 D

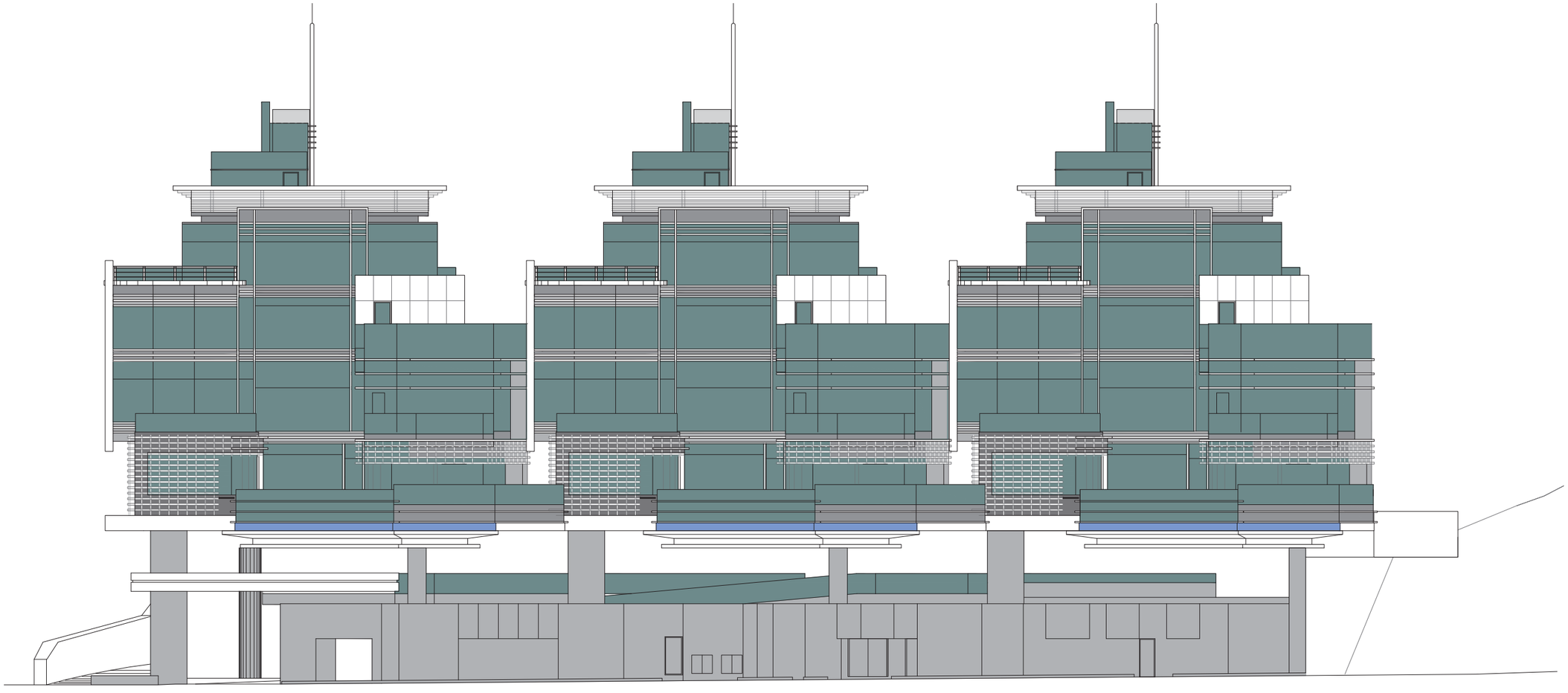
1. ----- red dotted line denotes the lowest residential floor.
2. ▽ denotes height in metres above Hong Kong Principal Datum (mPD).

The part of Footpath adjacent to building is 141.12 to 150.20 metres above the Hong Kong Principal Datum.

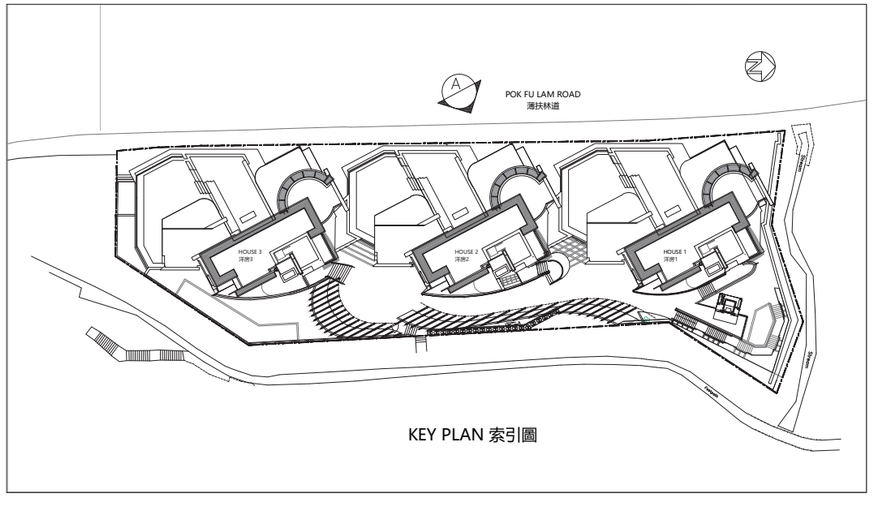
1. ----- 紅色虛線為最低住宅樓層水平。
2. ▽ 代表香港主水平基準以上高度(米)。

毗連建築物的一段行人徑為香港主水平基準以上141.12至150.20米。

20 立面圖
ELEVATION PLAN



ELEVATION A
立面圖 A

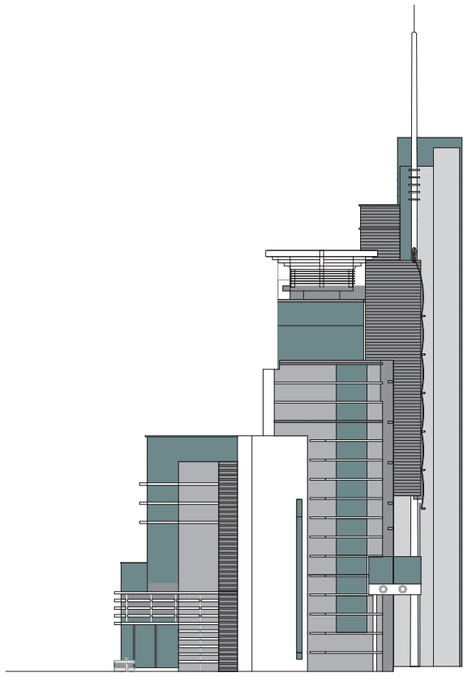


KEY PLAN 索引圖

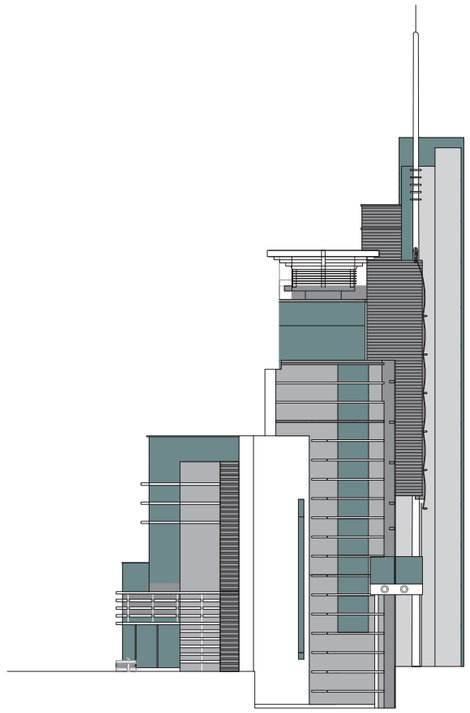
Authorized Person for the Development certified that the elevation shown on this plan:
1. are prepared on the basis of the approved Building Plans for the Development as of 30 October 2023; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面:
1. 以2023年10月30日的情況為準的發展項目的批准的建築圖則為基礎擬備;及
2. 大致上與發展項目的外觀一致。

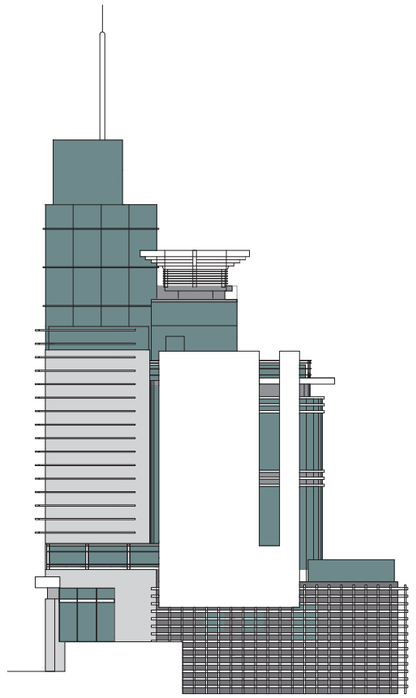
20 立面圖
ELEVATION PLAN



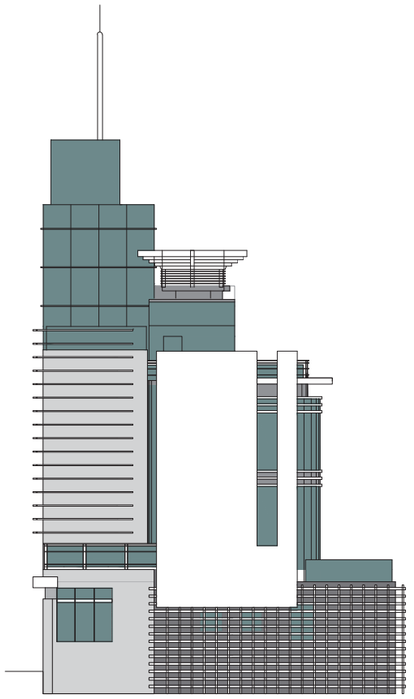
ELEVATION B1 (HOUSE 3)
立面圖 B1 (洋房3)



ELEVATION B2 (HOUSE 1 & 2)
立面圖 B2 (洋房1及2)



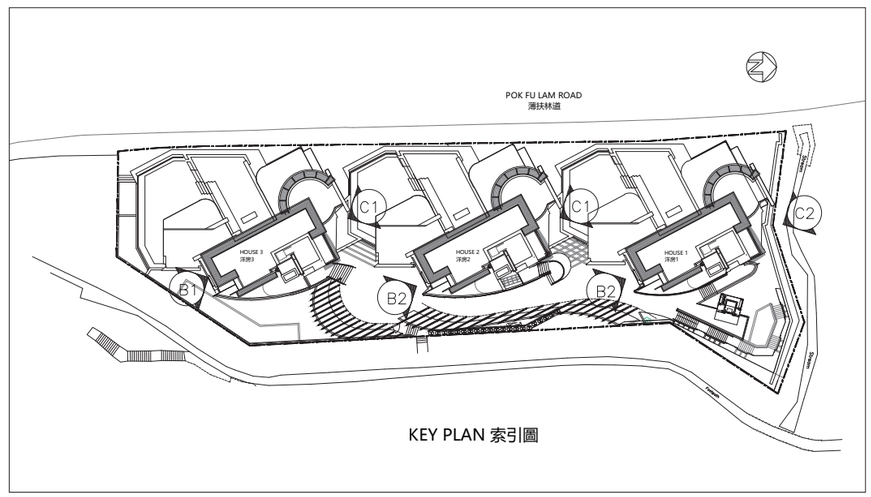
ELEVATION C1 (HOUSE 2 & 3)
立面圖 C1 (洋房2及3)



ELEVATION C2 (HOUSE 1)
立面圖 C2 (洋房1)

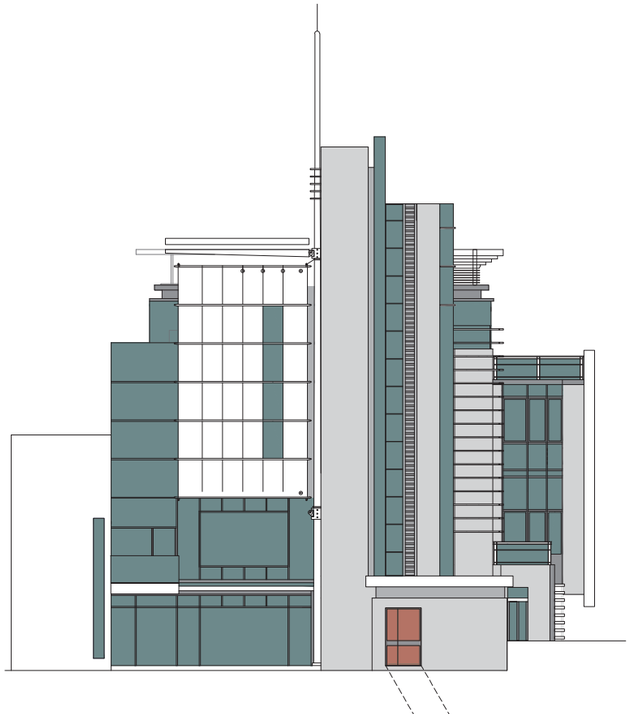
Authorized Person for the Development certified that the elevation shown on this plan:
1. are prepared on the basis of the approved Building Plans for the Development as of 30 October 2023; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面:
1. 以2023年10月30日的情況為準的發展項目的批准的建築圖則為基礎擬備;及
2. 大致上與發展項目的外觀一致。



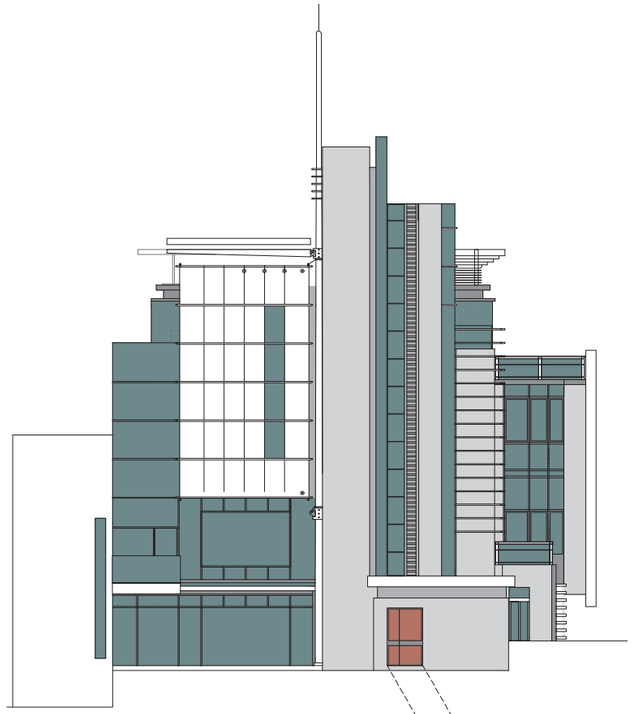
KEY PLAN 索引圖

20 立面圖
ELEVATION PLAN



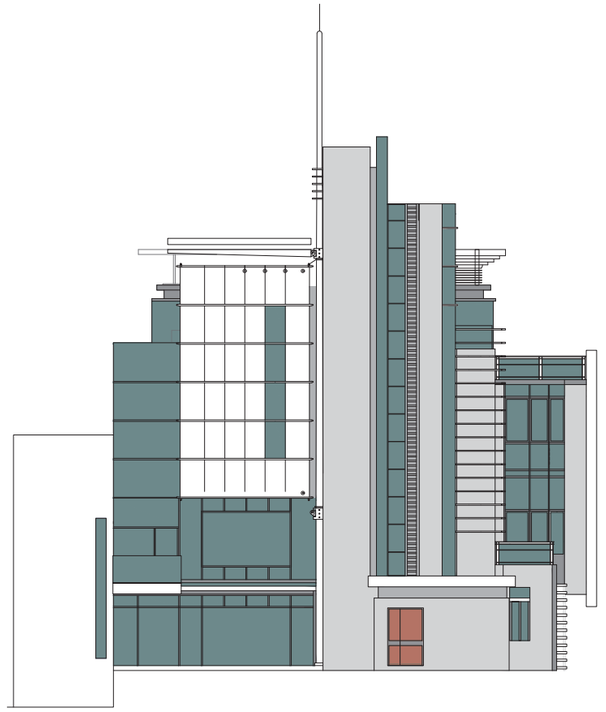
ELEVATION D1 (HOUSE 3)
立面圖 D1（洋房3)

As-is Elevation Plan*
現狀立面圖



ELEVATION D2 (HOUSE 2)
立面圖 D2（洋房2)

As-is Elevation Plan*
現狀立面圖



ELEVATION D3 (HOUSE 1)
立面圖 D3（洋房1)

Notes:
Authorized Person for the Development has certified that the elevation shown on the plans:-

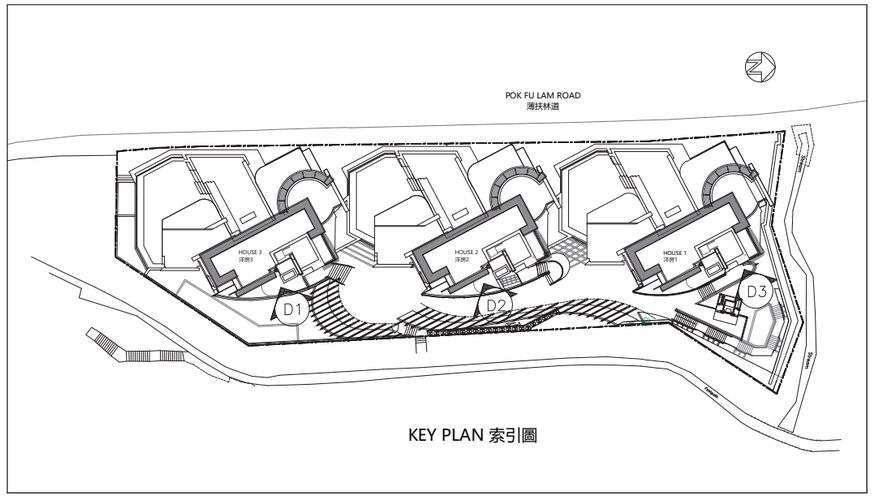
1. are prepared on the basis of the approved Building Plans for the Development as of 30 October 2023; and
2. are in general accordance with the outward appearance of the Development.

* This part of Houses 2 and 3 has been altered by way of designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which are shown on the relevant as-in elevation plan. The alteration work(s) is as follows:
1. Replacement of timber door and door swing direction altered.

備註:
發展項目的認可人士已證明此等圖顯示的立面 :

1. 以2023年10月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

* 洋房2及3的部分地方在發展項目落成後進行了指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀立面圖。該等改動如下:
1.更換木門及開門方向更改。



KEY PLAN 索引圖

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

		有上蓋遮蓋 Covered	無蓋遮蓋 Uncovered	總面積 Total Area
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)	平方呎 sq.ft.	不適用 Not Applicable		
	平方米 sq.m.			
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱） 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)	平方呎 sq.ft.	不適用 Not Applicable		
	平方米 sq.m.			
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱） 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)	平方呎 sq.ft.	不適用 Not Applicable		
	平方米 sq.m.			

22 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

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

2. (a) 指明住宅物業每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available: www.ozp.tpb.gov.hk.

2. (a) A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.

   (b) The inspection is free of charge.

1. 外部裝修物料（洋房1、洋房2及洋房3）				
細項		描述		
a.	外牆	裝修物料的類型	低層地下2樓至地下基座 天然石、鋁質蓋板、垂直綠化牆、外牆漆及磚瓦	
			洋房 玻璃牆、玻璃蓋板、天然石、鋁質蓋板、鋁質百葉、鋁質格柵、金屬飾條及磚瓦	
b.	窗	框的用料	氟化碳塗層鋁質框	
		玻璃的用料	起居室、客廳、飯廳	雙層中空玻璃 (室外半鋼化清片玻璃連低輻射鍍膜及室內鋼化清片玻璃) 鋼化夾膠清片玻璃連低輻射鍍膜
			主人睡房、主人浴室、睡房1、睡房2、睡房3	雙層中空玻璃 (室外半鋼化清片玻璃連低輻射鍍膜及室內鋼化清片玻璃)
			睡房4	夾膠玻璃 (室外鋼化灰色玻璃及室內鋼化清片磨砂玻璃) 夾膠玻璃 (室外鋼化灰色玻璃及室內鋼化清片玻璃)
			浴室3、儲物間	夾膠玻璃 (室外鋼化灰色玻璃及室內鋼化清片磨砂玻璃)
			洗手間、浴室1、閱讀室、步入式衣帽間、廚房	鋼化夾膠清片玻璃連低輻射鍍膜
c.	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
d.	花槽	裝修物料的類型	天然石	

1. EXTERIOR FINISHES (House 1, House 2 and House 3)				
Item		Description		
a.	External wall	Type of finishes	LG2 to G/F Podium Natural stone, aluminium cladding, vertical green wall, external paint and tiles	
			House Window wall, glass cladding, natural stone, aluminium cladding, aluminium louvre, aluminium grille, metal trim and tiles	
b.	Window	Material of frame	Fluorocarbon coated aluminium frame	
		Material of glass	Family room, Living room, Dining room	Insulated Glass Unit (IGU) (Clear heat strengthened external glass with low-e coating and clear tempered internal glass) Clear tempered laminated glass with low-e coating
			Master Bed Room, Master bathroom, Bedroom 1, Bedroom 2, Bedroom 3	Insulated Glass Unit (IGU) (Clear heat strengthened external glass with low-e coating and clear tempered internal glass)
			Bedroom 4	Laminated Glass (Grey tinted tempered external glass and clear tempered acid etched internal glass) Laminated Glass (Grey tinted tempered external glass and clear tempered internal glass)
			Bathroom 3, Store room	Laminated Glass (Grey tinted tempered external glass and clear tempered acid etched internal glass)
			Toilets, Bathroom 1, Study room, Walk-in closet, Kitchen	Clear tempered laminated glass with low-e coating
c.	Bay window	Material of bay window	Not applicable	
		Window sill finishes	Not applicable	
d.	Planter	Type of finishes	Natural stone	

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

1. 外部裝修物料（洋房1、洋房2及洋房3）			
細項		描述	
e.	陽台或露台	露台裝修物料的類型	露台：鋼化夾膠玻璃欄河
			地台：天然石
			牆身：鋁質蓋板及磚瓦
			天花：不適用
		露台是否有蓋	露台沒有上蓋
		陽台	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料（洋房1及洋房2）				
細項		描述		
			牆壁	天花板
a.	大堂	牆壁、地板及天花板的裝修物料的類型	不適用	
b.	內牆及天花板	客廳、飯廳裝修物料的類型	乳膠漆 (於外露位置)	天花及石膏板假陣髹上乳膠漆 (於外露位置)
		睡房裝修物料的類型	乳膠漆 (睡房4不適用) (於外露位置) 睡房4 - 瓷磚及乳膠漆 (於外露位置)	石膏板假天花髹上乳膠漆於睡房1、2及4 (於外露位置) 天花及石膏板假陣髹上乳膠漆於睡房3及主人睡房 (於外露位置)
			地板	牆腳線
c.	內部地板	客廳及飯廳的用料	複合木地板及天然石 (於外露位置)	木牆腳線 (於外露位置)
		主人睡房及睡房1的用料	複合木地板及天然石 (於外露位置)	木牆腳線 (於外露位置)
		睡房2及3的用料	複合木地板 (於外露位置)	木牆腳線 (於外露位置)

1. EXTERIOR FINISHES (House 1, House 2 and House 3)			
Item		Description	
e.	Verandah or balcony	Type of finishes of balcony	Balcony : Tempered laminated glass balustrade
			Floor : Natural stone
			Wall : Aluminium cladding and tiles
			Ceiling : Not applicable
		Whether balcony is covered	Balcony is uncovered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. INTERIOR FINISHES (House 1 and House 2)				
Item		Description		
			Wall	Ceiling
a.	Lobby	Type of wall, floor and ceiling finishes	Not Applicable	
b.	Internal wall and ceiling	Type of finishes of living room, dining room	Emulsion paint (On exposed surfaces)	Ceiling and gypsum board bulkhead finished with emulsion paint (On exposed surfaces)
		Type of finishes of bedrooms	Emulsion paint (Not applicable to bedroom 4) (On exposed surfaces) Bedroom 4 - Ceramic tiles and emulsion paint (On exposed surface)	Gypsum board false ceiling finished with emulsion paint for Bedroom 1, 2 and 4 (On exposed surfaces) Ceiling and gypsum board bulkhead finished with emulsion paint for Bedroom 3 and Master Bed Room (On exposed surfaces)
			Floor	Skirting
c.	Internal floor	Material of living room and dining room	Engineered timber flooring and natural stone (On exposed surfaces)	Timber skirting (On exposed surfaces)
		Material of Master Bed Room and Bedroom 1	Engineered timber flooring and natural stone (On exposed surfaces)	Timber skirting (On exposed surfaces)
		Material of Bedroom 2 & Bedroom 3	Engineered timber flooring (On exposed surfaces)	Timber skirting (On exposed surfaces)

2. 室內裝修物料（洋房1及洋房2）						
細項		描述				
			地板		牆腳線	
c.	內部地板	睡房4的用料	瓷磚 (於外露位置)		木牆腳線 (於外露位置)	
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	浴室1、浴室2及浴室4鋪砌瓷磚 浴室3鋪砌瓷磚及天然石 主人浴室鋪砌天然石	浴室1、2及4鋪砌瓷磚 浴室3鋪砌瓷磚 主人浴室鋪砌天然石 (於外露位置)	石膏板假天花髹上乳膠漆	
		牆壁的裝修物料是否鋪至天花板	牆身裝修物料鋪砌至假天花			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	鋪砌瓷磚	鋪砌瓷磚	石膏板假天花髹上乳膠漆	人造石材
		牆壁的裝修物料是否鋪至天花板	牆身裝修物料鋪砌至假天花			

2. 室內裝修物料（洋房3）				
細項		描述		
			牆壁	天花板
a.	大堂	牆壁、地板及天花板的裝修物料的類型	不適用	
b.	內牆及天花板	裝修物料的類型	客廳 - 牆紙、天然石、金屬、木皮及夾層玻璃 (於外露位置)	石膏板假天花板髹上乳膠漆 (於外露位置)
			飯廳 - 牆紙、天然石、金屬及布料 (於外露位置)	石膏板假天花板髹上乳膠漆及牆紙 (於外露位置)

2. INTERIOR FINISHES (House 1 and House 2)						
Item		Description				
			Floor		Skirting	
c.	Internal floor	Material of bedroom 4	Ceramic tiles (On exposed surfaces)		Timber skirting (On exposed surfaces)	
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles and natural stone for Bathroom 3 Natural stone for Master Bathroom	Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles for Bathroom 3 Natural stone on exposed surface for Master Bathroom	Gypsum board false ceiling finished with emulsion paint	
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Ceramic tiles	Ceramic tiles	Gypsum board false ceiling finished with emulsion paint	Reconstituted stone
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			

2. INTERIOR FINISHES (House 3)				
Item		Description		
			Wall	Ceiling
a.	Lobby	Type of wall, floor and ceiling finishes	Not Applicable	
b.	Internal wall and ceiling	Type of finishes	Living Room - Wallpaper, natural stone, metal, timber veneer and laminated glass (On exposed surface)	Gypsum board false ceiling finished with emulsion paint (On exposed surfaces)
			Dining Room - Wallpaper, natural stone, metal and fabric (On exposed surface)	Gypsum board false ceiling finished with emulsion paint and wallpaper (On exposed surfaces)

2. 室內裝修物料（洋房3）				
細項		描述		
			牆壁	天花板
b.	內牆及天花板	裝修物料的類型	睡房1 - 牆紙、金屬及木皮 (於外露位置)	石膏板假天花板髹上乳膠漆 (於外露位置)
			睡房2 - 牆紙及木皮 (於外露位置)	石膏板假天花板髹上乳膠漆 (於外露位置)
			睡房3 - 牆紙、木皮及乳膠漆 (於外露位置)	石膏板假天花板髹上乳膠漆 (於外露位置)
			睡房4 - 瓷磚及乳膠漆 (於外露位置)	石膏板假天花板髹上乳膠漆 (於外露位置)
			主人睡房 - 牆紙、乳膠漆、金屬、布料及光面木皮 (於外露位置)	石膏板假天花板髹上乳膠漆 (於外露位置)
			地板	牆腳線
c.	內部地板	客廳的用料	天然石、金屬飾條、複合木地板及膠地板 (於外露位置)	金屬牆腳線 (於外露位置)
		飯廳的用料	天然石、金屬飾條及複合木地板 (於外露位置)	金屬牆腳線 (於外露位置)
		主人睡房的用料	複合木地板、天然石及金屬飾條 (於外露位置)	木牆腳線 (於外露位置)
		睡房1的用料	複合木地板及天然石 (於外露位置)	木牆腳線 (於外露位置)
		睡房2及3的用料	複合木地板 (於外露位置)	木牆腳線 (於外露位置)
		睡房4的用料	瓷磚 (於外露位置)	木牆腳線 (於外露位置)

2. INTERIOR FINISHES (House 3)				
Item		Description		
			Wall	Ceiling
b.	Internal wall and ceiling	Type of finishes	Bedroom 1 - Wallpaper, metal and timber veneer (On exposed surface)	Gypsum board false ceiling finished with emulsion paint (On exposed surfaces)
			Bedroom 2 - Wallpaper and timber veneer (On exposed surface)	Gypsum board false ceiling finished with emulsion paint (On exposed surfaces)
			Bedroom 3 - Wallpaper, timber veneer and emulsion paint (On exposed surface)	Gypsum board false ceiling finished with emulsion paint (On exposed surfaces)
			Bedroom 4 - Ceramic tiles and emulsion paint (On exposed surface)	Gypsum board false ceiling finished with emulsion paint (On exposed surfaces)
			Master Bedroom - Wallpaper, emulsion paint, metal, fabric and glossy timber veneer (On exposed surface)	Gypsum board false ceiling finished with emulsion paint (On exposed surfaces)
			Floor	Skirting
c.	Internal floor	Material of living room	Natural stone, metal trim, engineered timber flooring and vinyl flooring (On exposed surfaces)	Metal skirting (On exposed surfaces)
		Material of dining room	Natural stone, metal trim and engineered timber flooring (On exposed surfaces)	Metal skirting (On exposed surfaces)
		Material of Master bedroom	Engineered timber flooring, natural stone and metal trim (On exposed surface)	Timber skirting (On exposed surfaces)
		Material of bedroom 1	Engineered timber flooring and natural stone (On exposed surface)	Timber skirting (On exposed surfaces)
		Material of bedroom 2 and 3	Engineered timber flooring (On exposed surfaces)	Timber skirting (On exposed surfaces)
		Material of bedroom 4	Ceramic tiles (On exposed surfaces)	Timber skirting (On exposed surfaces)

2. 室內裝修物料（洋房3）						
細項		描述				
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	浴室1、浴室2及浴室4鋪砌瓷磚 浴室3鋪砌瓷磚及天然石 主人浴室鋪砌天然石	浴室1、2及4鋪砌瓷磚 浴室3鋪砌瓷磚 主人浴室鋪砌天然石 (於外露位置)	石膏板假天花髹上乳膠漆	
		牆壁的裝修物料是否鋪至天花板	牆身裝修物料鋪砌至假天花			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	鋪砌瓷磚	鋪砌瓷磚	石膏板假天花髹上乳膠漆	人造石材
		牆壁的裝修物料是否鋪至天花板	牆身裝修物料鋪砌至假天花			

3. 室內裝置（洋房1及洋房2）					
細項		描述			
			用料	裝修物料	配件
a.	門	單位入口大門	金屬門	天然石及金屬	門鼓及門鎖
		起居室門	防火實心木門	油漆	門鼓、手把及門擋
		閱讀室門	空心木門	油漆	門鎖、手把及門擋
		睡房門 (不適用於睡房4)	空心木門	油漆	門鎖、手把及門擋
		睡房1通往花園1的門	鋁質框玻璃趟門	鋼化中空玻璃	路軌、手把及門鎖

2. INTERIOR FINISHES (House 3)						
Item		Description				
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles and natural stone for Bathroom 3 Natural stone for Master Bathroom	Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles for Bathroom 3 Natural stone on exposed surface for Master Bathroom	Gypsum board false ceiling finished with emulsion paint	
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Ceramic tiles	Ceramic tiles	Gypsum board false ceiling finished with emulsion paint	Reconstituted stone
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			

3. INTERIOR FITTINGS (House 1 and House 2)					
Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main entrance door	Metal door	Natural stone and metal	Door closer and lockset
		Family room door	Fire-rated solid core timber door	Paint	Door closer, handle and door stopper
		Study room door	Hollow core timber door	Paint	Lockset, handle and door stopper
		Bedroom door (Not applicable to Bedroom 4)	Hollow core timber door	Paint	Lockset, handle and door stopper
		Door from Bedroom 1 to Garden 1	Aluminium framed glass sliding door	Tempered insulated glass	Sliding track, handle and lockset

3. 室內裝置（洋房1及洋房2）				
細項		描述		
		用料	裝修物料	配件
a. 門	睡房2及睡房3面向游泳池的門	鋁質框玻璃趟門	鋼化中空玻璃	路軌、手把及門鎖
	睡房4門	防火實心木門	油漆	門鼓、手把及門擋
	衣帽間2門	空心木門	油漆	門鎖、手把及門擋
	儲物間門	空心木門	油漆	門鎖、手把及門擋
	睡房4通往衣帽間2的門	空心木門	油漆	門鎖、手把及門擋
	客廳門	防火實心木門配防火玻璃視窗	油漆及鋼化玻璃	門鼓、手把及門擋
	1樓樓梯門	防火實心木門配防火玻璃視窗	油漆及鋼化玻璃	門鼓、手把及門擋
	飯廳門	防火實心木門配防火玻璃視窗	油漆及鋼化玻璃	門鼓、手把及門擋
	廚房門	木框玻璃門	鋼化玻璃	門鎖、手把及門擋
	連接主人睡房及樓梯之空間的門	防火實心木門配防火玻璃視窗	油漆	門鼓、手把及門擋
	步入式衣帽間門	空心木門	油漆	門鎖、手把及門擋
	浴室1、3及主人浴室門	空心木門	油漆	門鎖、手把及門擋
	浴室2及4	空心木門配木百葉	油漆	門鎖、手把及門擋

3. INTERIOR FITTINGS (House 1 and House 2)				
Item		Description		
		Material	Finishes	Accessories
a. Doors	Bedroom 2 and Bedroom 3 door facing swimming pool	Aluminium framed glass sliding door	Tempered insulated glass	Sliding track, handle and lockset
	Bedroom 4 door	Fire rated solid core timber door	Paint	Door closer, handle and door stopper
	Closet 2 door	Hollow core timber door	Paint	Lockset, handle and door stopper
	Store room door	Hollow core timber door	Paint	Lockset, handle and door stopper
	Door from Bedroom 4 to Closet 2	Hollow core timber door	Paint	Lockset, handle and door stopper
	Living room door	Fire rated solid core timber door with fire rated glass vision panel	Paint and tempered glass	Door closer, handle and door stopper
	Staircase door on 1/F	Fire rated solid core timber door with fire rated glass vision panel	Paint and tempered glass	Door closer, handle and door stopper
	Dining room door	Fire rated solid core timber door with fire rated glass vision panel	Paint and tempered glass	Door closer, handle and door stopper
	Kitchen door	Timber framed glass door	Tempered glass	Lockset, handle and door stopper
	Door to the area connect Master Bed Room and Staircase	Fire rated solid core timber door with fire rated glass vision panel	Paint	Door closer, handle and door stopper
	Walk-in closet door	Hollow core timber door	Paint	Lockset, handle and door stopper
	Bathroom 1, 3 and Master Bathroom door	Hollow core timber door	Paint	Lockset, handle and door stopper
	Bathroom 2 and 4	Hollow core timber door with timber louvre	Paint	Lockset, handle and door stopper

3. 室內裝置（洋房1及洋房2）					
細項		描述			
			用料	裝修物料	配件
a.	門	洗手間門	空心木門	油漆	門鎖、手把及門擋
		通往花園2、露台及平台的門	鋁質框玻璃門	鋼化夾膠玻璃	門鎖、手把、地鉸及門擋
		主天台門	鋁質框玻璃門	鋼化中空玻璃	門鎖、手把、地鉸及門擋
		起居室通往泳池的門	鋁質框玻璃門	鋼化中空玻璃	門鎖、手把、地鉸及門擋
		裝置及設備	類型	用料	
b.	浴室	裝置及設備的類型及用料	洗手盆檯面	天然石 (不適用於浴室4)	
			洗手盆櫃	木製櫃配膠板 (不適用於浴室4)	
			鏡櫃	木製櫃配鏡、金屬及膠板 (不適用於浴室4)	
			洗手盆水龍頭	鍍鉻	
			坐廁	搪瓷	
			洗手盆	搪瓷 (不適用於浴室3) 只適用於浴室3：人造石	
			毛巾環	只適用於主人浴室：鍍鉻	
			廁紙架	鍍鉻	
		供水系統的類型及用料	冷水供應	銅喉	
			熱水供應	配有隔熱絕緣保護之銅喉	

3. INTERIOR FITTINGS (House 1 and House 2)					
Item		Description			
			Material	Finishes	Accessories
a.	Doors	Toilet door	Hollow core timber door	Paint	Lockset, handle and door stopper
		Doors to garden 2, balcony and flat roof	Aluminium framed glass door	Tempered laminated glass	Lockset, handle, floor spring and door stopper
		Main roof door	Aluminium framed glass door	Tempered insulation glass	Lockset, handle, floor spring and door stopper
		Door from Family Room to Swimming Pool	Aluminium framed glass door	Tempered insulation glass	Lockset, handle, floor spring and door stopper
		Fittings & Equipment	Type	Material	
b.	Bathroom	Type and material of fittings and equipment	Basin countertop	Natural stone (Not applicable to Bathroom 4)	
			Basin cabinet	Wooden cabinet finished with plastic laminate (Not applicable to Bathroom 4)	
			Mirror cabinet	Wooden cabinet finished with mirror, metal and plastic laminate (Not applicable to Bathroom 4)	
			Wash basin mixer	Chrome plated	
			Water closet	Vitreous china	
			Wash basin	Vitreous china (Not applicable to Bathroom 3) Applicable for Bathroom 3 only: Reconstituted stone	
			Towel ring	Applicable to Master Bathroom only: Chrome plated	
			Paper holder	Chrome plated	
		Type and material of water supply system	Cold water supply	Copper water pipes	
			Hot water supply	Copper water pipes with thermal insulation	

3. 室內裝置（洋房1及洋房2）				
細項		描述		
		裝置及設備	類型	用料
b.	浴室	沐浴設施 (包括花灑或浴缸，如適用的話)	花灑套裝	鍍鉻
			淋浴間	強化玻璃 (不適用於浴室4) 鋪砌瓷磚 (只適用於浴室4)
			浴缸 (浴室3及主人浴室)	亞加力
		裝置及設備	浴缸大小	
		浴缸大小 (如適用的話)	浴室3 - 1700毫米(長) x 680毫米(闊) x 390毫米(高) 主人浴室 - 1700毫米(長) x 750毫米(闊) x 450毫米(高)	
			用料	
c.	廚房	洗滌盆	不銹鋼	
		供水系統	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉	
			用料	裝修物料
		廚櫃	木製櫃	高光焗漆、木皮及玻璃
		所有其他裝置及設備的類型	鍍鉻冷熱水龍頭	
d.	睡房 (睡房1，2，3及主人房)	裝置 (包括嵌入式衣櫃) 的類型及用料	不適用	
	(只適用於睡房4)	嵌入式櫃	木製櫃配膠板	
		灶台	人造石	
		洗滌盆	不銹鋼	
		洗滌盆龍頭	鍍鉻	
e.	電話	接駁點的位置及數目	請參考「機電裝置說明表」	
f.	天線	接駁點的位置及數目	請參考「機電裝置說明表」	

3. INTERIOR FITTINGS (House 1 and House 2)				
Item		Description		
		Fittings & Equipment	Type	Material
b.	Bathroom	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Chrome plated
			Shower compartment	Tempered glass (Not applicable to Bathroom 4) Finished with ceramic tiles (Applicable for Bathroom 4)
			Bath tub (Bathroom 3 and Master Bathroom)	Acrylic
		Fittings & Equipment	Size of bath tub	
		Size of bath tub (if applicable)	Bathroom 3 - 1700mm (L) x 680mm (W) x 390mm (H) Master Bathroom - 1700mm (L) x 750mm (W) x 450mm (H)	
			Material	
c.	Kitchen	Sink unit	Stainless steel	
		Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
			Material	Finishes
		Kitchen cabinet	Wooden cabinet	High gloss lacquered, timber veneer and glass
		Type of all other fittings and equipment	Chrome plated sink mixer	
d.	Bedroom (Bedroom 1, 2, 3 and Master bedroom)	Type and material of fittings (including built-in wardrobe)	Not applicable	
	(Applicable to bedroom 4 only)	Built-in cabinets	Wooden cabinet finished with plastic laminate	
		Cooking bench	Reconstituted stone	
		Sink unit	Stainless steel	
		Sink Mixer	Chrome plated	
e.	Telephone	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions”	
f.	Aerials	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions”	

3. 室內裝置（洋房1及洋房2）				
細項		描述		
g.	電力裝置	供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板
			安全裝置	三相電力供應並裝妥微型斷路器配電箱
		導管是隱藏或外露		導管是部分隱藏及部分外露。 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、蓋板、非混凝土間牆、指定之管道槽或其他物料遮蓋或暗藏。
		電插座及空調機接駁點的位置及數目		請參閱「機電裝置說明表」
			裝置	
h.	氣體供應	類型	煤氣	
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐	
		位置	請參閱「機電裝置說明表」	
i.	洗衣機接駁點	位置	於睡房4內	
		設計	備有設計為直徑22毫米之洗衣機來水位及設計為直徑40毫米之洗衣機排水位。	
j.	供水	水管的用料	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露。 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、蓋板、非混凝土間牆、指定之管道槽或其他物料遮蓋或暗藏。	
			裝置	
j.	供水	有否熱水供應	廚房、睡房4、 洗手間及浴室有熱水供應	

3. 室內裝置（洋房3）					
			用料	裝修物料	配件
a.	門	單位入口大門	金屬門	天然石及金屬	門鼓及門鎖
		起居室門	防火實心木門	木皮及金屬	門鼓、手把及門封條

3. INTERIOR FITTINGS (House 1 and House 2)				
Item		Description		
g.	Electrical installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board
		Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed. 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.
		Location and number of power points and air conditioner points		Please refer to the “Schedule of Mechanical & Electrical Provisions”
			Fittings	
h.	Gas supply	Type	Town Gas	
		System	Gas supply pipe is provided and connected to gas cooking hob and gas water heater	
		Location	Please refer to the “Schedule of Mechanical & Electrical Provisions”	
i.	Washing machine connection point	Location	Inside bedroom 4	
		Design	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided.	
j.	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. 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.	
			Fittings	
j.	Water supply	Whether hot water is available	Hot water supply to kitchen, bedroom 4, toilets and bathrooms	

3. INTERIOR FITTINGS (House 3)					
			Material	Finishes	Accessories
a.	Doors	Main entrance door	Metal door	Natural stone and metal	Door closer and lockset
		Family room door	Fire rated solid core timber door	Timber veneer and metal	Door closer, handle and door seal

3. 室內裝置（洋房3）					
細項		描述			
			用料	裝修物料	配件
a.	門	閱讀室門	金屬框玻璃趟門	金屬及玻璃	路軌
		睡房門 (不適用於睡房4及主人房)	空心木門	木皮及金屬	門鎖、手把、門鼓及門封條
		睡房1通往花園1的門	鋁質框玻璃趟門	鋼化中空玻璃	路軌、手把及門鎖
		睡房2及睡房3面向游泳池的門	鋁質框玻璃趟門	鋼化中空玻璃	路軌、手把及門鎖
		睡房4門	防火實心木門	木皮	門鼓、手把及門封條
		衣帽間2門	空心木門	木皮、天然石及金屬	手把及門鼓
		主人房門	空心木門	牆紙、金屬、木皮及光面木皮	門鎖、手把、門鼓及門封條
		儲物間門	空心木門	油漆	門鎖、手把及門擋
		睡房4通往衣帽間2的門	空心木門	油漆	門鎖及手把
		1樓樓梯門	防火實心木門配防火玻璃視窗	木皮、金屬及鋼化玻璃	門鼓、手把及門封條
		客廳門	防火實心木門配防火玻璃視窗	木皮、金屬及鋼化玻璃	門鼓、手把及門封條
		飯廳門	防火實心木門配防火玻璃視窗	木皮、金屬及鋼化玻璃	門鼓、手把及門封條

3. INTERIOR FITTINGS (House 3)					
Item		Description			
			Material	Finishes	Accessories
a.	Doors	Study room door	Metal framed glass sliding door	Metal and glass	Sliding track
		Bedroom door (Not applicable to Bedroom 4 and Master bedroom)	Hollow core timber door	Timber veneer and metal	Lockset, handle, door closer and door seal
		Door from Bedroom 1 to Garden 1	Aluminium framed glass sliding door	Tempered insulated glass	Sliding track, handle and lockset
		Bedroom 2 and Bedroom 3 door facing swimming pool	Aluminium framed glass sliding door	Tempered insulated glass	Sliding track, handle and lockset
		Bedroom 4 door	Fire rated solid core timber door	Timber veneer	Door closer, handle and door seal
		Closet 2 door	Hollow core timber door	Timber veneer, natural stone and metal	Handle and door closer
		Master bedroom door	Hollow core timber door	Wallpaper, metal, timber veneer and glossy timber veneer	Lockset, handle, door closer and door seal
		Store room door	Hollow core timber door	Paint	Lockset, handle and door stopper
		Door from Bedroom 4 to Closet 2	Hollow core timber door	Paint	Lockset and handle
		Staircase door on 1/F	Fire rated solid core timber door with fire rated glass vision panel	Timber veneer, metal and tempered glass	Door closer, handle and door seal
		Living room door	Fire rated solid core timber door with fire rated glass vision panel	Timber veneer, metal and tempered glass	Door closer, handle and door seal
		Dining room door	Fire rated solid core timber door with fire rated glass vision panel	Timber veneer, metal and tempered glass	Door closer, handle and door seal

3. 室內裝置（洋房3）					
細項		描述			
			用料	裝修物料	配件
a.	門	廚房門	空心木門	金屬	門鼓、手把、門鎖及門封條
		連接主人睡房及樓梯之空間的門	防火實心木門配防火玻璃視窗	木皮及金屬	門鼓、手把及門封條
		步入式衣帽間門	空心木門	牆紙、金屬、鏡及光面木皮	門鎖、門鼓、手把及門封條
		浴室1及3門	空心木門	木皮及金屬	門鎖、門鼓、手把及門封條
		浴室2及4門	空心木門配木百葉	木皮及金屬	門鎖、門鼓、手把及門封條
		主人浴室門	空心木門	金屬、布料及光面木皮	門鎖、門鼓、手把及門封條
		1樓洗手間門	空心木門	木皮、金屬及夾膠玻璃	門鎖、門鼓、手把及門封條
		2樓洗手間門	空心木門	木皮、金屬及布料	門鎖、門鼓、手把及門封條
		通往花園2、露台及平台的門	鋁質框玻璃門	鋼化夾膠玻璃	門鎖、手把、地鉸及門擋
		主天台門	鋁質框玻璃門	鋼化夾膠玻璃	門鎖、手把、地鉸及門擋
		起居室通往泳池的門	鋁質框玻璃門	鋼化中空玻璃	門鎖、手把、地鉸及門擋

3. INTERIOR FITTINGS (House 3)					
Item		Description			
			Material	Finishes	Accessories
a.	Doors	Kitchen door	Hollow core timber door	Metal	Door closer, handle, lockset and door seal
		Door to the area connect Master bedroom and Staircase	Fire rated solid core timber door with fire rated glass vision panel	Timber veneer and metal	Door closer, handle and door seal
		Walk-in closet door	Hollow core timber door	Wallpaper, metal, mirror and glossy timber veneer	Lockset, door closer, handle and door seal
		Bathroom 1 and 3	Hollow core timber door	Timber veneer and metal	Lockset, door closer, handle and door seal
		Bathroom 2 and 4	Hollow core timber door with timber louvre	Timber veneer and metal	Lockset, door closer, handle, and door seal
		Master Bathroom door	Hollow core timber door	Metal, fabric and glossy timber veneer	Lockset, door closer, handle, and door seal
		1/F Toilet door	Hollow core timber door	Timber veneer, Metal and laminated glass	Lockset, door closer, handle, and door seal
		2/F Toilet door	Hollow core timber door	Timber veneer, Metal and fabric	Lockset, door closer, handle, and door seal
		Doors to garden 2, balcony and flat roof	Aluminium framed glass door	Tempered laminated glass	Lockset, handle, floor spring and door stopper
		Main roof door	Aluminium framed glass door	Tempered laminated glass	Lockset, handle, floor spring and door stopper
		Door from Family Room to Swimming Pool	Aluminium framed glass door	Tempered insulation glass	Lockset, handle, floor spring and door stopper

3. 室內裝置（洋房3）				
細項		描述		
		裝置及設備	類型	用料
b.	浴室	裝置及設備的類型及用料	洗手盆檯面 (不適用於浴室4)	天然石
			洗手盆櫃 (不適用於浴室4)	木製櫃配膠板
			鏡櫃 (不適用於浴室4)	木製櫃配鏡、金屬及膠板
			洗手盆水龍頭	鍍鉻
			坐廁	搪瓷
			洗手盆	搪瓷 (不適用於浴室3) 只適用於浴室3：人造石
			毛巾環及毛巾架	只適用於主人浴室：鍍鉻
			廁紙架	鍍鉻
			扶手	只適用於主人浴室：鍍鉻
			淋浴置物架	只適用於主人浴室：鍍鉻
		供水系統的類型及用料	冷水供應	銅喉
			熱水供應	配有隔熱絕緣保護之銅喉
		沐浴設施 (包括花灑或浴缸，如適用的話)	花灑套裝	鍍鉻
			淋浴間	強化玻璃 (不適用於浴室4) 鋪砌瓷磚 (只適用於浴室4)
			浴缸 (浴室3及主人浴室)	亞加力

3. INTERIOR FITTINGS (House 3)				
Item		Description		
		Fittings & Equipment	Type	Material
b.	Bathroom	Type and material of fittings and equipment	Basin countertop (Not applicable to Bathroom 4)	Natural stone
			Basin cabinet (Not applicable to Bathroom 4)	Wooden cabinet finished with plastic laminate
			Mirror cabinet (Not applicable to Bathroom 4)	Wooden cabinet finished with mirror, metal and plastic laminate
			Wash basin mixer	Chrome plated
			Water closet	Vitreous china
			Wash basin	Vitreous china (Not applicable to Bathroom 3) Applicable for Bathroom 3 only: Reconstituted stone
			Towel ring and towel rack	Applicable to Master Bathroom only: Chrome plated
			Paper holder	Chrome plated
			Grab bar	Applicable to Master Bathroom only: Chrome plated
			Shower caddy	Applicable to Master Bathroom only: Chrome plated
		Type and material of water supply system	Cold water supply	Copper water pipes
			Hot water supply	Copper water pipes with thermal insulation
		Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Chrome plated
			Shower compartment	Tempered glass (Not applicable to Bathroom 4) Finished with ceramic tiles (Applicable for Bathroom 4)
			Bath tub (Bathroom 3 and Master Bathroom)	Acrylic

檢視 / 修改日期：2024年3月20日
Examination / Revision Date: 20 March 2024

3. 室內裝置（洋房3）			
細項		描述	
b.	浴室	裝置及設備	浴缸大小
		浴缸大小 (如適用的話)	浴室3-1700毫米(長)x680毫米(闊)x390毫米(高) 主人浴室-1700毫米(長)x750毫米(闊)x450毫米(高)
			用料
c.	廚房	洗滌盆	不銹鋼
		供水系統	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉
			用料 / 裝修物料
		廚櫃	木製櫃 / 高光焗漆、木皮及玻璃
		所有其他裝置及設備的類型	鍍鉻冷熱水龍頭
		裝置 (包括嵌入式衣櫃) 的類型及用料	
d.	睡房1	嵌入式衣櫃	木製衣櫃採用金屬和木皮
		床頭板	木皮
	睡房2	嵌入式衣櫃	木製衣櫃採用金屬、木皮和夾膠玻璃
		床頭板	木皮
	睡房3	嵌入式衣櫃	木製衣櫃採用金屬、木皮及夾膠玻璃
		床頭板	木皮
		掛牆枱	金屬及天然石
	睡房4	嵌入式櫃	木製櫃配膠板
		灶台	人造石
		洗滌盆	不銹鋼
		洗滌盆龍頭	鍍鉻
d.	主人房	嵌入式櫃	木製櫃採用金屬和牆紙
e.	電話	接駁點的位置及數目	請參考「機電裝置說明表」
f.	天線	接駁點的位置及數目	請參考「機電裝置說明表」

3. INTERIOR FITTINGS (House 3)			
Item		Description	
b.	Bathroom	Fittings & Equipment	Size of bath tub
		Size of bath tub (if applicable)	Bathroom 3 - 1700mm (L) x 680mm (W) x 390mm (H) Master Bathroom - 1700mm (L) x 750mm (W) x 450mm (H)
			Material
c.	Kitchen	Sink unit	Stainless steel
		Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply
			Material / Finishes
		Kitchen cabinet	Wooden cabinet / High gloss lacquered, timber veneer and glass
		Type of all other fittings and equipment	Chrome plated sink mixer
		Type and material of fittings (including built-in wardrobe)	
d.	Bedroom 1	Built-in wardrobe	Wooden wardrobe finished with metal and timber veneer
		Headboard	Timber veneer
	Bedroom 2	Built-in wardrobe	Wooden wardrobe finished with metal, timber veneer and laminated glass
		Headboard	Timber veneer
	Bedroom 3	Built-in wardrobe	Wooden wardrobe finished with metal, timber veneer and laminated glass
		Headboard	Timber veneer
		Wall-mounted desk	Metal and natural stone
	Bedroom 4	Built-in cabinets	Wooden cabinet finished with plastic laminate
		Cooking bench	Reconstituted stone
		Sink unit	Stainless steel
		Sink Mixer	Chrome plated
d.	Master Bed Room	Built-in cabinet	Wooden cabinet finished with metal and wallpaper
e.	Telephone	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions”
f.	Aerials	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions”

3. 室內裝置（洋房3）				
細項		描述		
		裝置 (包括嵌入式衣櫃) 的類型及用料		
g.	電力裝置	供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板
			安全裝置	三相電力供應並裝妥微型斷路器配電箱
		導管是隱藏或外露		導管是部分隱藏及部分外露。 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、蓋板、非混凝土間牆、指定之管道槽或其他物料遮蓋或暗藏。
		電插座及空調機接駁點的位置及數目		請參閱「機電裝置說明表」
			裝置	
h.	氣體供應	類型	煤氣	
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐	
		位置	請參閱「機電裝置說明表」	
i.	洗衣機接駁點	位置	於睡房4內	
		設計	備有設計為直徑22毫米之洗衣機來水位及設計為直徑40毫米之洗衣機排水位。	
j.	供水	水管的用料	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露。 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、蓋板、非混凝土間牆、指定之管道槽或其他物料遮蓋或暗藏。	
		有否熱水供應	廚房、睡房4、洗手間及浴室有熱水供應	

3. INTERIOR FITTINGS (House 3)				
Item		Description		
		Type and material of fittings (including built-in wardrobe)		
g.	Electrical installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board
		Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed. 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.
		Location and number of power points and air conditioner points		Please refer to the “Schedule of Mechanical & Electrical Provisions”
			Fittings	
h.	Gas supply	Type	Town Gas	
		System	Gas supply pipe is provided and connected to gas cooking hob and gas water heater	
		Location	Please refer to the “Schedule of Mechanical & Electrical Provisions”	
i.	Washing machine connection point	Location	Inside Bedroom 4	
		Design	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided.	
j.	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. 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.	
		Whether hot water is available	Hot water supply to kitchen, Bedroom 4, toilets and bathrooms	

4. 雜項（洋房1、洋房2及洋房3）					
細項		描述			
a.	升降機	品牌名稱及產品型號	三菱ELENESSA MRL升降機	三菱ELENESSA MRL升降機	
		升降機的數目及到達的樓層	一部，可到達低層地下2樓至地下(註：此升降機為發展項目公用部分)	三部，其中一部可到達低層地下1樓和洋房1地下至天台各層、一部可到達低層地下1樓和洋房2地下至天台各層、一部可到達低層地下1樓和洋房3地下至天台各層	
b.	信箱	用料	不適用		
c.	垃圾收集	垃圾收集的方法	由清潔工人收集		
		垃圾房的位置	低層地下2樓設有垃圾及物料回收房		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	位置	低層地下2樓水錶房	低層地下2樓低壓電掣房	廚房內
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施（洋房1、洋房2及洋房3）		
細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	發展項目低層地下2樓入口裝有訪客面板供訪客出入。所有洋房均提供視像對講機。 所有洋房均裝有求救警鐘按鈕、門感應器及窗感應器、並連接至睡房4之保安系統控制台。 保安系統信號同時連接至管理員櫃檯。
	閉路電視	發展項目公用地方裝有閉路電視並連接至管理員櫃檯

6. 設備（洋房1、洋房2及洋房3）	
細項	描述
品牌名稱及產品型號	請參閱「設備說明表」

4. MISCELLANEOUS (House 1, House 2 and House 3)					
Item		Description			
a.	Lifts	Brand Name and Model Number	Mitsubishi ELENESSA MRL Lift	Mitsubishi ELENESSA MRL Lift	
		Number and floors served by them	1 no. of lift serving LG2/F to G/F (remark: this lift is a common part of the Development)	3 nos. of lifts, of which 1 serves LG1/F and each of G/F to R/F of House 1, 1 serves LG1/F and each of G/F to R/F of House 2, and 1 serves LG1/F and each of G/F to R/F of House 3	
b.	Letter box	Material	Not applicable		
c.	Refuse collection	Means of refuse	Collected by cleaners		
		Location of refuse room	Refuse storage and material recovery chamber is located at LG2/F		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	Location	Water meter room on LG2/F	Low voltage switchroom on LG2/F	Inside kitchen
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. SECURITY FACILITIES (House 1, House 2 and House 3)		
Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor panel installed at LG2/F entrance of Development for visitor access. Video door phone is provided in all houses. Panic alarm button, door contact and window contact are installed in all houses and connected to the security system control panel in bedroom 4. Repeated signal of the security system is connected to the caretaker's counter.
	CCTV	CCTV cameras are provided at common area of Development and are connecting to the caretaker's counter.

6. APPLIANCES (House 1, House 2 and House 3)	
Item	Description
Brand name and model number	Please refer to the "Appliances Schedule"

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

設備說明表 Appliances Schedule

設備 Appliances	品牌名稱 Brand Name	產品型號 Model No.	洋房1 House 1	洋房2 House 2	洋房3 House 3
變頻多聯式室內空調機 VRV Indoor Unit Air Conditioner	大金 DAIKIN	FXDP 22QPVC	P	P	P
		FXDP 45QPVC	P	P	P
		FXDP 56QPVC	P	P	P
		FXDP 71QPVC	P	P	P
變頻多聯式室外空調機 VRV Outdoor Unit Air Conditioner	大金 DAIKIN	RUXYQ66BA	P	P	P
鮮風處理機 Fresh Air Processing Unit	大金 DAIKIN	FXMFP140AB	P	P	P
抽氣扇 Exhaust Fan	奧斯博格 OSTBERG	LPK125A1	P	P	P
		RKB500X250G1	P	P	P
		LPK200A1	P	P	P
	洛森 Rosenberg	EKAE 200-4	P	P	P
浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-30BG3H	P	P	P
煤氣熱水爐 Gas Water Heater	TGC	TNJW221TFQL	P	P	P
視像對講機 Video Door Phone	Comelit	iKall Series	P	P	P
酒櫃 Wine Cellar	TRANSTHERM	2TER30BB/S	–	–	P
		2TER30BB/T	–	–	P
空氣循環風機 Ventilation Fan	Soler & Palau	TD-250/100	–	–	P
嵌入式雙頭電磁電陶爐 Built-in Hybrid Cooker	德國寶 German Pool	GIH-DD28B	P	P	P
雪櫃 Refrigerator	惠而浦 Whirlpool	WF1D122	P	P	P
洗衣機 Washing Machine		FWMD102GW	P	P	P
乾衣機 Tumble Dryer		DFCX80116	P	P	P

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：
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設備說明表 Appliances Schedule

設備 Appliances	品牌名稱 Brand Name	產品型號 Model No.	洋房1 House 1	洋房2 House 2	洋房3 House 3
嵌入式焗爐 Built-in Oven	Miele	H7264 B	P	P	P
嵌入式蒸爐 Built-in Steam Oven		DG7240	P	P	P
嵌入式微波爐 Built-in Microwave Oven		M 7244 TC	P	P	P
洗碗碟機 Dishwasher		G6660SCVi	P	P	P
炒鍋爐 Wok Burner		CS 1028 G	P	P	P
電磁爐 Induction Hob		CS1212-1i	P	P	P
雙頭氣體煮食爐 Double Burner		CS 1013-1	P	P	P
抽油煙機 Cooker Hood		Pur 98 W	P	P	P
雪櫃 Refrigerator		KS 28463 D ed/cs	P	P	P
冰箱 Freezer		FNS 28463 E ed/cs	P	P	P
地暖系統 Floor Heating System	WonderHeat Cable	Wonder Heat 2000	P	P	–
地暖系統恆溫器 Floor Heating System Thermostat	OJ Electronics	OWD5	P	P	–
地暖系統 Floor Heating System	EasyHeat	–	–	–	P
地暖系統恆溫器 Floor Heating System Thermostat	EasyHeat	–	–	–	P
雪櫃 Refrigerator	Dometic	A40S1	–	–	P
	惠而浦 Whirlpool	WF1D042RAS	–	–	P
除濕機 Dehumidifier	Honeywell	Dr55x-ap	–	–	P

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

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機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
地下 G/F	花園1 Garden 1	燈位 Lighting Point	2	2	2
		防水單位電插座 Weatherproof Type Single Socket Outlet	1	1	1
	花園2 Garden 2	防水單位電插座 Weatherproof Type Single Socket Outlet	1	1	1
	游泳池 Swimming Pool	燈位 Lighting Point	4	4	4
		泳池過濾系統曲架掣 Isolator for Swimming Pool Filtration System	1	1	1
	門廊 Foyer	燈位 Lighting Point	1	1	4
		燈具開關 Lighting Switch	2	2	–
		單位電插座 Single Socket Outlet	1	1	1
	起居室 Family Room	燈位 Lighting Point	3	3	27
		燈具開關 Lighting Switch	7	7	15
		單位電插座 Single Socket Outlet	1	1	4
		雙位電插座 Twin Socket Outlet	1	1	1
		電視機/電台天線插座 TV/FM Outlet	1	1	1
		電話插座 Telephone Point	1	1	2
		網絡插座 Data Point	–	–	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	2
		單位電插座供雪櫃 Single Socket Outlet for Refrigerator	–	–	1
		電動窗簾接線盒 Electric Curtain Connection Unit	–	–	6
	閱讀室 Study Room	燈位 Lighting Point	1	1	5
		燈具開關 Lighting Switch	1	1	2
		單位電插座 Single Socket Outlet	–	–	1
		雙位電插座 Twin Socket Outlet	1	1	1

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機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
地下 G/F	閱讀室 Study Room	電話插座 Telephone Point	–	–	1
		網絡插座 Data Point	–	–	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	1
		電動窗簾接線盒 Electric Curtain Connection Unit	–	–	3
	睡房1 Bedroom 1	燈位 Lighting Point	2	2	12
		燈具開關 Lighting Switch	6	6	10
		單位電插座 Single Socket Outlet	–	–	3
		雙位電插座 Twin Socket Outlet	2	2	2
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	1
		設備開關 Equipment Switch	1	1	1
		USB 插座 USB outlet	–	–	2
		電視機/電台天線插座 TV/FM Outlet	1	1	1
		電話插座 Telephone Point	1	1	1
		網絡插座 Data Point	–	–	1
		電動窗簾接線盒 Electric Curtain Connection Unit	–	–	4
		除濕機接線盒 Dehumidifier Connection Unit	–	–	1
	浴室1 Bathroom 1	燈位 Lighting Point	3	3	3
		雙位電插座 Twin Socket Outlet	1	1	1
		抽氣扇接線盒 Connection Unit for Exhaust Fan	1	1	1
		鮮風處理機有掣熔絲接線座 Switched Fused Spur Unit for Fresh Air Processing Unit	1	1	1
		浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator	1	1	1

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機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
地下 G/F	睡房2 Bedroom 2	燈位 Lighting Point	2	2	8
		燈具開關 Lighting Switch	6	6	10
		單位電插座 Single Socket Outlet	–	1	1
		雙位電插座 Twin Socket Outlet	2	2	4
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	1
		設備開關 Equipment Switch	1	1	1
		USB 插座 USB outlet	–	–	2
		電視機/ 電台天線插座 TV/FM Outlet	1	1	1
		電話插座 Telephone Point	1	1	1
		網絡插座 Data Point	–	–	2
		電動窗簾接線盒 Electric Curtain Connection Unit	–	–	3
		除濕機接線盒 Dehumidifier Connection Unit	–	–	1
	浴室2 Bathroom 2	燈位 Lighting Point	5	5	5
		雙位電插座 Twin Socket Outlet	1	1	1
		抽氣扇接線盒 Connection Unit for Exhaust Fan	1	1	1
		浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator	1	1	1
	睡房3 Bedroom 3	燈位 Lighting Point	2	2	19
		燈具開關 Lighting Switch	6	6	12
		單位電插座 Single Socket Outlet	1	1	3
		雙位電插座 Twin Socket Outlet	2	2	4
		電視機/ 電台天線插座 TV/FM Outlet	1	1	1
		電話插座 Telephone Point	1	1	1

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機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
地下 G/F	睡房3 Bedroom 3	網絡插座 Data Point	–	–	2
		設備開關 Equipment Switch	1	1	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	2	2	2
		USB 插座 USB outlet	–	–	2
		電動窗簾接線盒 Electric Curtain Connection Unit	–	–	3
		除濕機接線盒 Dehumidifier Connection Unit	–	–	1
	浴室3 Bathroom 3	燈位 Lighting Point	7	7	7
		雙位電插座 Twin Socket Outlet	1	1	1
		抽氣扇接線盒 Connection Unit for Exhaust Fan	1	1	1
		浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator	1	1	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	1
	睡房4 Bedroom 4	燈位 Lighting Point	2	2	2
		燈具開關 Lighting Switch	5	5	2
		雙位電插座 Twin Socket Outlet	1	1	1
		升降機控制台 Lift Supervisory Panel	1	1	1
		保安系統控制台 Security Control Panel	1	1	1
		配電箱 Distribution Board	5	5	5
		單位電插座供雪櫃 Single Socket Outlet for Refrigerator	1	1	1
		雙位電插座供嵌入式雙頭電磁電陶爐 Twin Socket Outlet for Built-in Hybrid Cooker	1	1	1
		雙位電插座供洗衣機及乾衣機 Twin Socket Outlet for Washing Machine and Tumble Dryer	1	1	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	2	2	2
		鮮風處理機有掣熔絲接線座 Switched Fused Spur Unit for Fresh Air Processing Unit	2	2	2

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機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
地下 G/F	睡房4 Bedroom 4	抽油煙機有掣熔絲接線座 Switched Fused Spur Unit for Range Hood	1	1	1
		設備開關 Equipment Switch	1	1	1
	浴室4 Bathroom 4	燈位 Lighting Point	2	2	2
		單位電插座 Single Socket Outlet	–	1	1
		雙位電插座 Twin Socket Outlet	1	–	–
		抽氣扇接線盒 Connection Unit for Exhaust Fan	1	1	1
		浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator	1	1	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	1
	衣帽間2 Closet 2	燈位 Lighting Point	1	1	1
		燈具開關 Lighting Switch	1	1	1
		單位電插座 Single Socket Outlet	–	–	1
		雙位電插座 Twin Socket Outlet	1	1	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	2	2	2
	儲物間 Store	燈位 Lighting Point	1	1	1
		燈具開關 Lighting Switch	1	1	1
		單位電插座 Single Socket Outlet	–	–	1
		雙位電插座 Twin Socket Outlet	1	1	–
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	1
	樓梯 Staircase	燈位 Lighting Point	1	1	3
		單位電插座 Single Socket Outlet	–	–	1
1樓 1/F	客廳 Living Room	燈位 Lighting Point	5	5	70
		燈具開關 Lighting Switch	10	10	19

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機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
1樓 1/F	客廳 Living Room	單位電插座 Single Socket Outlet	4	4	15
		雙位電插座 Twin Socket Outlet	1	1	12
		電視機/電台天線插座 TV/FM Outlet	1	1	1
		電話插座 Telephone Point	1	1	1
		網絡插座 Data Point	–	–	2
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	6	6	7
		單位電插座供酒櫃 Single Socket Outlet for Wine Cellar	–	–	4
		單位電插座供雪櫃 Single Socket Outlet for Refrigerator	–	–	1
		設備開關 Equipment Switch	1	1	1
		電動窗簾接線盒 Electric Curtain Connection Unit	–	–	21
	洗手間 Toilet	燈位 Lighting Point	2	2	2
		單位電插座 Single Socket Outlet	1	1	1
		抽氣扇接線盒 Connection Unit for Exhaust Fan	1	1	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	1
	平台1 Flat Roof 1	防水單位電插座 Weatherproof Type Single Socket Outlet	1	1	1
	平台2 Flat Roof 2	燈位 Lighting Point	3	3	3
	平台3 Flat Roof 3	燈位 Lighting Point	7	7	7
		防水單位電插座 Weatherproof Type Single Socket Outlet	1	1	1
	樓梯 Staircase	燈位 Lighting Point	2	2	6
		燈具開關 Lighting Switch	–	–	1
		單位電插座 Single Socket Outlet	–	–	1

備註：符號“–”表示“不提供”。

Notes : Symbol “–” denotes “not provided”.

機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
2樓 2/F	洗手間 Toilet	燈位 Lighting Point	2	2	2
		單位電插座 Single Socket Outlet	1	1	1
		抽氣扇接線盒 Connection Unit for Exhaust Fan	1	1	1
	飯廳 Dining Room	燈位 Lighting Point	2	2	51
		燈具開關 Lighting Switch	11	11	9
		單位電插座 Single Socket Outlet	2	2	12
		電視機/電台天線插座 TV/FM Outlet	1	1	–
		電話插座 Telephone Point	1	1	–
		網絡插座 Data Point	–	–	2
		雙位電插座 Twin Socket Outlet	1	1	2
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	2	2	3
		設備開關 Equipment Switch	2	2	1
		電動窗簾接線盒 Electric Curtain Connection Unit	–	–	12
	廚房 Kitchen	燈位 Lighting Point	8	8	9
		燈具開關 Lighting Switch	1	1	1
		抽氣扇接線盒 Connection Unit for Exhaust Fan	1	1	1
		設備開關 Equipment Switch	1	1	1
		單位電插座供抽油煙機 Single Socket Outlet for Cooker Hood	1	1	1
		單位電插座供洗碗碟機 Single Socket Outlet for Dish Washer	1	1	1
		單位電插座供雪櫃 Single Socket Outlet for Refrigerator	1	1	1
		單位電插座供冰箱 Single Socket Outlet for Freezer	1	1	1
		單位電插座供雙頭氣體煮食爐 Single Socket Outlet for Double Burner	2	2	2

備註：符號“－”表示“不提供”。

Notes : Symbol “–” denotes “not provided”.

檢視 / 修改日期：2024年3月20日
Examination / Revision Date: 20 March 2024

機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
2樓 2/F	廚房 Kitchen	單位電插座供炒鍋爐 Single Socket Outlet for Wok Burner	1	1	1
		單位電插座 Single Socket Outlet	4	4	4
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	3	3	3
		嵌入式蒸爐接線盒 Built-in Steam Oven Connection Unit	1	1	1
		單位電插座供嵌入式微波爐 Single Socket Outlet for Built-in Microwave Oven	1	1	1
		嵌入式焗爐接線盒 Built-in Oven Connection Unit	2	2	2
		電磁爐設備曲架掣 Equipment Isolator for Induction Hob	1	1	1
	平台4 Flat Roof 4	燈位 Lighting Point	5	5	5
		防水單位電插座 Weatherproof Type Single Socket Outlet	1	1	1
	樓梯 Staircase	燈位 Lighting Point	2	2	6
		單位電插座 Single Socket Outlet	–	–	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	–	–	1
3樓 3/F	主人睡房 Master Bed Room	燈位 Lighting Point	2	2	25
		燈具開關 Lighting Switch	5	5	5
		單位電插座 Single Socket Outlet	2	2	5
		雙位電插座 Twin Socket Outlet	1	1	7
		電視機/ 電台天線插座 TV/FM Outlet	1	1	2
		電話插座 Telephone Point	1	1	1
		網絡插座 Data Point	–	–	4
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	–	–	3
		設備開關 Equipment Switch	1	1	1
		地暖系統控制面版 Control Panel for Floor Heating System	1	1	3

備註 : 符號 “–” 表示 “不提供” 。

Notes : Symbol “–” denotes “not provided”.

機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
3樓 3/F	主人睡房 Master Bed Room	電動窗簾接線盒 Electric Curtain Connection Unit	–	–	6
	步入式衣帽間 Walk-in Closet	燈位 Lighting Point	1	1	11
		燈具開關 Lighting Switch	1	1	1
		單位電插座 Single Socket Outlet	1	1	3
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	2	2	1
		鮮風處理機有掣熔絲接線座 Switched Fused Spur Unit for Fresh Air Processing Unit	1	1	1
		步入式衣帽間地暖系統控制面版 Control Panel for Floor Heating System in Walk-in Closet	–	–	1
		除濕機接線盒 Dehumidifier Connection Unit	–	–	1
	主人浴室 Master Bathroom	燈位 Lighting Point	8	8	8
		抽氣扇接線盒 Connection Unit for Exhaust Fan	1	1	1
		浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator	2	2	2
		座廁有掣熔絲接線座 Switched Fused Spur Unit for Water Closet	1	1	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	1	1	1
		按摩浴缸雙極曲架掣 Double Pole Isolator for Bath Tub with Water Jet Massage Function	1	1	1
		雙位電插座 Twin Socket Outlet	2	2	2
	連接樓梯及主人睡房之空間 Area Connect Staircase and Master Bedroom	燈位 Lighting Point	1	1	2
		燈具開關 Lighting Switch	3	3	3
		單位電插座 Single Socket Outlet	1	1	–
		雙位電插座 Twin Socket Outlet	–	–	1
	平台7 Flat Roof 7	燈位 Lighting Point	2	2	2
		防水單位電插座 Weatherproof Type Single Socket Outlet	1	1	1

備註 : 符號“–”表示“不提供”。

Notes : Symbol “–” denotes “not provided”.

機電裝置說明表 Schedule of Mechanical & Electrical Provisions

位置 Location		裝置 Provision	洋房1 House 1	洋房2 House 2	洋房3 House 3
3樓 3/F	樓梯 Staircase	燈位 Lighting Point	2	2	7
		燈具開關 Lighting Switch	–	–	1
		單位電插座 Single Socket Outlet	–	–	1
		空氣循環風機開關 Ventilation Fan Switch	–	–	1
		冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner	2	2	-
天台 R/F	主天台 Main Roof	接線位連保險絲供煤氣熱水爐 Fused Spur Unit for Gas Water Heater	3	3	3
		燈位 Lighting Point	3	3	3
		防水單位電插座 Weatherproof Type Single Socket Outlet	1	1	1
	樓梯 Staircase	燈位 Lighting Point	2	2	7
		燈具開關 Lighting Switch	3	3	3

備註 : 符號 “–” 表示 “不提供” 。

Notes : Symbol “–” denotes “not provided”.

24 服務協議
SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

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 Hong Kong Electric Company Limited.

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

25 地稅
GOVERNMENT RENT

賣方有法律責任繳付發展項目內每一住宅物業直至相關住宅物業之轉讓契日期(包括簽署轉讓契當日)的地稅。

The Vendor is liable for the Government Rent payable for each of the residential properties in the Development up to and including the date of the assignment of the relevant residential property.

26 買方的雜項付款

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。

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，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.

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

Remark:
On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development (not the owner) 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.

27 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

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

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 of the residential property, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

28 斜坡維修
MAINTENANCE OF SLOPES

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：

(i) (a) 如有任何土地被切削、移走或後移，或有任何形式的堆積或堆填或斜坡整理工程，不論有否經地政總署署長(「**署長**」)事先書面同意，亦不論是在該土地內或在任何政府土地之上，及其為旨在或有關構建、平整或開發該土地或其任何部分或為承授人按批地文件條款需要進行的任何其他工程或為任何其他用途，則承授人須自費進行與修建為保護與承托該土地和任何毗鄰或相連政府土地或已批租土地的土地及為避免與防止今後發生任何土地崩塌、山泥傾瀉或地陷而目前或其後任何時間所必要之斜坡整理工程、擋土牆或其他承托物、保護物、排水或附屬工程或其他工程。承授人必須於批地年期內時刻自費維持上述土地、斜坡整理工程、擋土牆或其他承托物、保護物、排水或附屬工程或其他工程於修繕妥當的狀態，致使署長滿意。

(b) 上述第(i)(a)段不損害政府在批地文件下的權利。

(c) 倘若因為承授人進行任何構建、平整、開發或其他工程或任何其他原因導致任何時候發生土地崩塌、山泥傾瀉或地陷，不論發生在任何土地或來自任何土地，在該土地內或來自任何毗鄰或相連政府土地或已批租土地，承授人須自費將其還原及修復致使署長滿意，並須向政府、其代理及承辦商彌償由該等土地崩塌、山泥傾瀉或地陷所產生、承受或招致的一切費用、收費、損害賠償、要求和追討。

(d) 除署長就承授人違反批地文件所享有之任何其他權利或補償外，署長有權以書面通知要求承授人進行、修建及保養上述土地、斜坡整理工程、擋土牆或其他承托物、保護物及排水或附屬工程或其他工程，或還原及修復任何土地崩塌、山泥傾瀉或地陷。如承授人忽視或未有在該通知訂明之期限內履行該通知的要求致使署長滿意，署長可於該等期限屆滿後立即執行及進行任何必要工程，而承授人須應要求向政府償還有關費用連同任何行政費或專業費用和開支。

(ii) (a) 承授人須自費在批地文件所夾附及標示為“PLAN A”(圖則編號 HKM9135a)之圖則以綠色間黑斜線顯示之範圍(「**綠色間黑斜線範圍**」)進行及完成署長按其獨有酌情權所要求之該等岩土勘測及斜坡整理、防止山泥傾瀉、緩解及補救工程致使署長滿意，並於批地年期內時刻自費維持綠色間黑斜線範圍(包括其內及其上的所有土地、斜坡整理工程、擋土構築物、渠務及任何其他工程)修葺良好堅固，致使署長滿意。如批地年期內任何時間於綠色間黑斜線範圍發生山泥傾瀉、地陷或土地崩塌，承授人須自費還原及修復綠色間黑斜線範圍，連同署長認為(其決定為最終決定並對承授人具有約束力)受影響的任何毗鄰或相連土地，致使署長滿意。承授人須向政府、其代理及承辦商彌償由該等山泥傾瀉、地陷或土地崩塌所招致之所有索償、法律程序、費用、損害賠償及開支。承授人須時刻確保綠色間黑斜線範圍並無任何非法挖掘工程或傾倒廢物活動，承授人如事先獲署長書面批准，可架設圍欄或其他屏障以防止該等非法挖掘工程或傾倒廢物活動。除署長就承授人違反批地文件所享有之任何其他權利或補償外，署長可隨時向承授人發出書面通知，要求承授人進行該等岩土勘測及斜坡護理、防止山泥傾瀉、緩解及補救工程，以及維修、還原及修復任何受該等山泥傾瀉、地陷或土地崩塌影響之土地、構築物或工程。如承授人忽視或未有在該通知訂明之期限內履行該通知的要求致使署長滿意，署長可於該等期限屆滿後執行及進行所需之工程，而承授人須應要求向政府償還有關費用。

(b) 儘管有(ii)(a)段的規定，承授人就綠色間黑斜線範圍或其任何部分的責任和權利將於政府向承授人發出相關通知後完全終止，承授人不得就其因上述終止所承受之任何損失、損害或侵擾或所招致之任何開支向政府或署長或其授權人員索償，然而上述終止並不損害政府就承授人任何先前違反、不執行或不履行(ii)(a)段所享有之任何權利或補償。

備註：本段中提述「承授人」一詞指根據批地文件中的承租人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

2. 每名擁有人均須分擔維修工程的費用。

3. 斜坡、護土牆或有關構築物(如有)之位置，請參閱本節之附圖(位置以紅色表示)。

4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

28 斜坡維修
MAINTENANCE OF SLOPES

1. The Land Grant requires the owners of the residential properties in the Development to maintain any slope at their own cost. The terms of the requirement are as follows :-

(i) (a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands (the "**Director**"), either within the land 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 land or any part thereof or any other works required to be done by the grantee under the Land Grant, or for any other purpose, the grantee 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 land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of 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.

(b) Nothing in paragraph (i)(a) above shall prejudice the Government's rights under the Land Grant.

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

(d) In addition to any other rights or remedies provided in the Land Grant for breach thereof, the Director shall be entitled by notice in writing to call upon the grantee 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 grantee 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 grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

(ii) (a) The grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marked "PLAN A" (PLAN No. HKM9135a) annexed to the Land Grant (the "**Green Hatched Black Area**") as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining area which, in the opinion of the Director (whose opinion shall be final and binding on the grantee), have also been affected. The grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Land Grant, the Director may at any time by notice in writing call upon the grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the grantee shall on demand repay to the Government the cost thereof.

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

Note: The expression "grantee" as mentioned in this paragraph means the said lessee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.

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

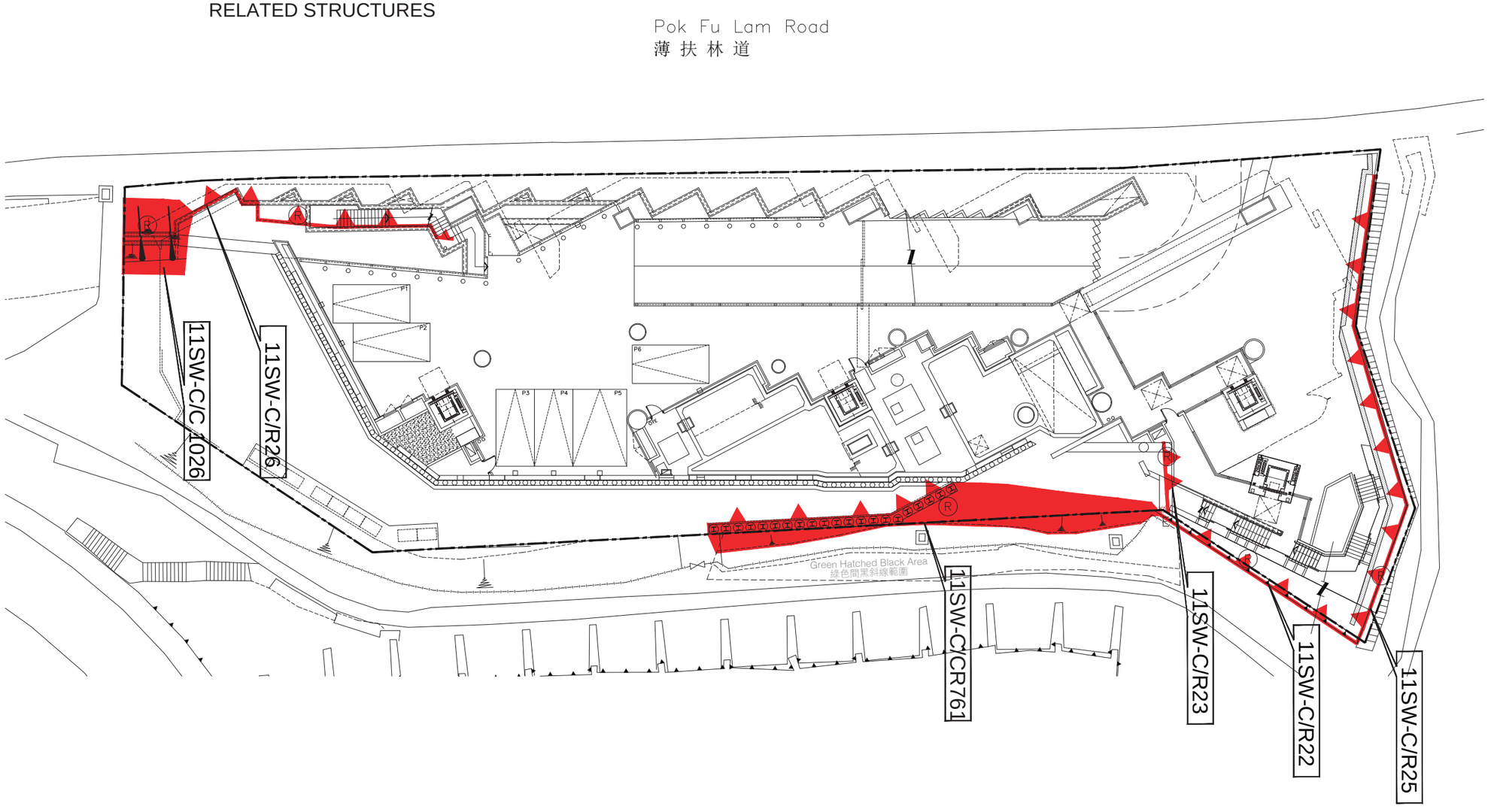
3. Please refer to the plan in this section for the location of the slope structures, retaining walls or related structures (if any) (the location is coloured in red).

4. Under the Deed of Mutual Covenant, the manager of the Development has the owners' authority to carry out the maintenance work.

28 斜坡維修
MAINTENANCE OF SLOPES

圖例:
LEGEND:

斜坡、護土牆或有關構築物
SLOPE STRUCTURES, RETAINING WALLS OR RELATED STRUCTURES



備註：上圖僅作顯示斜坡、護土牆或有關構築物的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: The plan is for showing the locations of the slope structures, retaining walls or related structures only. Other matters shown in this plan may not reflect their latest conditions.

29 修訂
MODIFICATION

現時沒有向政府提出申請修訂批地文件。

There is no existing application to the Government for a modification of the land grant.

30 有關資料
RELEVANT INFORMATION

1. 噪音緩解措施

發展項目內有噪音緩解措施。請參閱下圖以識別其大約位置。請準買家注意該等噪音緩解措施對個別洋房可能造成的影響（如有）。

根據發展項目的公契，洋房的業主不得做出或允許做出任何可能損害或影響該等噪音緩解措施的行為或事情。洋房的業主須要自費檢查、維護和開展所有必要的工程以維護所有構成其洋房一部分的該等噪音緩解措施。

1. Noise Mitigation Measures

There are noise mitigation measures in the Development. Please refer to the plans below for identification of their approximate locations. Prospective purchasers please note the possible impact (if any) of such noise mitigation measures on the individual Houses.

Under the Deed of Mutual Covenant of the Development, no owner of the Houses shall do or permit any act or thing to be done which may in any way damage or affect the noise mitigation measures. The owners of the Houses shall, at his own expenses, inspect, maintain and carry out all necessary works for the maintenance of all such noise mitigation measures forming part of his House.

地下
G/F

圖例
LEGEND

隔音玻璃
（連維修窗戶，通常關閉及僅在維修及清潔時開啟）
FIXED GLAZING
(ALSO MAINTENANCE WINDOW, NORMALLY CLOSED AND ONLY OPENED FOR MAINTENANCE AND CLEANING PURPOSE)

1.1米高實心護牆
1.1M HIGH SOLID PARAPET WALL

減音窗（上懸式）
ACOUSTIC WINDOW (TOP-HUNG TYPE)

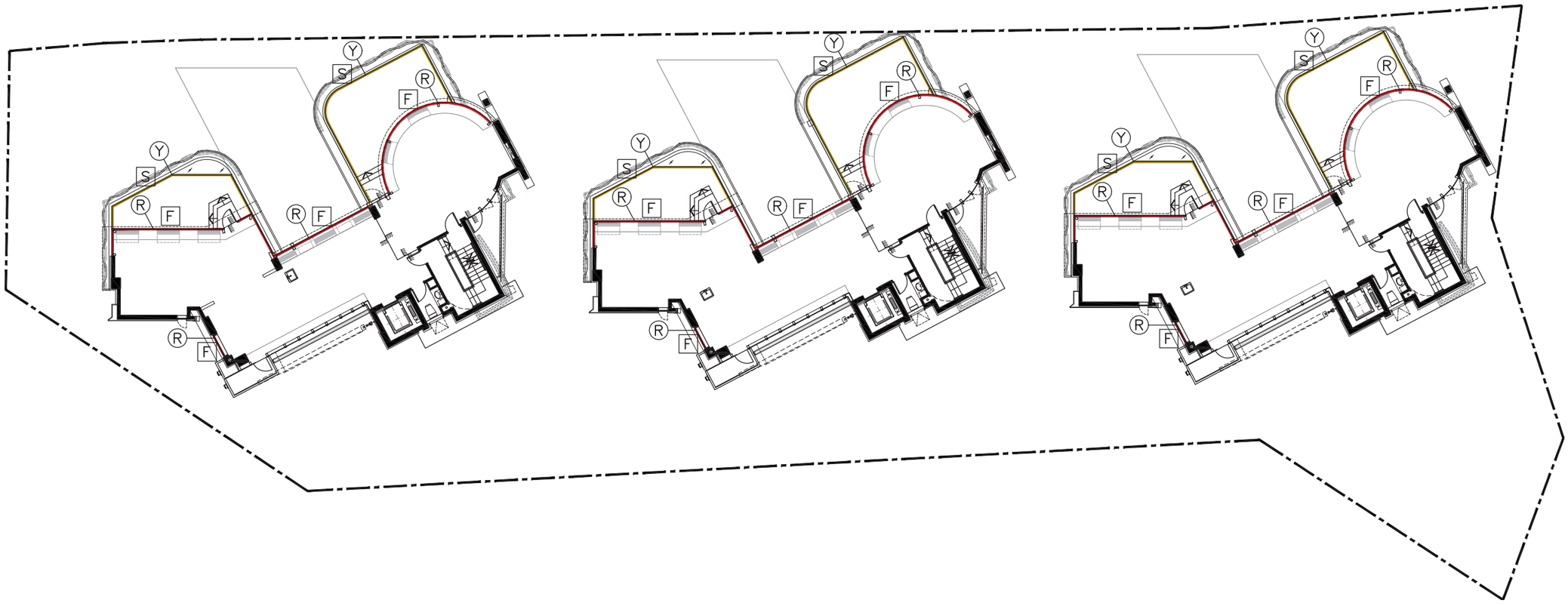
備註：上圖僅作顯示噪音緩解措施的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: The plans above are for showing the locations of the noise mitigation measures only. Other matters shown in these plans may not reflect their latest conditions.

1樓
1/F

圖例
LEGEND

R — F 隔音玻璃（連維修窗戶，通常關閉及僅在維修及清潔時開啟）
FIXED GLAZING (ALSO MAINTENANCE WINDOW, NORMALLY CLOSED AND ONLY OPENED FOR MAINTENANCE AND CLEANING PURPOSE)

Y — S 1.1米高實心護牆
1.1M HIGH SOLID PARAPET WALL



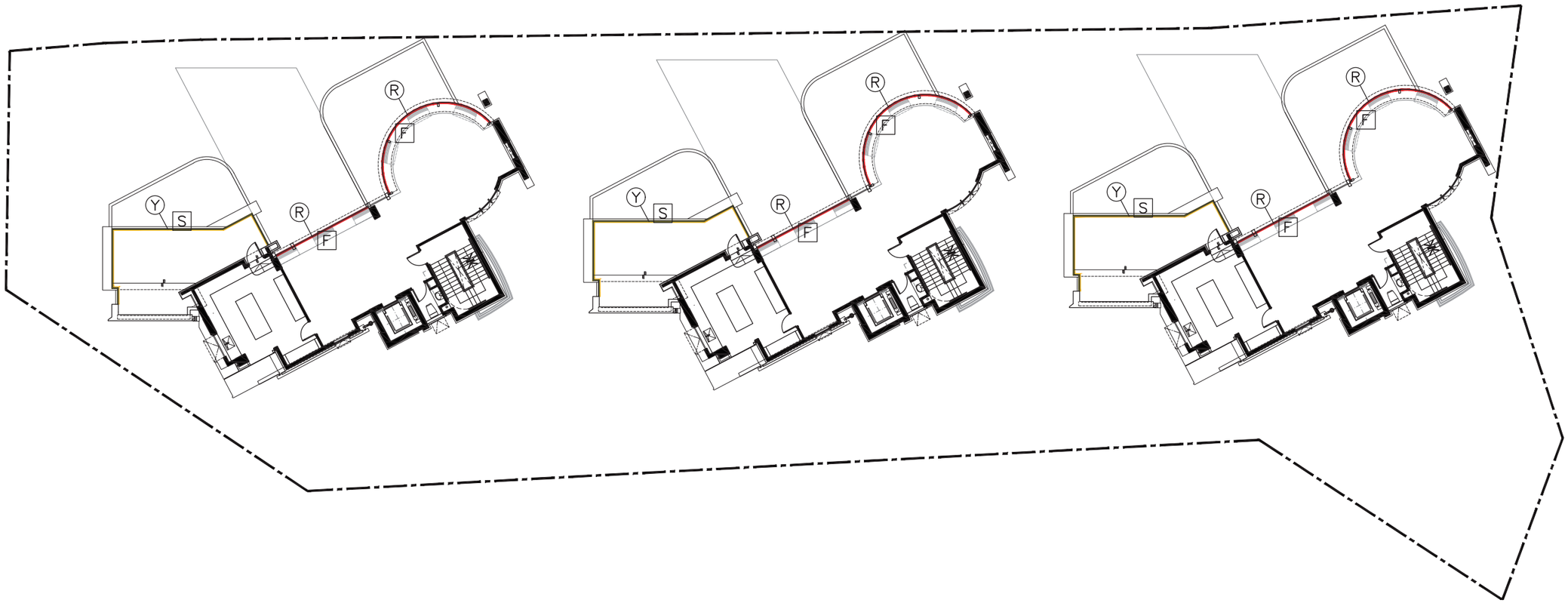
備註：上圖僅作顯示噪音緩解措施的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: The plans above are for showing the locations of the noise mitigation measures only. Other matters shown in these plans may not reflect their latest conditions.

2樓
2/F

圖例
LEGEND

R — F　隔音玻璃（連維修窗戶，通常關閉及僅在維修及清潔時開啟）
FIXED GLAZING (ALSO MAINTENANCE WINDOW, NORMALLY CLOSED AND ONLY OPENED FOR MAINTENANCE AND CLEANING PURPOSE)

Y — S　1.1米高實心護牆
1.1M HIGH SOLID PARAPET WALL



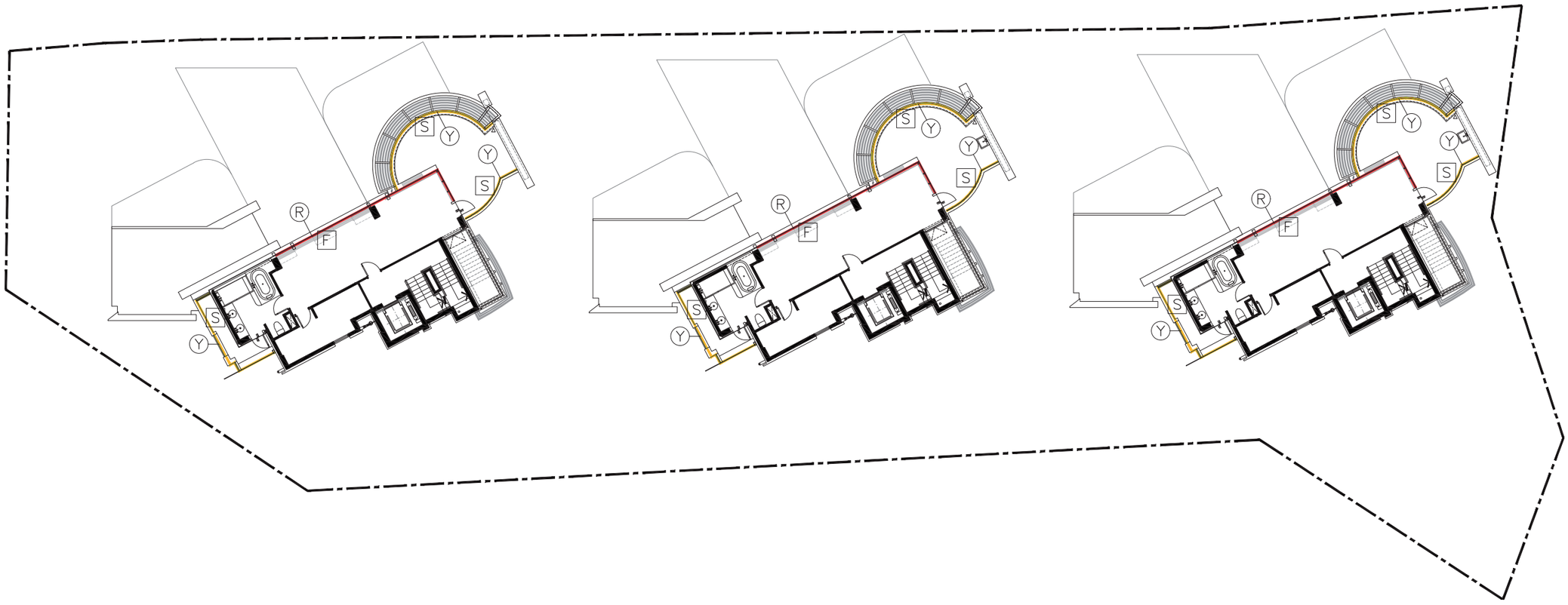
備註：上圖僅作顯示噪音緩解措施的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: The plans above are for showing the locations of the noise mitigation measures only. Other matters shown in these plans may not reflect their latest conditions.

3樓
3/F

圖例
LEGEND

R — F 隔音玻璃（連維修窗戶，通常關閉及僅在維修及清潔時開啟）
FIXED GLAZING (ALSO MAINTENANCE WINDOW, NORMALLY CLOSED AND ONLY OPENED FOR MAINTENANCE AND CLEANING PURPOSE)

Y — S 1.1米高實心護牆
1.1M HIGH SOLID PARAPET WALL



備註：上圖僅作顯示噪音緩解措施的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: The plans above are for showing the locations of the noise mitigation measures only. Other matters shown in these plans may not reflect their latest conditions.

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)	860.264
2.	**機房及相類設施**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	10.803
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	359.922
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	-
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	-
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲鰭	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	-
9.	工作平台	-
10.	隔音屏障	-
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	-
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	-
13.	有蓋園景區及遊樂場地	-
14.	橫向屏障／有蓋人行道及花棚	-
15.	擴大升降機槽	-
16.	煙囪管道	-
17.	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	-
18. (#)	強制性設施或必要機房所需的管槽及氣槽	8.040
19.	非強制性設施或非必要機房所需的管槽及氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	複式住宅單位及洋房的中空空間	-
22.	遮陽篷及反光罩	-
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	-
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	-
其他項目		
25. (#)	庇護層，包括庇護層兼空中花園	-
26.	大型伸出／外懸設施下的有蓋地方	-
27.	公共交通總站	-
28. (#)	共用構築物及公用樓梯	-
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	-
30.	公眾通道	-
31.	有蓋的後移部分	-
額外總樓面面積		
32.	額外總樓面面積	-
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	-

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。

建築物的環境評估及發展項目的公用部份的預計能量表現或消耗的資料

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

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	860.264
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.	10.803
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.	359.922
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	-
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	-
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	-
9.	Utility platform	-
10.	Noise barrier	-
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	-
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	-
13.	Covered landscaped and play area	-
14.	Horizontal screen / covered walkway and trellis	-
15.	Larger lift shaft	-
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	-
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	8.040
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	-
21.	Void in duplex domestic flat and house	-
22.	Sunshade and reflector	-
23. (#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	-
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	-
Other Exempted Items		
25. (#)	Refuge floor including refuge floor cum sky garden	-
26.	Covered area under large projecting / overhanging feature	-
27.	Public transport terminus	-
28. (#)	Party structure and common staircase	-
29. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	-
30.	Public passage	-
31.	Covered set back area	-
Bonus GFA		
32.	Bonus GFA	-
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	-

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

Environmental Assessment of the Building and Information on the estimated energy performance or consumption for the common parts of the development

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

32 發展項目的互聯網網站
WEBSITE OF THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址：
www.138pokfulam.hk

The address of the website designated by the Vendors for the Development:
www.138pokfulam.hk

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

本售樓說明書印製日期：2023年11月24日

Date of printing of this Sales Brochure: 24 November 2023

34 日後可能出現的改變
POSSIBLE FUTURE CHANGES

發展項目及其周邊地區日後可能出現改變。

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

檢視紀錄

EXAMINATION RECORD

檢視 / 修改日期 Examination/Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision made
2023年12月21日 21 December 2023	47	更新「發展項目的住宅物業的樓面平面圖」。 "Floor Plans of Residential Properties in the Development" is updated.
2024年3月20日 20 March 2024	85, 97	更新「裝置、裝修物料及設備」。 "Fittings, Finishes and Appliances" is updated.
2024年4月2日 2 April 2024	14	更新「關乎發展項目的分區計劃大綱圖等」。 "Outline Zoning Plan Etc. Relating To The Development" is updated.
2024年6月27日 27 June 2024	13, 13-1	更新「發展項目的鳥瞰照片」。 "Aerial Photograph of the Development" is updated.