

Pok Fu Lam Road 138 (the “Development”) 薄扶林道 138 號 (「發展項目」)

TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE OF
the following property(ies) in the Development (the “Property”):
載有發展項目中以下物業 (「本物業」) 招標條款及條件之招標公告：

**HOUSE 洋房 1
and 及
Parking Space No(s) 停車位編號 P3, P4**

Date of this Tender Notice 本招標公告日期： 23/1/2026

| | |
|---|---|
| Vendor 賣方 | One-Three-Eight Limited |
| Sales Arrangement 銷售安排 | Information on Sales Arrangement of the following number (as amended from time to time): 以下編號之銷售安排資料 (包括其不時之修定)： 2 |
| Commencement Time of Tender Sale 開始招標時間 | See Tender Particulars Table 見招標詳情附表 |
| Closing Time of Tender Sale 截止招標時間 | See Tender Particulars Table 見招標詳情附表 |
| Tender Period 招標期間 | From Commencement Time of Tender Sale to Closing Time of Tender Sale 由開始招標時間至截止招標時間 |
| Acceptance Period 接受中標期間 | The period between (a) Commencement Time of Tender Sale concerned and (b) the date falling the 7 th working day after the date of tender sale concerned (both days inclusive) 指由(a)開始招標時間至(b)相關招標出售日期後起計的第 7 個 工作日內 (包括首尾兩日) |
| Tender Box 投標箱 | Tender box located at 投標箱設置於： 19/F., Bank of East Asia Harbour View Centre, 56 Gloucester Road, Wanchai, Hong Kong 香港灣仔告士打道56號東亞銀行港灣中心19樓 |

PLEASE NOTE: the Vendor has the absolute right to change the Tender Period, Commencement Time of Tender Sale and/or Closing Time of Tender Sale from time to time by amending the Sales Arrangement. The tender sale of the Property is subject to availability. Where the Property has been sold under a particular tender sale carried out on a date of tender sale, no tender sale of the Property will be carried out on subsequent date(s) of tender sale. The Vendor has the absolute right to accept or reject any offer for the purchase of the Property. Although the Property may be available for tender on a date of tender sale, it may become unavailable during that date of tender sale because the Vendor may accept a previous tender for the Property after the close of such previous tender exercise. In such event, the Vendor will reject other offer(s) for the Property.

請注意：賣方有全權透過修改銷售安排不時更改招標期間、開始招標時間及／或截止招標時間。本物業的招標出售視供應情況而定。如本物業已在某招標出售日期進行的招標出售中售出，其後的招標出售日期將不會進行本物業的招標出售。賣方有絕對權利接受或拒絕任何購買本物業的要約。儘管本物業可能會在招標出售日期進行招標，但由於賣方可能會在先前的投標結束後接受本物業的先前投標，因此在招標出售日期本物業變得不能再出售。在這種情況下，賣方將拒絕本物業的其他要約。

Tender Particulars Table 招標詳情附表:

| Date of Tender Sale 招標出售日期 | Commencement Time of Tender Sale 開始招標時間 | Closing Time of Tender Sale 截止招標時間 |
|--|--|--|
| Tender on 26 January 2026 招標於2026年1月26日 | 10:00 a.m. on the date of tender sale 招標出售日期的上午10時正 | 1:00 p.m. on the date of tender sale 招標出售日期的下午1時正 |

TERMS AND CONDITIONS OF THE TENDER SALE
招標條款及條件

1. To make an offer to purchase the Property, a tenderer shall submit the items referred to in paragraph C of the Offer Section of this document below (the “Offer Section”) by delivering the same to the Tender Box during the Tender Period.
如欲作出要約購買本物業，投標人須於招標期間把本文件下文要約部份（「要約部份」）第C段所述的項目交回投標箱。
2. A tenderer’s submission of a tender as aforesaid constitutes that tenderer’s agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor during the Acceptance Period and, on acceptance by the Vendor, a contract shall be constituted between the tenderer and the Vendor.
投標人如前述作出投標即視作投標人同意本文件條款及條件及就購買本物業作出正式要約，且該要約於接受中標期間內不能收回及可供賣方接受，而一經賣方接受，投標人與賣方之間即有合約存在。
3. The Vendor may accept an offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return, as soon as practicable, to the tenderer concerned one duplicate of Preliminary Agreement for Sale and Purchase of the Property executed by the Vendor and dated not later than the last date of the Acceptance Period.
賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或其他任何有效方法接受要約。賣方接受後，將盡快向有關投標人交回經賣方簽立且日期為不後於接受中標期間最後一日之本物業之臨時買賣合約一份。
4. Before a tenderer’s offer is accepted, any cashier order submitted by that tenderer will remain uncashed. Once an offer is accepted by the Vendor, all cashier order submitted by the tenderer concerned will be cashed for the payment of the preliminary deposit of the Property. If a tenderer’s offer is not accepted, the Vendor will notify that tenderer. All cashier order submitted by that tenderer will be made available for collection by prior appointment Provided That the Vendor shall be entitled to return any cashier order to a tenderer (at the risk of that tenderer) by ordinary or registered post to the tenderer’s address specified in the Offer Section.
投標人的要約未被接受前，投標人所提交之任何本票將不作兌現。一旦賣方接受投標人要約，所有有關投標人遞交的本票將作兌現並用以支付本物業的臨時訂金。倘投標人的要約不被賣方接受，賣方將通知該投標人。經預約該投標人可領回所有該投標人遞交的無兌現之本票，唯賣方亦有權將任何本票以普通或掛號郵遞至該投標人於要約部份填上之地址（遺失風險由該投標人承擔）。
5. The Vendor does not undertake and is under no obligation whatsoever to, review, consider or accept the highest offer or any offer at all for the purchase of the Property. The Vendor has the absolute right to withdraw from the sale of the Property (or any part thereof) at any time before the acceptance of any offer.
賣方並不承諾亦無任何責任閱覽、考慮或接受認購本物業最高出價之要約或任何要約。賣方有全權於接受任何要約前於任何時間撤回出售本物業（或其任何部分）。
6. Where a tenderer submits a tender through the introduction of an estate agent (the “Intermediary”), the tenderer shall fill in the details of the Intermediary in the Offer Section. By submitting a tender, the tenderer will be deemed to have acknowledged and confirmed that:
倘投標人經由地產代理（「介紹人」）介紹而投標，投標人須在要約部份填上介紹人資料。投交標書，投標人即被視作知悉和確認：
 - (a) the Intermediary represents the tenderer in the transaction (whether or not the Intermediary also represent the Vendor);
介紹人於交易中代表投標人（不論是否亦代表賣方）；

- (b) the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the tenderer or any person for and will not perform on behalf of the Intermediary any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstance bind the Vendor, whether or not the tenderer's offer to purchase is accepted;
介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向投標人或任何其他人士負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束（不論投標人的購買要約是否獲接受）；
- (c) the Vendor is not and will not be involved in any dispute between the tenderer and the Intermediary or any other estate agent, whether or not the tenderer's offer to purchase is accepted. If the tenderer's offer is accepted, the sale and purchase of the Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and;
投標人與介紹人或任何其他地產代理之任何轉讓（不論投標人的購買要約是否獲接受），一概與賣方無關。倘投標人的購買要約獲接受，本物業之買賣將按照本文件條款及條件及交易文件條款及條件進行；及
- (d) the Vendor has not and has not authorized any of its staff, the Intermediary or any other estate agent to collect directly or indirectly from any tenderer, the Intermediary or any other estate agent any benefits, fees or commission in addition to the purchase price of the Property. If any person demands any other benefit from a tenderer for submission of the offer to purchase the Property, the tenderer has been advised that the tenderer should report promptly to the Independent Commission Against Corruption (ICAC).
賣方並無直接或間接、亦無授權任何其職員、介紹人或任何其他地產代理向任何投標人、介紹人或任何其他地產代理收取樓價以外任何利益、費用或佣金。如遇任何人士就投標人入標認購本物業向該投標人索取任何其他利益，該投標人已獲建議速向廉政專員公署（ICAC）舉報。

Whether the Intermediary is the estate agent introducing the tenderer to the Vendor for the purpose of your submission of the offer to purchase the Property is subject to the Vendor's confirmation.

介紹人是否為介紹閣下予賣方以入標認購本物業之地產代理，須由賣方核實方為準。

7. All tenderers are advised to instruct their own solicitors to advise them on the terms and conditions of this document and of the forms of the documents enclosed herewith. If the offer is accepted, the tenderer concerned shall instruct independent solicitors acting for the tenderer concerned (and not the Vendor at the same time) for the purchase of the Property.

特此建議所有投標人就本文件及附夾於本文件之各文件之條款及條件向其律師尋求意見。如要約獲賣方接受，有關投標人需要就購買本物業聘用獨立律師代表該投標人（而不同時代表賣方）。

8. This document and the enclosed forms are all confidential Provided That they may be disclosed to professional advisor(s) upon reasonable discretion and on a need to know basis but only for purposes of giving professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided in consideration of the agreement to the foregoing.
本文件及所附夾之表格均屬機密，唯可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予專業顧問，唯透露之目的僅限於就本文件條款及條件所預期交易之相關事宜提供專業意見。本文件及所附夾之表格之提供是以同意上文規定為代價。
9. In case a black rainstorm warning signal or a typhoon signal no. 8 or above is issued on or before 1:00 p.m. on a Date of Tender Sale, no submission of tender shall be made on that particular Date of Tender Sale.
如於任何招標出售日期的下午 1 時或以前發出黑色暴雨警告或八號或以上颱風信號，當日將不設遞交投標書。
10. A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document.
並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。
11. In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).
本文件條款及條件中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。
12. The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.
本文件之中文譯本謹供參考之用，如與英文本有歧義，將以英文本為準。

OFFER SECTION
要約部份

To be completed and signed by the tenderer:
由投標者填妥及簽署：

Tender Date. 招標日期：_____

A. I/We hereby specify my/our offer to purchase the Property.
我/我們特此指明我/我們之要約購買本物業。

B. I/We hereby specify my/our purchase price as follows:
我/我們特此指明我/我們之出價如下：

Purchase Price 樓價
(HK,港幣\$)

C. I/We hereby submit the following materials to the Vendor, namely :
我/我們特此向賣方提交以下文件：

Part I 第 I 部分

| | Item(s) 項目 | No. of counterpart needed for submission 需遞交份數 | Need dated by Tenderer? 需要投標人在 文件填上日期 嗎? | Submitted? 是否已提 交? |
|---|---|--|--|--------------------------|
| 1 | This document together with Offer Section completed 已填妥之本文件連同要約部份 | 1 | ✓ | <input type="checkbox"/> |
| 2 | Completed Preliminary Agreement for Sale and Purchase 已填妥之本物業之臨時買賣合約 | 2 | X | <input type="checkbox"/> |
| 3 | Completed Vendor's Information Form 已填妥之賣方資料表格 | 1 | ✓ | <input type="checkbox"/> |
| 4 | Completed Acknowledgement of Viewing of Property 已填妥之物業參觀確認函 | 1 | ✓ | <input type="checkbox"/> |

Note: the forms of this Part are enclosed in this document. No amendment is allowed.
註：本部分項目的表格附夾於本文件，不得修改。

Part II 第 II 部分

| | Item(s) 項目 | Submitted? 是否已提交? |
|---|--|--------------------------|
| 1 | <p>one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong in the amount of 5% of the purchase price offered. 一張或多張由香港持牌銀行發出金額合共等於出價 5% 的港幣銀行本票。</p> <p><i>(all cashier orders mentioned above made payable to “Grandall Zimmern Law Firm” 所有上述本票抬頭人為「國浩律師（香港）事務所」)</i></p> | <input type="checkbox"/> |
| 2 | <p>copy(ies) of identification document(s) of the tenderer (if the tenderer comprises more than one person, each such person)</p> <p><i>note: i. If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport.</i></p> <p><i>ii. If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any), business registration certificate, the latest register of directors and annual return of the tenderer (if applicable). If the tenderer concerned is a foreign company, the relevant company documents duly certified by the a director of the company proving the company is duly incorporated in its place of incorporation and proving details of its directors.</i></p> <p>所有投標人的身份證明文件之副本 註：i. 若投標人為自然人，指香港身份證，如不適用，則指其他有效身份證明文件（如護照）； ii. 而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有）及商業登記證、投標人最新的董事名冊及週年申報表（如適用）。如果有關投標人是外國公司，則需提供經該公司董事正式認證的相關公司文件，證明該公司在其註冊地正式成立並證明其董事的詳細信息。</p> | <input type="checkbox"/> |
| 3 | <p>If the tenderer is a company, a copy of the Board Resolutions of the tenderer authorizing the signing of the Offer Section of this document, the Preliminary Agreement for Sale and Purchase and other documents mentioned above in the manner as they are signed.</p> <p>若投標人為公司，投標人的董事決議副本以授權公司簽署本文件要約部分、臨時買賣合約及其他上述文件。</p> | <input type="checkbox"/> |

- D. I/we hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK\$10 to me/us after receiving my/our written demand.
 我／我們特此確認我／我們同意上述條款及條件並受上述條款約束（以賣方收到我／我們書面通知後向我／我們支付港幣 10 元為代價）。

E. I/We hereby make the following declaration on related party (please choose one of the following):
我／我們特此確認作出以下關於有關連人士的聲明（請選擇以下其一）：

- I/We/one or more of us am/is/are a related party(ies)* of the Vendor.
我／我們／我們中有一名或多於一名人士乃賣方的有關連人士。
- I am not/We are not/None of us is a related party* of the Vendor.
我／我們均並非賣方的有關連人士。

* A person is a related party to the vendor if the person is (i) a director of that vendor, or a parent, spouse or child of such a director; (ii) a manager of that vendor; (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder; (iv) an associate corporation or holding company of that vendor; (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or (vi) a manager of such an associate corporation or holding company.

如有以下情況，某人即屬賣方的有關連人士－該人是－(i) 該賣方的董事，或該董事的父母、配偶或子女；(ii) 該賣方的經理；(iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；(iv) 該賣方的有聯繫法團或控權公司；(v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或(vi) 上述有聯繫法團或控權公司的經理。

Remarks 備註：

(i) “holding company of that vendor” means any of the following companies:
“賣方的控權公司” 指任何下列公司：

Not applicable 不適用

(ii) “associate corporation”, in relation to a corporation or specified body, means –
“有聯繫法團” 就某法團或指明團體而言，指 –

(a) a subsidiary of the corporation or specified body; or
該法團或指明團體的附屬公司；或

(b) a subsidiary of a holding company of the corporation or specified body;
該法團或指明團體的控權公司的附屬公司；

(iii) “manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622);
“經理” 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；

(iv) “private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622); and
“私人公司” 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義；及

(v) “subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622).
“附屬公司” 指《公司條例》(第 622 章)所指的附屬公司。

F. Contact Information of the Tenderer(s) 投標人資料

Name of tenderer(s) 投標人的姓名: _____

(applicable if the tenderer is a natural person 適用於投標人為自然人)

Identification documents no. 身份證明文件號碼: _____

Note: please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify).

註: 請填上香港身份證號碼 (如不適用則填上其他有效身份證明文件號碼如護照 (請列明))

(applicable if the tenderer is a company 適用於投標人為公司)

(i) Certificate of incorporation. number and/or business registration number

公司註冊證號碼及/或商業登記證號碼 (i) _____

(ii) Place of incorporation 公司成立地點 (ii) _____

Address 地址:

Correspondence address 聯絡地址 *(if different from address above 如與上述地址不同)* :

Telephone number 電話號碼: _____

Fax number 傳真號碼: _____

Email address 電郵地址: _____

(applicable for tenderer (natural person) who is not in Hong Kong OR for tenderer (company) which is not incorporated in Hong Kong

*(適用於投標人(自然人)並非身處香港或投標人(公司)並非於香港成立)**

i. Contact person in Hong Kong 在港聯絡人: (i) _____

ii. Hong Kong telephone number 香港電話號碼: (ii) _____

iii. Correspondence address in Hong Kong 香港通訊地址: (iii) _____

*If the tenderer is a foreign company, the tenderer must provide a correspondence address in Hong Kong and a contact person in Hong Kong with a Hong Kong telephone number.

*如投標人是海外公司，投標人必須提供其香港通訊地址、香港聯絡人及其香港電話號碼。

G. Particulars of Intermediary 介紹人資料

Name of Intermediary 介紹人姓名： _____

Estate Agent's/Salesperson's Licence No.
地產代理/營業員牌照號碼： _____

Estate Agency 所屬地產代理公司： _____

Please attach estate agent's name card and a copy of valid Estate Agent's/ Salesperson's Licence with was issued by Estate Agents Authority.

請附上地產代理卡片及由地產代理監管局發出之有效地產代理／營業員牌照副本。

H. Personal Data 個人資料

- I/We hereby acknowledge the contents of Schedule hereto and disclosure of my/our personal data as mentioned in paragraph 1 in that Schedule.
我/我們茲確認本文件附表及該附表第 1 段所述使用及披露我/我們的個人資料。
- I/We object to the use and provision of my/our personal data for direct marketing purposes as mentioned in that Schedule. (Should the tenderer find such use or provision of the tenderer's personal data not acceptable, please indicate objection by ticking this box before signing this document.)
我/我們反對使用及提供我/我們的個人資料作本文件附表所述的直接促銷用途。（如投標人不同意對投標人的個人資料之該等使用或提供，請在空格加上剔號，然後簽署本文件。）

I/We, the Tenderer, have read the entire Tender Notice and completed (i) the Offer Section and (ii) the documents in Part I of Item C. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Notice.

我/我們，投標人，已閱覽整份招標公告及填妥 (i) 要約部份及(ii) C 項第 I 部分的文件。我/我們同意受招標公告的條款和條件的約束並確認我/我們接受招標公告的條款和條件。

(Note: The Offer Section must be signed by ALL of the Tenderers, if there is more than one Tenderer. If the Tenderer is a corporation, the Offer Section must be signed by its authorized signatory(s) with company chop)
(註：如投標人多於一位則所有投標人均須簽署要約部份。如投標人是公司，要約部份必須由其獲授權簽署人並加蓋公司印章。)

Tenderer's Signature 投標人簽署

Name of the authorized signatory (if the Tenderer is a corporation) 獲授權簽署人姓名（如投標人是公司）：

Date 日期： _____

Schedule 附表
Personal Information Collection Statement
個人資料收集聲明

“group companies” below means the group companies of the Vendor
「集團公司」指賣方的集團公司

“applicable address” means 19th Floor, C.M.A. Building, 64-66 Connaught Road Central, Sheung Wan, Hong Kong
「適用地址」指香港上環干諾道中 64-66 號廠商會大廈 19 樓

1. The Vendor (“we” or “us”) needs the personal data of you (i.e. the tenderer) for purposes including: dealing with matters relating to the tender and the sale and purchase of the Property, providing services to you and meeting requirements imposed by law. Your provision of personal data is voluntary but we may not be able to process your request or provide the required services to you if you do not provide us with the required data. We will keep your personal data confidential at all times, but may disclose and transfer your data to the group companies, and/or any appropriate government or regulatory authorities for one or more of the purposes stated above.
賣方（「我們」）需要閣下（即投標人）個人資料作不同用途，包括處理本物業之招標及買賣相關事宜、為閣下提供服務及遵守法律的規定。閣下的個人資料為自願提供的，但如果閣下未能提供我們所需的資料，我們可能無法處理閣下的要求或向閣下提供服務。我們在任何時候都會將閣下的個人資料保密，惟我們可能將閣下的個人資料，就上述一項或多項用途向集團公司，及／或任何適當的政府或監管機構作出披露和移轉。
2. We intend to use your personal data in direct marketing and provide your personal data to the group companies for use by them in direct marketing.
我們擬使用閣下的個人資料作直接促銷及提供閣下的個人資料給集團公司供他們作直接促銷之用。
3. We may not so use or provide your personal data unless we have received your written consent to the intended use and provision.
我們不得如此使用或提供閣下的個人資料，除非已獲得閣下有關於此等使用及提供的書面同意。
4. Your personal data to be used and provided includes your name, contact number and address.
將會被使用及提供的閣下個人資料包括閣下的姓名、聯絡電話號碼及地址。
5. Your personal data will be used and provided for marketing property development projects including but not limited to:
閣下的個人資料會被使用及提供作促銷物業發展項目包括但不限於：
 - The leasing/sales information (including but not limited to leasing/sales information relating to car parking spaces) and promotional activities in relation to the Development on the understanding that the sale or leasing arrangements shall be determined by the Vendor at its sole discretion; and 有關發展項目之租售資料（包括但不限於車位之租售資料）及推廣活動，而閣下明白租售之安排將由賣方全權決定；及
 - The promotional materials of the properties marketed by the Vendor and/or the group companies 賣方及／或集團公司所推廣的物業的相關宣傳資料。

6. If you do not consent to the use and provision of your personal data for direct marketing purposes as stated above, you may tick the relevant box in the Offer Section. If you consent to the use and provision of your personal data for direct marketing but wish to withdraw your consent at a later stage, please inform us in writing at the applicable address. Any such request should clearly state the details of the personal data in respect of which the request is made.

若閣下不同意個人資料被使用及提供作上述的直接促銷用途，閣下可在要約部分相關空格加上剔號。若閣下同意個人資料被使用及提供作直接促銷用途但日後希望撤回同意，請致函適用地址通知我們。任何此等要求均須清楚說明相關要求所針對的個人資料的詳情。

7. You have the right to ascertain whether we hold your personal data, to obtain a copy of the data, and to correct any data that is inaccurate. You may also request us to inform you of the type of personal data held by us. Requests for access and correction or for information regarding our privacy policies and practices should be addressed to our Marketing Officer by writing at the applicable address.

閣下有權確認我們是否持有閣下的個人資料，並獲取該等資料之副本，以及改正任何錯誤之資料。閣下亦可要求我們通知閣下我們持有之個人資料類別。閣下可透過書面方式致函適用地址聯絡我們的市場推廣主任要求查閱或改正閣下的個人資料或了解我們的資料保護政策和實務詳情。

臨時買賣合約(“臨時合約”)

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE (“Preliminary Agreement”)

編號 No. : _____ (由賣方填寫 to be filled in by the Vendor)

日期 Date : _____ (由賣方填寫 to be filled in by the Vendor)

該發展項目: 薄扶林道 138 號 (地址: 薄扶林道 138 號)

The “Development”: Pok Fu Lam Road 138 (Address: No. 138 Pok Fu Lam Road)

賣方 Vendor:
One-Three-Eight Limited

賣方律師 Vendor's Solicitors:
國浩律師(香港)事務所
Grandall Zimmern Law Firm
香港中環遮打道 3A 號 香港會所大廈 14 樓
14/F, The Hong Kong Club Building, 3A Chater Road, Central, Hong Kong
電話 Tel: 2526-4373 傳真 Fax: 2801-4580

| | |
|--|--|
| 買方 The Purchaser(s) : | 香港身份證號碼 HK I.D.No(s).: /其他證件及號碼 Other ID Document(s) & No(s).:/商業登記證號碼 Business Registration No(s).: |
| 地址 Address(es) : | 電話號碼 Tel No(s).: |
| 所購買該發展項目中的物業(“本物業”)資料 Details of the property in the Development purchased (the “Property”) | |
| 洋房 House 1 and 及停車位編號 Parking Space No(s) P3, P4 | 售價 Purchase Price HK\$ |
| 付款條款 Terms of Payment | |
| <p>(i). 本物業的售價為港幣_____元(“售價”),並須由買方按以下方式付予賣方:- The purchase price of the Property is HK\$ _____ (“Purchase Price”), which shall be paid by the Purchaser(s) to the Vendor in the manner as follows:-</p> <p>(a) 為數港幣_____元(即售價的 5%)的臨時訂金,須於簽署本臨時合約時支付。 Preliminary deposit in the sum of HK\$ _____, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement;</p> <p>(b) 為數港幣_____元(即售價的 5%)的加付訂金,須於簽署本臨時合約後第五個工作日或之前繳付。 Further deposit in the sum of HK\$ _____, which is equal to 5% of the Purchase Price shall be paid on or before the fifth working day after signing of this Preliminary Agreement; 臨時訂金連同加付訂金(如有)構成售價之訂金。 The preliminary deposit together with the further deposit (if any) constitute the deposit of the Purchase Price;</p> <p>(c) 為數港幣_____元(即售價的 90%)的售價餘款,須於簽署本臨時合約後第 45 天(「成交日期」)或之前繳付。 Balance of the Purchase Price in the sum of HK\$ _____, which is equal to 90% of the Purchase Price shall be paid on or before the 45th day after signing of this Preliminary Agreement (“Completion Date”).</p> <p>買賣雙方須於成交日期或之前於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內,在賣方律師的辦事處完成交易。 The sale and purchase shall be completed at the office of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) on or before the Completion Date.</p> <p>(ii). 按訂約雙方的意向,本臨時合約將會由一份正式買賣合約(“正式合約”)取代,正式合約須:- It is intended that this Preliminary Agreement is to be superseded by a Formal Agreement for Sale and Purchase (“the Agreement”) to be executed:-</p> <p>(a) 由買方於_____ (由賣方填寫 to be filled in by the Vendor) (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立;及 by the Purchaser(s) on or before _____ (由賣方填寫 to be filled in by the Vendor) (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and</p> <p>(b) 由賣方於_____ (由賣方填寫 to be filled in by the Vendor) (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。 by the Vendor on or before _____ (由賣方填寫 to be filled in by the Vendor) (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).</p> | |
| 買方茲證明上述的購買乃由下述者所促成: The Purchaser(s) certify(ies) that the above purchase is introduced by: _____. | |

本臨時合約受下文「其他附帶條款」所約束。This Preliminary Agreement is subject to the Other Terms and Conditions below.

買方簽署 Signed by the Purchaser(s)

賣方簽署 Signed by the Vendor

Authorized signature(s) 經授權簽署
代表 For and on behalf of One-Three-Eight Limited

上述所列臨時訂金 HK\$ _____ (由賣方填寫 to be filled in by the Vendor) 經已收妥，此據交來支票/本票，以銀行過數作實
Received the preliminary deposit in the sum of HK\$ _____ (由賣方填寫 to be filled in by the Vendor) (by Cheque(s) /
Cashier's Order(s), subject to bank clearance)
支票/本票號碼 Cheque(s) / Cashier's Order(s) No(s): _____ (由賣方填寫 to be filled in by the Vendor)
經手收票人 Received By: _____ (由賣方填寫 to be filled in by the Vendor)

其他附帶條款 Other Terms and Conditions

第 I 部份 PART I

1. 在本臨時合約中：-
In this Preliminary Agreement :-
(a) “實用面積”具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義；
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
(b) “工作日”具有該條例第 2(1) 條給予該詞的涵義；
“working day” has the meaning given by section 2(1) of that Ordinance;
(c) 附表 A 第(a) 條所指的項目的樓面面積，按照該條例第 8(3) 條計算；及
the floor area of an item under clause (a) of Schedule A is calculated in accordance with section 8(3) of that Ordinance; and
(d) 附表 A 第(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
the area of an item under clause (b) of Schedule A is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
2. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
3. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅（如有的話），由*賣方/買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by *the Vendor/the Purchaser.
4. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅（如有的話），由*賣方/買方承擔。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by *the Vendor/the Purchaser.
5. 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約:-
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed:-
(a) 本臨時合約即告終止；
this Preliminary Agreement is terminated;
(b) 買方支付的臨時訂金，即被沒收歸於賣方；及
the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
(c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.
6. 本物業的量度尺寸如下 — 參閱附表 A。
The measurements of the Property are as follows — see Schedule A.
7. 本物業買賣所包括的裝置、裝修物料及設備如下 — 參閱附表 B。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows — see Schedule B.
8. 在不損害《物業轉易及財產條例》(第 219 章) 第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。
Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
9. 買方已確認收到第 10 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 10 and fully understands its contents.
10. 就第 9 條而言，“對買方的警告”內容如下 — 參閱附表 C。
For the purposes of clause 9, the following is the “Warning to Purchasers” — see Schedule C.

第 II 部份 PART II

11. 買方可隨時前往賣方律師樓細閱有關正式合約的草稿，而買方將會被視為已知悉正式合約內的條文，亦不能要求更改正式合約內的任何條文。
A draft of the Agreement is available for the Purchaser's perusal at the office of the Vendor's Solicitors and the Purchaser is deemed to have full notice of the content thereof and shall not request any alteration thereof.
12. 買方購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備之狀況，且將以其現狀接受本物業及其內之裝置、裝修物料及設備。本物業成交時，賣方需將本物業交吉予買方。
The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.
13. 須就本臨時合約、正式合約及轉讓契支付的買家印花稅（如有的話），由買方承擔。
The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
14. 土地註冊處的登記費、正式合約及轉讓契之圖則費、樓契核證副本費用及有關草擬、登記及完成該發展項目大廈公契及管理合約之適當比例費用及其他有關本物業買賣之文件等費用一概由買方負責。
The Land Registry registration fees, professional fees for the plans to be annexed to the Agreement and the Assignment, the costs for certified copies of title deeds and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development, and any other documents relating to the sale and purchase of the Property shall also be borne and paid by the Purchaser.
15. 除買賣雙方另作協定外，買賣雙方需各自承擔有關正式合約及轉讓契的律師費。如買方聘請其他律師而非由賣方代表律師負責處理正式合約及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和雜費。
Unless otherwise agreed by the parties hereto, each party shall pay its own legal costs of and incidental to the Agreement and the Assignment. Provided that if the Purchaser instructs a firm of solicitors of his choice other than the Vendor's Solicitors to act for him in the Agreement and the Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' costs and disbursements of and incidental to the Agreement and the Assignment.
16. 本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
The Property comprises residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
17. 買方須在本物業的收樓之前，按照該發展項目大廈公契及管理合約規定（如有）向賣方或管理公司預繳管理費上期，及繳付管理費按金、泥頭清理費、設備及特別基金及其他按金／基金等。買方並須償還賣方就本物業已支付的所有按金及基金（不管該等按金及特別基金根據大廈公契及管理合約是否可以轉讓或退還）。
The Purchaser shall before being entitled to possession of the Property on completion reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. (if any) in accordance with the Deed of Mutual Covenant and Management Agreement of the Development. The Purchaser shall reimburse the Vendor for all deposits and fund already paid by the Vendor (in respect of the Property, whether or not such deposits and special fund are transferrable or refundable under the Deed of Mutual Covenant and Management Agreement).
18. 買賣雙方同意於正式合約中列出印花稅條例第 29B(5)項所需之資料。
The Vendor and the Purchaser shall execute the Agreement containing the information in respect of the matters specified in Section 29B(5) of the Stamp Duty Ordinance.
19. 本臨時合約內所規定時間和限期必須嚴守。
Time shall in every respect be of the essence of this Preliminary Agreement.
20. 如本臨時合約在買方未簽署正式合約前已被登記於土地註冊處，賣方有權單方面簽署及登記一備忘錄將本臨時合約之登記從土地註冊處登記冊中刪除或取消。
Should this Preliminary Agreement be registered in the Land Registry before the Agreement is signed, the Vendor shall have the rights to unilaterally sign and register a memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
21. (a) 謹此聲明本臨時合約只屬於買方個人所有，只有買方才可簽立正式合約，買方無權要求賣方與任何其他人簽立正式合約。賣方不接受任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約，除非獲授權人是僅有指定權限，只能以買方名義及代表買方簽署正式合約（沒有任何更替之權力或權利）之指明獲授權人。
It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser and only the Purchaser is permitted to enter into the Agreement. The Purchaser shall have no right to request the Vendor to enter into the Agreement with any other persons. No attorney, trustee or nominee of any kind of the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any power or right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
(b) 在成交前及簽署轉讓契予買方前，買方不得指定任何人接受本物業的轉讓契、轉售本物業或轉讓本臨時合約的利益或為此簽訂任何協議。
The Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of this Preliminary Agreement or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment to the Purchaser.
22. 若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
23. 任何本臨時合約下的責任，若其履行日並非工作日，則履行該責任的日期將順延至原定日期之後的第一個工作日。
If the day on which any obligation under this Preliminary Agreement is to be performed shall fall on a day which is not a working day, the date for the performance shall automatically be postponed to the immediately following working day.
24. 本臨時合約取代雙方過往所有之談判、申述、理解及協議。
This Preliminary Agreement supersedes all prior negotiation, representation, understanding and agreement of the parties hereto.
25. 買方如有更改通訊或註冊地址或電話，須立即以書面通知賣方。
The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence/registered address or telephone number.
26. 本物業必須由單一份正式合約及其後單一份轉讓契涵蓋。
The Property shall be covered by one single Agreement and one single subsequent Assignment.
27. 賣方保留權利修改有關售價及付款條款之錯誤或遺漏及該售價在計算方面之錯誤或遺漏。
The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Terms of Payment and the calculation of the Purchase Price.

28. 賣方保留按正式合約條款修改發展項目（包括本物業）建築圖則之權利。
The Vendor reserves the right to alter the building plans in respect of the Development (including the Property) in accordance with the terms of the Agreement.
29. 無論正式合約簽署與否，賣方有權（但不是必須）遞交本臨時合約予印花稅署並代買方繳納本臨時合約應繳納之印花稅。就賣方為買方所代繳之印花稅，賣方有權從買方已繳付之臨時訂金、再付訂金或售價中扣除和追討由此而引起的售價欠款及有關利息，利息率以香港上海匯豐銀行有限公司指定之優惠利率加年利率 2 厘按日數計。買方必須彌償賣方有關本臨時合約已繳納或應繳納的所有印花稅。
Irrespective of whether the Agreement is signed by the parties, the Vendor has the right (but is not obliged) to submit this Preliminary Agreement to the Stamp Office and pay the stamp duty hereon for the Purchaser. The amount of stamp duty so paid for the Purchaser can be deducted by the Vendor from the preliminary deposit, further deposit or the purchase price already paid by the Purchaser and the Vendor shall be entitled to claim against the Purchaser for any deficiency in the payment of purchase price arising therefrom with interest at the rate of 2% per annum above prime rate specified by the Hongkong and Shanghai Banking Corporation Limited computed on a daily basis. The Purchaser shall indemnify and keep indemnified the Vendor for all stamp duty so paid or payable on this Preliminary Agreement.
30. 本臨時合約（除第(i)、(ii)條、第 I 部份及附表 A、B 及 C 外）之中文譯本謹供參考之用。如有爭議，將以英文本為準。
The Chinese version of this Preliminary Agreement (except Clauses (i) and (ii), Part I and Schedules A, B and C) is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.
31. 儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。
Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.

* 請將不適用者刪去。Delete as appropriate.

附表 A Schedule A
本物業的量度尺寸
The measurements of the Property

本物業的量度尺寸如下：

The measurements of the Property are as follows:

洋房 House 1

(a) 本物業的實用面積為 565.593 平方米／ 6088 平方呎，其中：

the saleable area of the Property is 565.593 square metres/ 6088 square feet of which:

3.819 平方米／ 41 平方呎為露台的樓面面積；

3.819 square metres/ 41 square feet is the floor area of the balcony;

-- 平方米／ -- 平方呎為工作平台的樓面面積；

-- square metres/ -- square feet is the floor area of the utility platform;

-- 平方米／ -- 平方呎為陽台的樓面面積；及

-- square metres/ -- square feet is the floor area of the verandah; and

(b) 其他量度尺寸為：

other measurements are:

空調機房的面積為 -- 平方米／ -- 平方呎；

the area of the air-conditioning plant room is -- square metres/ -- square feet;

窗台的面積為 -- 平方米／ -- 平方呎；

the area of the bay window is -- square metres/ -- square feet;

閣樓的面積為 -- 平方米／ -- 平方呎；

the area of the cockloft is -- square metres/ -- square feet;

平台的面積為 104.163 平方米／ 1121 平方呎；

the area of the flat roof is 104.163 square metres/ 1121 square feet;

花園的面積為 140.690 平方米／ 1514 平方呎；

the area of the garden is 140.690 square metres/ 1514 square feet;

停車位的面積為 -- 平方米／ -- 平方呎；

the area of the parking space is -- square metres/ -- square feet;

天台的面積為 45.502 平方米／ 490 平方呎；

the area of the roof is 45.502 square metres/ 490 square feet;

梯屋的面積為 18.469 平方米／ 199 平方呎；

the area of the stairhood is 18.469 square metres/ 199 square feet;

前庭的面積為 -- 平方米／ -- 平方呎；

the area of the terrace is -- square metres/ -- square feet;

庭院的面積為 -- 平方米／ -- 平方呎。

the area of the yard is -- square metres/ -- square feet.

停車位編號 Parking Space No(s) P3, P4

停車位編號 Parking Space No. P3: 12.5 square metres 平方米 / 134.55 square feet 平方呎.

停車位編號 Parking Space No. P4: 12.5 square metres 平方米 / 134.55 square feet 平方呎.

附表B
Schedule B
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 | 描述 |
| a. 外牆 | 裝修物料的类型 | 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、金屬腳條及磚瓦 |
| b. 窗 | 框的用料 | 氟化碳塗層鋁質框 |
| | 玻璃的用料 | 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 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) 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) |
| | 窗台的用料 | 浴室3、儲物間 |
| 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 | 裝修物料的类型 | 洗手間、浴室1、閱讀室、步入式衣帽間、廚房 天然石 |

| 1. EXTERIOR FINISHES (House 1, House 2 and House 3) | | |
|---|------------------------|---|
| Item | Type of finishes | Description |
| a. External wall | | 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 | 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 Insulated Glass Unit (IGU) (Clear heat strengthened external glass with low-e coating and clear tempered internal glass) |
| | | Family room, Living room, Dining room Master Bed Room, Master bathroom, Bedroom 1, Bedroom 2, Bedroom 3 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 |
| c. Bay window | Material of bay window | Not applicable |
| | Window sill finishes | Not applicable |
| d. Planter | Type of finishes | Natural stone |

| 1. 外部裝修物料 (洋房1、洋房2及洋房3) | | |
|-------------------------|---------------|---|
| 細項 | 描述 | |
| e. | 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 陽台 陽台 類型 用料 |
| f. | 乾衣設施 | 不適用 不適用 不適用 |
| 2. 室內裝修物料 (洋房1及洋房2) | | |
| 細項 | 描述 | |
| a. | 大堂 | 牆壁、地板及 天花板的裝修 物料類型 不適用 |
| b. | 內牆及天花板 | 乳膠漆 (於外露台位置) 乳膠漆(睡房4不適用) (於外露台位置) 睡房4 - 瓷磚及乳膠漆(於外露位 置) 天花及石膏板假陣鬆上乳膠 漆(於外露台位置) 石膏板假天花鬆上乳膠漆於 睡房1、2及4(於外露台位置) 天花及石膏板假陣鬆上乳膠 漆於睡房3及主人睡房 (於外露台位置) |
| c. | 內部地板 | 地板 複合木地板及天然石 (於外露台位置) 複合木地板及天然石 (於外露台位置) 複合木地板 (於外露台位置) |

| 1. EXTERIOR FINISHES (House 1, House 2 and House 3) | | |
|---|--------------------------------|---|
| Item | Description | |
| e. | Verandah or balcony | Balcony : Tempered laminated glass balustrade Floor : Natural stone Wall : Aluminium cladding and tiles Ceiling : Not applicable Balcony is uncovered |
| f. | Drying facilities for clothing | Not applicable Not applicable Not applicable |
| 2. INTERIOR FINISHES (House 1 and House 2) | | |
| Item | Description | |
| a. | Lobby | Not Applicable |
| b. | Internal wall and ceiling | Emulsion paint (On exposed surfaces) Emulsion paint (Not applicable to bedroom 4) (On exposed surfaces) Bedroom 4 - Ceramic tiles and emulsion paint (On exposed surface) |
| c. | Internal floor | Skirting Timber skirting (On exposed surfaces) Timber skirting (On exposed surfaces) Timber skirting (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 | | |
| | 瓷磚 (於外牆位置) | 地板 | 牆腳線 |
| c. 內部地板 | 睡房4的用料 | 木牆腳線 (於外牆位置) | 木牆腳線 (於外牆位置) |
| d. 浴室 | 裝修物料的类型 | 牆壁 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 (於外牆位置) | 地板 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 (於外牆位置) |
| | 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 | 天花板 石膏板假天花髹上乳膠漆 |
| e. 廚房 | 裝修物料的类型 | 牆壁 鋪砌瓷磚 | 天花板 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 | 灶台 人造石材 |
| 2. 室內裝修物料 (洋房3) | | | |
| 細項 | 描述 | | |
| | 牆壁 | 地板 | 天花板 |
| a. 大堂 | 牆壁、地板及天花板的裝修物料的类型 | 不適用 | 石膏板假天花髹上乳膠漆 (於外牆位置) |
| b. 內牆及天花板 | 裝修物料的类型 | 客廳 - 牆紙、天然石、金屬、木皮及夾層玻璃 (於外牆位置) 飯廳 - 牆紙、天然石、金屬及布料 (於外牆位置) | 石膏板假天花髹上乳膠漆 (於外牆位置) 石膏板假天花髹上乳膠漆及牆紙 (於外牆位置) |

| 2. INTERIOR FINISHES (House 1 and House 2) | | | |
|--|---|--|--|
| Item | Description | | |
| | Material of bedroom 4 | Floor | Skirting |
| c. Internal floor | Material of bedroom 4 | Ceramic tiles (On exposed surfaces) | Timber skirting (On exposed surfaces) |
| d. Bathroom | Type of finishes | Wall Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles and natural stone for Bathroom 3 Natural stone on exposed surface for Master Bathroom | Floor Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles for Bathroom 3 Natural stone on exposed surface for Master Bathroom |
| | Whether the wall finishes run up to ceiling | Wall finishes run up to false ceiling | Gypsum board false ceiling finished with emulsion paint |
| e. Kitchen | Type of finishes | Wall Ceramic tiles | Floor Ceramic tiles |
| | Whether the wall finishes run up to ceiling | Wall finishes run up to false ceiling | Cooking bench Reconstituted stone |
| 2. INTERIOR FINISHES (House 3) | | | |
| Item | Description | | |
| | Type of wall, floor and ceiling finishes | Wall | Ceiling |
| a. Lobby | Type of wall, floor and ceiling finishes | Not Applicable | Ceiling |
| b. Internal wall and ceiling | Type of finishes | Living Room - Wallpaper, natural stone, metal, timber veneer and laminated glass (On exposed surface) Dining Room - Wallpaper, natural stone, metal and fabric (On exposed surface) | Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) Gypsum board false ceiling finished with emulsion paint and wallpaper (On exposed surfaces) |

| 2. INTERIOR FINISHES (House 3) | | | |
|--------------------------------|---|---|---|
| Item | Description | | |
| | Type of finishes | Wall | Ceiling |
| b. Internal wall and ceiling | | Bedroom 1 - Wallpaper, metal and timber veneer (On exposed surface) Bedroom 2 - Wallpaper and timber veneer (On exposed surface) Bedroom 3 - Wallpaper, timber veneer and emulsion paint (On exposed surface) Bedroom 4 - Ceramic tiles and emulsion paint (On exposed surface) 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) Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) |
| c. Internal floor | Material of living room Material of dining room Material of Master bedroom Material of bedroom 1 Material of bedroom 2 and 3 Material of bedroom 4 | Natural stone, metal trim, engineered timber flooring and vinyl flooring (On exposed surfaces) Natural stone, metal trim and engineered timber flooring (On exposed surfaces) Engineered timber flooring, natural stone and metal trim (On exposed surface) Engineered timber flooring and natural stone (On exposed surface) Engineered timber flooring (On exposed surfaces) Ceramic tiles (On exposed surfaces) | Skirting Metal skirting (On exposed surfaces) Metal skirting (On exposed surfaces) Timber skirting (On exposed surfaces) Timber skirting (On exposed surfaces) Timber skirting (On exposed surfaces) Timber skirting (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 | 裝修物料之類型 睡房1 - 牆紙、金屬及木皮 (於外露位置) 睡房2 - 牆紙及木皮 (於外露位置) 睡房3 - 牆紙、木皮及乳膠漆 (於外露位置) 睡房4 - 瓷磚及乳膠漆 (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) 石膏板假天花板髹上乳膠漆 (於外露位置) 石膏板假天花板髹上乳膠漆 (於外露位置) 石膏板假天花板髹上乳膠漆 (於外露位置) 石膏板假天花板髹上乳膠漆 (於外露位置) | 天花板 |
| c. 內部地板 | 客廳的用料 飯廳的用料 主人睡房的用料 睡房1的用料 睡房2及3的用料 睡房4的用料 | 地板 天然石、金屬飾條、複合木地板及膠地板 (於外露位置) 天然石、金屬飾條及複合木地板 (於外露位置) 複合木地板、天然石及金屬飾條 (於外露位置) 複合木地板及天然石 (於外露位置) 複合木地板 (於外露位置) 瓷磚 (於外露位置) | 牆腳線 金屬牆腳線 (於外露位置) 金屬牆腳線 (於外露位置) 木牆腳線 (於外露位置) 木牆腳線 (於外露位置) 木牆腳線 (於外露位置) 木牆腳線 (於外露位置) |

| 2. 室內裝修物料 (洋房 3) | | | |
|-----------------------|---|--|--------------------|
| 細項 | 描述 | | |
| | 牆壁 | 地板 | 天花板 |
| d. 浴室 | 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 (於外露台位置) | 石膏板假天花髹上乳膠漆 天花板 |
| | 牆身裝修物料鋪砌至假天花 | | |
| | 牆壁的裝修物料是否鋪至天花板 | | |
| e. 廚房 | 鋪砌瓷磚 | 鋪砌瓷磚 | 天花板 人造石材 灶台 |
| | 牆身裝修物料鋪砌至假天花 | | |
| | 牆壁的裝修物料是否鋪至天花板 | | |
| 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 | 單入口大門 | 金屬門 | 天然石及金屬 |
| | 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 | Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles and natural stone for Bathroom 3 Natural stone on exposed surface 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 | | |
| | Whether the wall finishes run up to false ceiling | | |
| e. Kitchen | Ceramic tiles | Ceramic tiles | Gypsum board false ceiling finished with emulsion paint Reconstituted stone Cooking bench |
| | Whether the wall finishes run up to ceiling | | |
| | Whether the wall finishes run up to false ceiling | | |
| 3. INTERIOR FITTINGS (House 1 and House 2) | | | |
| Item | Description | | |
| | Material | Finishes | Accessories |
| a. Doors | Metal door | Natural stone and metal | Door closer and lockset |
| | Fire-rated solid core timber door | Paint | Door closer, handle and door stopper |
| | Hollow core timber door | Paint | Lockset, handle and door stopper |
| | Hollow core timber door | Paint | Lockset, handle and door stopper |
| | Aluminium framed glass sliding door | Tempered insulated glass | Sliding track, handle and lockset |

| 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 | 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 | | | |
| | Toilet door | 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 | Basin | Natural stone (Not applicable to Bathroom 4) |
| | | Basin cabinet | Basin cabinet | Wooden cabinet finished with plastic laminate (Not applicable to Bathroom 4) |
| | | Mirror cabinet | Mirror cabinet | Wooden cabinet finished with mirror, metal and plastic laminate (Not applicable to Bathroom 4) |
| | | Wash basin mixer | Wash basin mixer | Chrome plated |
| | | Water closet | Water closet | Vitreous china |
| | | Wash basin | Wash basin | Vitreous china (Not applicable to Bathroom 3) Applicable for Bathroom 3 only: Reconstituted stone |
| | | Towel ring | Towel ring | Applicable to Master Bathroom only: Chrome plated |
| | | Paper holder | Paper holder | Chrome plated |
| | Type and material of water supply system | Cold water supply | Cold water supply | Copper water pipes |
| | | Hot water supply | 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 | 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 | Fittings & Equipment | Description | 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) | |
| 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 | |
| | Kitchen cabinet | Wooden cabinet | Finishes |
| | Type of all other fittings and equipment | Chrome plated sink mixer | High gloss lacquered, timber veneer and glass |
| d. Bedroom (Bedroom 1, 2, 3 and Master bedroom) (Applicable to bedroom 4 only) | Type and material of fittings (including built-in wardrobe) | Not applicable | |
| | Built-in cabinets | Wooden cabinet finished with plastic laminate | |
| | Cooking bench | Reconstituted stone | |
| | Sink unit | Stainless steel | |
| e. Telephone | Sink Mixer | Chrome plated | |
| | 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 | 裝置及設備 | 描述 | 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 淋浴間 | 鍍鉻 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) | |
| 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 | |
| | 廚櫃 | 木製廚櫃 | 裝修物料 高光燻漆、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) (只適用於睡房4) | 裝置(包括嵌入式衣櫃)的類型及用料 | 不適用 | |
| | 嵌入式櫃 | 木製櫃配膠板 | |
| | 灶台 | 人造石 | |
| | 洗滌盆 | 不銹鋼 | |
| e. 電話 | 洗滌盆龍頭 | 鍍鉻 | |
| | 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. 室內裝置 (洋房1及洋房2) | | | 描述 | |
|-------------------|------------------|---------------------------------|--|-----------|
| 細項 | 供電附件 (包括安全裝置) | 供電附件 | 描述 | |
| g. 電力裝置 | 供電附件 (包括安全裝置) | 提供電掣及插座之面板 三相電力供應並裝妥微型斷路器配電箱 | 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。 | |
| | 導管是隱藏或外露 | 安全裝置 | 請參閱「機電裝置說明表」 | |
| | 電插座及空調機接駁點的位置及數目 | | 裝置 | |
| h. 氣體供應 | 類型 | 煤氣 | 提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐 | |
| | 系統 | | 請參閱「機電裝置說明表」 | |
| | 位置 | 於睡房4內 | 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。 | |
| i. 洗衣機接駁點 | 位置 | | 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 | |
| | 設計 | | 水管是隱藏或外露 | |
| j. 供水 | 水管的用料 | | 水管是隱藏或外露。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。 | |
| | 水管是隱藏或外露 | | 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 | 裝置 | |
| 3. 室內裝置 (洋房3) | | | 用料 | |
| a. 門 | 單入口大門 | 金屬門 | 裝修物料 | 配件 |
| | 起居室門 | 防火實心木門 | 天然石及金屬 | 門鼓及門鎖 |
| | | | 木皮及金屬 | 門鼓、手把及門封條 |

| 3. INTERIOR FITTINGS (House 1 and House 2) | | | | Description | |
|--|--|---|---|--|-----------------------------------|
| Item | Electrical fittings (including safety devices) | Electrical fittings | Electrical fittings | Description | |
| g. Electrical installations | Whether conduits are concealed or exposed | Whether conduits are concealed or exposed | Faceplate for all switches and power sockets Three phases electricity supply with miniature circuit breaker distribution board 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. | Please refer to the "Schedule of Mechanical & Electrical Provisions" | |
| | Location and number of power points and air conditioner points | | | 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 | |
| a. Doors | Main entrance door | Family room door | Metal door | Natural stone and metal | Accessories |
| | | | Fire rated solid core timber door | Timber veneer and metal | Door closer and lockset |
| | | | | | Door closer, handle and door seal |

| 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 | 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 | 門鎖、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 | Material | 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 | | |
| | 用料 | 裝修物料 | 配件 |
| a. 門 | 廚房門 | 空心木門 | 金屬 門鎖、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 門鎖、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 | 鈦質框玻璃門 | 鋼化夾膠玻璃 門鎖、手把、地鉸及門擋 |
| | 主天台門 | 鈦質框玻璃門 | 鋼化夾膠玻璃 門鎖、手把、地鉸及門擋 |
| | 起居室通往泳池的門 | 鈦質框玻璃門 | 鋼化中空玻璃 門鎖、手把、地鉸及門擋 |

| 3. INTERIOR FITTINGS (House 3) | | | |
|--|---|---|--|
| Item | Description | | |
| | 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 |
| | | Cold water supply | Copper water pipes |
| | | Hot water supply | Copper water pipes with thermal insulation |
| | | 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 | | |

| 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 | |
| b. Bathroom | Fittings & Equipment 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) | Size of bath tub |
| c. Kitchen | Sink unit Water supply system Kitchen cabinet Type of all other fittings and equipment | Material Stainless steel Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply Wooden cabinet Chrome plated sink mixer |
| Type and material of fittings (including built-in wardrobe) | | |
| d. Bedroom 1 | Built-in wardrobe Headboard | Wooden wardrobe finished with metal and timber veneer Timber veneer |
| Bedroom 2 | Built-in wardrobe Headboard | Wooden wardrobe finished with metal, timber veneer and laminated glass Timber veneer |
| Bedroom 3 | Built-in wardrobe Headboard | Wooden wardrobe finished with metal, timber veneer and laminated glass Timber veneer |
| Bedroom 4 | Wall-mounted desk Built-in cabinets Cooking bench Sink unit Sink Mixer | Metal and natural stone Wooden cabinet finished with plastic laminate Reconstituted stone Stainless steel Chrome plated |
| d. Master Bed Room | Built-in cabinet and sofa set | Wooden cabinet finished with metal, wallpaper, glossy timber veneer and artificial leather |
| 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 | 裝置及設備 | 描述 |
| b. 浴室 | 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) | 浴缸大小 |
| c. 廚房 | 洗滌盆 供水系統 廚櫃 所有其他裝置及設備的類型 | 用料 不銹鋼 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 木製櫃 鍍鉻冷熱水龍頭 裝修物料 高光燻漆、木皮及玻璃 |
| 裝置 (包括嵌入式衣櫃) 的類型及用料 | | |
| d. 睡房1 | 嵌入式衣櫃 床頭板 | 木製衣櫃採用金屬和木皮 木皮 |
| 睡房2 | 嵌入式衣櫃 床頭板 | 木製衣櫃採用金屬、木皮和夾膠玻璃 木皮 |
| 睡房3 | 嵌入式衣櫃 床頭板 掛牆枱 嵌入式櫃 | 木製衣櫃採用金屬、木皮及夾膠玻璃 木皮 金屬及天然石 木製櫃配膠板 |
| 睡房4 | 洗滌盆 洗滌盆龍頭 | 人造石 不銹鋼 鍍鉻 |
| d. 主人房 | 嵌入式櫃及梳化組合 | 木製櫃採用金屬、牆紙、光面木皮及人造皮 |
| 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. 室內裝置(洋房3) | | | 描述 | |
|--------------|-------------------|--|--|--|
| 細項 | 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 | |
| | 導管是隱藏或外露 | 安全裝置 | 三相電力供應並裝妥微型斷路器配電箱 | |
| | | | 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 | | |
| i. 洗衣機接駁點 | 位置 | 請參閱「機電裝置說明表」 | | |
| | 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) | | | Description | |
|-------------------------------------|---|---|--|--|
| Item | 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 | |
| | Whether conduits are concealed or exposed | Safety devices | Three phases electricity supply with miniature circuit breaker distribution board | |
| | | | 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. | | |
| | Material of water pipes | Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply | | |
| j. 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. MISCELLANEOUS (House 1, House 2 and House 3) | | |
|--|---|--|
| Item | Description | |
| a. Lifts | Brand Name and Model Number | 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 |
| d. Water meter, electricity meter and gas meter | Location | Water meter Water meter room on LG2/F |
| | Whether they are separate or communal meters for residential properties | 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 for panic alarm 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" | |

| 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 |
| | 升降機的數目及到達的樓層 | 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 |
| d. 水錶、電錶及氣體錶 | 位置 | 水錶 低層地下2樓水錶房 電錶 低層地下2樓電錶房 氣體錶 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 (包括嵌入式及安裝的細節及其位置) | 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。 保安系統的求救警鐘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」 | |

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 |
| | 大金 DAIKIN | FXMFP140AB | P | P | P |
| 鮮風處理機 Fresh Air Processing Unit | | LPK125A1 | P | P | P |
| 抽氣扇 Exhaust Fan | 奧斯博格 OSTBERG | RKB500X250G1 | 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 | | WF1D122 | P | P | P |
| 洗衣機 Washing Machine | 惠而浦 Whirlpool | FWMD102GW | P | P | P |
| 乾衣機 Tumble Dryer | | DFCX80116 | P | P | P |

備註:

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Notes:

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2. Symbol "-" denotes "Not provided".

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 | | 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 | Miele | 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 |
| 除濕機 Dehumidifier | 惠而浦 Whirlpool | WF1D042RAS | - | - | P |
| | Honeywell | Dr55x-ap | - | - | P |

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 Notes:
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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 |
|----------------------|--|----------------|----------------|----------------|
| 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 |
| | 燈位 Lighting Point | 4 | 4 | 4 |
| 游泳池 Swimming Pool | 泳池過濾系統曲架掣 Isolator for Swimming Pool Filtration System | 1 | 1 | 1 |
| | 燈位 Lighting Point | 1 | 1 | 4 |
| 門廊 Foyer | 燈具開關 Lighting Switch | 2 | 2 | - |
| | 單位電插座 Single Socket Outlet | 1 | 1 | 1 |
| | 燈位 Lighting Point | 3 | 3 | 27 |
| | 燈具開關 Lighting Switch | 7 | 7 | 15 |
| 地下室 G/F | 單位電插座 Single Socket Outlet | 1 | 1 | 4 |
| | 雙位電插座 Twin Socket Outlet | 1 | 1 | 1 |
| 起居室 Family Room | 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 |
|-------------------|--|----------------|----------------|----------------|
| 閣讀室 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 |
| | 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 |
| 地下 G/F | 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 |
| | 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 | 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 |
| | 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 |
| | 浴室實有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator | 1 | 1 | 1 |
| | 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 |
|----------------------------------|--|----------------|----------------|----------------|
| 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 |
| | 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 |
| | 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 | |
| 睡房4 Bedroom 4 | 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 |
| | 地下 G/F | | | |

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 | |
|-------------------------------|--|--|----------------|----------------|---|
| 地下 G/F | 睡房4 Bedroom 4 | 1 | 1 | 1 | |
| | 浴室4 Bathroom 4 | 抽油煙機有掣熔絲接線座 Switched Fused Spur Unit for Range Hood 設備開關 Equipment Switch | 1 | 1 | 1 |
| | | 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 |
| | | 浴室實有掣熔絲接線座 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 |
| | | 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 | |
| 1樓 1/F | 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 | |
| | 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 | |
| | 燈位 Lighting Point | 1 | 1 | 3 | |
| | 單位電插座 Single Socket Outlet | - | - | 1 | |
| | 樓梯 Staircase | 5 | 5 | 70 | |
| 1樓 1/F | 燈具開關 Lighting Switch | 10 | 10 | 19 | |

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 | |
|-------------------------------|--|---|----------------|----------------|---|
| 1樓 1/F | 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 | |
| | 客廳 Living Room | 6 | 6 | 7 | |
| | 冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner | - | - | 4 | |
| | 單位電插座供酒櫃 Single Socket Outlet for Wine Cellar | - | - | 1 | |
| | 單位電插座供雪櫃 Single Socket Outlet for Refrigerator | 1 | 1 | 1 | |
| | 設備開關 Equipment Switch | - | - | 21 | |
| | 電動窗簾接線盒 Electric Curtain Connection Unit | 2 | 2 | 2 | |
| | 燈位 Lighting Point | 1 | 1 | 1 | |
| | 洗手間 Toilet | 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 |
| | 樓梯 Staircase | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 1 |
| | | 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 |
|----------------|--|----------------|----------------|----------------|
| 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 |
| | 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 |
| 2樓 2/F | 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 |
| | 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 |
| 廚房 Kitchen | 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”.

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 | 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 |
| | 燈位 Lighting Point | 5 | 5 | 5 |
| | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 1 |
| | 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 | 燈位 Lighting Point | 2 | 2 | 23 |
| | 燈具開關 Lighting Switch | 5 | 5 | 5 |
| | 單位電插座 Single Socket Outlet | 2 | 2 | 4 |
| | 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 | - | - | 5 |
| | 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 |
| | 地暖系統控制面板 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 | |
|-------------------------|--|---|----------------|----------------|---|
| 主人睡房 Master Bed Room | 電動窗簾接線盒 Electric Curtain Connection Unit | - | - | 6 | |
| | 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 Walk-in Closet | | | | |
| | 步入式衣帽間地暖系統控制面板 Control Panel for Floor Heating System in Walk-in Closet | - | - | 1 | |
| | 除濕機接線盒 Dehumidifier Connection Unit | - | - | 1 | |
| | 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 | |
| 主人浴室 Master Bathroom | 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 | |
| | 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 | |
| | 燈位 Lighting Point | 2 | 2 | 2 | |
| | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 1 | |
| | 連接樓梯及主人睡房 之空間 Area Connect Staircase and Master Bedroom | 單位電插座 Single Socket Outlet | 1 | 1 | - |
| | | 雙位電插座 Twin Socket Outlet | - | - | 1 |
| | | 燈位 Lighting Point | 2 | 2 | 2 |
| | | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 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 |
| | | 單位電插座 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 | 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 | - |
| | 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 |
| | 燈位 Lighting Point | 2 | 2 | 7 |
| | 燈具開關 Lighting Switch | 3 | 3 | 3 |
| 天台 R/F | 主天台 Main Roof | | | |
| | 樓梯 Staircase | | | |

備註：符號“-”表示“不提供”。

Notes : Symbol "-" denotes "not provided".

附表 C
Schedule C
對買方的警告
Warning to Purchasers

就第 9 條而言，“對買方的警告”內容如下：

For the purposes of clause 9, the following is the “Warning to Purchasers”:

1. 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
2. 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor’s solicitor to act for you as well as for the Vendor.
3. **現建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
4. 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
5. 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor’s solicitor, to protect your interests.

臨時買賣合約(“臨時合約”)

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE (“Preliminary Agreement”)

編號 No. : _____ (由賣方填寫 to be filled in by the Vendor)

日期 Date : _____ (由賣方填寫 to be filled in by the Vendor)

該發展項目: 薄扶林道 138 號 (地址: 薄扶林道 138 號)

The “Development”: Pok Fu Lam Road 138 (Address: No. 138 Pok Fu Lam Road)

賣方 Vendor:
One-Three-Eight Limited

賣方律師 Vendor's Solicitors:
國浩律師(香港)事務所
Grandall Zimmern Law Firm
香港中環遮打道 3A 號 香港會所大廈 14 樓
14/F, The Hong Kong Club Building, 3A Chater Road, Central, Hong Kong
電話 Tel: 2526-4373 傳真 Fax: 2801-4580

| | |
|--|--|
| 買方 The Purchaser(s) : | 香港身份證號碼 HK I.D.No(s).: /其他證件及號碼 Other ID Document(s) & No(s).:/商業登記證號碼 Business Registration No(s).: |
| 地址 Address(es) : | 電話號碼 Tel No(s).: |
| 所購買該發展項目中的物業(“本物業”)資料 Details of the property in the Development purchased (the “Property”) | |
| 洋房 House 1 and 及停車位編號 Parking Space No(s) P3, P4 | 售價 Purchase Price HK\$ |
| 付款條款 Terms of Payment | |
| <p>(i). 本物業的售價為港幣_____元(“售價”),並須由買方按以下方式付予賣方:- The purchase price of the Property is HK\$ _____ (“Purchase Price”), which shall be paid by the Purchaser(s) to the Vendor in the manner as follows:-</p> <p>(a) 為數港幣_____元(即售價的 5%)的臨時訂金,須於簽署本臨時合約時支付。 Preliminary deposit in the sum of HK\$ _____, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement;</p> <p>(b) 為數港幣_____元(即售價的 5%)的加付訂金,須於簽署本臨時合約後第五個工作日或之前繳付。 Further deposit in the sum of HK\$ _____, which is equal to 5% of the Purchase Price shall be paid on or before the fifth working day after signing of this Preliminary Agreement; 臨時訂金連同加付訂金(如有)構成售價之訂金。 The preliminary deposit together with the further deposit (if any) constitute the deposit of the Purchase Price;</p> <p>(c) 為數港幣_____元(即售價的 90%)的售價餘款,須於簽署本臨時合約後第 45 天(「成交日期」)或之前繳付。 Balance of the Purchase Price in the sum of HK\$ _____, which is equal to 90% of the Purchase Price shall be paid on or before the 45th day after signing of this Preliminary Agreement (“Completion Date”).</p> <p>買賣雙方須於成交日期或之前於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內,在賣方律師的辦事處完成交易。 The sale and purchase shall be completed at the office of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) on or before the Completion Date.</p> <p>(ii). 按訂約雙方的意向,本臨時合約將會由一份正式買賣合約(“正式合約”)取代,正式合約須:- It is intended that this Preliminary Agreement is to be superseded by a Formal Agreement for Sale and Purchase (“the Agreement”) to be executed:-</p> <p>(a) 由買方於_____ (由賣方填寫 to be filled in by the Vendor) (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立;及 by the Purchaser(s) on or before _____ (由賣方填寫 to be filled in by the Vendor) (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and</p> <p>(b) 由賣方於_____ (由賣方填寫 to be filled in by the Vendor) (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。 by the Vendor on or before _____ (由賣方填寫 to be filled in by the Vendor) (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).</p> | |
| 買方茲證明上述的購買乃由下述者所促成: The Purchaser(s) certify(ies) that the above purchase is introduced by: _____. | |

本臨時合約受下文「其他附帶條款」所約束。This Preliminary Agreement is subject to the Other Terms and Conditions below.

買方簽署 Signed by the Purchaser(s)

賣方簽署 Signed by the Vendor

Authorized signature(s) 經授權簽署
代表 For and on behalf of One-Three-Eight Limited

上述所列臨時訂金 HK\$ _____ (由賣方填寫 to be filled in by the Vendor) 經已收妥，此據交來支票/本票，以銀行過數作實
Received the preliminary deposit in the sum of HK\$ _____ (由賣方填寫 to be filled in by the Vendor) (by Cheque(s) /
Cashier's Order(s), subject to bank clearance)
支票/本票號碼 Cheque(s) / Cashier's Order(s) No(s): _____ (由賣方填寫 to be filled in by the Vendor)
經手收票人 Received By: _____ (由賣方填寫 to be filled in by the Vendor)

其他附帶條款 Other Terms and Conditions

第 I 部份 PART I

1. 在本臨時合約中：-
In this Preliminary Agreement:-
 - (a) “實用面積”具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義；
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
 - (b) “工作日”具有該條例第 2(1) 條給予該詞的涵義；
“working day” has the meaning given by section 2(1) of that Ordinance;
 - (c) 附表 A 第(a) 條所指的項目的樓面面積，按照該條例第 8(3) 條計算；及
the floor area of an item under clause (a) of Schedule A is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) 附表 A 第(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
the area of an item under clause (b) of Schedule A is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
2. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
3. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅（如有的話），由*賣方/買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by *the Vendor/the Purchaser.
4. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅（如有的話），由*賣方/買方承擔。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by *the Vendor/the Purchaser.
5. 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約:-
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed:-
 - (a) 本臨時合約即告終止；
this Preliminary Agreement is terminated;
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.
6. 本物業的量度尺寸如下 — 參閱附表 A。
The measurements of the Property are as follows — see Schedule A.
7. 本物業買賣所包括的裝置、裝修物料及設備如下 — 參閱附表 B。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows — see Schedule B.
8. 在不損害《物業轉易及財產條例》(第 219 章) 第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。
Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
9. 買方已確認收到第 10 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 10 and fully understands its contents.
10. 就第 9 條而言，“對買方的警告”內容如下 — 參閱附表 C。
For the purposes of clause 9, the following is the “Warning to Purchasers” — see Schedule C.

第 II 部份 PART II

11. 買方可隨時前往賣方律師樓細閱有關正式合約的草稿，而買方將會被視為已知悉正式合約內的條文，亦不能要求更改正式合約內的任何條文。
A draft of the Agreement is available for the Purchaser's perusal at the office of the Vendor's Solicitors and the Purchaser is deemed to have full notice of the content thereof and shall not request any alteration thereof.
12. 買方購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備之狀況，且將以其現狀接受本物業及其內之裝置、裝修物料及設備。本物業成交時，賣方需將本物業交吉予買方。
The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.
13. 須就本臨時合約、正式合約及轉讓契支付的買家印花稅（如有的話），由買方承擔。
The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
14. 土地註冊處的登記費、正式合約及轉讓契之圖則費、樓契核證副本費用及有關草擬、登記及完成該發展項目大廈公契及管理合約之適當比例費用及其他有關本物業買賣之文件等費用一概由買方負責。
The Land Registry registration fees, professional fees for the plans to be annexed to the Agreement and the Assignment, the costs for certified copies of title deeds and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development, and any other documents relating to the sale and purchase of the Property shall also be borne and paid by the Purchaser.
15. 除買賣雙方另作協定外，買賣雙方需各自承擔有關正式合約及轉讓契的律師費。如買方聘請其他律師而非由賣方代表律師負責處理正式合約及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和雜費。
Unless otherwise agreed by the parties hereto, each party shall pay its own legal costs of and incidental to the Agreement and the Assignment. Provided that if the Purchaser instructs a firm of solicitors of his choice other than the Vendor's Solicitors to act for him in the Agreement and the Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' costs and disbursements of and incidental to the Agreement and the Assignment.
16. 本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
The Property comprises residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
17. 買方須在本物業的收樓之前，按照該發展項目大廈公契及管理合約規定（如有）向賣方或管理公司預繳管理費上期，及繳付管理費按金、泥頭清理費、設備及特別基金及其他按金／基金等。買方並須償還賣方就本物業已支付的所有按金及基金（不管該等按金及特別基金根據大廈公契及管理合約是否可以轉讓或退還）。
The Purchaser shall before being entitled to possession of the Property on completion reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. (if any) in accordance with the Deed of Mutual Covenant and Management Agreement of the Development. The Purchaser shall reimburse the Vendor for all deposits and fund already paid by the Vendor (in respect of the Property, whether or not such deposits and special fund are transferrable or refundable under the Deed of Mutual Covenant and Management Agreement).
18. 買賣雙方同意於正式合約中列出印花稅條例第 29B(5)項所需之資料。
The Vendor and the Purchaser shall execute the Agreement containing the information in respect of the matters specified in Section 29B(5) of the Stamp Duty Ordinance.
19. 本臨時合約內所規定時間和限期必須嚴守。
Time shall in every respect be of the essence of this Preliminary Agreement.
20. 如本臨時合約在買方未簽署正式合約前已被登記於土地註冊處，賣方有權單方面簽署及登記一備忘錄將本臨時合約之登記從土地註冊處登記冊中刪除或取消。
Should this Preliminary Agreement be registered in the Land Registry before the Agreement is signed, the Vendor shall have the rights to unilaterally sign and register a memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
21. (a) 謹此聲明本臨時合約只屬於買方個人所有，只有買方才可簽立正式合約，買方無權要求賣方與任何其他人簽立正式合約。賣方不接受任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約，除非獲授權人是僅有指定權限，只能以買方名義及代表買方簽署正式合約（沒有任何更替之權力或權利）之指明獲授權人。
It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser and only the Purchaser is permitted to enter into the Agreement. The Purchaser shall have no right to request the Vendor to enter into the Agreement with any other persons. No attorney, trustee or nominee of any kind of the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any power or right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
(b) 在成交前及簽署轉讓契予買方前，買方不得指定任何人接受本物業的轉讓契、轉售本物業或轉讓本臨時合約的利益或為此簽訂任何協議。
The Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of this Preliminary Agreement or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment to the Purchaser.
22. 若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
23. 任何本臨時合約下的責任，若其履行日並非工作日，則履行該責任的日期將順延至原定日期之後的第一個工作日。
If the day on which any obligation under this Preliminary Agreement is to be performed shall fall on a day which is not a working day, the date for the performance shall automatically be postponed to the immediately following working day.
24. 本臨時合約取代雙方過往所有之談判、申述、理解及協議。
This Preliminary Agreement supersedes all prior negotiation, representation, understanding and agreement of the parties hereto.
25. 買方如有更改通訊或註冊地址或電話，須立即以書面通知賣方。
The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence/registered address or telephone number.
26. 本物業必須由單一份正式合約及其後單一份轉讓契涵蓋。
The Property shall be covered by one single Agreement and one single subsequent Assignment.
27. 賣方保留權利修改有關售價及付款條款之錯誤或遺漏及該售價在計算方面之錯誤或遺漏。
The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Terms of Payment and the calculation of the Purchase Price.

28. 賣方保留按正式合約條款修改發展項目（包括本物業）建築圖則之權利。
The Vendor reserves the right to alter the building plans in respect of the Development (including the Property) in accordance with the terms of the Agreement.
29. 無論正式合約簽署與否，賣方有權（但不是必須）遞交本臨時合約予印花稅署並代買方繳納本臨時合約應繳納之印花稅。就賣方為買方所代繳之印花稅，賣方有權從買方已繳付之臨時訂金、再付訂金或售價中扣除和追討由此而引起的售價欠款及有關利息，利息率以香港上海匯豐銀行有限公司指定之優惠利率加年利率 2 厘按日數計。買方必須彌償賣方有關本臨時合約已繳納或應繳納的所有印花稅。
Irrespective of whether the Agreement is signed by the parties, the Vendor has the right (but is not obliged) to submit this Preliminary Agreement to the Stamp Office and pay the stamp duty hereon for the Purchaser. The amount of stamp duty so paid for the Purchaser can be deducted by the Vendor from the preliminary deposit, further deposit or the purchase price already paid by the Purchaser and the Vendor shall be entitled to claim against the Purchaser for any deficiency in the payment of purchase price arising therefrom with interest at the rate of 2% per annum above prime rate specified by the Hongkong and Shanghai Banking Corporation Limited computed on a daily basis. The Purchaser shall indemnify and keep indemnified the Vendor for all stamp duty so paid or payable on this Preliminary Agreement.
30. 本臨時合約（除第(i)、(ii)條、第 I 部份及附表 A、B 及 C 外）之中文譯本謹供參考之用。如有爭議，將以英文本為準。
The Chinese version of this Preliminary Agreement (except Clauses (i) and (ii), Part I and Schedules A, B and C) is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.
31. 儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。
Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.

* 請將不適用者刪去。Delete as appropriate.

附表 A Schedule A
本物業的量度尺寸
The measurements of the Property

本物業的量度尺寸如下：

The measurements of the Property are as follows:

洋房 House 1

(a) 本物業的實用面積為 565.593 平方米／ 6088 平方呎，其中：

the saleable area of the Property is 565.593 square metres/ 6088 square feet of which:

3.819 平方米／ 41 平方呎為露台的樓面面積；

3.819 square metres/ 41 square feet is the floor area of the balcony;

-- 平方米／ -- 平方呎為工作平台的樓面面積；

-- square metres/ -- square feet is the floor area of the utility platform;

-- 平方米／ -- 平方呎為陽台的樓面面積；及

-- square metres/ -- square feet is the floor area of the verandah; and

(b) 其他量度尺寸為：

other measurements are:

空調機房的面積為 -- 平方米／ -- 平方呎；

the area of the air-conditioning plant room is -- square metres/ -- square feet;

窗台的面積為 -- 平方米／ -- 平方呎；

the area of the bay window is -- square metres/ -- square feet;

閣樓的面積為 -- 平方米／ -- 平方呎；

the area of the cockloft is -- square metres/ -- square feet;

平台的面積為 104.163 平方米／ 1121 平方呎；

the area of the flat roof is 104.163 square metres/ 1121 square feet;

花園的面積為 140.690 平方米／ 1514 平方呎；

the area of the garden is 140.690 square metres/ 1514 square feet;

停車位的面積為 -- 平方米／ -- 平方呎；

the area of the parking space is -- square metres/ -- square feet;

天台的面積為 45.502 平方米／ 490 平方呎；

the area of the roof is 45.502 square metres/ 490 square feet;

梯屋的面積為 18.469 平方米／ 199 平方呎；

the area of the stairhood is 18.469 square metres/ 199 square feet;

前庭的面積為 -- 平方米／ -- 平方呎；

the area of the terrace is -- square metres/ -- square feet;

庭院的面積為 -- 平方米／ -- 平方呎。

the area of the yard is -- square metres/ -- square feet.

停車位編號 Parking Space No(s) P3, P4

停車位編號 Parking Space No. P3: 12.5 square metres 平方米 / 134.55 square feet 平方呎.

停車位編號 Parking Space No. P4: 12.5 square metres 平方米 / 134.55 square feet 平方呎.

附表B
Schedule B
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) | | 描述 | |
|-------------------------|----------|-------------------------------------|--|
| 細項 | 裝修物料種類 | 描述 | 描述 |
| a. 外牆 | 裝修物料種類 | 低層地下2樓至地下室 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、金屬腳條及磚瓦 |
| 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) |
| c. 窗台 | 窗台的用料 | 不適用 | 鋼化夾膠清片玻璃連低輻射 鍍膜 |
| | 窗台板的裝修物料 | 不適用 | |
| d. 花槽 | 裝修物料種類 | 天然石 | |

| 1. EXTERIOR FINISHES (House 1, House 2 and House 3) | | | |
|---|------------------------|--|--|
| Item | Type of finishes | Description | |
| a. External wall | | 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 | House |
| 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) |
| c. Bay window | Material of bay window | Not applicable | |
| | Window sill finishes | Not applicable | |
| d. Planter | Type of finishes | Natural stone | |

| 1. 外部裝修物料 (洋房1、洋房2及洋房3) | | |
|-------------------------|---------------|--|
| 細項 | 描述 | |
| e. | 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 陽台 類型 用料 |
| f. | 乾衣設施 | 不適用 不適用 不適用 |
| 2. 室內裝修物料 (洋房1及洋房2) | | |
| 細項 | 描述 | |
| a. | 大堂 | 牆壁、地板及 天花板的裝修 物料類型 |
| b. | 內牆及天花板 | 乳膠漆 (於外露台位置) 乳膠漆(睡房4不適用) (於外露台位置) 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(於外露台位置) 天花及石膏板假磚髹上乳膠 漆於睡房3及主人睡房 (於外露台位置) |
| c. | 內部地板 | 地板 複合木地板及天然石 (於外露台位置) 複合木地板及天然石 (於外露台位置) 複合木地板 (於外露台位置) |

| 1. EXTERIOR FINISHES (House 1, House 2 and House 3) | | |
|---|--------------------------------|---|
| Item | Description | |
| e. | Verandah or balcony | Balcony : Tempered laminated glass balustrade Floor : Natural stone Wall : Aluminium cladding and tiles Ceiling : Not applicable Balcony is uncovered |
| f. | Drying facilities for clothing | Not applicable Not applicable Not applicable |
| 2. INTERIOR FINISHES (House 1 and House 2) | | |
| Item | Description | |
| a. | Lobby | Not Applicable |
| b. | Internal wall and ceiling | Emulsion paint (On exposed surfaces) Emulsion paint (Not applicable to bedroom 4) (On exposed surfaces) Bedroom 4 - Ceramic tiles and emulsion paint (On exposed surface) |
| c. | Internal floor | Skirting Timber skirting (On exposed surfaces) Timber skirting (On exposed surfaces) Timber skirting (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 | | |
| | 瓷磚 (於外露位置) | 地板 | 牆腳線 |
| c. 內部地板 | 睡房4的用料 | 木牆腳線 (於外露位置) | 木牆腳線 (於外露位置) |
| d. 浴室 | 裝修物料的類型 | 牆壁 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 (於外露位置) | 地板 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) |
| | 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 | 天花板 石膏板假天花髹上乳膠漆 |
| e. 廚房 | 裝修物料的類型 | 牆壁 鋪砌瓷磚 | 天花板 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 | 灶台 人造石材 |
| 2. 室內裝修物料 (洋房3) | | | |
| 細項 | 描述 | | |
| | 牆壁 | 地板 | 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 | 石膏板假天花髹上乳膠漆 (於外露位置) |
| 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) 飯廳 - 牆紙、天然石、金屬及布料 (於外露位置) | 石膏板假天花髹上乳膠漆 (於外露位置) 石膏板假天花髹上乳膠漆及牆紙 (於外露位置) |

| 2. INTERIOR FINISHES (House 1 and House 2) | | | |
|--|---|--|--|
| Item | Description | | |
| | Material of bedroom 4 | Floor | Skirting |
| c. Internal floor | Material of bedroom 4 | Ceramic tiles (On exposed surfaces) | Timber skirting (On exposed surfaces) |
| d. Bathroom | Type of finishes | Wall Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles and natural stone for Bathroom 3 Natural stone on exposed surface for Master Bathroom | Floor Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles for Bathroom 3 Natural stone on exposed surface for Master Bathroom |
| | Whether the wall finishes run up to ceiling | Wall finishes run up to false ceiling | Gypsum board false ceiling finished with emulsion paint |
| e. Kitchen | Type of finishes | Wall Ceramic tiles | Floor Ceramic tiles |
| | Whether the wall finishes run up to ceiling | Wall finishes run up to false ceiling | Ceiling Gypsum board false ceiling finished with emulsion paint Reconstituted stone |
| 2. INTERIOR FINISHES (House 3) | | | |
| Item | Description | | |
| | Type of wall, floor and ceiling finishes | Wall | Ceiling |
| a. Lobby | Type of wall, floor and ceiling finishes | Not Applicable | Ceiling |
| b. Internal wall and ceiling | Type of finishes | Living Room - Wallpaper, natural stone, metal, timber veneer and laminated glass (On exposed surface) Dining Room - Wallpaper, natural stone, metal and fabric (On exposed surface) | Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) Gypsum board false ceiling finished with emulsion paint and wallpaper (On exposed surfaces) |

| 2. INTERIOR FINISHES (House 3) | | | |
|--------------------------------|---|---|---|
| Item | Description | | |
| | Type of finishes | Wall | Ceiling |
| b. Internal wall and ceiling | | Bedroom 1 - Wallpaper, metal and timber veneer (On exposed surface) Bedroom 2 - Wallpaper and timber veneer (On exposed surface) Bedroom 3 - Wallpaper, timber veneer and emulsion paint (On exposed surface) Bedroom 4 - Ceramic tiles and emulsion paint (On exposed surface) 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) Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) Gypsum board false ceiling finished with emulsion paint (On exposed surfaces) |
| c. Internal floor | Material of living room Material of dining room Material of Master bedroom Material of bedroom 1 Material of bedroom 2 and 3 Material of bedroom 4 | Natural stone, metal trim, engineered timber flooring and vinyl flooring (On exposed surfaces) Natural stone, metal trim and engineered timber flooring (On exposed surfaces) Engineered timber flooring, natural stone and metal trim (On exposed surface) Engineered timber flooring and natural stone (On exposed surface) Engineered timber flooring (On exposed surfaces) Ceramic tiles (On exposed surfaces) | Skirting Metal skirting (On exposed surfaces) Metal skirting (On exposed surfaces) Timber skirting (On exposed surfaces) Timber skirting (On exposed surfaces) Timber skirting (On exposed surfaces) Timber skirting (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 | 裝修物料之類型 睡房1 - 牆紙、金屬及木皮 (於外露位置) 睡房2 - 牆紙及木皮 (於外露位置) 睡房3 - 牆紙、木皮及乳膠漆 (於外露位置) 睡房4 - 瓷磚及乳膠漆 (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) 石膏板假天花板髹上乳膠漆 (於外露位置) 石膏板假天花板髹上乳膠漆 (於外露位置) 石膏板假天花板髹上乳膠漆 (於外露位置) 石膏板假天花板髹上乳膠漆 (於外露位置) | 天花板 |
| c. 內部地板 | 客廳的用料 飯廳的用料 主人睡房的用料 睡房1的用料 睡房2及3的用料 睡房4的用料 | 地板 天然石、金屬飾條、複合木地板及膠地板 (於外露位置) 天然石、金屬飾條及複合木地板 (於外露位置) 複合木地板、天然石及金屬飾條 (於外露位置) 複合木地板及天然石 (於外露位置) 複合木地板 (於外露位置) 瓷磚 (於外露位置) | 牆腳線 金屬牆腳線 (於外露位置) 金屬牆腳線 (於外露位置) 木牆腳線 (於外露位置) 木牆腳線 (於外露位置) 木牆腳線 (於外露位置) 木牆腳線 (於外露位置) |

| 2. INTERIOR FINISHES (House 3) | | | |
|--|---|---|--|
| Item | Description | | |
| d. Bathroom | Type of finishes | Wall Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles and natural stone for Bathroom 3 Natural stone on exposed surface for Master Bathroom | Floor Ceramic tiles for Bathroom 1, 2 and 4 Ceramic tiles for Bathroom 3 Natural stone on exposed surface for Master Bathroom |
| | Whether the wall finishes run up to ceiling | Wall finishes run up to false ceiling | |
| e. Kitchen | Type of finishes | Wall Ceramic tiles | Floor Ceramic tiles |
| | 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 | | |
| a. Doors | Main entrance door | Metal door | Accessories Door closer and lockset |
| | Family room door | Fire-rated solid core timber door | Door closer, handle and door stopper |
| | Study room door | Hollow core timber door | Lockset, handle and door stopper |
| | Bedroom door (Not applicable to Bedroom 4) | Hollow core timber door | Lockset, handle and door stopper |
| | Door from Bedroom 1 to Garden 1 | Aluminium framed glass sliding door | Sliding track, handle and lockset |

| 2. 室內裝修物料 (洋房 3) | | | |
|----------------------|----------------|---|--------------------|
| 細項 | 描述 | | |
| d. 浴室 | 裝修物料的类型 | 牆壁 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 | 天花板 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 | |
| e. 廚房 | 裝修物料的类型 | 牆壁 鋪砌瓷磚 | 天花板 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 | | |
| a. 門 | 單位入口大門 | 金屬門 | 裝修物料 天然石及金屬 |
| | 起居室門 | 防火實心木門 | 配件 門鼓及門鎖 |
| | 閱讀室門 | 空心木門 | 油漆 門鼓、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 |

| 3. INTERIOR FITTINGS (House 1 and House 2) | | | | |
|--|--|--|--------------------------|--------------------------------------|
| Item | Description | | | |
| | Material | 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 | 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. 室內裝置(洋房1及洋房2) | | | |
|------------------|---------------|--------|-----------------------------|
| 細項 | 描述 | | |
| | 裝置及設備 | 類型 | 用料 |
| 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 |
| | | | |
| 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 | | |
| | Toilet door | Material | Accessories |
| a. Doors | Toilet door | Hollow core timber door | Paint |
| | Doors to garden 2, balcony and flat roof | Aluminium framed glass door | Tempered laminated glass |
| | Main roof door | Aluminium framed glass door | Tempered insulation glass |
| | Door from Family Room to Swimming Pool | Aluminium framed glass door | Tempered insulation glass |
| 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. INTERIOR FITTINGS (House 1 and House 2) | | | |
|---|---|--|--|
| Item | Fittings & Equipment | Description | 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) | |
| 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 | |
| | Kitchen cabinet | Wooden cabinet | Material Finishes |
| | Type of all other fittings and equipment | Chrome plated sink mixer | High gloss lacquered, timber veneer and glass |
| d. Bedroom (Bedroom 1, 2, 3 and Master bedroom) (Applicable to bedroom 4 only) | Type and material of fittings (including built-in wardrobe) | Not applicable | |
| | Built-in cabinets | Wooden cabinet finished with plastic laminate | |
| | Cooking bench | Reconstituted stone | |
| | Sink unit | Stainless steel | |
| e. Telephone | Sink Mixer | Chrome plated | |
| | 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 | 裝置及設備 | 描述 | 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 淋浴間 | 鍍鉻 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) | |
| c. 廚房 | 洗滌盆 | 不銹鋼 | 用料 |
| | 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 | |
| | 廚櫃 | 木製櫃 | 裝修物料 高光燻漆、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) (只適用於睡房4) | 裝置(包括嵌入式衣櫃)的類型及用料 | 不適用 | |
| | 嵌入式櫃 | 木製櫃配膠板 | |
| | 灶台 | 人造石 | |
| | 洗滌盆 | 不銹鋼 | |
| e. 電話 | 洗滌盆龍頭 | 鍍鉻 | |
| | 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. 室內裝置 (洋房1及洋房2) | | | 描述 | |
|-------------------|---------------|---------------------------------|--|-----------|
| 細項 | 供電附件 (包括安全裝置) | 供電附件 | 描述 | |
| g. 電力裝置 | 供電附件 (包括安全裝置) | 提供電掣及插座之面板 三相電力供應並裝妥微型斷路器配電箱 | 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。 | |
| | 安全裝置 | | 請參閱「機電裝置說明表」 | |
| | 導管是隱藏或外露 | | 電插座及空調機接駁點的位置及數目 | |
| | | | 裝置 | |
| h. 氣體供應 | 類型 | 煤氣 | 提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐 | |
| | 系統 | | 請參閱「機電裝置說明表」 | |
| | 位置 | 於睡房4內 | 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。 | |
| i. 洗衣機接駁點 | 位置 | | 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 | |
| | 設計 | | 水管是隱藏或外露 | |
| j. 供水 | 水管的用料 | | 水管是隱藏或外露 | |
| | | | 廚房、睡房4、洗手間及浴室有熱水供應 | |
| j. 供水 | 有否熱水供應 | | 裝置 | |
| | | | 裝置 | |
| 3. 室內裝置 (洋房3) | | | 用料 | |
| a. 門 | 單入口大門 | 金屬門 | 裝修物料 | 配件 |
| | 起居室門 | 防火實心木門 | 天然石及金屬 | 門鼓及門鎖 |
| | | | 木皮及金屬 | 門鼓、手把及門封條 |

| 3. INTERIOR FITTINGS (House 1 and House 2) | | | | Description | |
|--|--|---|---|--|-----------------------------------|
| Item | Electrical fittings (including safety devices) | Electrical fittings | Electrical fittings | Description | |
| g. Electrical installations | Whether conduits are concealed or exposed | Whether conduits are concealed or exposed | Faceplate for all switches and power sockets Three phases electricity supply with miniature circuit breaker distribution board 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. | Please refer to the "Schedule of Mechanical & Electrical Provisions" | |
| | Location and number of power points and air conditioner points | | | Fittings | |
| h. Gas supply | Type | Town Gas | | Fittings | |
| | System | Gas supply pipe is provided and connected to gas cooking hob and gas water heater | | Fittings | |
| | Location | Please refer to the "Schedule of Mechanical & Electrical Provisions" | | Fittings | |
| i. Washing machine connection point | Location | Inside bedroom 4 | | Fittings | |
| | 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. | | Fittings | |
| 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 | | Fittings | |
| | 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 | | Fittings | |
| 3. INTERIOR FITTINGS (House 3) | | | | Material | |
| a. Doors | Main entrance door | Family room door | Metal door | Natural stone and metal | Accessories |
| | | | Fire rated solid core timber door | Timber veneer and metal | Door closer and lockset |
| | | | | | Door closer, handle and door seal |

| 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 | 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 | 門鎖、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. 室內裝置(洋房3) | | | |
|--------------|----------------|---------------|----------------------------------|
| 細項 | 描述 | | |
| | 細項 | 用料 | 配件 |
| a. 門 | 廚房門 | 空心木門 | 金屬 門鎖、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 門鎖、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 | 鈦質框玻璃門 | 鋼化夾膠玻璃 門鎖、手把、 地鎖及門擋 |
| | 主天台門 | 鈦質框玻璃門 | 鋼化夾膠玻璃 門鎖、手把、 地鎖及門擋 |
| | 起居室通往泳池的門 | 鈦質框玻璃門 | 鋼化中空玻璃 門鎖、手把、 地鎖及門擋 |

| 3. INTERIOR FITTINGS (House 3) | | | |
|--------------------------------|---|--|---|
| Item | Description | | |
| | Material | Material | 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. 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 |
| | | Cold water supply | Copper water pipes |
| | | Hot water supply | Copper water pipes with thermal insulation |
| | | 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 | | |

| 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 | |
| g. Electrical installations | Electrical fittings (including safety devices) | Type and material of fittings (including built-in wardrobe) 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 |
| i. Washing machine connection point | Location | Please refer to the "Schedule of Mechanical & Electrical Provisions" |
| | 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 |

| 3. 室內裝置(洋房3) | | |
|--------------|------------------|--|
| 細項 | 描述 | |
| g. 電力裝置 | 供電附件 (包括安全裝置) | 裝置 (包括嵌入式衣櫃) 的類型及用料 提供電掣及插座之面板 |
| | 導管是隱藏或外露 | 三相電力供應並裝妥微型斷路器配電箱 |
| | 電插座及空調機接駁點的位置及數目 | 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。 |
| | | 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 |
| i. 洗衣機接駁點 | 位置 | 請參閱「機電裝置說明表」 |
| | 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 |

| 4. MISCELLANEOUS (House 1, House 2 and House 3) | | |
|--|---|--|
| Item | Description | |
| a. Lifts | Brand Name and Model Number | 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 |
| d. Water meter, electricity meter and gas meter | Location | Water meter Water meter room on LG2/F |
| | Whether they are separate or communal meters for residential properties | 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 for panic alarm 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" | |

| 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 |
| | 升降機的數目及到達的樓層 | 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 |
| d. 水錶、電錶及氣體錶 | 水錶 | 氣體錶 |
| | 位置 | 電錶 |
| | 就在宅單位而言是獨立抑或公用的錶 | 低層地下2樓水錶 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 (包括嵌入式設備的細節及其位置) | 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。 保安系統的求救警鐘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」 | |

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 |
| | 大金 DAIKIN | FXMFP140AB | P | P | P |
| 鮮風處理機 Fresh Air Processing Unit | | LPK125A1 | P | P | P |
| 抽氣扇 Exhaust Fan | 奧斯博格 OSTBERG | RKB500X250G1 | 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 | | WF1D122 | P | P | P |
| 洗衣機 Washing Machine | 惠而浦 Whirlpool | FWMD102GW | P | P | P |
| 乾衣機 Tumble Dryer | | DFCX80116 | P | P | P |

備註:

1. 符號 "P" 表示 "提供"。
2. 符號 "-" 表示 "不提供"。

Notes:

1. Symbol "P" denotes "Provided".
2. Symbol "-" denotes "Not provided".

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 | | 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 | Miele | 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 |
| 除濕機 Dehumidifier | 惠而浦 Whirlpool | WF1D042RAS | - | - | P |
| | Honeywell | Dr55x-ap | - | - | P |

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 Notes:
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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 |
|----------------------|--|----------------|----------------|----------------|
| 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 |
| | 燈位 Lighting Point | 4 | 4 | 4 |
| 游泳池 Swimming Pool | 泳池過濾系統曲架擊 Isolator for Swimming Pool Filtration System | 1 | 1 | 1 |
| | 燈位 Lighting Point | 1 | 1 | 4 |
| 門廊 Foyer | 燈具開關 Lighting Switch | 2 | 2 | - |
| | 單位電插座 Single Socket Outlet | 1 | 1 | 1 |
| | 燈位 Lighting Point | 3 | 3 | 27 |
| | 燈具開關 Lighting Switch | 7 | 7 | 15 |
| 地下室 G/F | 單位電插座 Single Socket Outlet | 1 | 1 | 4 |
| | 雙位電插座 Twin Socket Outlet | 1 | 1 | 1 |
| 起居室 Family Room | 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 |

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 |
|-------------------|--|----------------|----------------|----------------|
| 閣樓室 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 |
| | 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 |
| 地下 G/F | 除濕機接線盒 Dehumidifier Connection Unit | - | - | 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 |
| | 浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator | 1 | 1 | 1 |
| | 浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator | 1 | 1 | 1 |
| | 浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator | 1 | 1 | 1 |
| | 浴室寶有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator | 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 |
|------------------------------|--|----------------|----------------|----------------|
| 地下 G/F | 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 |
| | 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 |
| | 浴室實有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator | 1 | 1 | 1 |
| | 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 | |

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 |
|-------------------|--|----------------|----------------|----------------|
| 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 |
| | 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 |
| | 浴室有掣熔絲接線座 Switched Fused Spur Unit for Thermo Ventilator | 1 | 1 | 1 |
| 浴室3 Bathroom 3 | 冷氣機有掣熔絲接線座 Switched Fused Spur Unit for Air Conditioner | 1 | 1 | 1 |
| | 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 |
| 睡房4 Bedroom 4 | 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 |

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 | |
|--|--|--|----------------|----------------|---|
| 地下 G/F | 睡房4 Bedroom 4 | 1 | 1 | 1 | |
| | 浴室4 Bathroom 4 | 抽油煙機有掣熔絲接線座 Switched Fused Spur Unit for Range Hood 設備開關 Equipment Switch | 1 | 1 | 1 |
| | | 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 |
| | | 浴室實有掣熔絲接線座 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 |
| | | 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 | |
| 1樓 1/F | 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 | |
| | 燈位 Lighting Point | 1 | 1 | 3 | |
| | 單位電插座 Single Socket Outlet | - | - | 1 | |
| | 樓梯 Staircase | | | | |
| | 客廳 Living Room | 5 | 5 | 70 | |
| | 儲物間 Store | 10 | 10 | 19 | |

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 |
|----------------|--|----------------|----------------|----------------|
| 1樓 1/F | 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 |
| | 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 |
| | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 1 |
| | 燈位 Lighting Point | 3 | 3 | 3 |
| | 燈位 Lighting Point | 7 | 7 | 7 |
| | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 1 |
| | 燈位 Lighting Point | 2 | 2 | 6 |
| | 燈具開關 Lighting Switch | - | - | 1 |
| | 單位電插座 Single Socket Outlet | - | - | 1 |

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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 |
|----------------|--|----------------|----------------|----------------|
| 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 |
| | 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 |
| 2樓 2/F | 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 |
| | 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 |
| 廚房 Kitchen | 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 |

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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 | 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 |
| | 燈位 Lighting Point | 5 | 5 | 5 |
| | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 1 |
| | 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 | 燈位 Lighting Point | 2 | 2 | 23 |
| | 燈具開關 Lighting Switch | 5 | 5 | 5 |
| | 單位電插座 Single Socket Outlet | 2 | 2 | 4 |
| | 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 | - | - | 5 |
| | 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 |
| | 地暖系統控制面板 Control Panel for Floor Heating System | 1 | 1 | 3 |
| | 主人睡房 Master Bed Room | | | |

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 | |
|-------------------------|--|---|----------------|----------------|---|
| 主人睡房 Master Bed Room | 電動窗簾接線盒 Electric Curtain Connection Unit | - | - | 6 | |
| | 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 Walk-in Closet | | | | |
| | 步入式衣帽間地暖系統控制面板 Control Panel for Floor Heating System in Walk-in Closet | - | - | 1 | |
| | 除濕機接線盒 Dehumidifier Connection Unit | - | - | 1 | |
| | 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 | |
| 主人浴室 Master Bathroom | 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 | |
| | 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 | |
| | 燈位 Lighting Point | 2 | 2 | 2 | |
| | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 1 | |
| | 連接樓梯及主人睡房 之空間 Area Connect Staircase and Master Bedroom | 單位電插座 Single Socket Outlet | 1 | 1 | - |
| | | 雙位電插座 Twin Socket Outlet | - | - | 1 |
| | | 燈位 Lighting Point | 2 | 2 | 2 |
| | | 防水單位電插座 Weatherproof Type Single Socket Outlet | 1 | 1 | 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 |
| | | 單位電插座 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 | 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 | - |
| | 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 |
| | 燈位 Lighting Point | 2 | 2 | 7 |
| | 燈具開關 Lighting Switch | 3 | 3 | 3 |
| 天台 R/F | 主天台 Main Roof | | | |
| | 樓梯 Staircase | | | |

備註：符號“-”表示“不提供”。

Notes : Symbol "-" denotes "not provided".

附表 C
Schedule C
對買方的警告
Warning to Purchasers

就第 9 條而言，“對買方的警告”內容如下：

For the purposes of clause 9, the following is the “Warning to Purchasers”:

1. 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
2. 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor’s solicitor to act for you as well as for the Vendor.
3. **現建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
4. 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
5. 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor’s solicitor, to protect your interests.

VENDOR'S INFORMATION FORM
賣方資料表格

Development 發展項目 : Pok Fu Lam Road 138 薄扶林道138 號
Vendor 賣方 : One-Three-Eight Limited
The Property 本物業 : House 洋房 1

| No. 編號 | Purchaser(s) Name(s) 買方姓名 | I.D./Passport/ B.R. No. 身份證 / 護照 / 商業登記號碼 |
|-----------|------------------------------|--|
| (1) | | |
| (2) | | |
| (3) | | |
| (4) | | |

This Vendor's Information Form is provided by the Vendor. 本賣方資料表格由賣方提供。

- (a) The amount of the management fee that is payable for the Property : HK\$54,815.00 per month
須就物業支付的管理費用的款額 每月HK\$54,815.00
- (b) The amount of the Government rent (if any) that is payable for the Property : HK\$156.00 per year
須就物業繳付的地稅 (如有的話) 的款額 每年HK\$156.00
- (c) The name of the owners' incorporation (if any) : None
業主立案法團 (如有的話) 的名稱 無
- (d) The name of the manager of the Development : Parkland Property Management Limited
發展項目的管理人的姓名或名稱 柏齡物業管理有限公司
- (e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development : None
賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知 無
- (f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development : None
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知 無
- (g) Any pending claim affecting the Property that is known to the Vendor : None
賣方所知的影響物業的任何待決的申索 無

Date of printing /印製日期: 23/1/2026

I / We, the undersigned, hereby acknowledge and confirm that I / we have received this form and am / are fully aware of the above prior to my / our signing of the preliminary agreement for sale and purchase of the Property.
我/我們, 即下述簽署人, 謹此確認在簽署上述物業之臨時買賣合約之前, 我/我們已收到此表格並完全獲悉以上事項。

Signature(s) of Purchaser(s) 買方簽署

Date 日期

ACKNOWLEDGEMENT LETTER FOR PROPERTY VIEWING
物業參觀確認函

Development 發展項目 : Pok Fu Lam Road 138 薄扶林道138 號
Vendor 賣方 : One-Three-Eight Limited
The Property 本物業 : House 洋房 1

| No. 編號 | Purchaser(s) Name(s) 買方姓名 | I.D./Passport/ B.R. No. 身份證 / 護照 / 商業登記號碼 |
|-----------|------------------------------|--|
| (1) | | |
| (2) | | |
| (3) | | |
| (4) | | |

I / We, the undersigned, hereby confirm that, prior to my / our signing of the preliminary agreement for sale and purchase of the Property, 本人 / 我們即下述簽署人, 謹此確認在簽署本物業之臨時買賣合約之前,

(Please specify 請選擇)

the Vendor has made (a) the Property; or (b) (if it is not reasonably practicable for the Property to be viewed by me / us) a comparable residential property in the Development available for viewing by me / us,
賣方已開放 (a) 該物業;或 (b) (如開放該物業供本人/我們參觀並非合理地切實可行) 發展項目中與該物業相若的住宅物業供本人 / 我們參觀,

I / we have viewed (as the case may be) (a) the Property or (b) a comparable residential property in the Development made available to me / us by the Vendor as aforesaid.
且本人 / 我們已參觀過上述賣方已開放的 (a) 該物業;或 (b) 發展項目中與該物業相若的住宅物業 (視乎情況而定)。

OR 或

but after due consideration and out of my / our own free will and choice, I / we decided not to view (as the case may be) (a) the Property; or (b) a comparable residential property in the Development made available to me / us by the Vendor as aforesaid.
但經充份考慮後, 本人 / 我們自主選擇決定不參觀上述賣方已開放的 (a) 該物業;或 (b) 發展項目中與該物業相若的住宅物業 (視乎情況而定)。

I / We hereby confirm that it is not reasonably practicable for the Property to be viewed by me / us and it is not reasonably practicable for any comparable residential property to be viewed by me / us, and I / we hereby agree that the Vendor is not required to make such a comparable residential property available for viewing by me / us before the Property is sold to me / us.

本人 / 我們確認開放該物業予本人 / 我們參觀並非合理地切實可行, 而開放與該物業相若的住宅物業供本人 / 我們參觀亦並非合理地切實可行, 本人 / 我們特此同意賣方無須在該物業售予本人 / 我們之前開放與該物業相若的住宅物業供本人 / 我們參觀。

Signature(s) of Purchaser(s) 買方簽署

Date 日期