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# Notes to Purchasers of First-hand Residential Properties

## 一手住宅物業買家須知

You are advised to take the following steps before purchasing first-hand residential properties.

### FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

#### 1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://www.srpe.gov.hk)) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

#### 2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

#### 3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

#### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the

Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5. Sales brochure

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

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

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

liable to pay Government rent.

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

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

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

#### 8. Register of Transactions

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

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

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following -

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.



# Notes to Purchasers of First-hand Residential Properties

## 一手住宅物業買家須知

### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

### 10. Expression of intent of purchasing a residential property

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

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

### FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

#### 13. Pre-sale Consent

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

#### 14. Show flats

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

### FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

#### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

- For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
- For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

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



# Notes to Purchasers of First-hand Residential Properties

## 一手住宅物業買家須知

### FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

#### 16. Vendor's information form

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

#### 17. Viewing of property

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

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

Website	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone	: 2817 3313
Email	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax	: 2219 2220

Other useful contacts:

<b>Consumer Council</b>	
Website	: <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone	: 2929 2222
Email	: <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax	: 2856 3611

<b>Estate Agents Authority</b>	
Website	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone	: 2111 2777
Email	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
Fax	: 2598 9596

<b>Real Estate Developers Association of Hong Kong</b>	
Telephone	: 2826 0111
Fax	: 2845 2521

# Notes to Purchasers of First-hand Residential Properties

## 一手住宅物業買家須知

您在購置一手住物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

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

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

#### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 **5%** 的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 **5%**）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

#### 10. 表達購樓意向

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

#### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該一
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

#### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

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

<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。



# Notes to Purchasers of First-hand Residential Properties

## 一手住宅物業買家須知

### 14. 示範單位

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

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

### 適用於一手已落成住宅物業

### 16. 賣方資料表格

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

### 17. 參觀物業

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

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

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

其他相關聯絡資料：

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

<b>地產代理監管局</b>	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

<b>香港地產建設商會</b>	
電話	: 2826 0111
傳真	: 2845 2521

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

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# Information on the Development

## 發展項目的資料

**NAME OF THE DEVELOPMENT**  
kau to HIGHLAND

**發展項目名稱**  
九肚山峰

**NAME OF THE STREET AND THE STREET NUMBER**  
39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77 Lai Ping Road

**街道名稱及門牌號數**  
麗坪路39，41，43，45，47，49，51，53，55，57，59，61，63，65，67，69，71，73，75，77號

**TOTAL NUMBER OF HOUSES, HOUSE NUMBERING AND OMITTED HOUSE NUMBERS**  
There are 20 houses:  
39 Lai Ping Road  
41 Lai Ping Road  
43 Lai Ping Road  
45 Lai Ping Road  
47 Lai Ping Road  
49 Lai Ping Road  
51 Lai Ping Road  
53 Lai Ping Road  
55 Lai Ping Road  
57 Lai Ping Road  
59 Lai Ping Road  
61 Lai Ping Road  
63 Lai Ping Road  
65 Lai Ping Road  
67 Lai Ping Road  
69 Lai Ping Road  
71 Lai Ping Road  
73 Lai Ping Road  
75 Lai Ping Road  
77 Lai Ping Road

**洋房的總數、門牌號數及被略去的門牌號數**  
共20座洋房：  
麗坪路39號  
麗坪路41號  
麗坪路43號  
麗坪路45號  
麗坪路47號  
麗坪路49號  
麗坪路51號  
麗坪路53號  
麗坪路55號  
麗坪路57號  
麗坪路59號  
麗坪路61號  
麗坪路63號  
麗坪路65號  
麗坪路67號  
麗坪路69號  
麗坪路71號  
麗坪路73號  
麗坪路75號  
麗坪路77號

# Information on Vendor and Others Involved in the Development

## 賣方及有參與發展項目的其他人的資料

### VENDOR

Apex Harvest Limited

### HOLDING COMPANY OF THE VENDOR

City Designer Limited  
Dynamic Advantage Limited  
Radiant Talent Holdings Limited  
Couture Homes Limited  
CSI Properties Limited

### AUTHORIZED PERSON

Mr. Ronald Liang of LWK & Partners (HK) Limited

### BUILDING CONTRACTOR

Grand Tech Construction Company Limited

### SOLICITOR FOR THE VENDOR

Mayer Brown JSM

### AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT

The Hongkong and Shanghai Banking Corporation Limited

### ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Not Applicable

### 賣方

嘉拓有限公司

### 賣方的控權公司

City Designer Limited  
Dynamic Advantage Limited  
Radiant Talent Holdings Limited  
時尚家居有限公司  
CSI Properties Limited

### 認可人士

梁黃顧建築師(香港)事務所有限公司之梁鵬程先生

### 承建商

佳盛建築有限公司

### 賣方代表律師

孖士打律師行

### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

### 已為發展項目的建造提供貸款的任何其他人

不適用



## Relationship between Parties Involved in the Development 有參與發展項目的各方的關係

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

# Relationship between Parties Involved in the Development

## 有參與發展項目的各方的關係

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



## Information on Design of the Development 發展項目的設計的資料

There is no non-structural prefabricated external wall forming part of the enclosing walls of the Development.  
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There is no curtain walls forming part of the enclosing wall of the Development.  
發展項目沒有構成圍封牆的一部分的幕牆。

# Information on Property Management

## 物業管理的資料

THE MANAGER APPOINTED UNDER THE DEED OF MUTUAL COVENANT THAT HAS BEEN EXECUTED  
Highland Management Services Limited

根據已簽立的公契獲委任的管理人  
Highland Management Services Limited

## Location plan of the Development 發展項目的所在位置圖

The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 7-NE-C dated 4 October 2017 from Survey and Mapping Office of the Lands Department with adjustment where necessary.  
此位置圖是參考於2017年10月4日出版地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號7-NE-C編製，經修正處理。

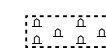
### LEGENDS 圖例



A Public Transport Terminal (Including a rail station)  
公共交通總站(包括鐵路車站)



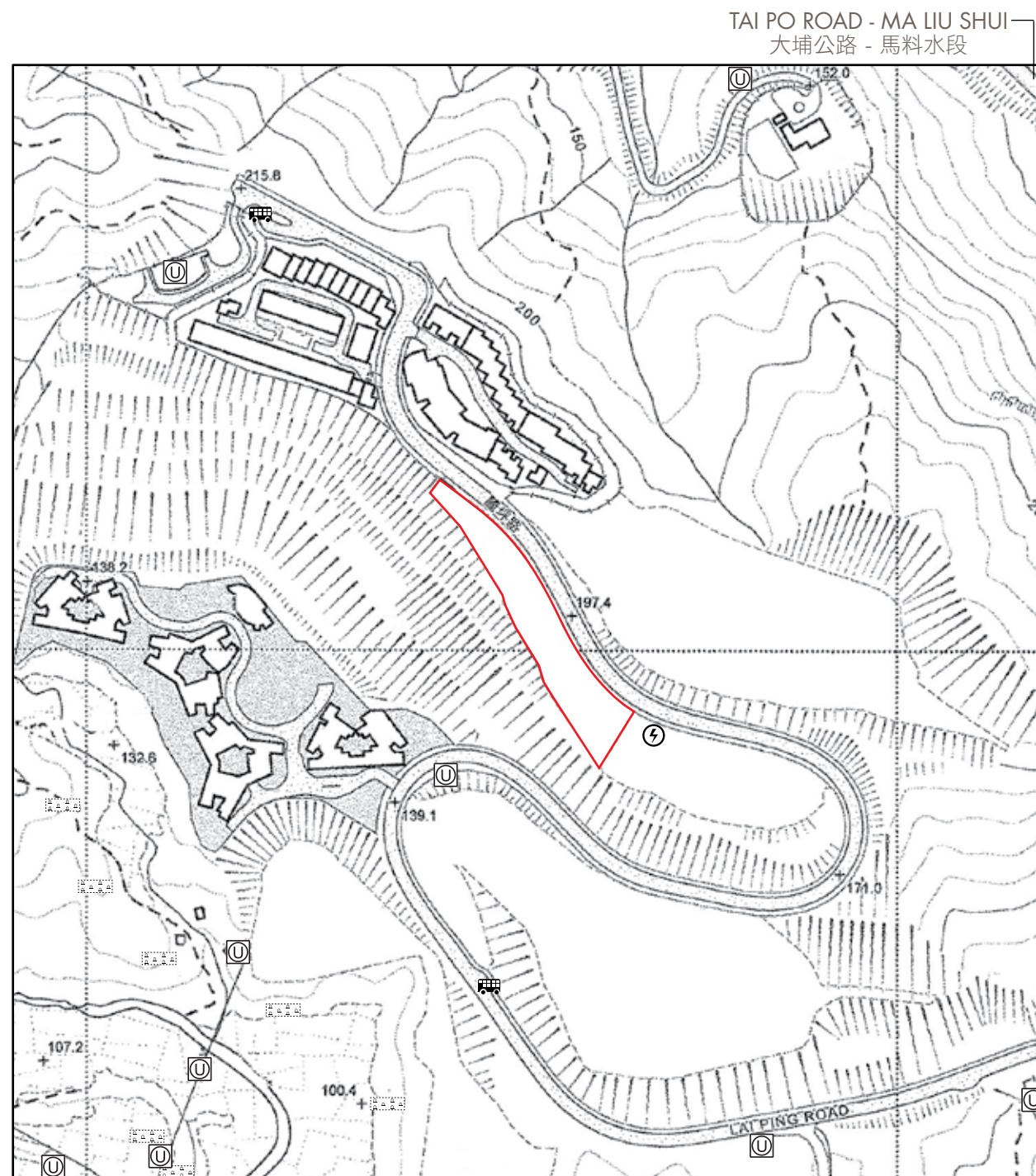
A Public Utility Installation  
公共事業設施裝置



A Cemetery  
墳場



A Power Plant (Including electricity sub-stations)  
發電廠(包括電力分站)



Location of the Development  
發展項目的位置

Scale: 0M/米 250M/米  
比例

### Notes:

1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

### 備註:

1. 賣方建議準買方到有關發展地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

The map reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. Licence No. 22/2015.  
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# Aerial photograph of the Development

## 發展項目的鳥瞰照片



Location of the Development  
發展項目的位置

- Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
  2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E016984C, dated of flight: 2nd April 2017.  
摘錄自地政總署測繪處在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E016984C，飛行日期：2017年4月2日。

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

- 備註:
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
  2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



# Outline Zoning Plan Relating to the Development

## 關乎發展項目的分區計劃大綱圖

Adopted from part of the Draft Sha Tin Outline Zoning Plan No. S/ST/33 gazetted on 13th January 2017.  
摘錄自2017年1月13日刊憲之沙田分區計劃大綱草圖，圖則編號為S/ST/33。

### NOTATION 圖例







#### ZONES: 地帶:

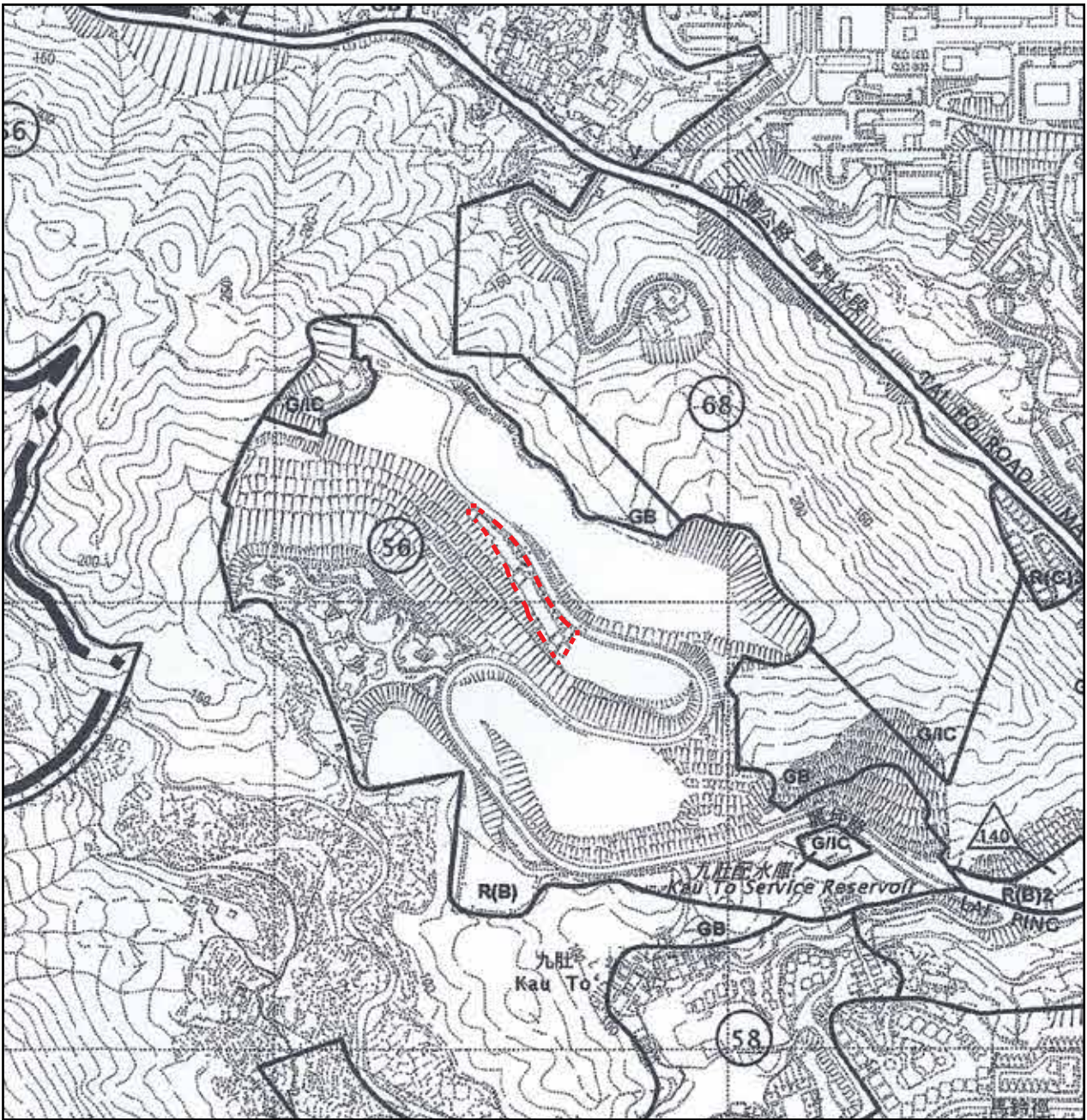
C	COMMERCIAL	商業
CDA	COMPREHENSIVE DEVELOPMENT AREA	綜合發展區
CR	COMMERCIAL / RESIDENTIAL	商業 / 住宅
R(A)	RESIDENTIAL (GROUP A)	住宅(甲類)
R(B)	RESIDENTIAL (GROUP B)	住宅(乙類)
R(C)	RESIDENTIAL (GROUP C)	住宅(丙類)
V	VILLAGE TYPE DEVELOPMENT	鄉村式發展
I	INDUSTRIAL	工業
GIC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN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

#### COMMUNICATIONS: 交通:

RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

#### MISCELLANEOUS: 其他:

	BOUNDARY OF PLANNING SCHEME	規劃範圍界限
	PLANNING AREA NUMBER	規劃區編號
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
	PETROL FILLING STATION	加油站



Location of the Development  
發展項目的位置

0M/米 500M/米  
Scale:  
比例

#### Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.

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

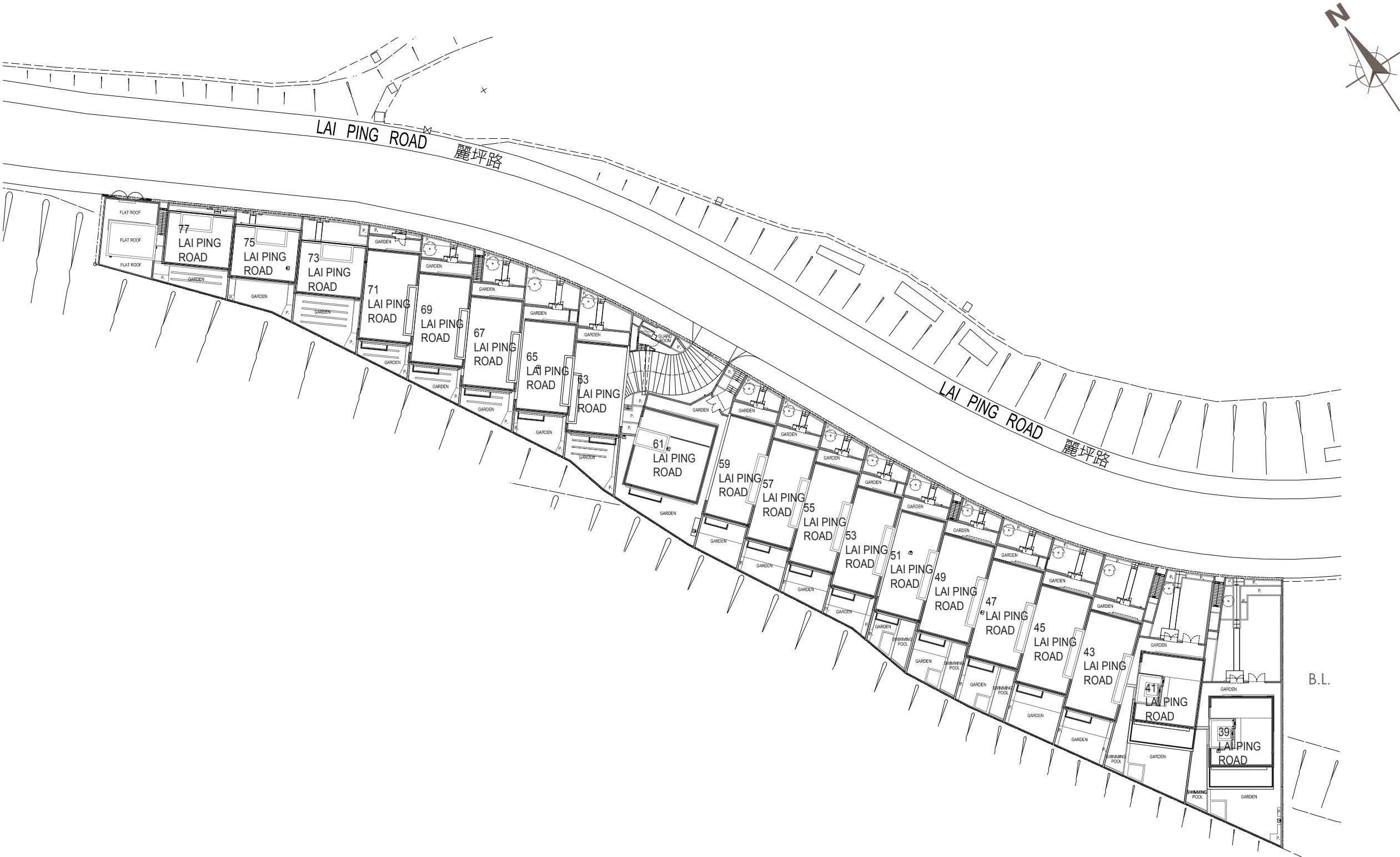
大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

#### 備註:

1. 在印製售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Layout Plan of the Development  
發展項目的布局圖



--- B.L. = Boundary Line of the Development 發展項目的邊界

0M/米 25M/米  
Scale: 比例



# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

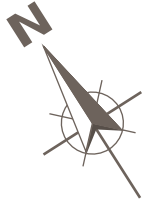
### Legend of Terms and Abbreviations used on floor plans: 平面圖中所使用名詞及簡稱之圖例：

- BATH = BATHROOM = 浴室
- BALCONY = 露台
- BEDROOM = 睡房
- CLOAK ROOM = 衣帽室
- C.L. = CAT LADDER = 爬梯
- DINING AREA = 飯廳
- DN = DOWN = 落
- E/M AREA = ELECTRICAL & MECHANICAL AREA = 機電空間
- FILTRATION PLANT WITH GRILLE ON TOP = 濾水系統空間配格柵頂蓋
- FLAT ROOF = 平台
- FOYER = 休息廳
- GAME ROOM = 娛樂室
- GARDEN = 花園
- GENUINE STORE = GENUINE STORE ROOM = 儲物室
- H.R. = HOSE REEL = 消防喉轆
- KITCHEN = 廚房
- LAV. = LAVATORY = 洗手間
- LIFT = 升降機
- LIFT LOBBY = 升降機大堂
- LIVING AREA = 客廳
- LOUNGE ROOM = 雅座
- MAID ROOM = 工人房
- MASTER BEDROOM = 主人睡房
- MASTER BATHROOM = 主人浴室
- PANTRY = 茶水間
- P & F WATER PUMP ROOM = POTABLE AND FLUSH WATER PUMP ROOM = 食水及沖廁水泵房
- P.D. = PIPE DUCT = 管槽
- POWDER = POWDER ROOM = 化粧間
- P. = PLANTER = 花槽
- ROOF = 天台
- STORE = GENUINE STORE ROOM = 儲物室
- SUITE = 套房
- SWIMMING POOL = 游泳池
- TOP ROOF = 頂層天台
- UP = 上
- UTILITY = UTILITY ROOM = 多用途房
- WALK-IN CLOSET = 衣帽間

- Remarks:
1. There may be architectural features e.g. stone claddings and metal claddings on external walls of some of the houses.
  2. There are sunken slabs and/ or ceiling bulkheads at living areas, dining areas, master bedrooms, suites, bedrooms, foyers, bathrooms, kitchen, genuine store rooms, lifts, game rooms, lounge rooms, maid rooms, utility rooms, cloak rooms, pantry, powder rooms, walk-in closets and lavatories of some houses for the air-conditioning system and/ or M&E services. There are exposed pipes/ ductings for air-conditioning system and/ or M&E services within some genuine store rooms, maid rooms and utility rooms.
  3. Balconies are non-enclosed areas.

- 附註:
1. 部份洋房外牆範圍設有建築裝飾，如石材外層裝飾及金屬外層裝飾。
  2. 部份洋房單位客廳、飯廳、主人睡房、套房、睡房、休息廳、浴室、廚房、儲物室、升降機、娛樂室、雅座、工人房、多用途房、衣帽室、茶水間、化粧間、衣帽間及洗手間天花有跌級樓板及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物室、工人房及多用途房內設有冷氣及/或機電設備之外露喉管/管道。
  3. 露台為不可封閉的地方。

**39 Lai Ping Road**  
**麗坪路39號**



Ground Floor Plan  
地下平面圖

1. 麗坪路39號的層與層之間的高度：停車場為4250毫米、地下為4250毫米、1樓為3500毫米、2樓為3500毫米。
2. 麗坪路39號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米、225毫米及250毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
5. 平面圖之尺規所列寸。

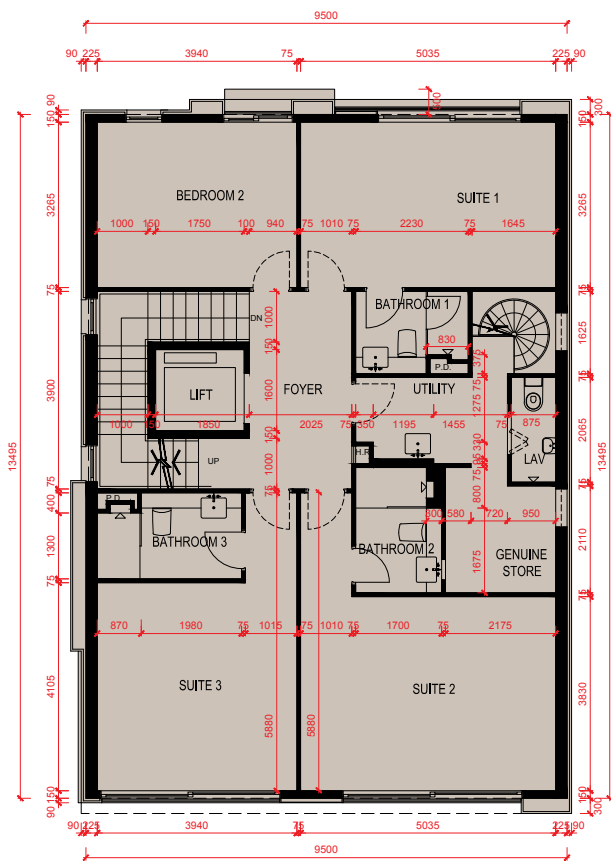
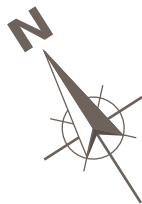
\* 此洋房此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱第20頁及第21頁之平面圖。



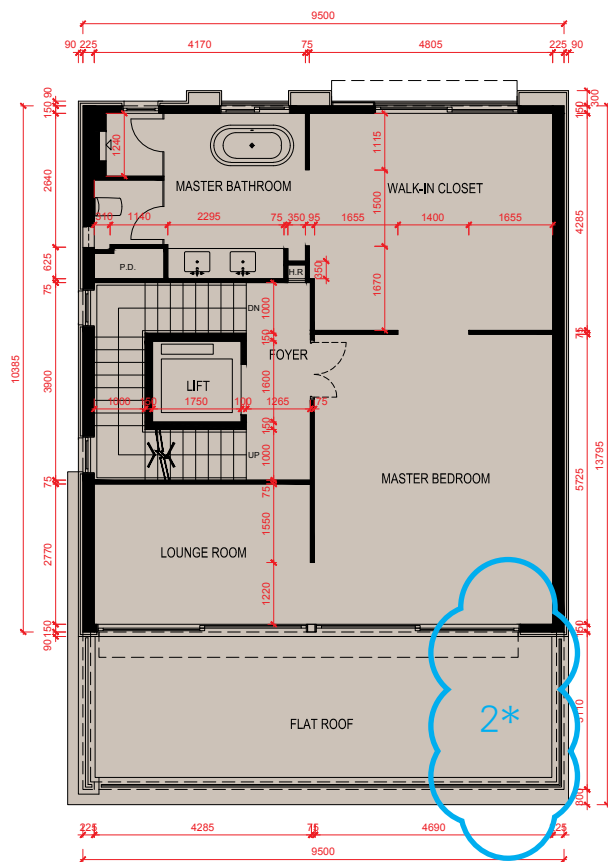
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

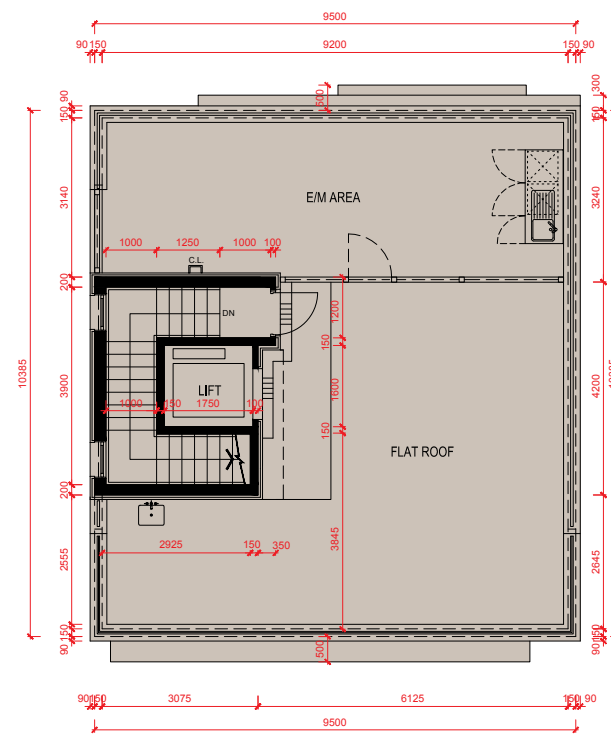
39 Lai Ping Road  
麗坪路39號



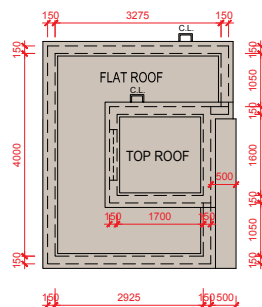
First Floor Plan  
1樓平面圖



Second Floor Plan  
2樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

0M/ 米      5M/ 米  
Scale:  
比例



# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

### Floor plan of 39 Lai Ping Road showing latest layout

#### 麗坪路39號現狀間隔平面圖

- Alteration Work
1. The existing sink is demolished and a longer new planter is built.
  2. A new lattice is added.

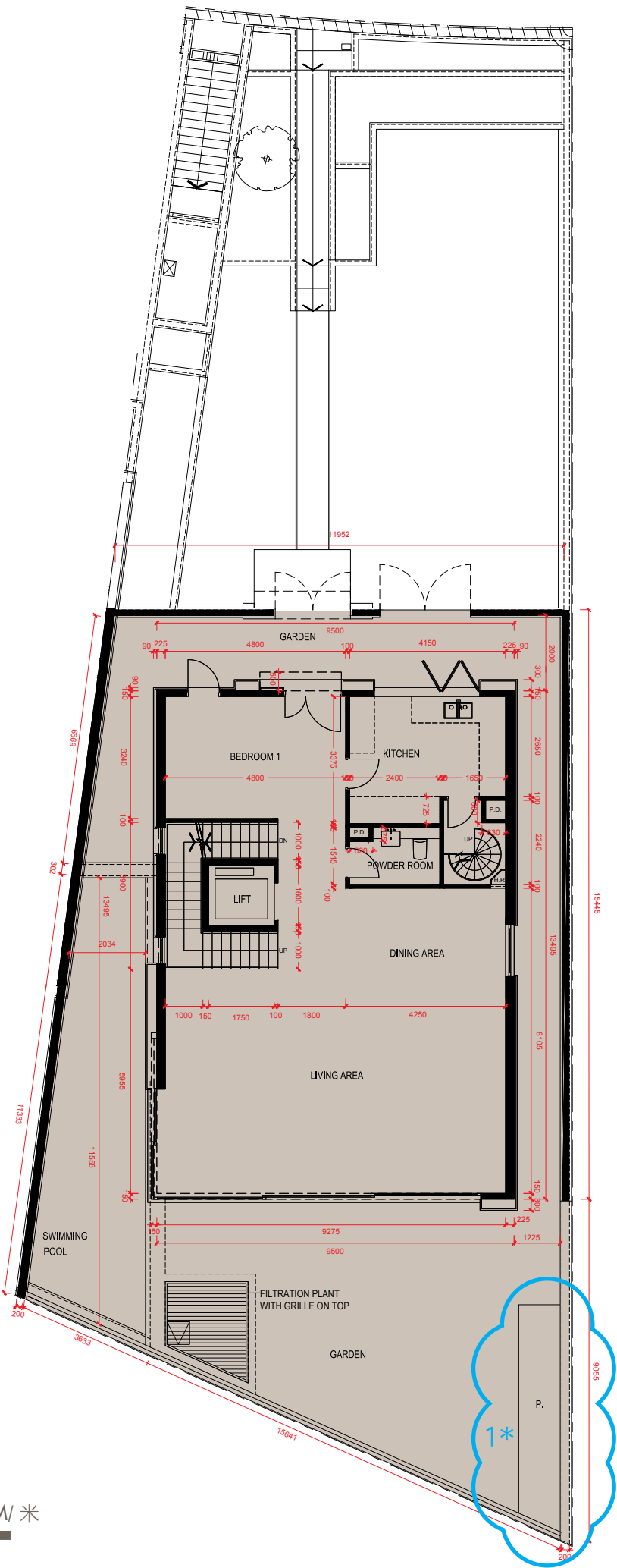
- 經改動工程
1. 原有洗手盆已拆除，新建更長的花槽。
  2. 新增柵欄。

1. The floor-to-floor height of 39 Lai Ping Road: 4250mm for Carpark Floor, 4250mm for G/F, 3500mm for 1/F and 3500mm for 2/F.
  2. The thickness of the floor slabs (excluding plaster) of 39 Lai Ping Road: 150mm, 175mm, 200mm, 225mm and 250mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路39號的層與層之間的高度：停車場為4250毫米、地下為4250毫米、1樓為3500毫米、2樓為3500毫米。
  2. 麗坪路39號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米、225毫米及250毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Ground Floor Plan  
地下平面圖

0M/ 米  
Scale:  
比例

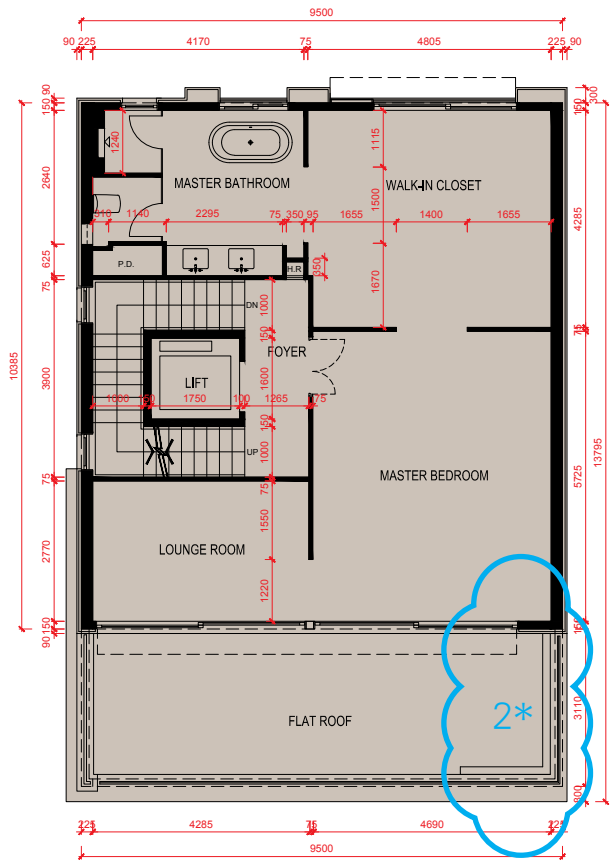
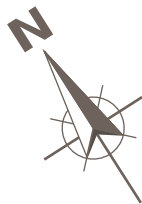
5M/ 米



# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

Floor plan of 39 Lai Ping Road showing latest layout  
麗坪路39號現狀間隔平面圖



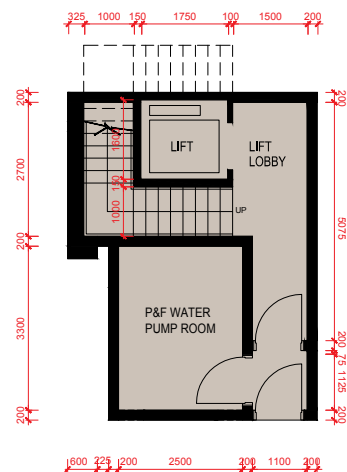
Second Floor Plan  
2樓平面圖

0M/ 米      5M/ 米  
Scale:   
比例

# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

41 Lai Ping Road  
麗坪路41號

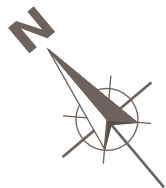
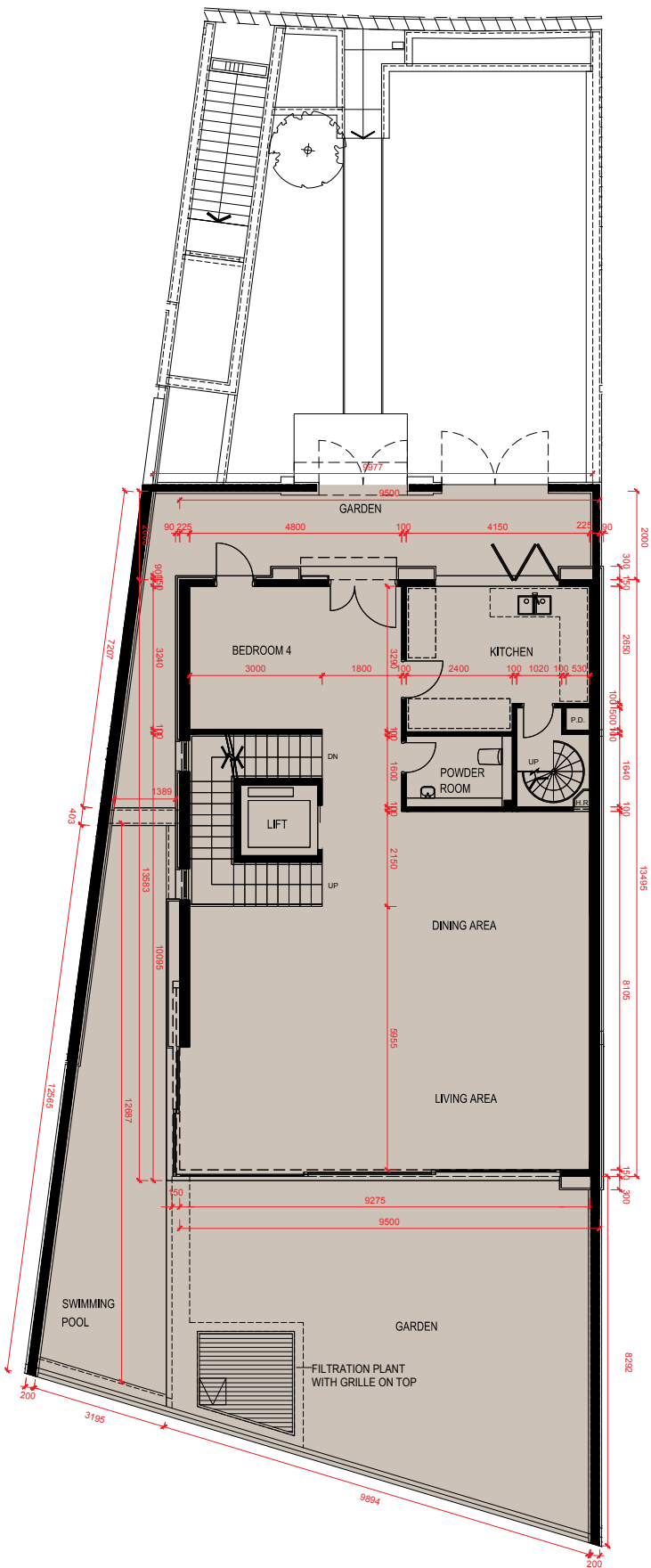


Carpark Floor Plan  
停車場平面圖

Ground Floor Plan  
地下平面圖

1. The floor-to-floor height of 41 Lai Ping Road: 4250mm for Carpark Floor, 4250mm for G/F, 3500mm for 1/F and 3500mm for 2/F.
2. The thickness of the floor slabs (excluding plaster) of 41 Lai Ping Road: 150mm, 175mm, 200mm, 225mm and 250mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
5. The dimensions of floor plans are all structural dimensions in millimeter.

1. 麗坪路41號的層與層之間的高度：停車場為4250毫米、地下為4250毫米、1樓為3500毫米、2樓為3500毫米。
2. 麗坪路41號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米、225毫米及250毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。



0M/ 米  
Scale:  
比例

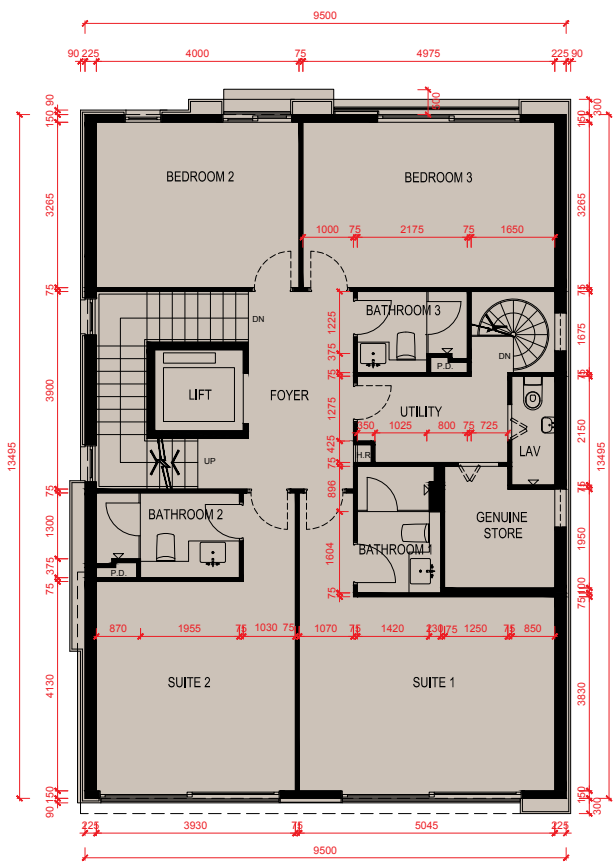
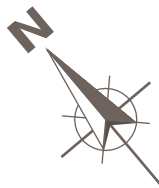
5M/ 米



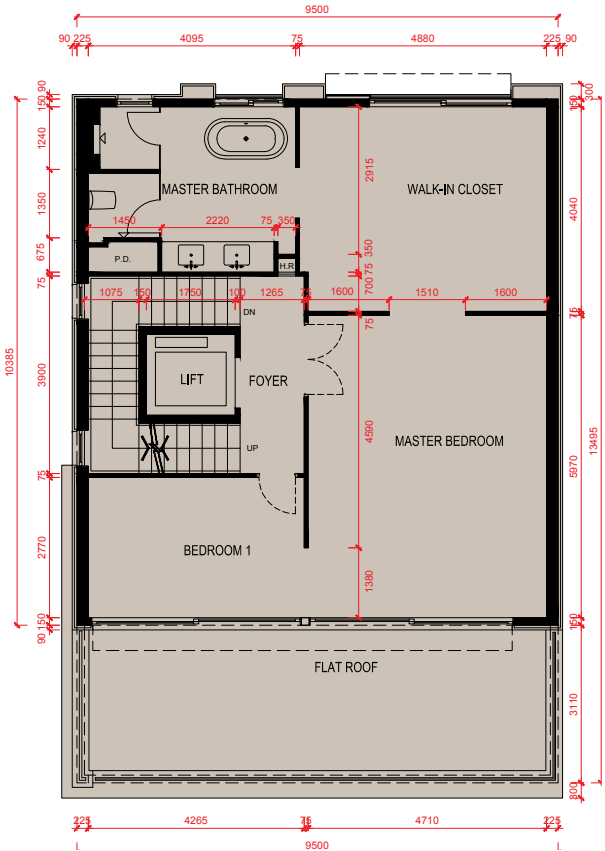
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

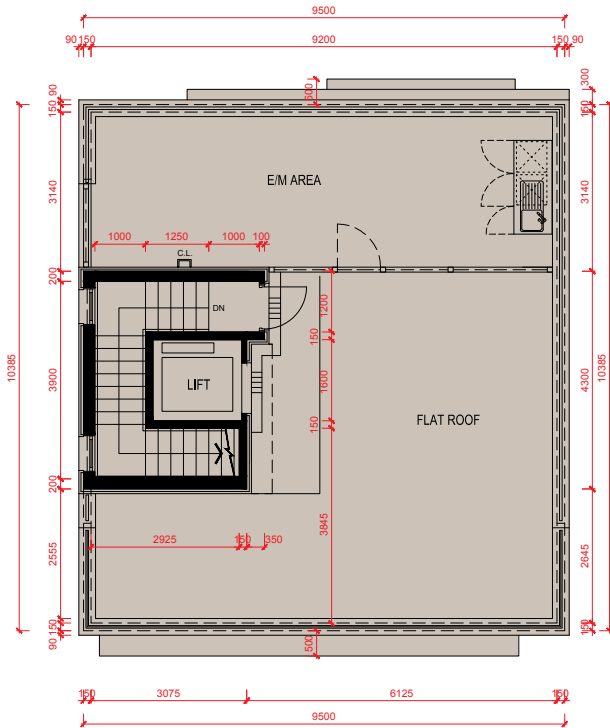
41 Lai Ping Road  
麗坪路41號



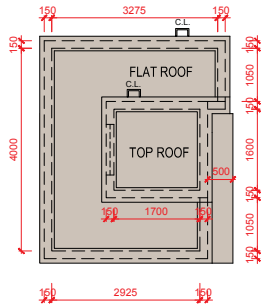
First Floor Plan  
1樓平面圖



Second Floor Plan  
2樓平面圖



Roof Plan  
天台平面圖

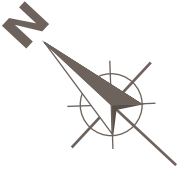


Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale:  
比例



**43 Lai Ping Road**  
**麗坪路43號**



Ground Floor Plan  
地下平面圖

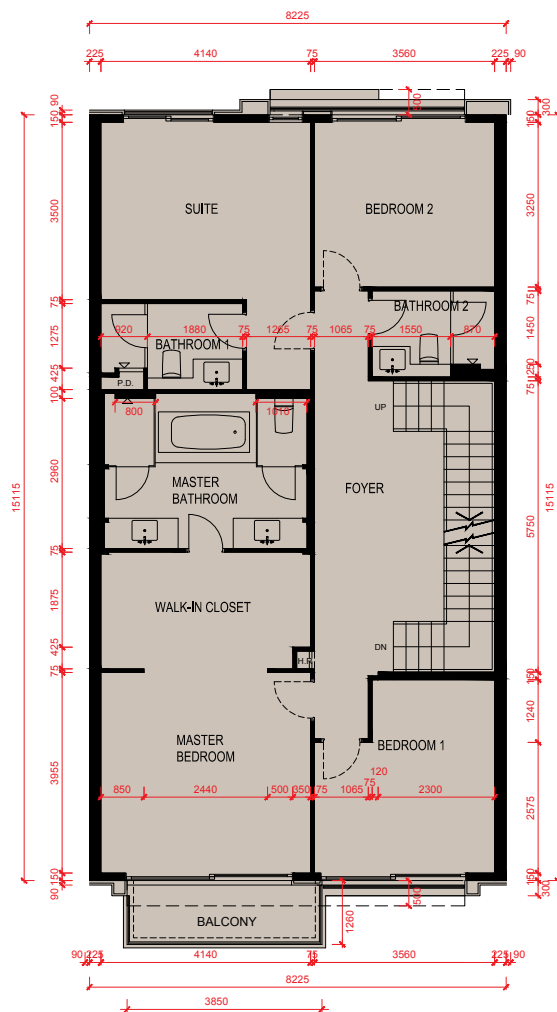
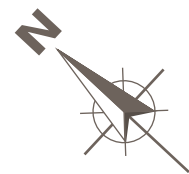
1. 麗坪路43號的層與層之間的高度：停車場為4290毫米、地下為4250毫米及1樓為3500毫米。
2. 麗坪路43號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及300毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。



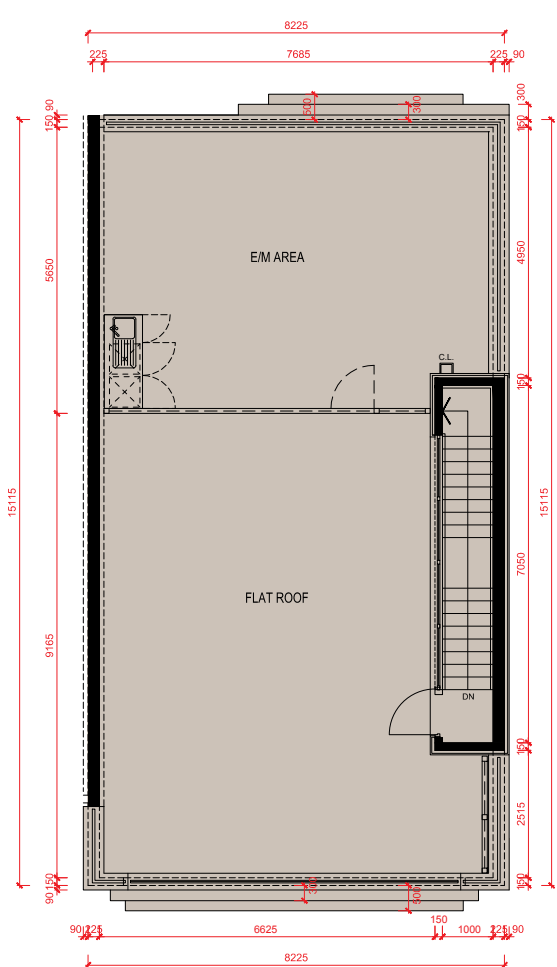
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

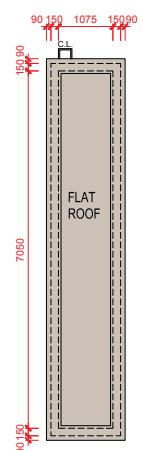
43 Lai Ping Road  
麗坪路43號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



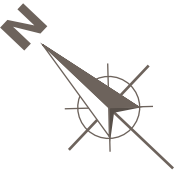
Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale:  
比例





**45 Lai Ping Road**  
**麗坪路45號**



Ground Floor Plan  
地下平面圖

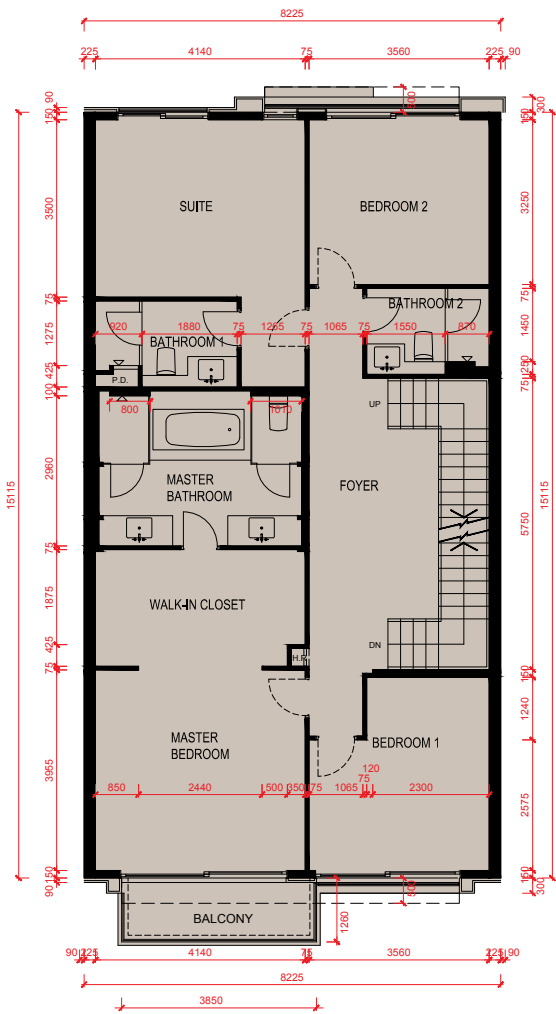
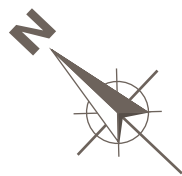
1. 麗坪路45號的層與層之間的高度：停車場為4600毫米、地下為4250毫米及1樓為3500毫米。
2. 麗坪路45號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及300毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。



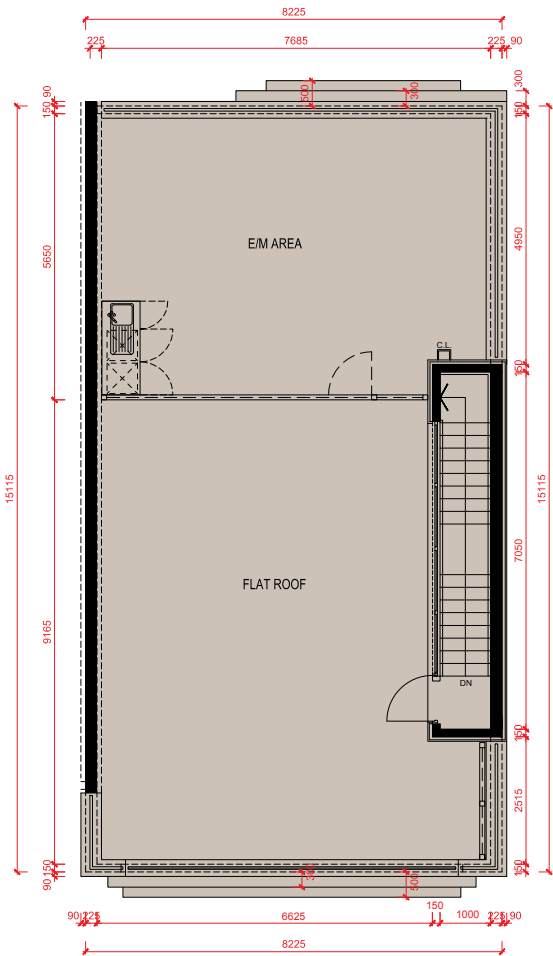
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

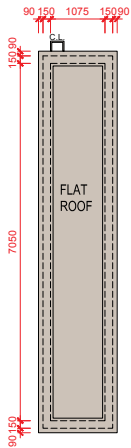
45 Lai Ping Road  
麗坪路45號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

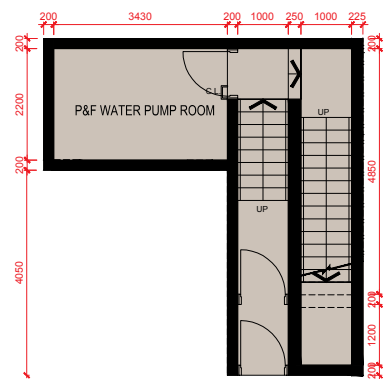
0M/ 米  
Scale:  
比例



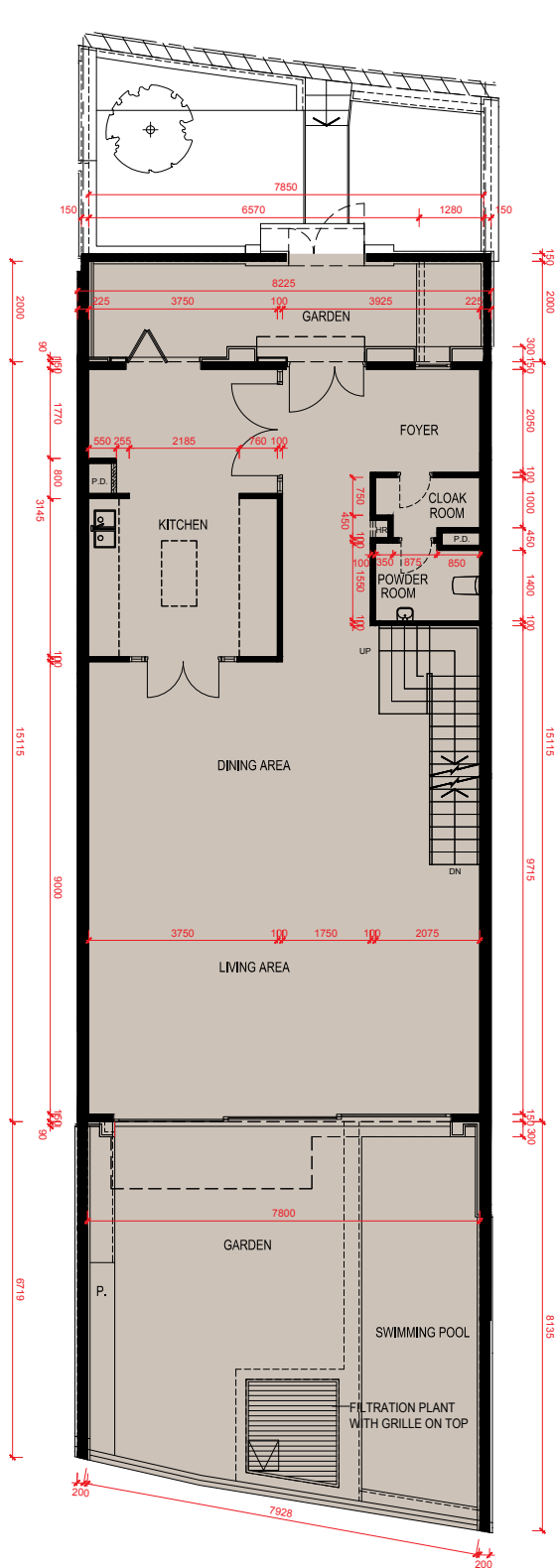
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

47 Lai Ping Road  
麗坪路47號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

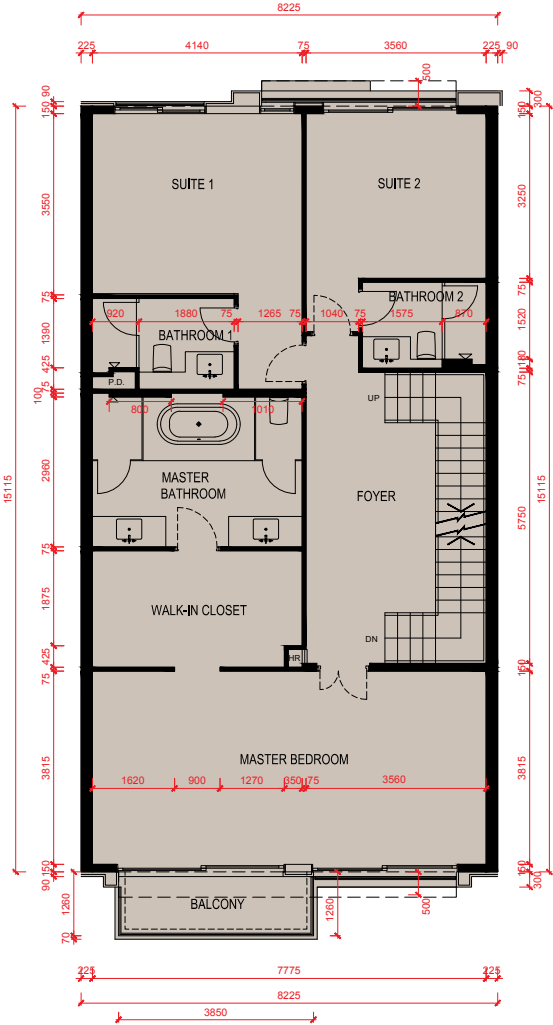
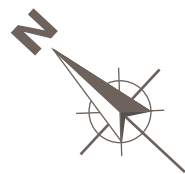
1. The floor-to-floor height of 47 Lai Ping Road: 4490mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 47 Lai Ping Road: 150mm, 175mm, 200mm and 300mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路47號的層與層之間的高度：停車場為4490毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路47號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及300毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:      比例

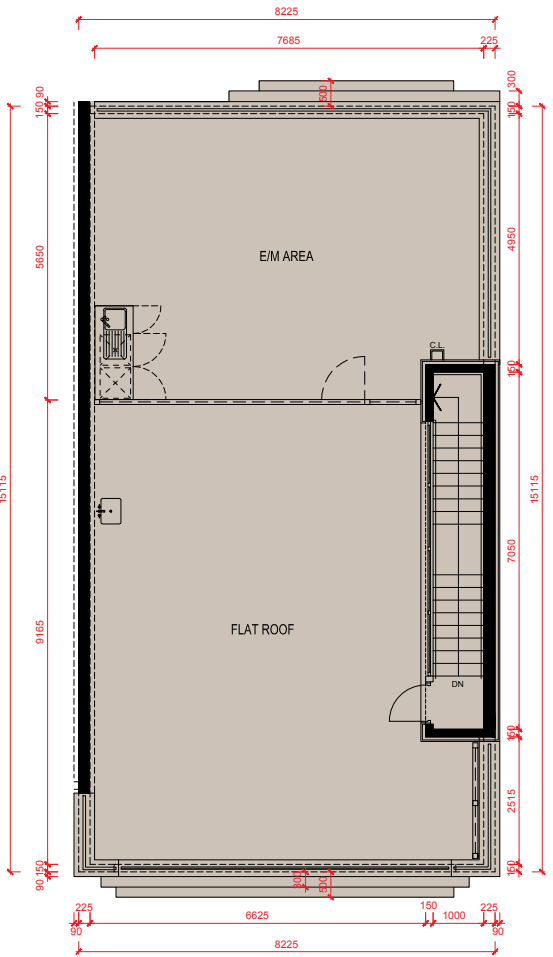
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

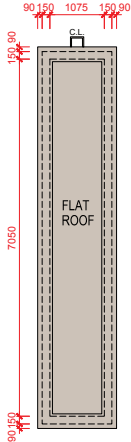
47 Lai Ping Road  
麗坪路47號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale: 比例  
5M/ 米



**49 Lai Ping Road**  
**麗坪路49號**



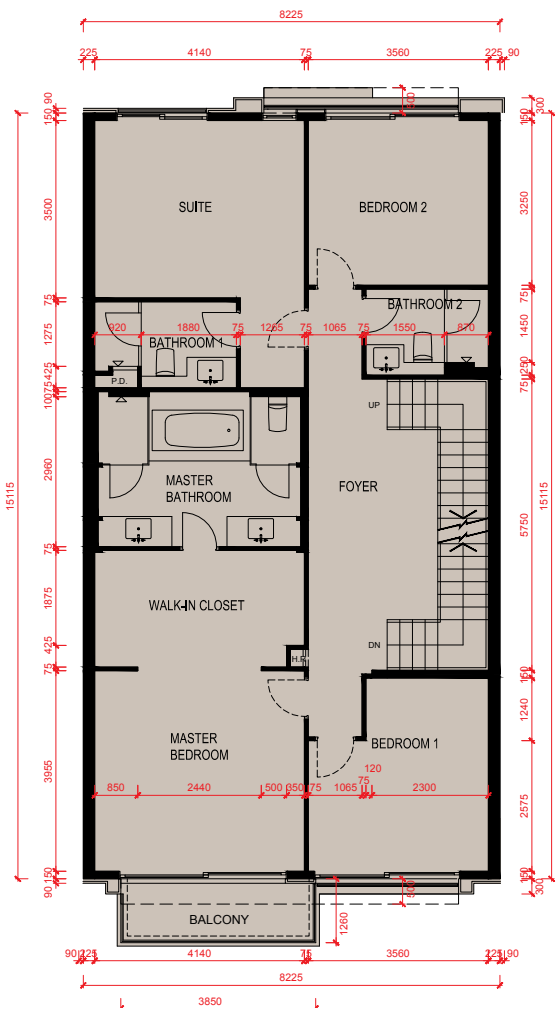
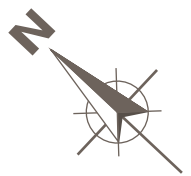
1. 麗坪路49號的層與層之間的高度：停車場為4320毫米、地下為4250毫米及1樓為3500毫米。
2. 麗坪路49號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及300毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。



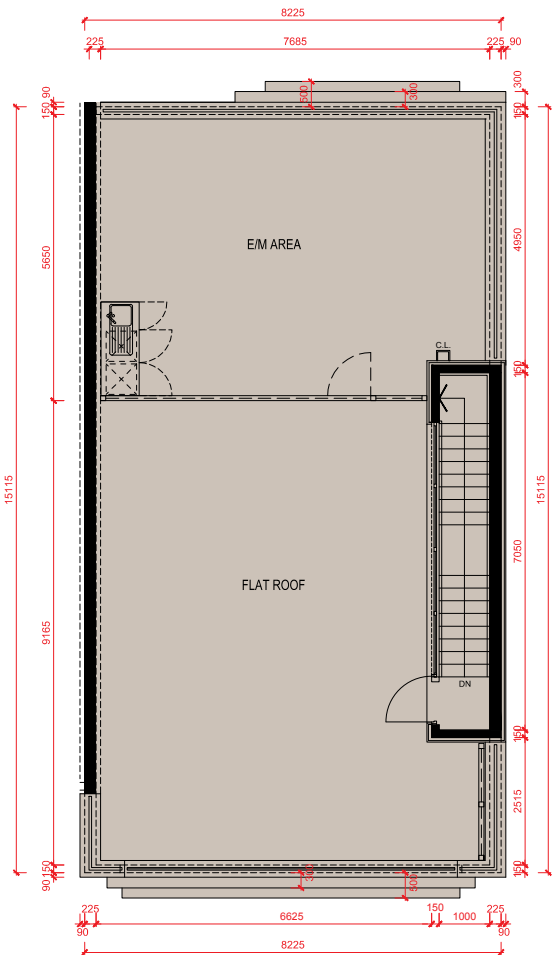
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

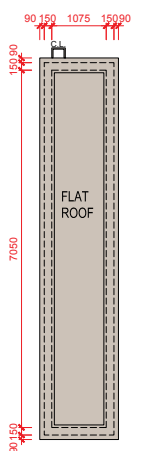
49 Lai Ping Road  
麗坪路49號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖

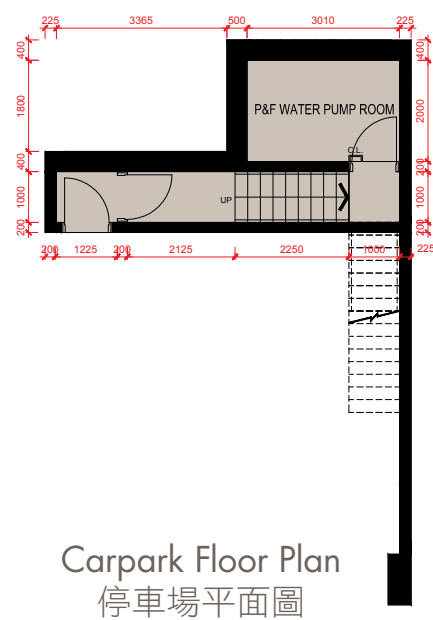


Top Roof Plan  
頂層天台平面圖

0M/ 米 5M/ 米  
Scale: 比例

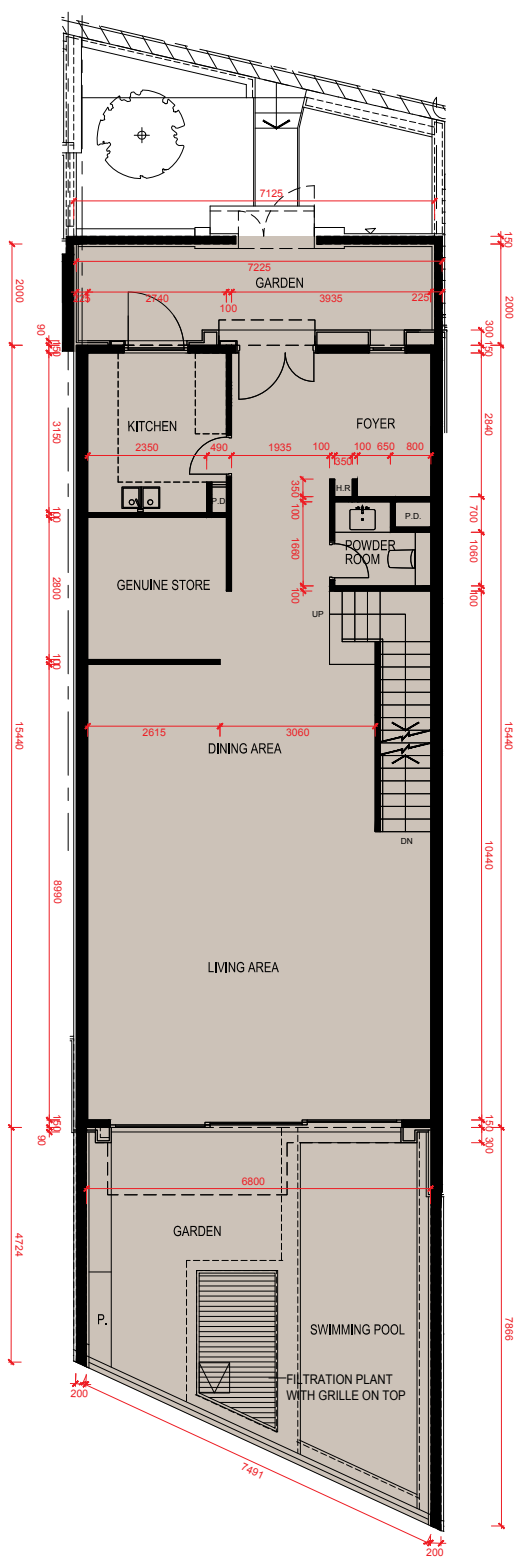
# Floor Plans of Residential Properties in the Development 發展項目的住宅物業的樓面平面圖

51 Lai Ping Road  
麗坪路51號



Carpark Floor Plan  
停車場平面圖

Ground Floor Plan  
地下平面圖



1. The floor-to-floor height of 51 Lai Ping Road: 4210mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
2. The thickness of the floor slabs (excluding plaster) of 51 Lai Ping Road: 150mm, 175mm, 200mm and 300mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
5. The dimensions of floor plans are all structural dimensions in millimeter.

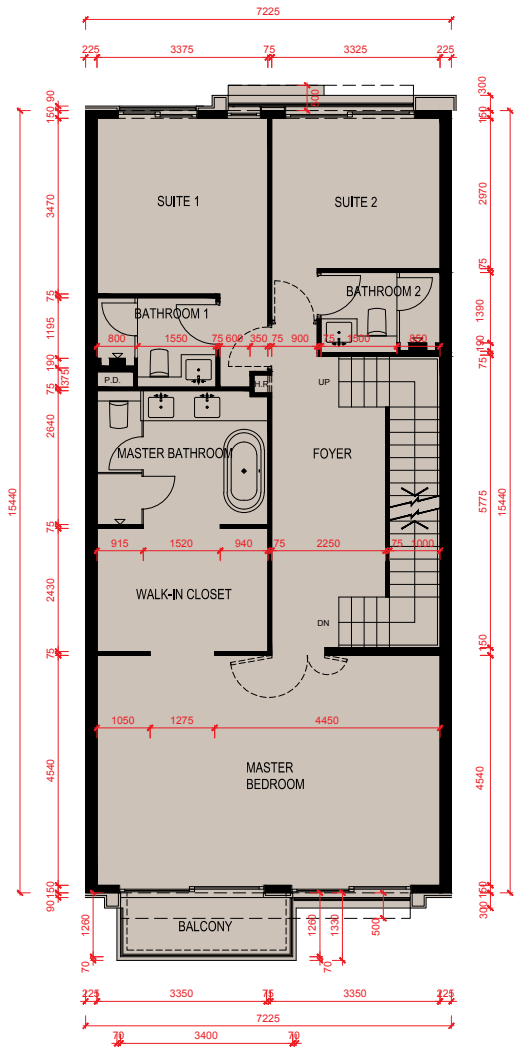
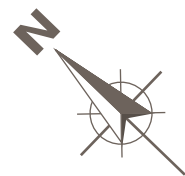
1. 麗坪路51號的層與層之間的高度：停車場為4210毫米、地下為4250毫米及1樓為3500毫米。
2. 麗坪路51號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及300毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:   
比例

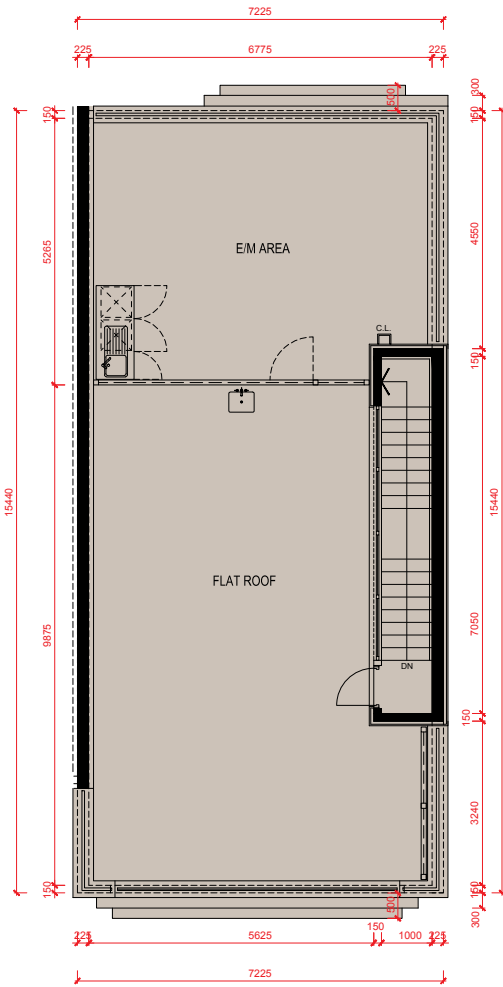
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

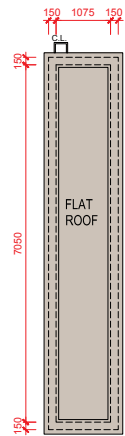
51 Lai Ping Road  
麗坪路51號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale:  
比例

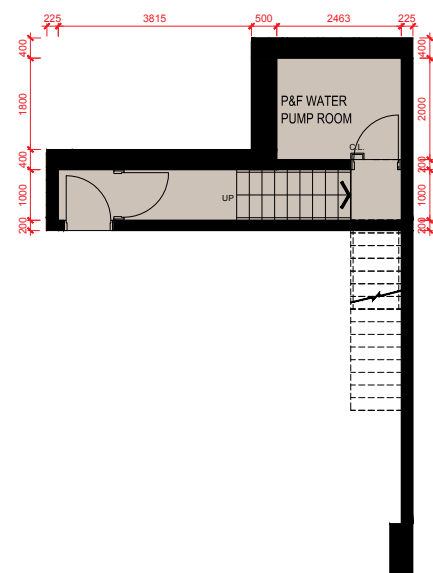
5M/ 米



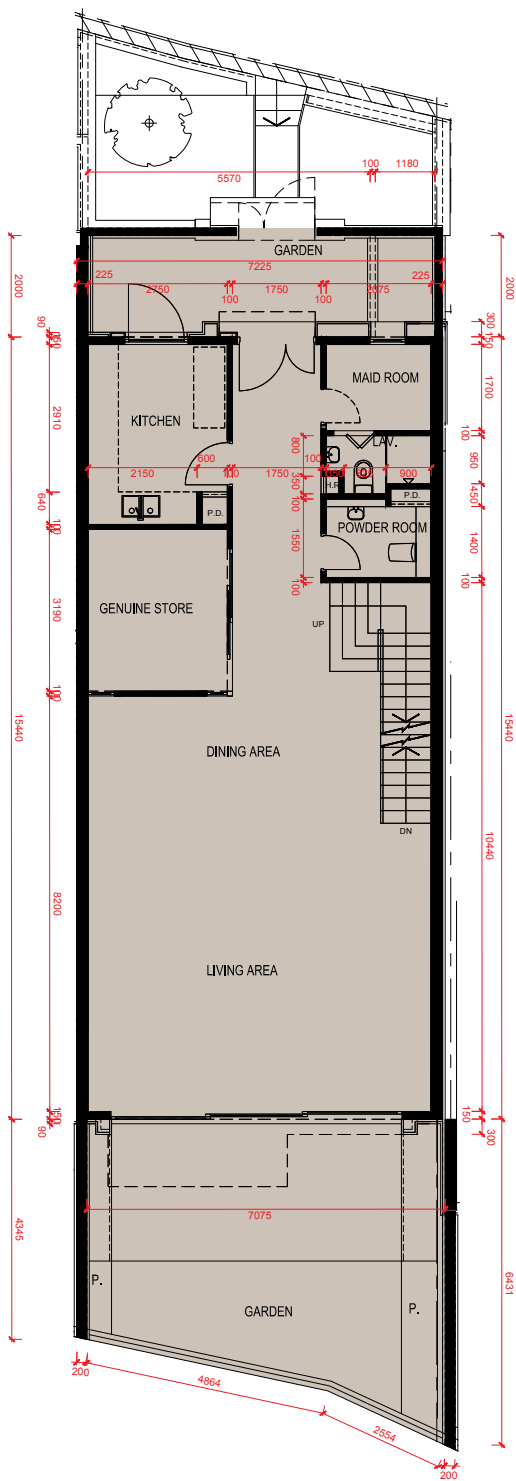
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

53 Lai Ping Road  
麗坪路53號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

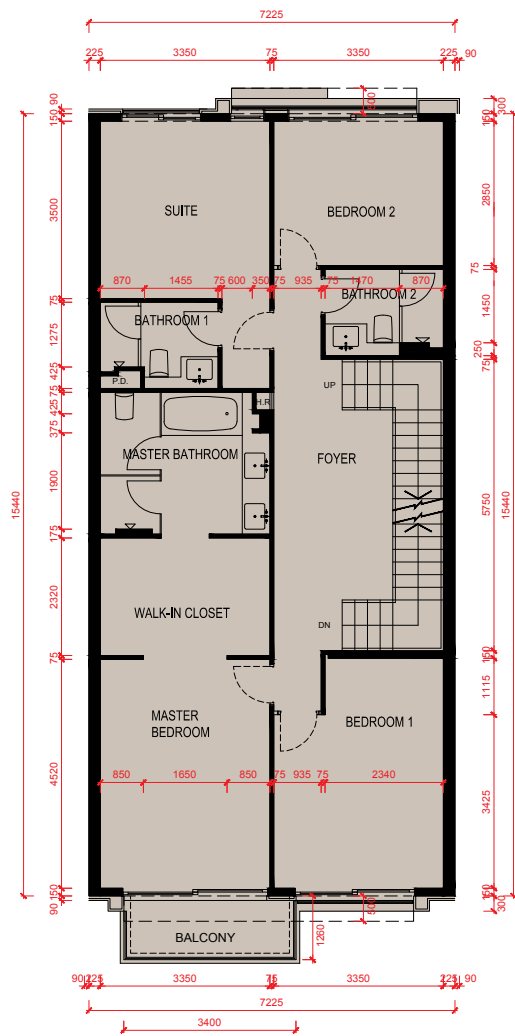
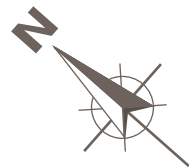
1. The floor-to-floor height of 53 Lai Ping Road: 4190mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 53 Lai Ping Road: 150mm, 175mm, 200mm and 300mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路53號的層與層之間的高度：停車場為4190毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路53號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及300毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:   
比例

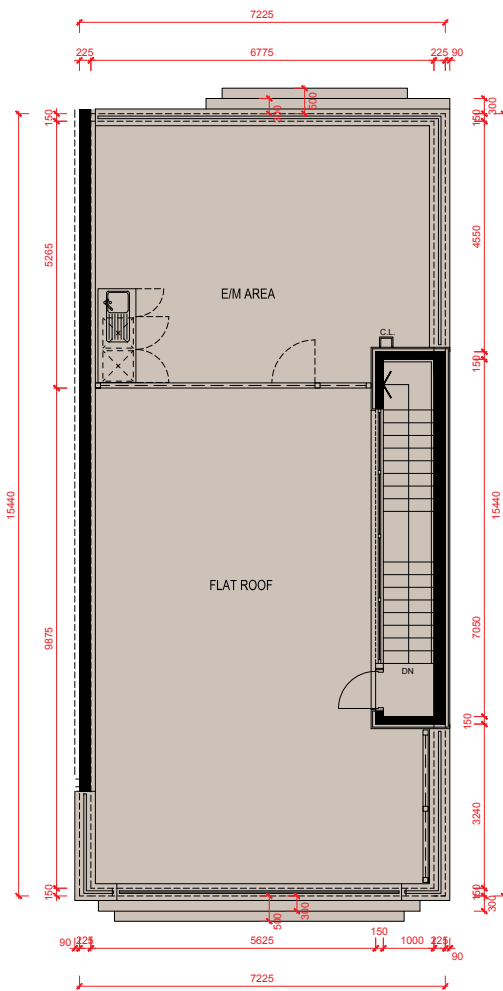
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

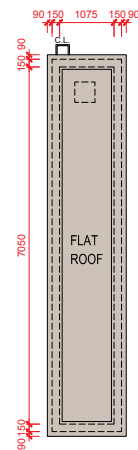
53 Lai Ping Road  
麗坪路53號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



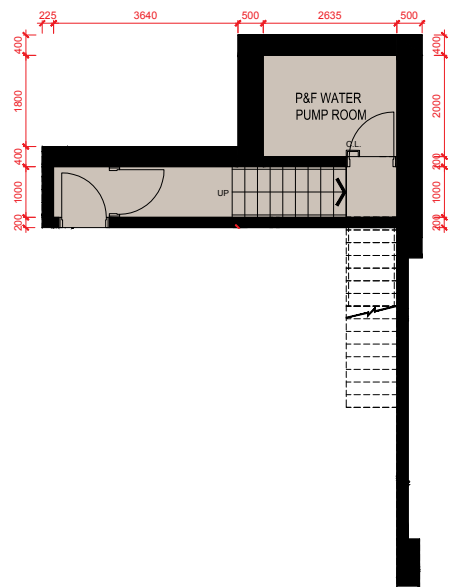
Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale: 比例  
5M/ 米

# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

55 Lai Ping Road  
麗坪路55號

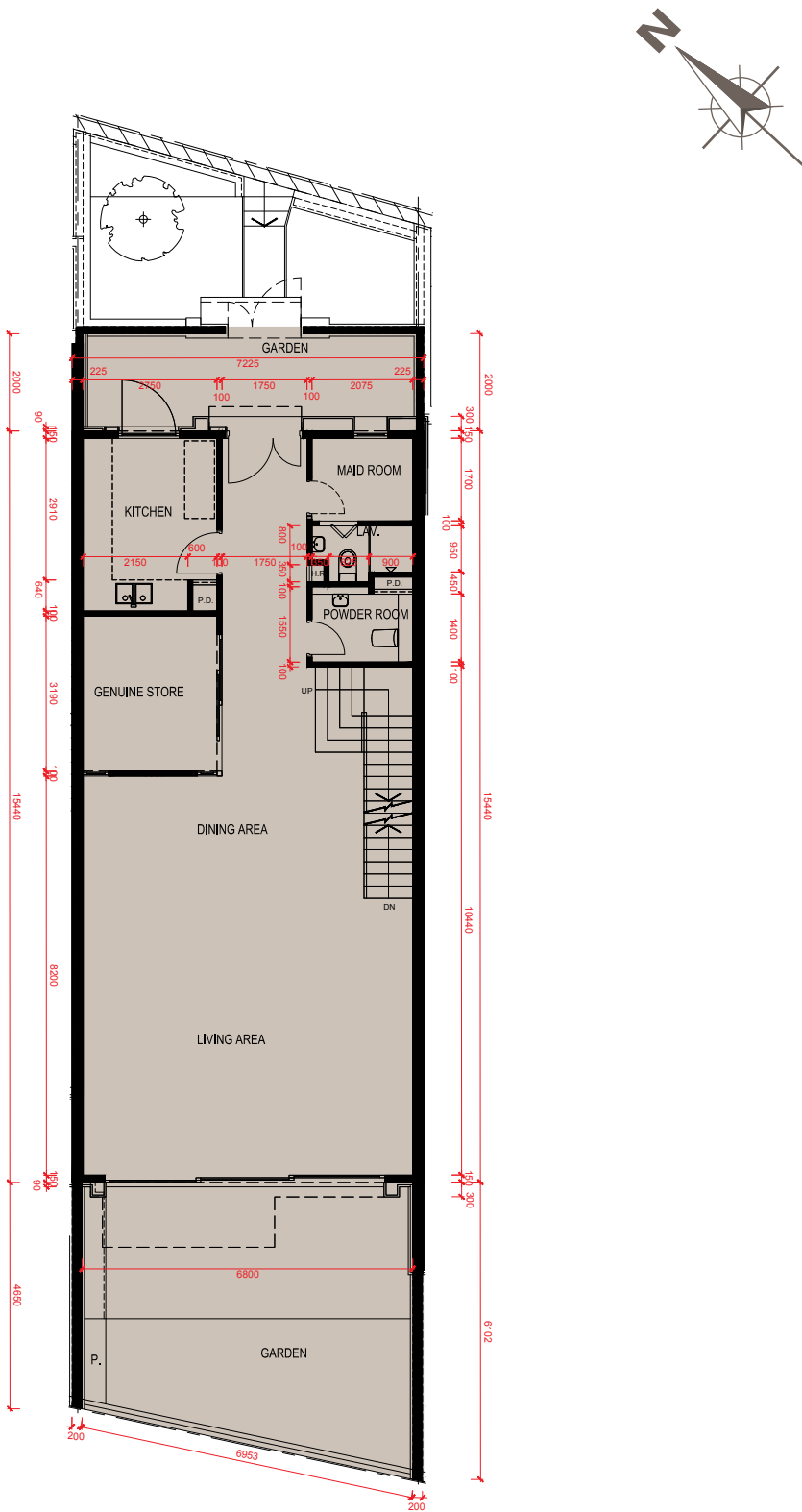


Carpark Floor Plan  
停車場平面圖

1. The floor-to-floor height of 55 Lai Ping Road: 4425mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
2. The thickness of the floor slabs (excluding plaster) of 55 Lai Ping Road: 150mm, 175mm, 200mm and 300mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
5. The dimensions of floor plans are all structural dimensions in millimeter.

1. 麗坪路55號的層與層之間的高度：停車場為4425毫米、地下為4250毫米及1樓為3500毫米。
2. 麗坪路55號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及300毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale: 比例



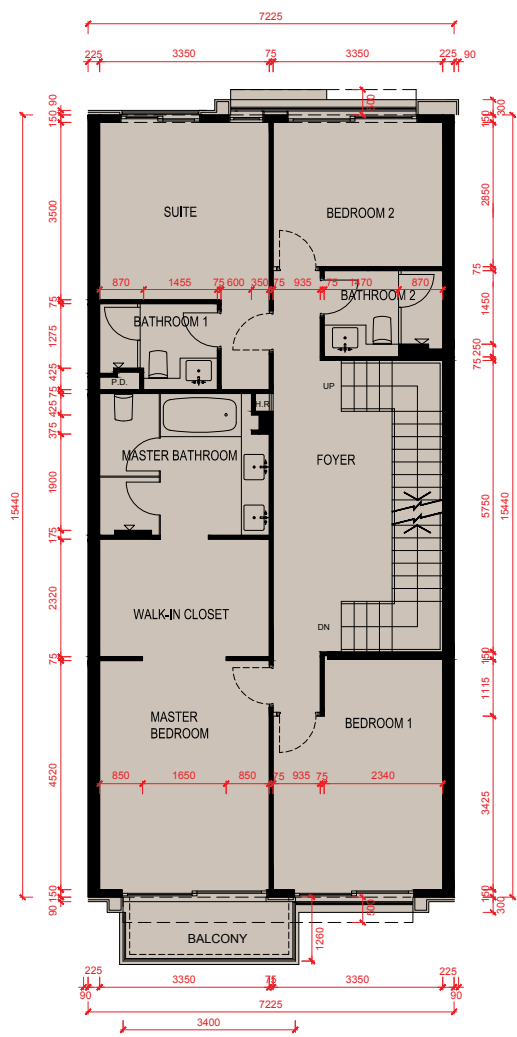
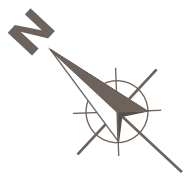
Ground Floor Plan  
地下平面圖



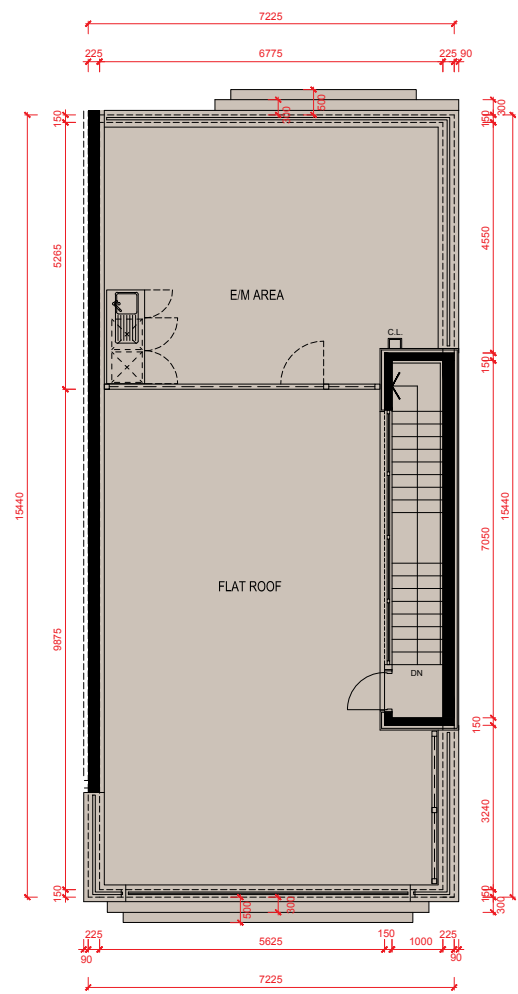
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

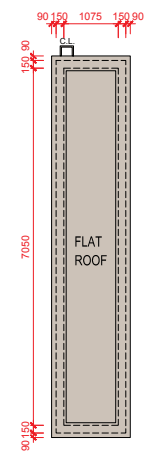
55 Lai Ping Road  
麗坪路55號



First Floor Plan  
1樓平面圖



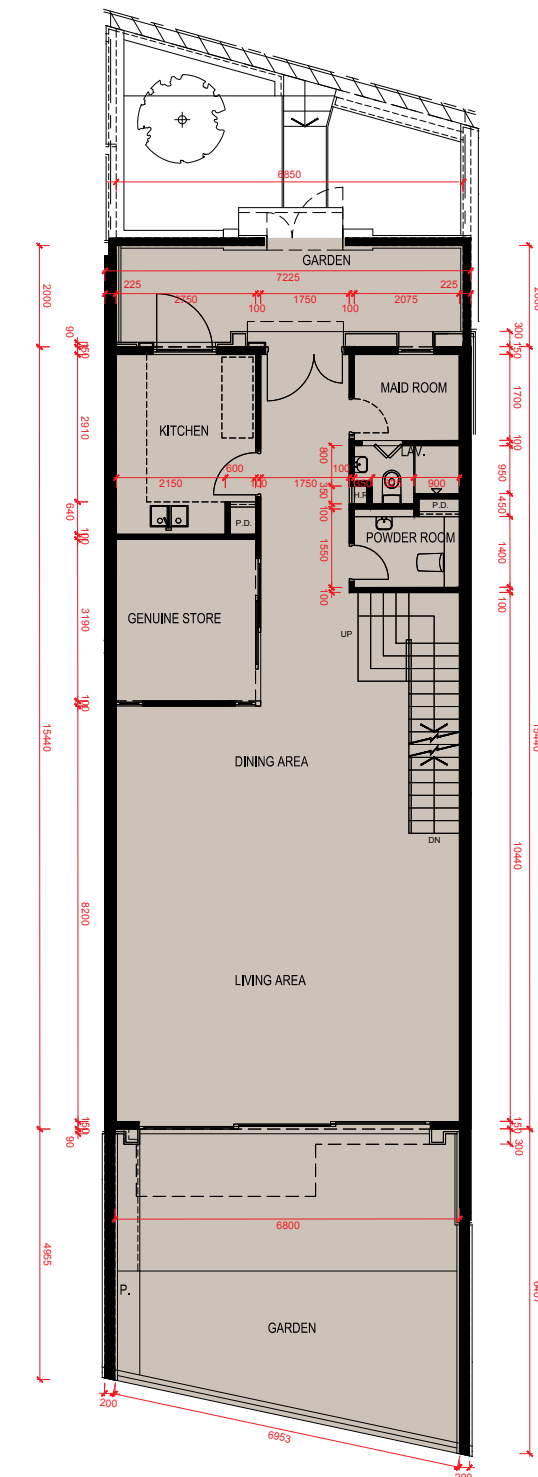
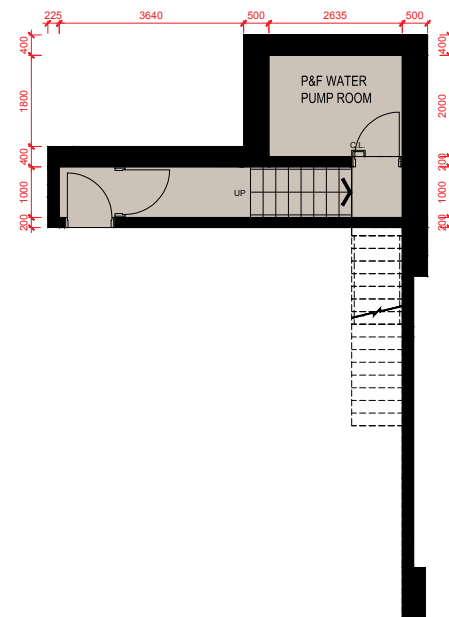
Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale: 比例  
5M/ 米

## Floor Plans of Residential Properties in the Development 發展項目的住宅物業的樓面平面圖



Ground Floor Plan  
地下平面圖

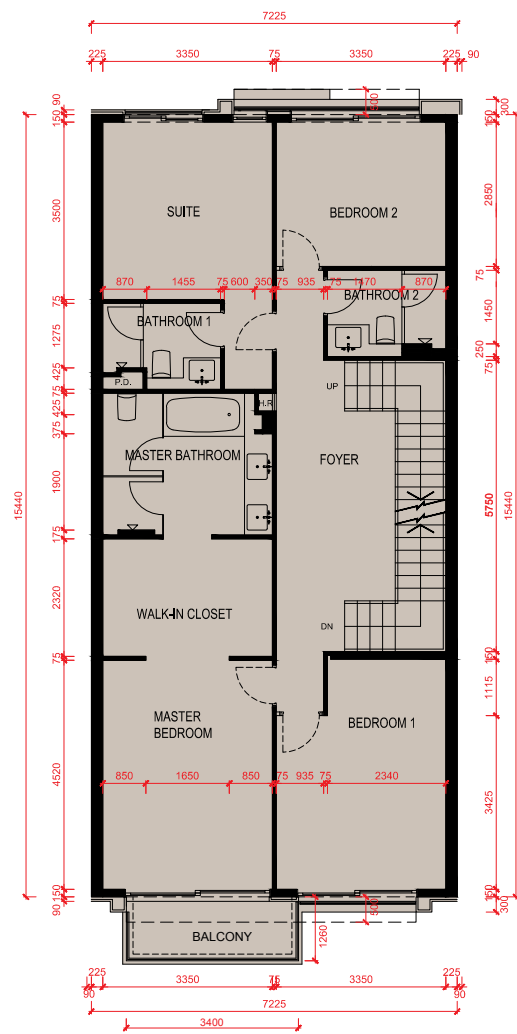
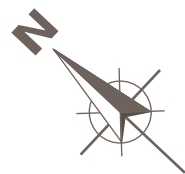
1. The floor-to-floor height of 57 Lai Ping Road: 4100mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
2. The thickness of the floor slabs (excluding plaster) of 57 Lai Ping Road: 150mm, 175mm, 200mm and 300mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
5. The dimensions of floor plans are all structural dimensions in millimeter.



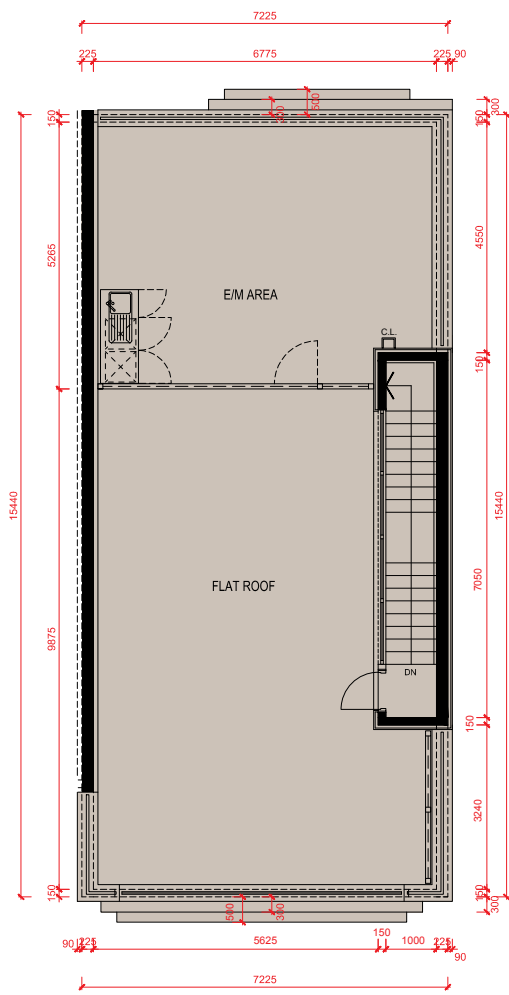
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

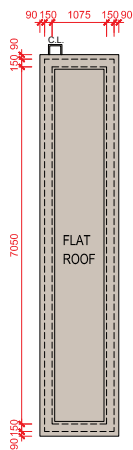
57 Lai Ping Road  
麗坪路57號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖

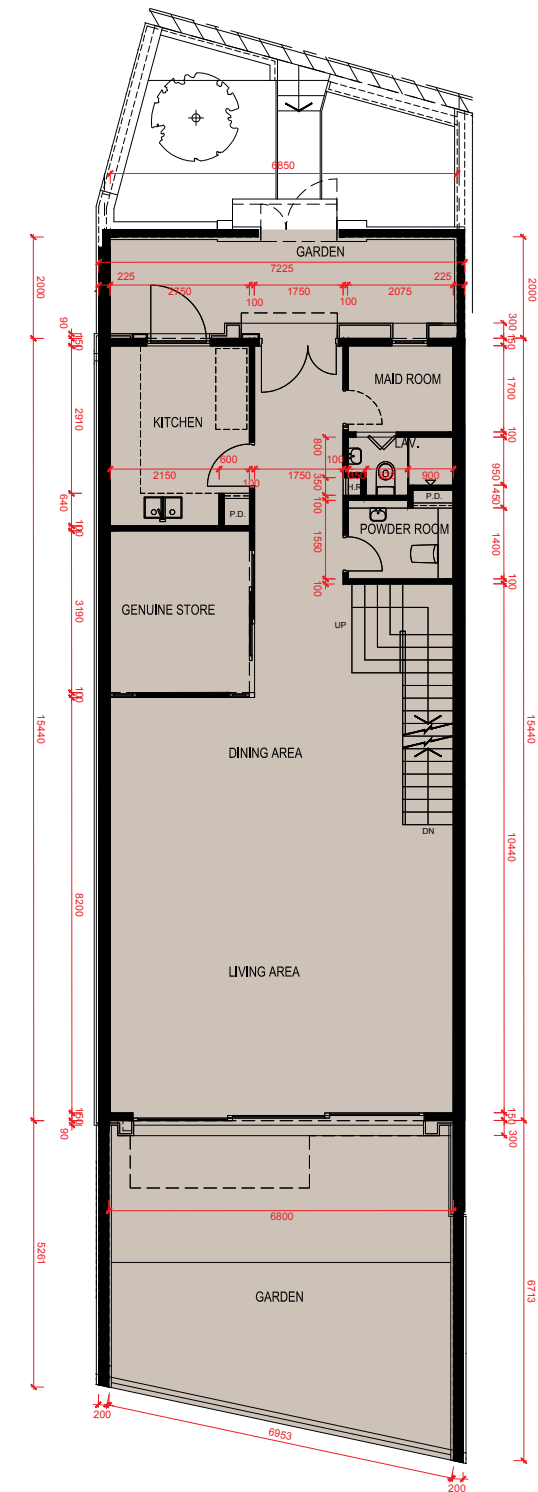
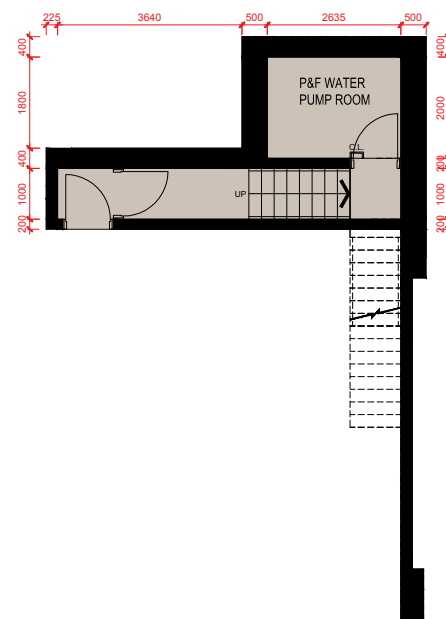


Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale: 比例  
5M/ 米



## Floor Plans of Residential Properties in the Development 發展項目的住宅物業的樓面平面圖



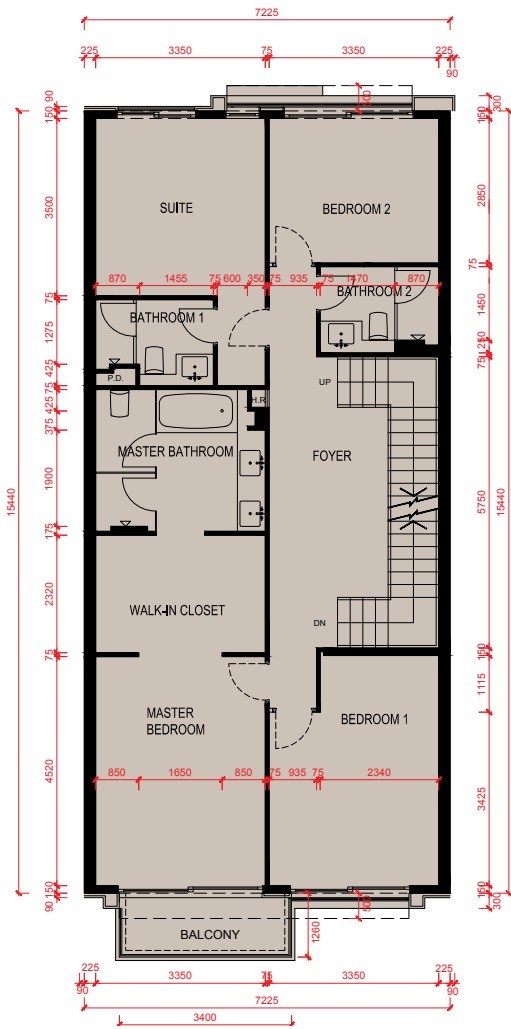
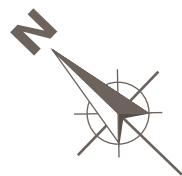
1. The floor-to-floor height of 59 Lai Ping Road: 3990mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
2. The thickness of the floor slabs (excluding plaster) of 59 Lai Ping Road: 150mm, 175mm, 200mm and 300mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
5. The dimensions of floor plans are all structural dimensions in millimeter.



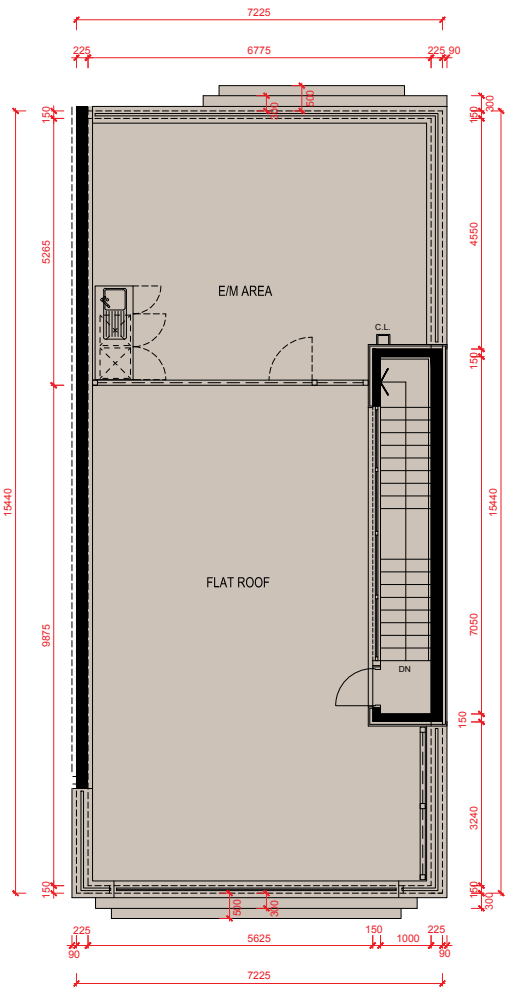
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

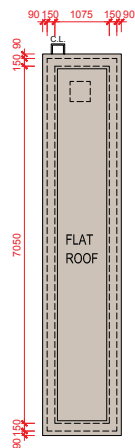
59 Lai Ping Road  
麗坪路59號



First Floor Plan  
1樓平面圖



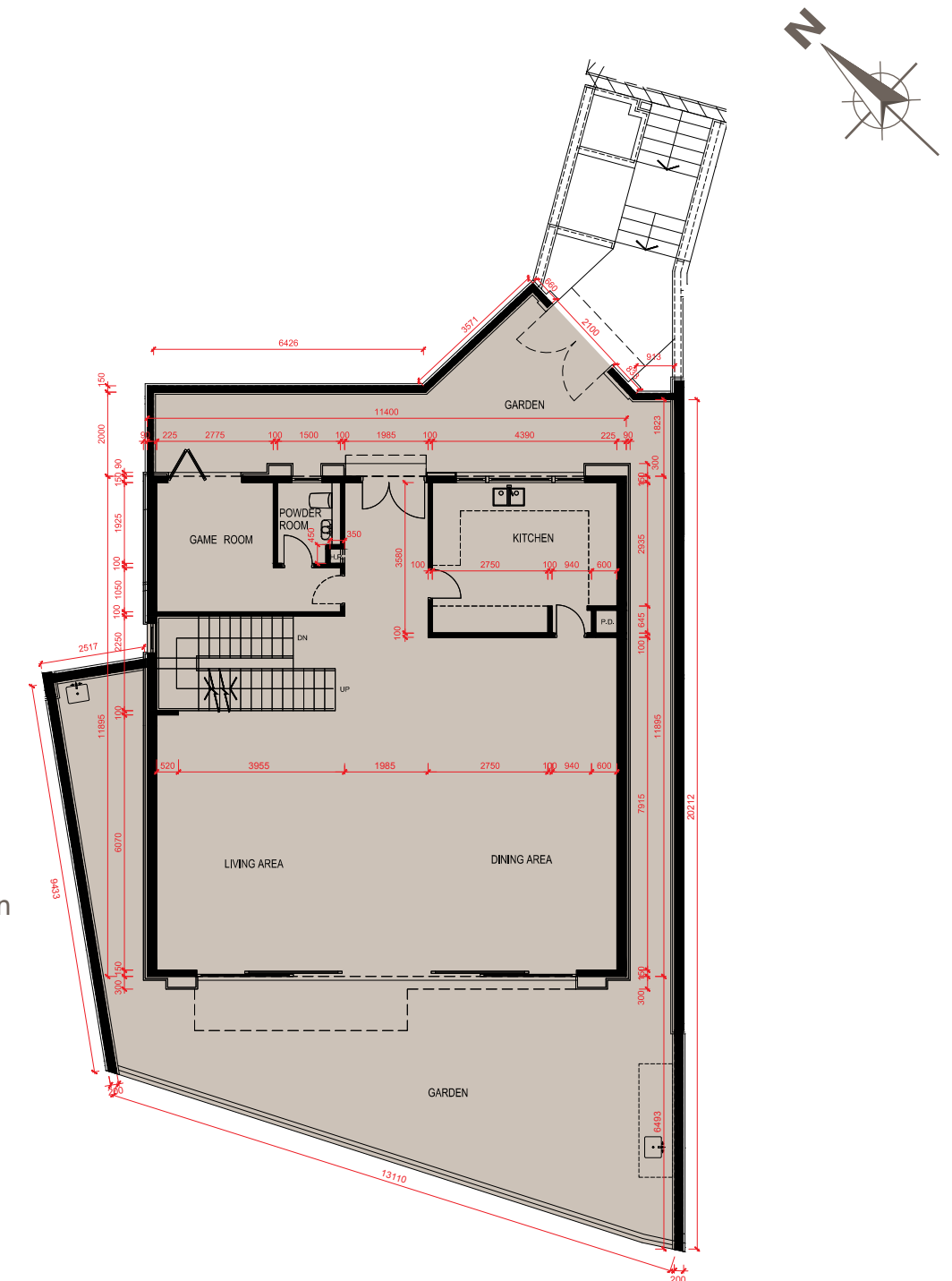
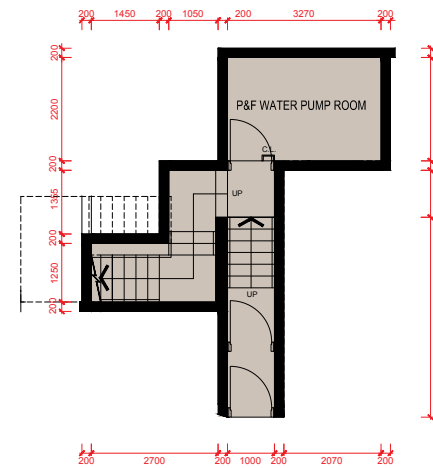
Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale:  
比例

## Floor Plans of Residential Properties in the Development 發展項目的住宅物業的樓面平面圖



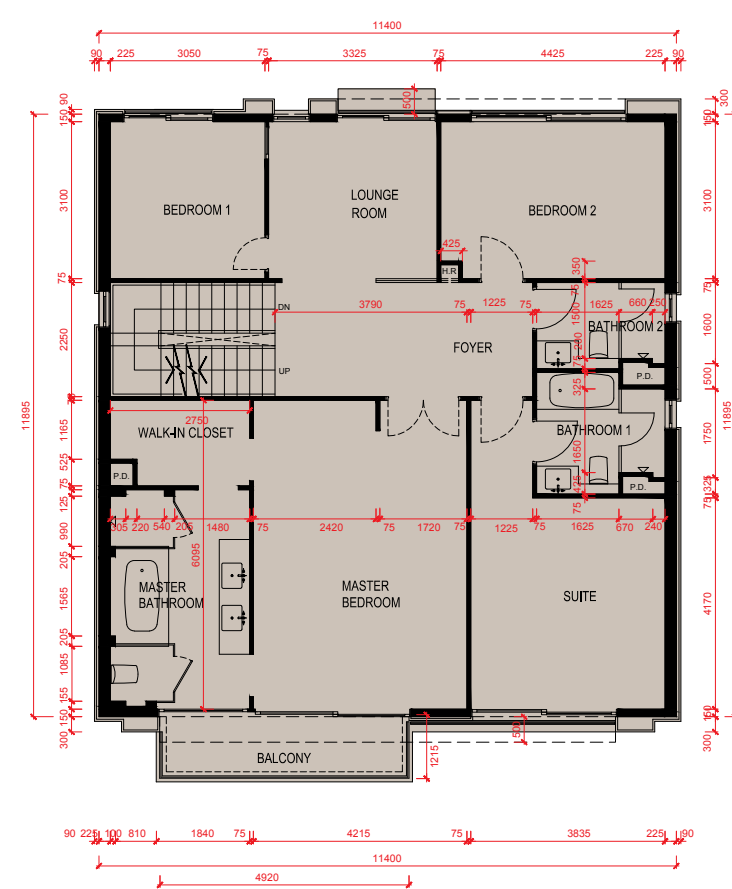
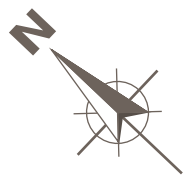
1. The floor-to-floor height of 61 Lai Ping Road: 4350mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
2. The thickness of the floor slabs (excluding plaster) of 61 Lai Ping Road: 150mm, 175mm, 200mm and 250mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
5. The dimensions of floor plans are all structural dimensions in millimeter.



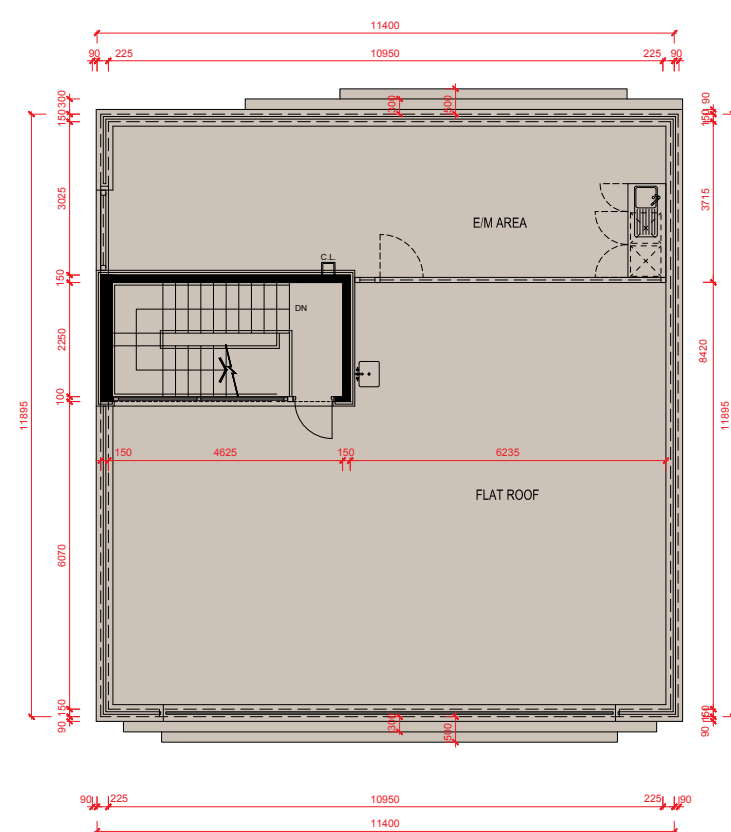
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

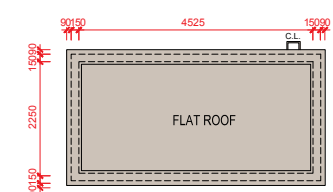
61 Lai Ping Road  
麗坪路61號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

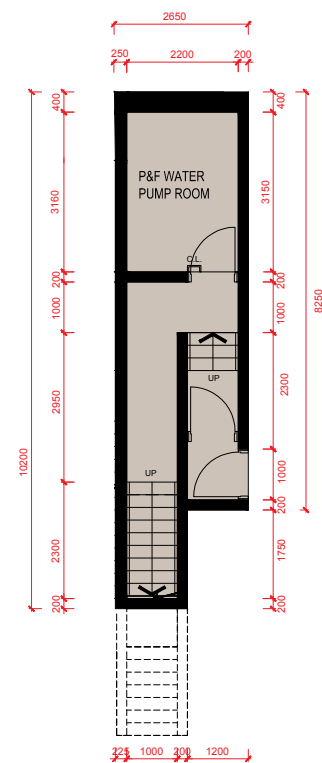
0M/ 米      5M/ 米  
Scale:   
比例



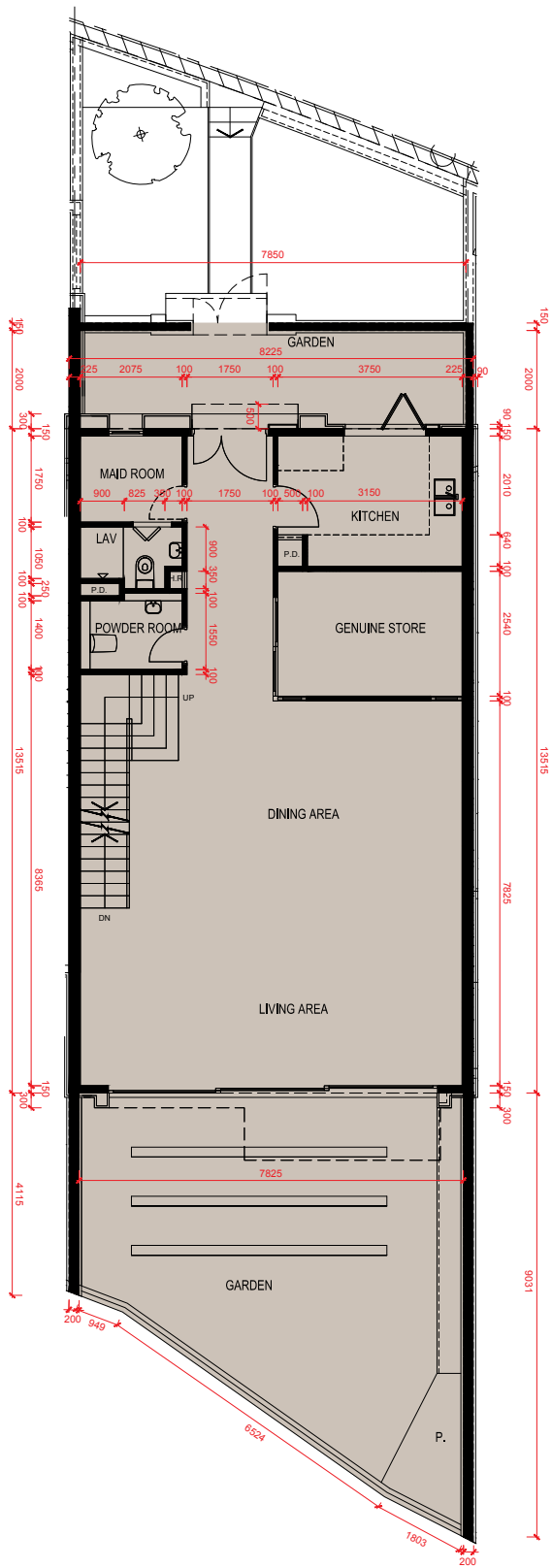
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

63 Lai Ping Road  
麗坪路63號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

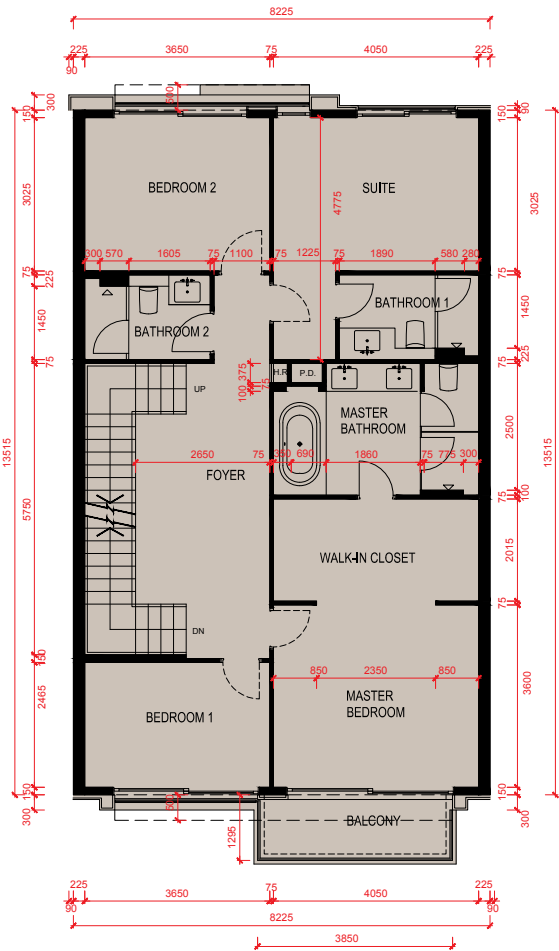
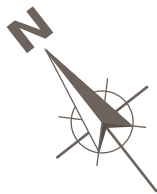
1. The floor-to-floor height of 63 Lai Ping Road: 3700mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 63 Lai Ping Road: 150mm, 175mm, 200mm, 250mm and 300mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路63號的層與層之間的高度：停車場為3700毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路63號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米、250毫米及300毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:      比例

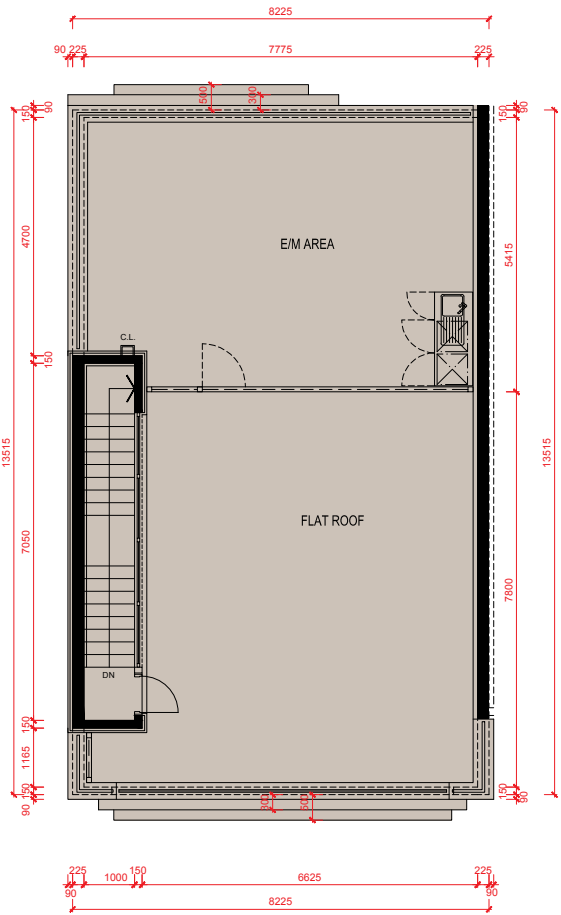
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

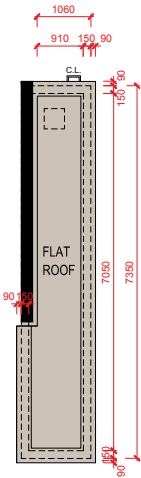
63 Lai Ping Road  
麗坪路63號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



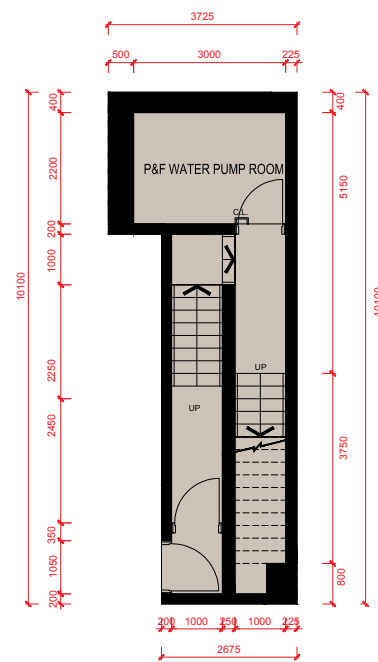
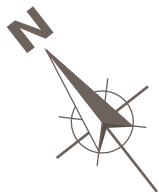
Top Roof Plan  
頂層天台平面圖

0M/ 米      5M/ 米  
Scale:   
比例

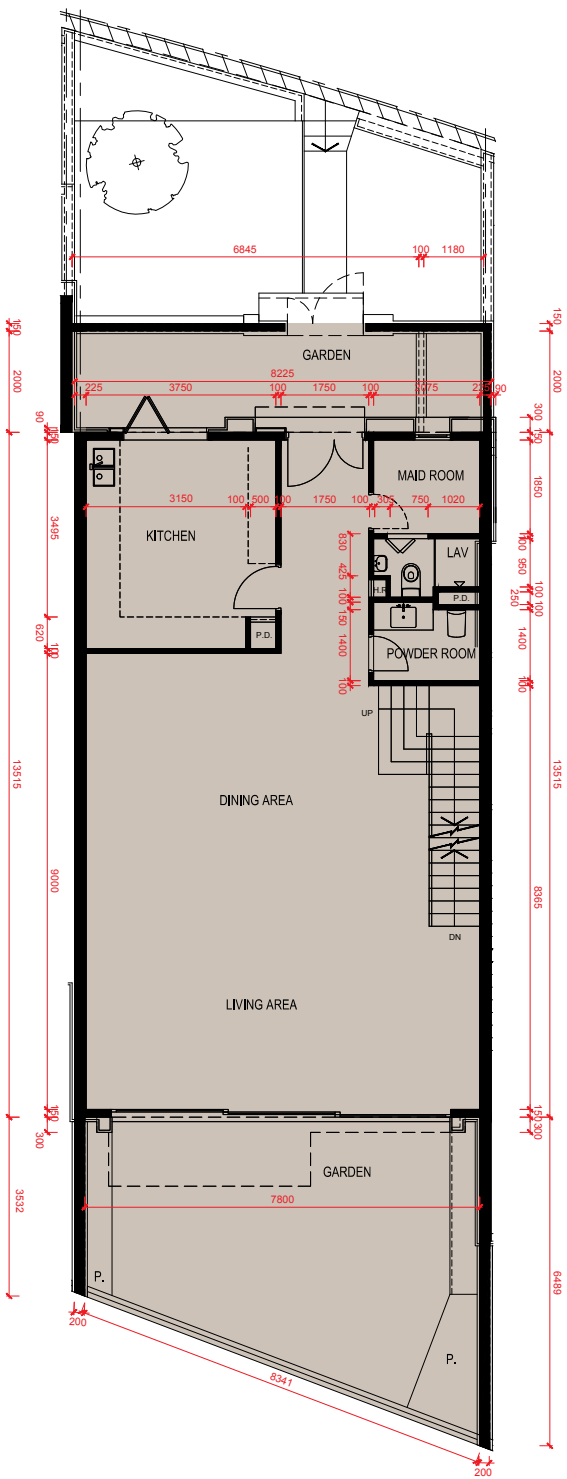
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

65 Lai Ping Road  
麗坪路65號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

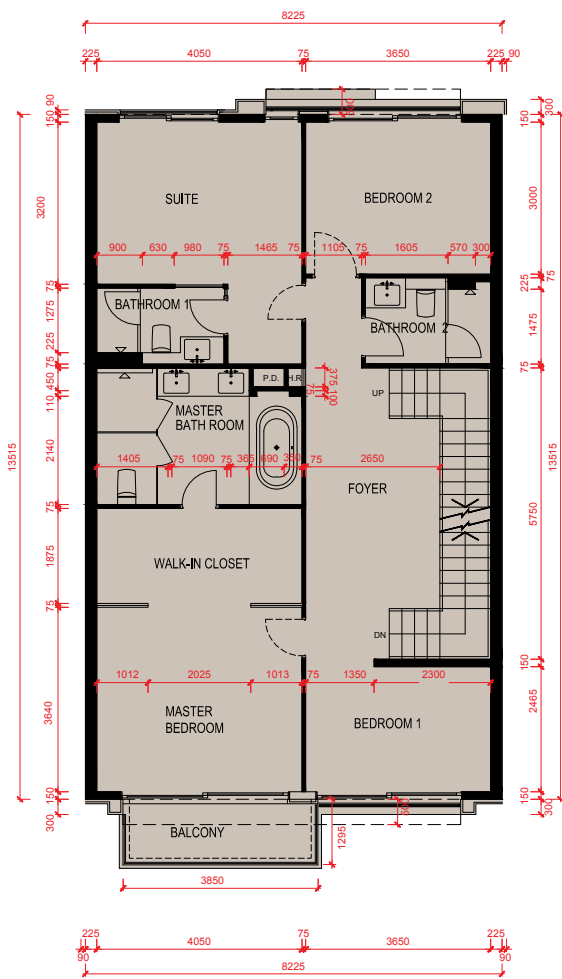
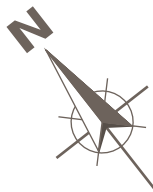
1. The floor-to-floor height of 65 Lai Ping Road: 4500mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 65 Lai Ping Road: 150mm, 175mm, 200mm, 250mm and 300mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路65號的層與層之間的高度：停車場為4500毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路65號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米、250毫米及300毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:      比例

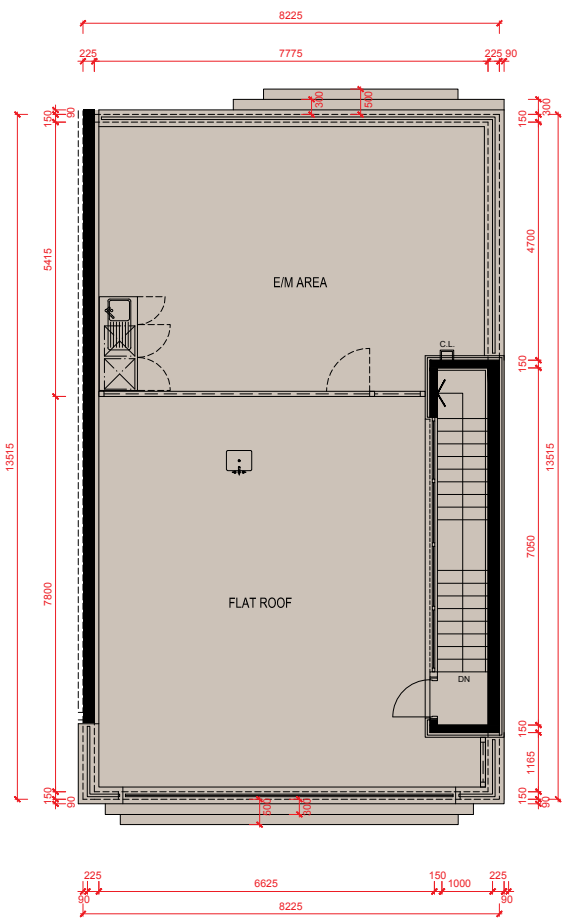
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

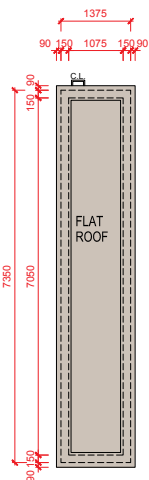
65 Lai Ping Road  
麗坪路65號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

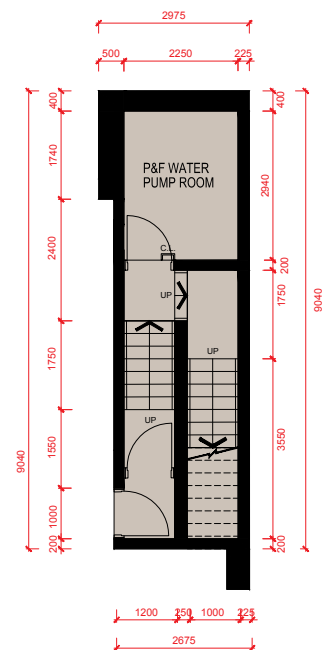
0M/ 米  
Scale: 比例  
5M/ 米



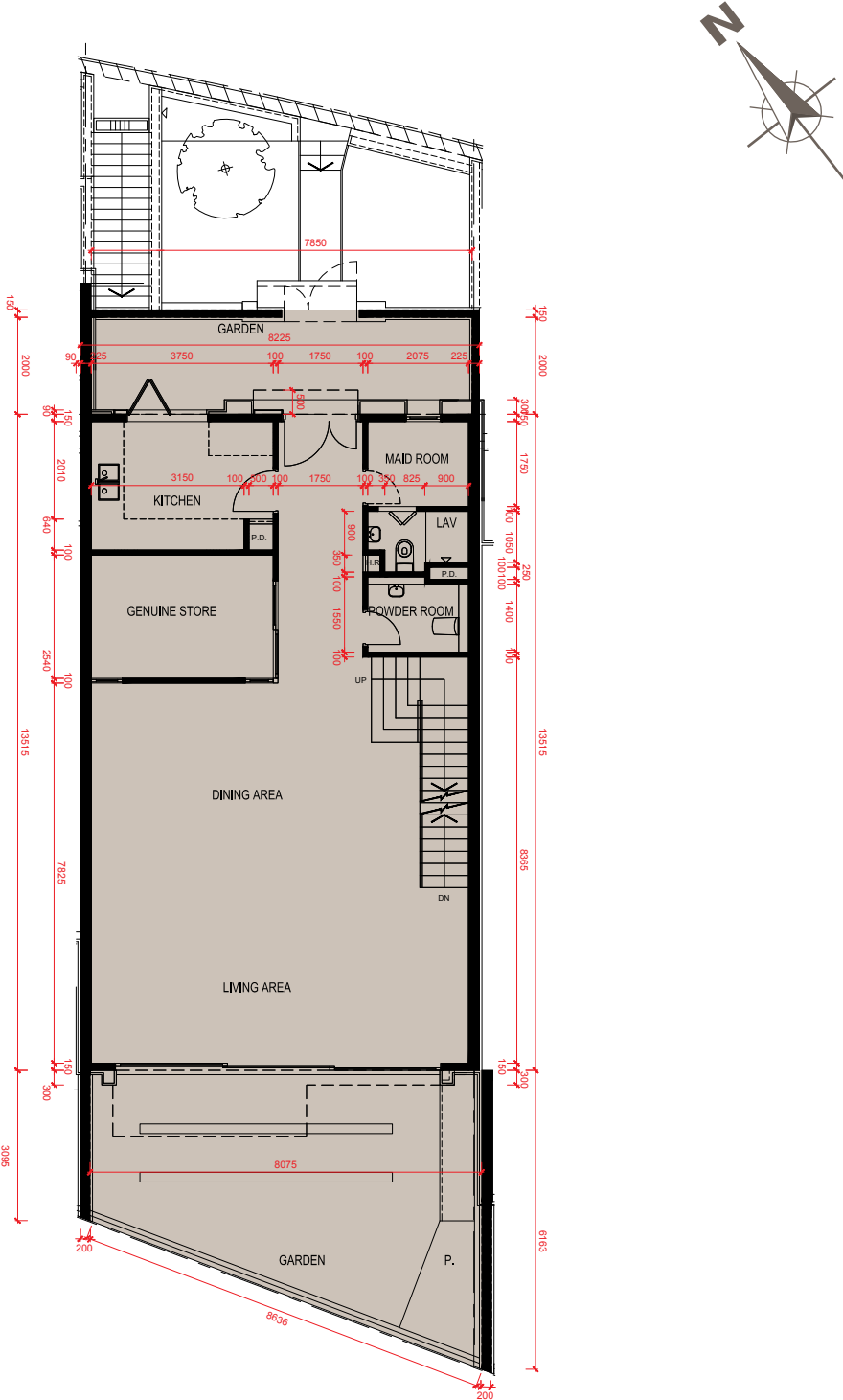
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

67 Lai Ping Road  
麗坪路67號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

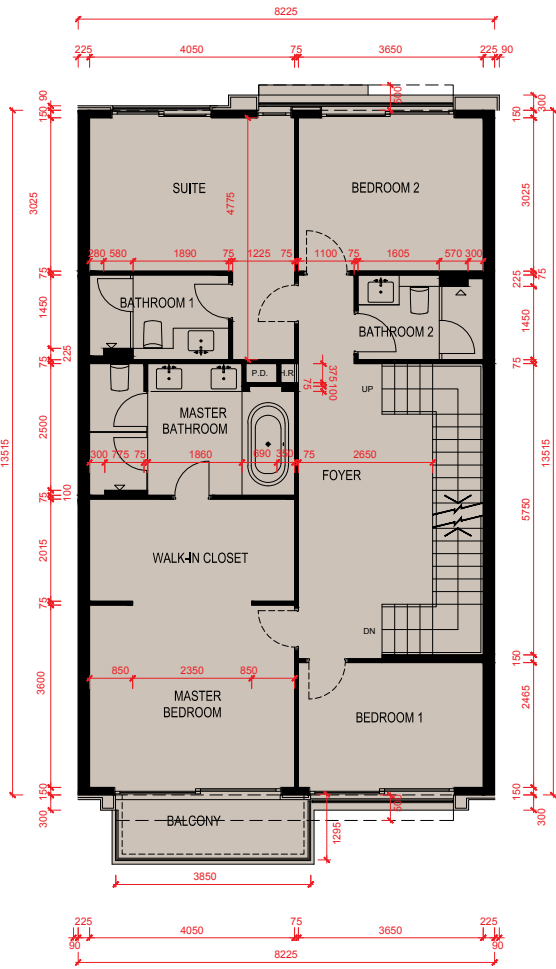
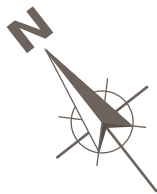
1. The floor-to-floor height of 67 Lai Ping Road: 4200mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 67 Lai Ping Road: 150mm, 175mm, 200mm, 250mm and 300mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路67號的層與層之間的高度：停車場為4200毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路67號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米、250毫米及300毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:   
比例

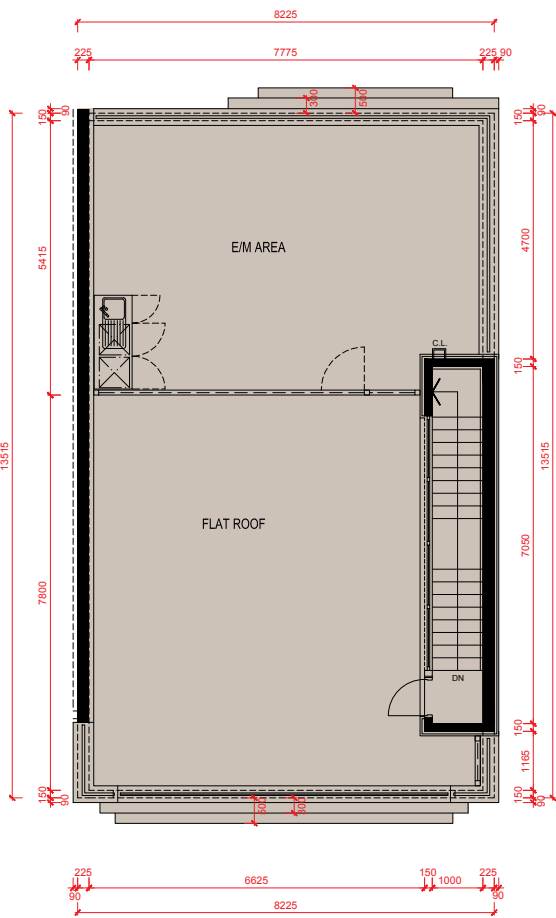
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

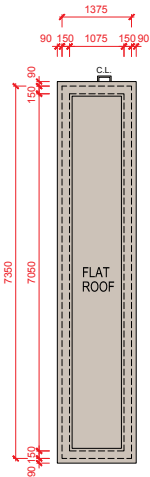
67 Lai Ping Road  
麗坪路67號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



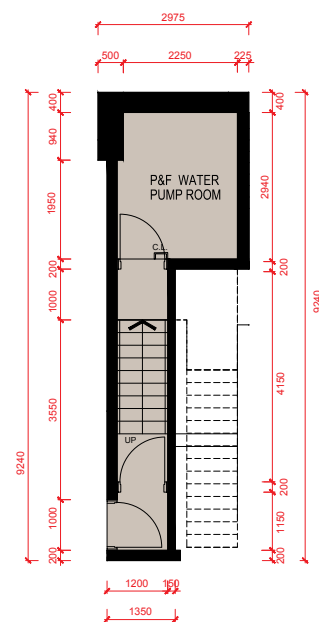
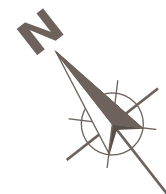
Top Roof Plan  
頂層天台平面圖

0M/ 米      5M/ 米  
Scale:   
比例

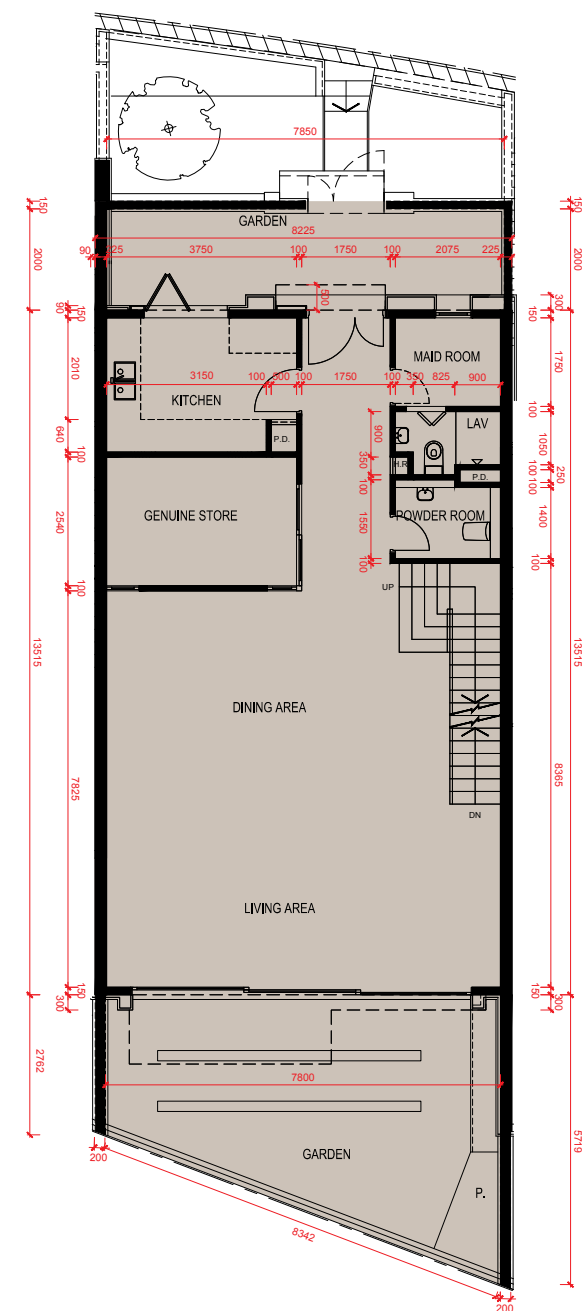
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

69 Lai Ping Road  
麗坪路69號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

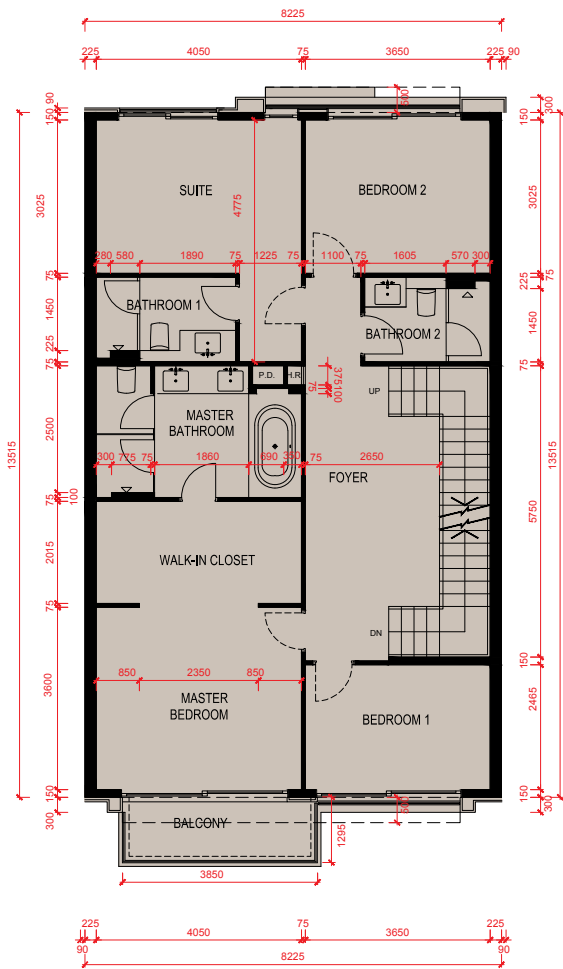
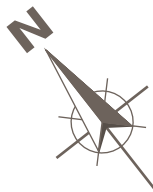
1. The floor-to-floor height of 69 Lai Ping Road: 4100mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 69 Lai Ping Road: 150mm, 175mm, 200mm, 250mm and 300mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路69號的層與層之間的高度：停車場為4100毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路69號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米、250毫米及300毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:   
比例

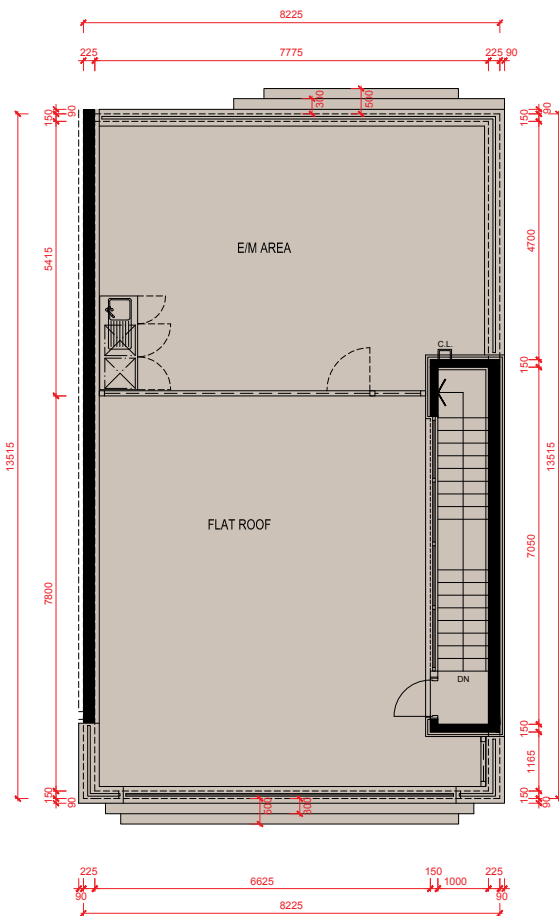
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

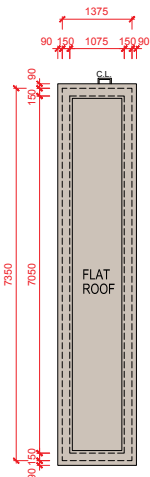
69 Lai Ping Road  
麗坪路69號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

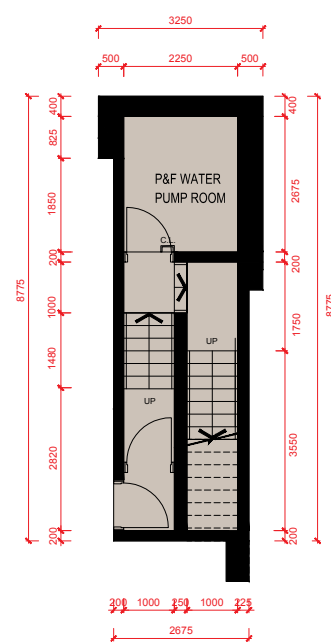
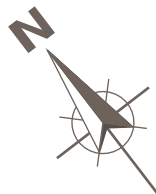
0M/ 米  
Scale: 比例  
5M/ 米



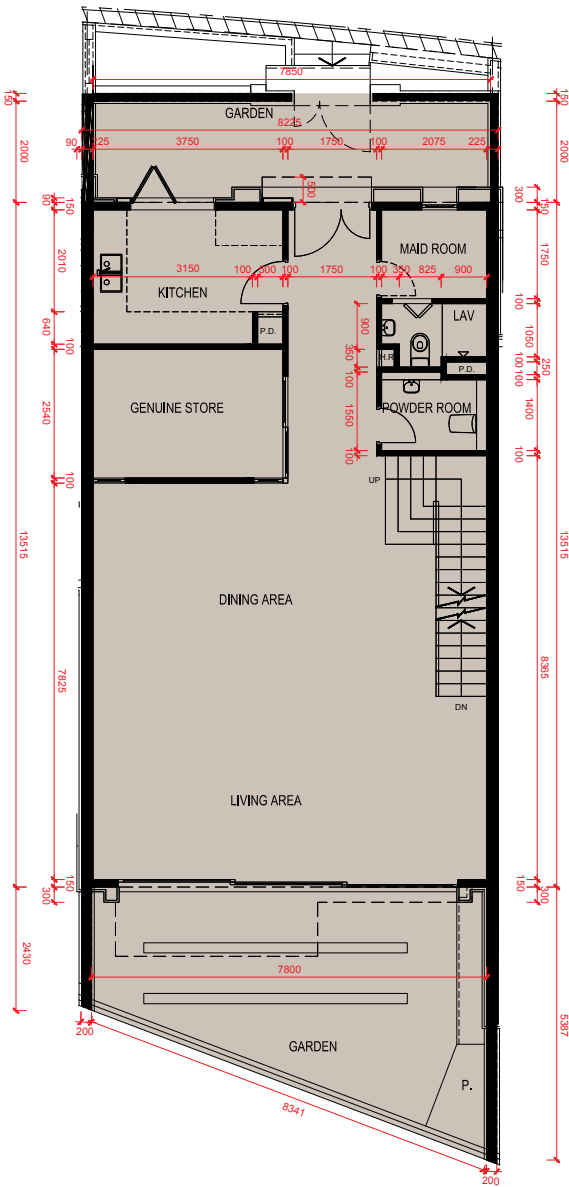
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

71 Lai Ping Road  
麗坪路71號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

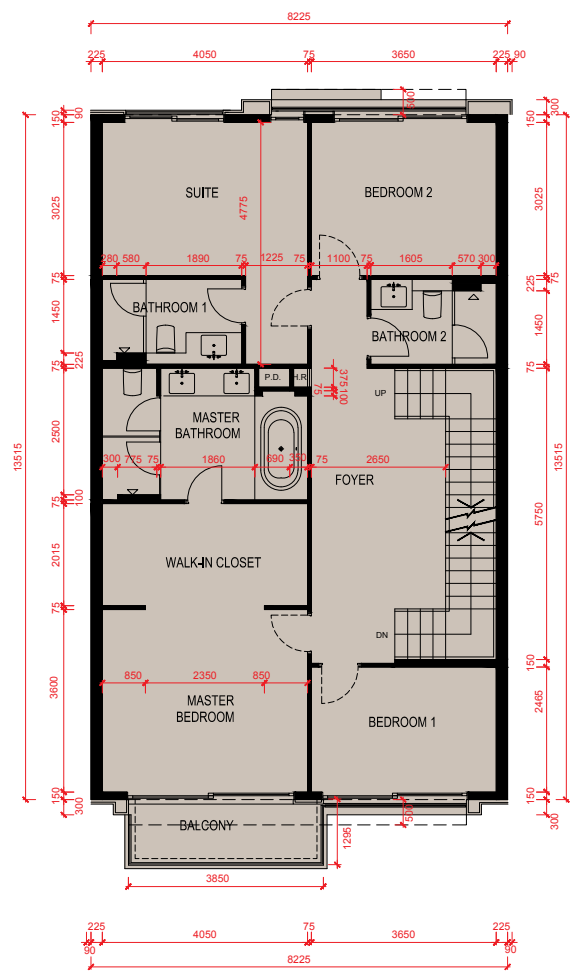
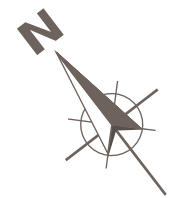
1. The floor-to-floor height of 71 Lai Ping Road: 4100mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 71 Lai Ping Road: 150mm, 175mm, 200mm, 250mm and 300mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路71號的層與層之間的高度：停車場為4100毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路71號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米、250毫米及300毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:   
比例

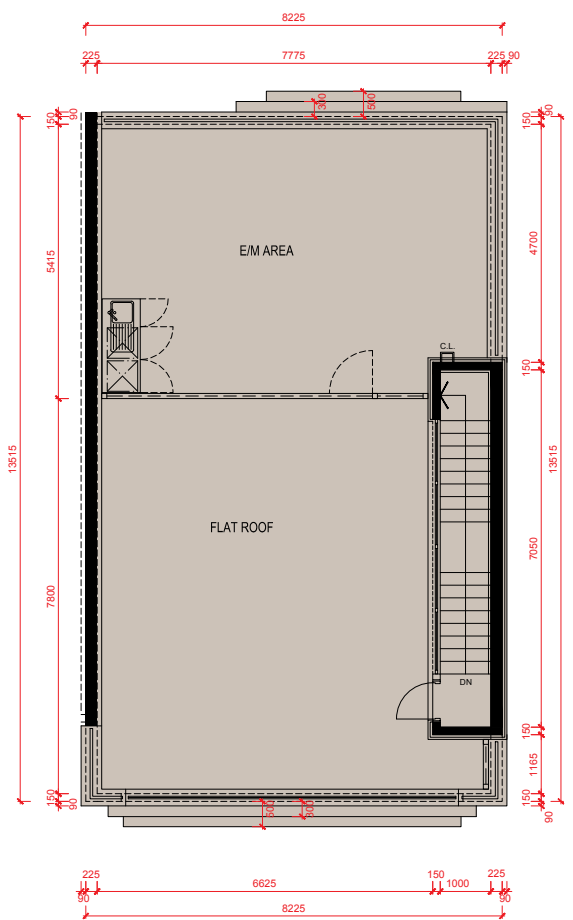
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

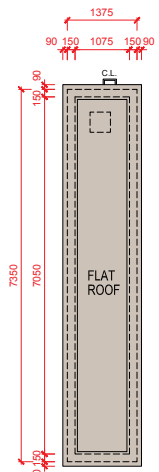
71 Lai Ping Road  
麗坪路71號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



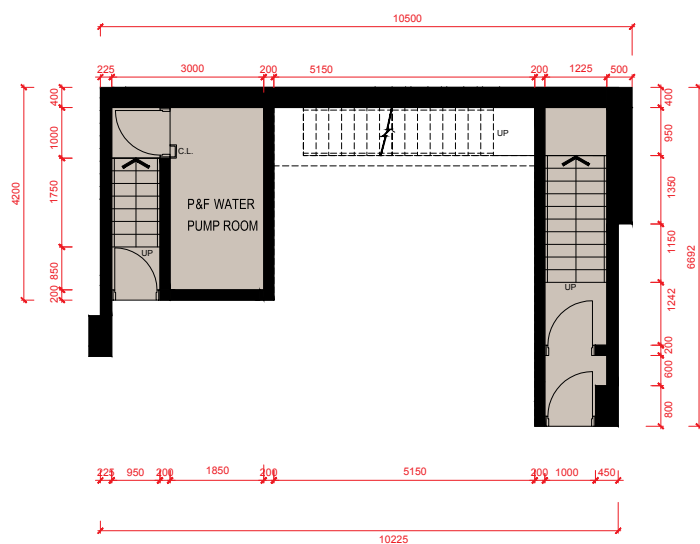
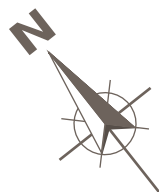
Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale: 比例  
5M/ 米

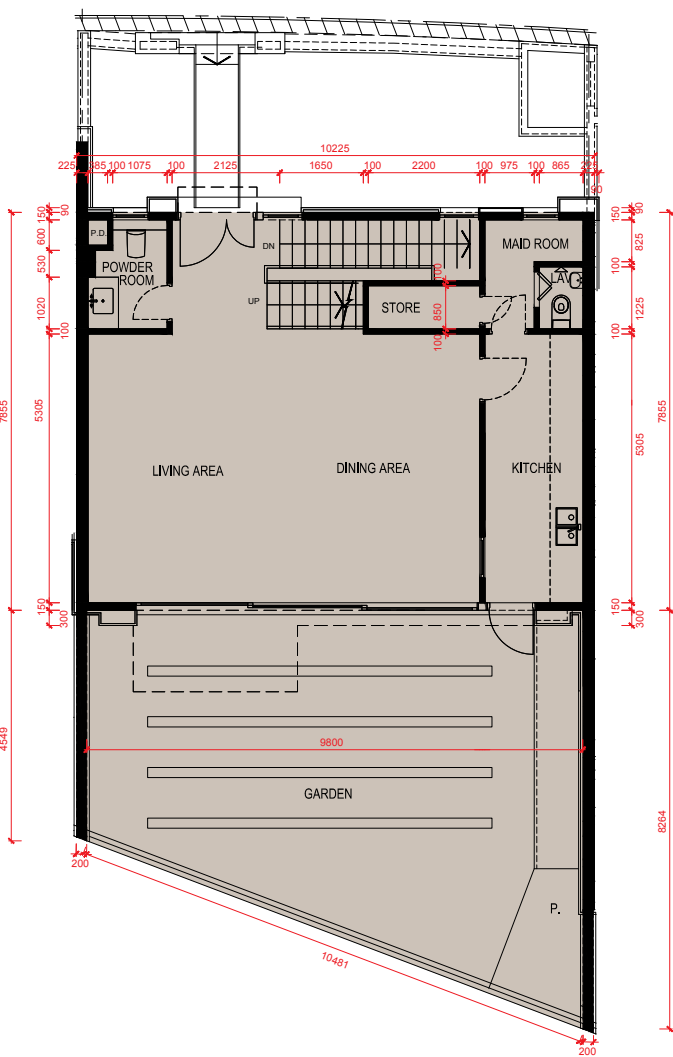
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

73 Lai Ping Road  
麗坪路73號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

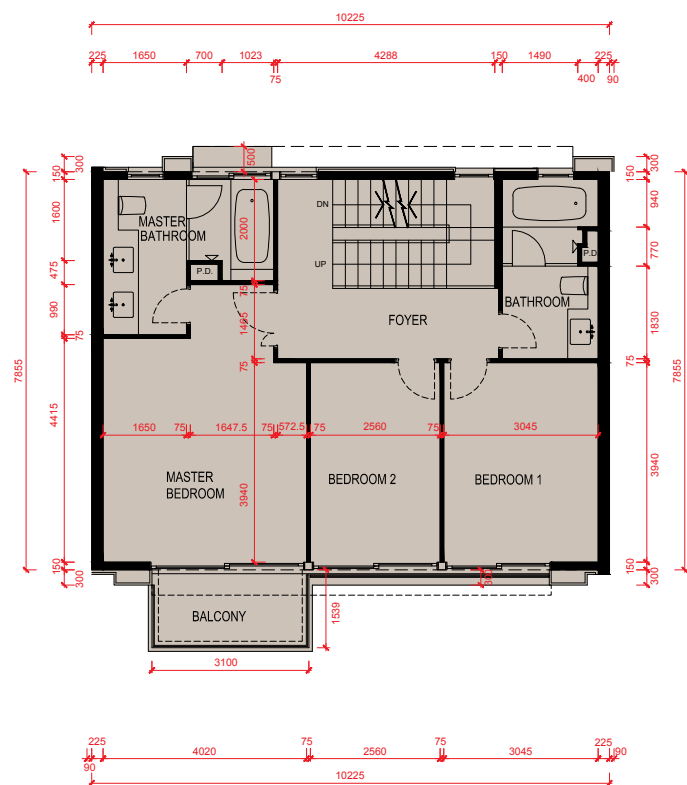
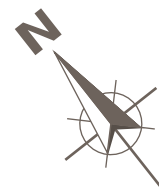
1. The floor-to-floor height of 73 Lai Ping Road: 4400mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 73 Lai Ping Road: 150mm, 175mm, 200mm and 250mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路73號的層與層之間的高度：停車場為4400毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路73號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及250毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:      比例

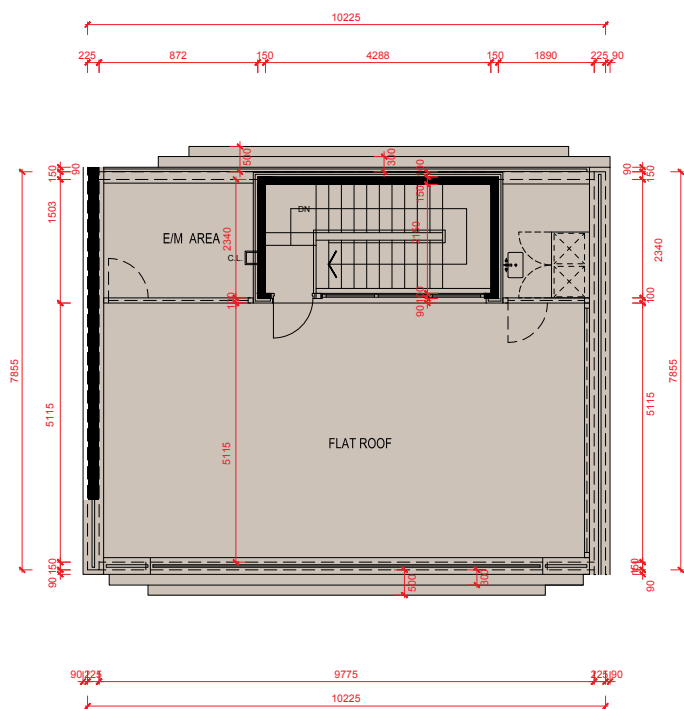
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

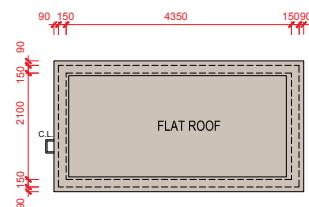
73 Lai Ping Road  
麗坪路73號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

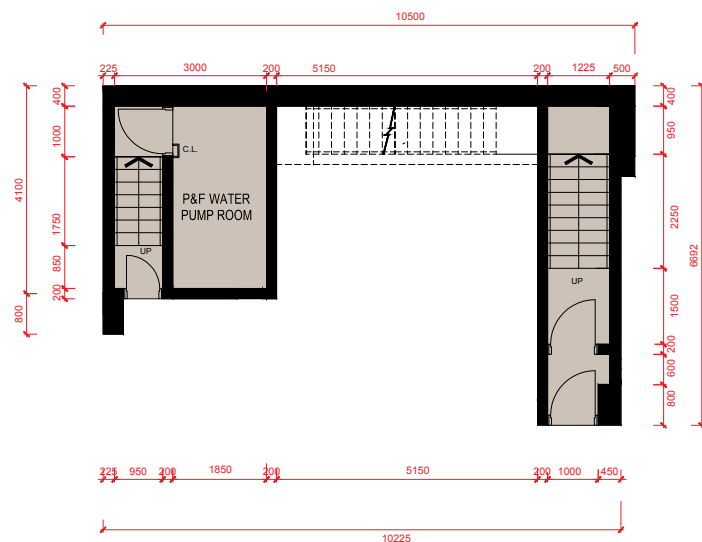
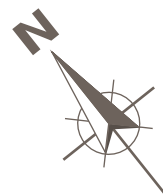
0M/ 米      5M/ 米  
Scale:   
比例



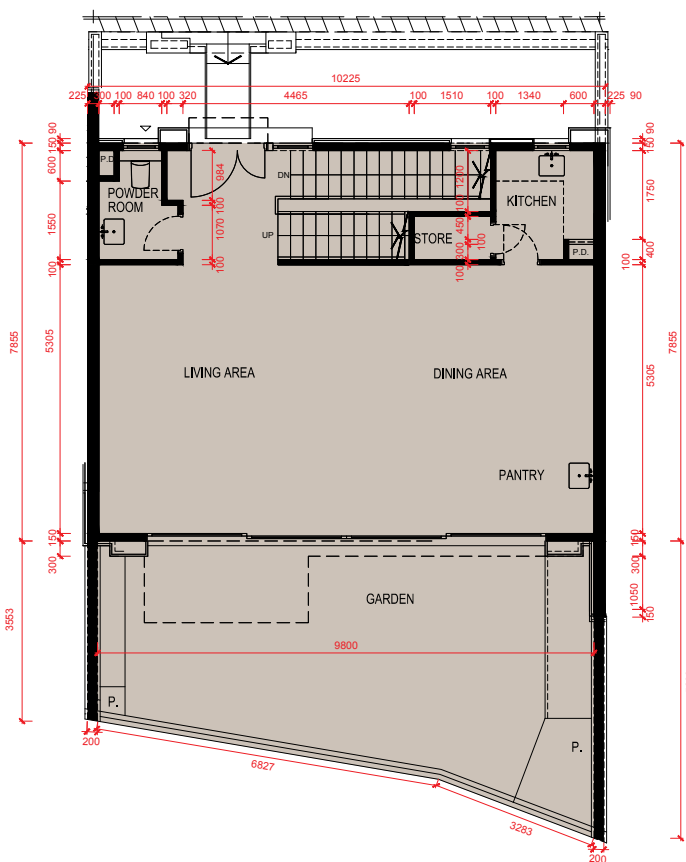
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

75 Lai Ping Road  
麗坪路75號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

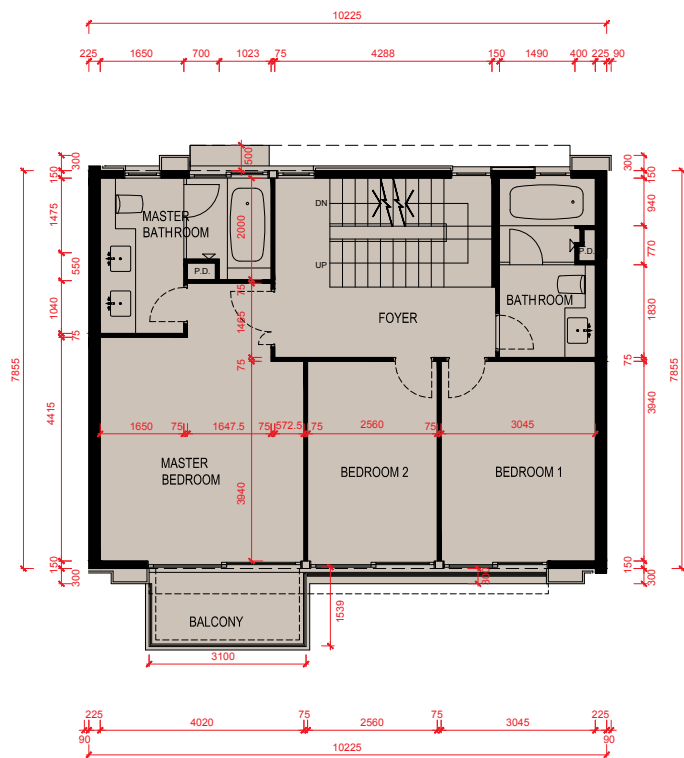
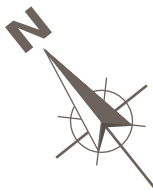
1. The floor-to-floor height of 75 Lai Ping Road: 4250mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
  2. The thickness of the floor slabs (excluding plaster) of 75 Lai Ping Road: 150mm, 175mm, 200mm and 250mm.
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
  4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
  5. The dimensions of floor plans are all structural dimensions in millimeter.
- 
1. 麗坪路75號的層與層之間的高度：停車場為4250毫米、地下為4250毫米及1樓為3500毫米。
  2. 麗坪路75號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及250毫米。
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
  4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
  5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:   
比例

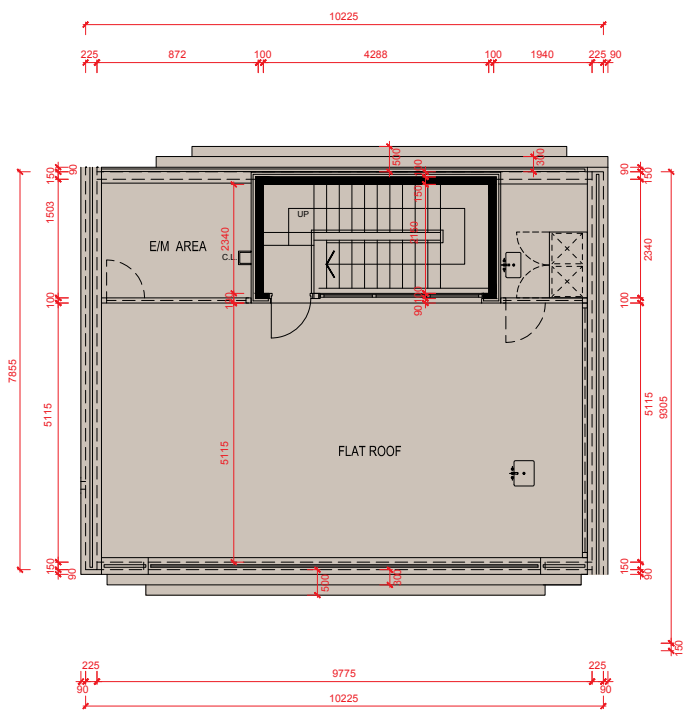
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

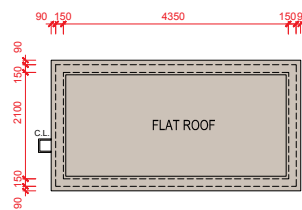
75 Lai Ping Road  
麗坪路75號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



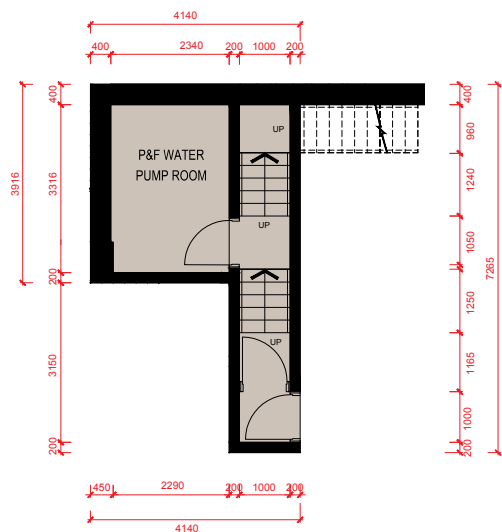
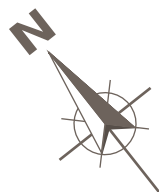
Top Roof Plan  
頂層天台平面圖

0M/ 米  
Scale: 比例  
5M/ 米

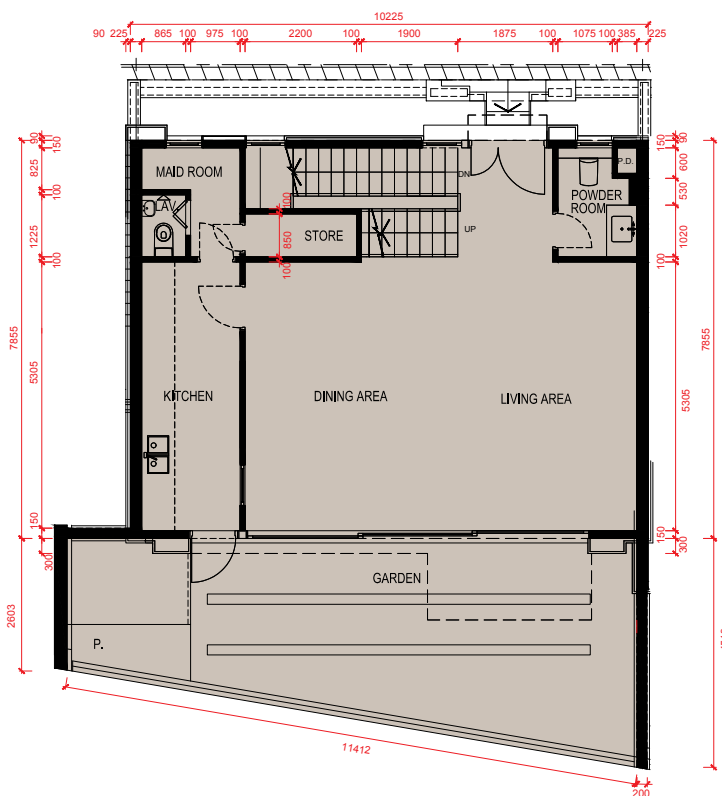
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

77 Lai Ping Road  
麗坪路77號



Carpark Floor Plan  
停車場平面圖



Ground Floor Plan  
地下平面圖

1. The floor-to-floor height of 77 Lai Ping Road: 3750mm for Carpark Floor, 4250mm for G/F and 3500mm for 1/F.
2. The thickness of the floor slabs (excluding plaster) of 77 Lai Ping Road: 150mm, 175mm, 200mm and 250mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 17 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
5. The dimensions of floor plans are all structural dimensions in millimeter.

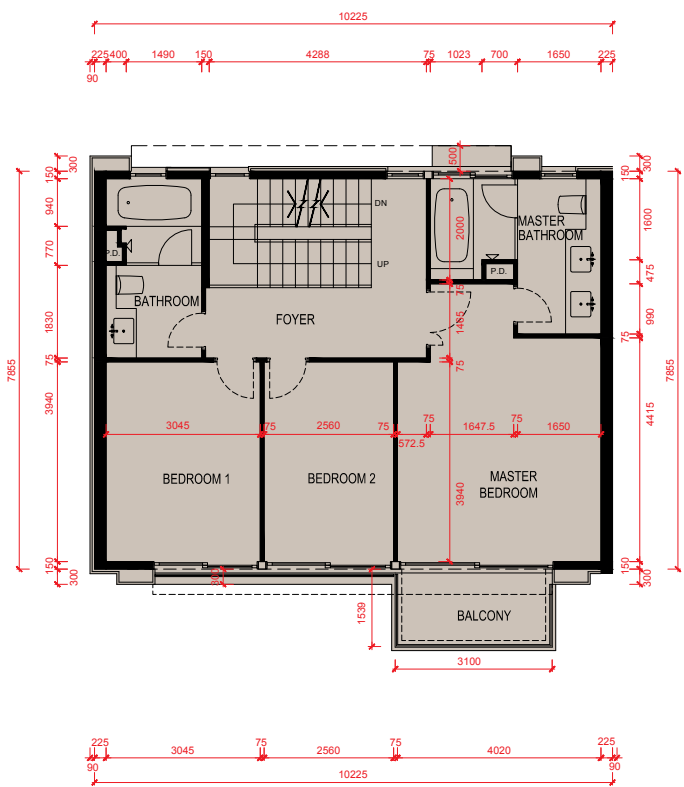
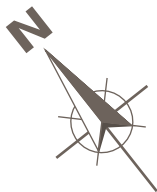
1. 麗坪路77號的層與層之間的高度：停車場為3750毫米、地下為4250毫米及1樓為3500毫米。
2. 麗坪路77號的樓板（不包括灰泥）的厚度：150毫米、175毫米、200毫米及250毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第17頁。
5. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

0M/ 米      5M/ 米  
Scale:   
比例

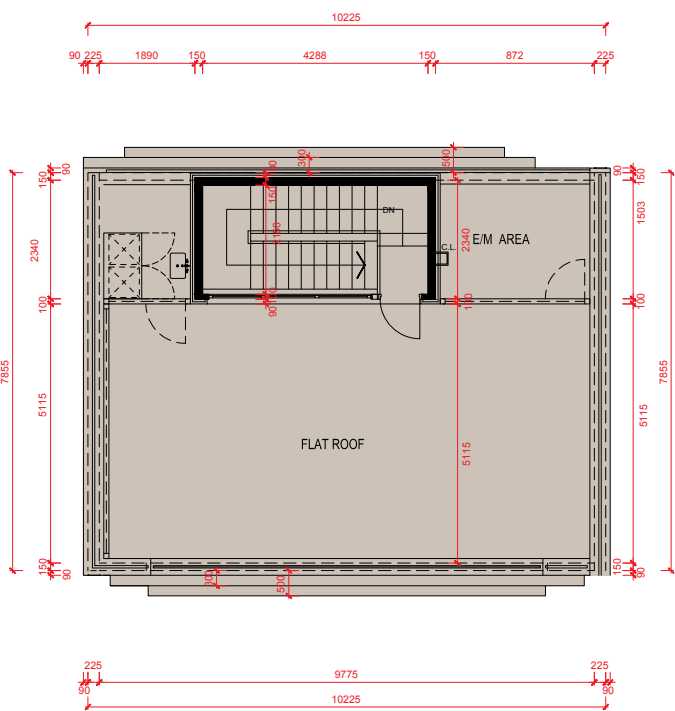
# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

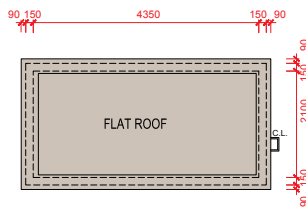
77 Lai Ping Road  
麗坪路77號



First Floor Plan  
1樓平面圖



Roof Plan  
天台平面圖



Top Roof Plan  
頂層天台平面圖

0M/ 米 5M/ 米  
Scale: 比例



# Area of Residential Properties in the Development

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
House Number 屋號		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
39 Lai Ping Road 麗坪路39號	385.738 (4152) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	104.611 (1126)	142.239 (1531)	-	9.805 (106)	11.603 (125)	-	-
41 Lai Ping Road 麗坪路41號	386.700 (4162) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	104.611 (1126)	112.740 (1214)	-	9.805 (106)	11.603 (125)	-	-
43 Lai Ping Road 麗坪路43號	271.572 (2923) Balcony 露台: 4.851 (52) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	102.493 (1103)	61.008 (657)	-	6.776 (73)	7.050 (76)	-	-
45 Lai Ping Road 麗坪路45號	274.684 (2957) Balcony 露台: 4.851 (52) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	102.493 (1103)	64.620 (696)	-	6.776 (73)	7.050 (76)	-	-
47 Lai Ping Road 麗坪路47號	275.727 (2968) Balcony 露台: 4.851 (52) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	102.493 (1103)	68.310 (735)	-	6.776 (73)	7.050 (76)	-	-
49 Lai Ping Road 麗坪路49號	275.382 (2964) Balcony 露台: 4.851 (52) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	102.493 (1103)	69.049 (743)	-	6.776 (73)	7.050 (76)	-	-
51 Lai Ping Road 麗坪路51號	244.732 (2634) Balcony 露台: 4.284 (46) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.002 (969)	51.833 (558)	-	6.776 (73)	7.050 (76)	-	-
53 Lai Ping Road 麗坪路53號	243.788 (2624) Balcony 露台: 4.284 (46) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.002 (969)	45.328 (488)	-	6.776 (73)	7.050 (76)	-	-
55 Lai Ping Road 麗坪路55號	242.148 (2606) Balcony 露台: 4.284 (46) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.002 (969)	45.251 (487)	-	6.776 (73)	7.050 (76)	-	-
57 Lai Ping Road 麗坪路57號	242.148 (2606) Balcony 露台: 4.284 (46) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.002 (969)	47.297 (509)	-	6.776 (73)	7.050 (76)	-	-

Area of Residential Properties in the Development  
發展項目中的住宅物業的面積

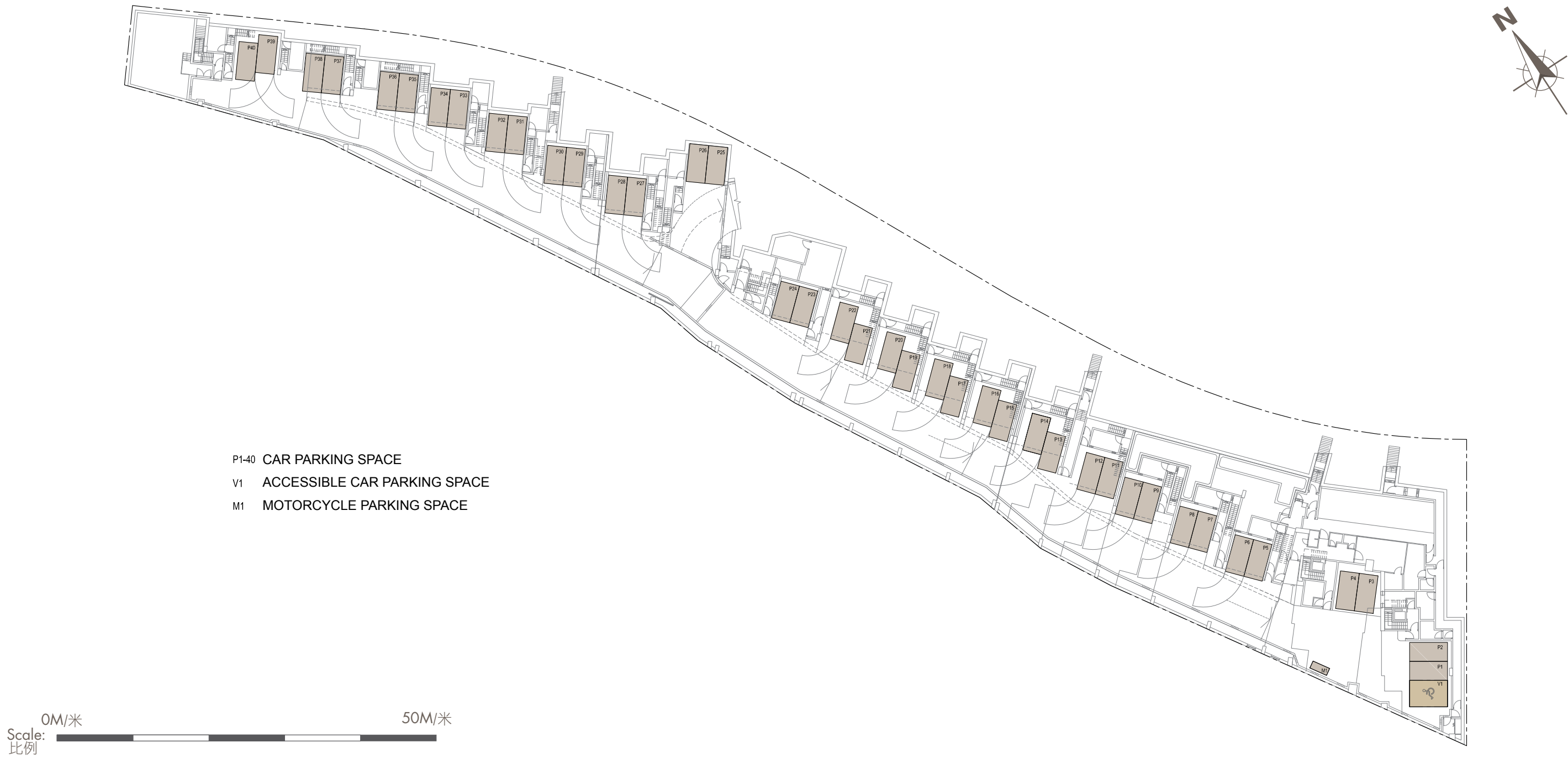
Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
House Number 屋號		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
59 Lai Ping Road 麗坪路59號	245.218 (2640) Balcony 露台: 4.284 (46) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.002 (969)	48.355 (520)	-	6.776 (73)	7.050 (76)	-	-
61 Lai Ping Road 麗坪路61號	301.418 (3244) Balcony 露台: 5.978 (64) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	111.855 (1204)	104.503 (1125)	-	9.502 (102)	10.238 (110)	-	-
63 Lai Ping Road 麗坪路63號	249.473 (2685) Balcony 露台: 4.986 (54) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.449 (974)	61.275 (660)	-	6.254 (67)	7.050 (76)	-	-
65 Lai Ping Road 麗坪路65號	254.734 (2742) Balcony 露台: 4.986 (54) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.449 (974)	49.693 (535)	-	6.776 (73)	7.050 (76)	-	-
67 Lai Ping Road 麗坪路67號	251.057 (2702) Balcony 露台: 4.986 (54) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.449 (974)	47.395 (510)	-	6.776 (73)	7.050 (76)	-	-
69 Lai Ping Road 麗坪路69號	241.210 (2596) Balcony 露台: 4.986 (54) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.449 (974)	43.243 (465)	-	6.776 (73)	7.050 (76)	-	-
71 Lai Ping Road 麗坪路71號	249.416(2685) Balcony 露台: 4.986 (54) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	90.449 (974)	40.736 (438)	-	6.776 (73)	7.050 (76)	-	-
73 Lai Ping Road 麗坪路73號	188.649 (2031) Balcony 露台: 4.771 (51) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	59.222 (637)	58.642 (631)	-	8.700 (94)	9.567 (103)	-	-
75 Lai Ping Road 麗坪路75號	188.751 (2032) Balcony 露台: 4.771 (51) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	59.222 (637)	40.270 (433)	-	8.700 (94)	9.567 (103)	-	-
77 Lai Ping Road 麗坪路77號	185.476 (1996) Balcony 露台: 4.771 (51) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	59.222 (637)	36.034 (388)	-	8.700 (94)	9.567 (103)	-	-

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

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

# Floor Plans of Parking Spaces in the Development

## 發展項目中的停車位的樓面平面圖



Type of Parking Space 停車位類型	Location 位置	Number 數目	Dimension (LxW)(m) 尺寸(長x寬) (米)	Area of each Parking Space (sq. m.) 每個停車位之面積 (平方米)
CAR PARKING SPACE 停車位	Carpark Floor 停車場	40	5.0 x 2.5	12.5
ACCESSIBLE CAR PARKING SPACE 無障礙停車位	Carpark Floor 停車場	1	5.0 x 3.5	17.5
MOTORCYCLE PARKING SPACE 電單車停車位	Carpark Floor 停車場	1	2.4 x 1	2.4

## Summary of Preliminary Agreement for Sale and Purchase

### 臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase ("preliminary agreement");  
1. 在簽署該臨時買賣合約 ("該臨時合約")時須支付款額為售價的5%的臨時訂金；
2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;  
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人的律師事務所以保證金保存人的身份持有；
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement :-  
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 -
  - (i) the preliminary agreement is terminated;  
(i) 該臨時合約即告終止；
  - (ii) the preliminary deposit is forfeited; and  
(ii) 有關的臨時訂金即予沒收；及
  - (iii) the owner does not have any further claim against the purchaser for the failure.  
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。



# Summary of Deed of Mutual Covenant

## 公契的摘要

A Deed of Mutual Covenant and Management Agreement has been entered into in respect of the Development ("DMC").

### A. The common parts of the Development

1. "Common Areas and Facilities" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Car Park Common Areas and Facilities;

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

- (a) (i) the external walls (other than those forming part of the Residential Common Areas and Facilities) of the Development which are shown and coloured orange on the elevation plans certified by the Authorised Person and annexed to the DMC; and
- (ii) Greenery Areas, Guard Room, Owner's Committee Office, passages, entrances, walkways, stairways, staircases, exit corridors, landings, platforms, open spaces and decks, flat roofs, Slope Structures that are within the Lot and the Development, railings, boundary fence walls, parapet walls, refuse, storage and material recovery chamber (R.S.&M.R.C.), planters, open yard, cat ladder, E&M room, T.B.E. room, Sprinkler & F.S. pump room, F.S. water tank, F.S. cabinet, control panel, plumbing and flushing water pump room, smoking vents and the associated cover (other than those sold to the Owners), transformer room, fan rooms, L.V. switch room, sprinkler water tank, sprinkler control valve and sprinkler inlet, fire services inlet, master water meter room, electric rooms (ELE. RM.), town gas inlet, pipe ducts, air ducts, A/C ducts, landscaped areas, and such of the drains, channels, water mains, sewers, concrete trench for water main connection, openable precise concrete cover, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, area for aerial broadcast distribution or telecommunication network facilities, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured orange on the plans certified by the Authorized Person and annexed to the DMC;
- (b) and such other areas, systems, devices, services and facilities of and in the Lot and the Development as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC; and
- (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development :-
  - (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344); and
  - (ii) any parts specified in schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344);

but EXCLUDING the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

3. "Residential Common Areas and Facilities" means and includes :-

- (a) Residential Recreational Facilities, Accessible Car Parking Space, and such of the passages, common corridors and lobbies, entrances, landings, structural walls, lighting, drains, channels, sewers, wires, cables, air

conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Lot which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured yellow and yellow hatched black on the plans certified by the Authorized Person and annexed to the DMC;

- (b) and such other systems, devices and facilities within the Development as are designated by the First Owner for common use and benefit of the Owners and residents or tenants of the Residential Accommodation in accordance with the DMC;

but EXCLUDING the Development Common Areas and Facilities, the Car Park Common Areas and Facilities and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

4. "Car Park Common Areas and Facilities" means:-

- (a) all those Car Parking Areas including ramps, staircases, driveways, control gates (if any), pavements and all the water pipes, drains and wires and cables and lighting in respect of the Car Parking Spaces, fire fighting installation and equipment, and any other facilities installed for the use and benefit of the Car Parking Spaces which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured indigo on the plans certified by the Authorized Person and annexed to the DMC; and
- (b) such other areas, apparatus, devices, systems and facilities of and in the Development within the Car Parking Areas as may at any time be designated by the First Owner as Car Park Common Areas and Facilities;

but EXCLUDING :-

- (i) those specifically designated as Car Parking Spaces shown and delineated on the plan showing the car park layout approved in accordance with the Conditions by the Director of Lands;
- (ii) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
- (iii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

# Summary of Deed of Mutual Covenant

## 公契的摘要

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

House	Undivided Shares	House	Undivided Shares
39 Lai Ping Road	3,840/60,000	59 Lai Ping Road	2,450/60,000
41 Lai Ping Road	3,860/60,000	61 Lai Ping Road	3,000/60,000
43 Lai Ping Road	2,720/60,000	63 Lai Ping Road	2,500/60,000
45 Lai Ping Road	2,740/60,000	65 Lai Ping Road	2,550/60,000
47 Lai Ping Road	2,760/60,000	67 Lai Ping Road	2,510/60,000
49 Lai Ping Road	2,750/60,000	69 Lai Ping Road	2,410/60,000
51 Lai Ping Road	2,450/60,000	71 Lai Ping Road	2,490/60,000
53 Lai Ping Road	2,440/60,000	73 Lai Ping Road	1,840/60,000
55 Lai Ping Road	2,420/60,000	75 Lai Ping Road	1,840/60,000
57 Lai Ping Road	2,420/60,000	77 Lai Ping Road	1,830/60,000

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

5. The Manager will be appointed for an initial term of not exceeding 2 years from the date of the DMC and shall thereafter continue until terminated as provided in the DMC.

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

6. (a) Each Owner shall pay for every Management Share allocated to any Residential Unit of which he is the Owner a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Development; and
- (b) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (a) above shall in respect of each Management Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Residential Units.

7. Number of management shares allocated to each residential property in the Development :-

House	Management Shares	House	Management Shares
39 Lai Ping Road	3,840/57,041	59 Lai Ping Road	2,450/57,041
41 Lai Ping Road	3,860/57,041	61 Lai Ping Road	3,000/57,041
43 Lai Ping Road	2,720/57,041	63 Lai Ping Road	2,500/57,041
45 Lai Ping Road	2,740/57,041	65 Lai Ping Road	2,550/57,041
47 Lai Ping Road	2,760/57,041	67 Lai Ping Road	2,510/57,041
49 Lai Ping Road	2,750/57,041	69 Lai Ping Road	2,410/57,041
51 Lai Ping Road	2,450/57,041	71 Lai Ping Road	2,490/57,041
53 Lai Ping Road	2,440/57,041	73 Lai Ping Road	1,840/57,041
55 Lai Ping Road	2,420/57,041	75 Lai Ping Road	1,840/57,041
57 Lai Ping Road	2,420/57,041	77 Lai Ping Road	1,830/57,041

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

8. The management fees deposit is equal to three (3) months' monthly management contribution payable in respect of each Undivided Share allocated to the part of the Development.

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

9. The area which is shown and marked "Retained Area" and coloured red on the plan certified by the Authorized Person and annexed to the DMC and is intended for use as signage and to which Undivided Share(s) and Management Share(s) have been or will be allocated.

# Summary of Deed of Mutual Covenant

## 公契的摘要

一份有關發展項目的公契及管理協議 (「公契」)已簽立。

**A. 發展項目的公用部分**

1. 「公用地方及設施」統指發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施；
2. 「發展項目公用地方及設施」指並包括：

- (a) (i) 發展項目的外牆（構成住宅公用地方及設施之部分的除外），在公契附錄經認可人士核實的圖則上用橙色顯示；及
- (ii) 該地段及發展項目內的綠化區、保安室、業主委員會辦事處、通道、入口、行人路、階梯、樓梯、出口走廊、梯台、地台、露天地方及曬台、平台、斜坡構築物、欄杆、邊界圍牆、護牆、垃圾存放及物料回收室 (R. S. & M.R.C)、花架、露天庭院、爬梯、機電室、T.B.E.室、灑水器及消防泵室、消防水箱、消防櫃、控制板、衛生管道及沖廁水水泵房、排煙通風口及蓋（已售給業主的除外）、變壓器房、電扇房、低壓電電掣房、灑水器水箱、灑水器控制閥及灑水器進口、消防水進口、總水錶房、電力室 (ELE. RM.)、煤氣進口、管槽、空氣槽、園藝區和總水喉連接口的排水渠、渠道、總水喉、污水渠、混凝土槽、活動定製混凝土蓋、暴雨儲水箱及排水連接管、接收電視及無線電廣播的公共電視及無線電天線系統、無線廣播分導或電訊網絡設施區域、有線電視系統（如有）、電線、電纜和目前或今後任何時候在該地段之內、之下、之上或經過將食水、鹹水、污水、煤氣、電話、電力及其他服務輸送發展項目的其他設施（不論是否套有套管）、樹木、灌木和其他植物及草木、燈柱及其他照明設施、消防及滅火設備及設施、保安系統及設施、通風系統及其他機械系統，在發展項目內安裝或提供給發展項目共同使用與享用的裝置或設施，（如果可以在圖則上顯示）在公契附錄經認可人士核實為圖則上用橙色顯示，僅供識別。
- (b) 第一業主在任何時候按公契指定為發展項目公用地方及設施的該土地及發展項目的其他區域、系統、裝置、服務及設施；及
- (c) 若沒有特別在以上第 (a) 及 (b) 段規定，則該地段及發展項目的其他部分：
- (i) 建築物管理條例（第344章）第2條列明「公用地方」定義第 (a) 段涵蓋的發展項目任何部分；及
- (ii) 建築物管理條例（第344章）第1附表指定和建築物管理條例（第344章）第2條列明「公用地方」定義第 (b) 段涵蓋的任何部分；

但不包括住宅公用地方及設施、停車場公用地方及設施和任何個別業主有權獨家持有、使用、佔用及享用發展項目內的區域及發展項目內僅服務任何個別業主的設施；

3. 「住宅公用地方及設施」指並包括：

- (a) 住宅康樂設施、無障礙停車位、通道、公共走廊及大堂、入口、梯台、結構牆、照明、排水渠、渠道、污水渠、電線、電纜、空調及通風系統和供應食水或鹹水、污水、煤氣、電力及其他服務給住宅區的其他設施(不論有否套套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及裝置、消防和滅火設備及裝置、保安系統及裝置、通風系統和在發展項目內安裝或提供給住宅區的業主住戶或租客和他們的真正來賓或訪客共同使用與享用的其他區域及其他系統，裝置或設施和該地段內的其他區域，（只要可以在圖則上顯示）在公契附錄經認可人士核實的圖則上用黃色和黃色加黑斜線顯示，僅供識別；
- (b) 第一業主按本公契指定發展項目內供住宅區的業主、住戶或租客共同使用與享用發展項目的其他系統、裝置及設施；

但不包括發展項目公用地方及設施、停車場公用地方及設施和任何個別業主有權獨家持有、使用、佔用及享用發展項目內的區域及發展項目內僅服務任何個別業主的設施；

4. 「停車場公用地方及設施」指

- (a) 一切該等停車場地方，包括坡道、樓梯、車道、控制閘（如有）、行人路及所有水管、排水渠、電線、電線及停車位的照明、消防裝置及設備和安裝供停車位使用與享用的任何其他設施，（只要可以在圖則上顯示）在公契附錄經認可人士核實的圖則上用靛青色顯示，僅供識別；及

- (b) 第一業主不時指定停車場內作為停車場公用地方及設施的發展項目的其他區域、器具、裝置、系統及設施；

但不包括：

- (i) 在地政總署署長按規約批准的停車場平面圖上顯示與描述特別指定的停車位；
- (ii) 發展項目公用地方及設施和住宅公用地方及設施；及
- (iii) 任何個別業主有權獨家持有、使用、佔用及享用發展項目內的區域和發展項目內僅服務任何個別業主的設施。

**B. 分配予發展項目中的每個住宅物業的不分割份數的數目**

洋房	不分割份數
麗坪路39號	3,840/60,000
麗坪路41號	3,860/60,000
麗坪路43號	2,720/60,000
麗坪路45號	2,740/60,000
麗坪路47號	2,760/60,000
麗坪路49號	2,750/60,000
麗坪路51號	2,450/60,000
麗坪路53號	2,440/60,000
麗坪路55號	2,420/60,000
麗坪路57號	2,420/60,000

洋房	不分割份數
麗坪路59號	2,450/60,000
麗坪路61號	3,000/60,000
麗坪路63號	2,500/60,000
麗坪路65號	2,550/60,000
麗坪路67號	2,510/60,000
麗坪路69號	2,410/60,000
麗坪路71號	2,490/60,000
麗坪路73號	1,840/60,000
麗坪路75號	1,840/60,000
麗坪路77號	1,830/60,000

**C. 有關發展項目的管理人的委任年期**

5. 發展項目之管理人的首屆任期不超過兩(2)年，由公契生效日開始，其任期屆滿後繼續生效，直至依照公契終止。

**D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔**

6. (a) 每位業主須就他作為業主擁有任何住宅單位的每份管理份數支付按已採納年度預算第1部分評估的總款項的一部分，該部分中分子是一和分母是發展項目總管理份數；及
- (b) 住宅單位的業主除了應付上述(a)分段規定的款項外，須就他擁有住宅區的住宅單位獲分配的每份管理份數支付已採納年度預算第2部分第一欄評估的總開支的一部分，其中分子為一和分母相等於所有住宅單位獲分配的總管理份數。



# Summary of Deed of Mutual Covenant

## 公契的摘要

7. 分配予發展項目中的每個住宅物業的管理份數:

洋房	管理份數	洋房	管理份數
麗坪路39號	3,840/57,041	麗坪路59號	2,450/57,041
麗坪路41號	3,860/57,041	麗坪路61號	3,000/57,041
麗坪路43號	2,720/57,041	麗坪路63號	2,500/57,041
麗坪路45號	2,740/57,041	麗坪路65號	2,550/57,041
麗坪路47號	2,760/57,041	麗坪路67號	2,510/57,041
麗坪路49號	2,750/57,041	麗坪路69號	2,410/57,041
麗坪路51號	2,450/57,041	麗坪路71號	2,490/57,041
麗坪路53號	2,440/57,041	麗坪路73號	1,840/57,041
麗坪路55號	2,420/57,041	麗坪路75號	1,840/57,041
麗坪路57號	2,420/57,041	麗坪路77號	1,830/57,041

**E. 計算管理費按金的基準**

8. 管理費相等於發展項目該部分的不可分割份數應付3個月的每月管理分擔款項。

**F. 擁有人在發展項目中保留作自用的範圍 (如有的話)**

9. 在公契附錄經認可人士核實的圖則上標明「保留區域」並用紅色顯示的區域，擬作標誌使用，其已經或將會獲分配不可分割份數及管理份數。



# Summary of Land Grant

## 批地文件的摘要

1. The Development is to be constructed on Sha Tin Town Lot No. 562 (the "Lot").
2. The lease term of the Lot granted under New Grant No. 21427 (the "Land Grant") is 50 years from 22 June 2013.

### Indemnity by Purchaser

3. General Condition No.5(c) of the Land Grant stipulates that:-
  - "(c) The Purchaser hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as "the Director", and whose opinion shall be final and binding upon the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof."

### Maintenance

4. General Condition No.7 of the Land Grant stipulates that:-
  - "(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
    - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
    - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
  - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

### Private streets, roads and lanes

5. General Condition No.9 of the Land Grant stipulates that:-
  - "Any private streets, roads and lanes which by these Conditions are required to and lanes be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting."

### Building covenant

6. Special Condition No. (2) of the Land Grant stipulates that:-
  - "The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September, 2016."

### User

7. Special Condition No. (3) of the Land Grant stipulates that:-
  - "The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes."

### Total gross floor area

8. Special Condition No. (4)(c) of the Land Grant stipulates that:-
  - "the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 2,808 square metres and shall not exceed 4,680 square metres."

### Height

9. Special Condition No. (4)(d) of the Land Grant stipulates that:-
  - "no part of any building or other structure erected or to be erected on the part of the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 218.5 metres above the Hong Kong Principal Datum provided that:
    - (i) with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit; and
    - (ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No. (35)(b)(i)(II) hereof."

### Building separation

10. Special Condition No. (4)(e)(i) of the Land Grant stipulates that:-
  - "(i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the lot shall not have any projected facade length of 60 metres or more;
  - (ii) for the purposes of sub-clause (e) of this Special Condition:
    - (I) the decision of the Director as to what constitutes a building shall be final and binding on the Purchaser;
    - (II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the lot is less than 15 metres;
    - (III) the decision of the Director as to what constitutes the projected facade length of a building or a group of buildings erected or to be erected on the lot shall be final and binding on the Purchaser; and
    - (IV) in calculating the projected facade length referred to in sub-clause (e)(i) of this Special Condition, the gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Purchaser."

### Design and disposition

11. Special Condition No. (4)(f) of the Land Grant stipulates that:-
  - "the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the lot until such approval shall have been obtained, and for the purpose of these Conditions "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

### Building Setback

12. Special Condition No. (5) of the Land Grant stipulates that:-
  - "Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed within the area shown coloured pink stippled black on the plan annexed hereto (hereinafter referred to as "the Pink Stippled Black Area") at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Stippled Black Area to a height of 15 metres. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Purchaser."

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### Provision of sales office and show flats

13. Special Condition No. (6) of the Land Grant stipulates that:-

"Notwithstanding the user restriction and the maximum gross floor area permitted under Special Conditions Nos. (3) and (4)(c) hereof, the Purchaser may use part or parts of the building or buildings erected or to be erected on the lot in accordance with these Conditions and erect on part or parts of the lot a separate temporary structure for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director."

### Recreational facilities

14. Special Condition No. (7) of the Land Grant stipulates that :-

- "(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof, subject to Special Condition No. (35)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):
  - (i) The Exempted Facilities shall be designed as and form part of the Common Areas referred to in Special Condition No. (15)(a)(v) hereof.
  - (ii) The Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director.
  - (iii) The Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.
- (d) In the event that the lot is developed for use as a single family residence, sub-clauses (b) and (c) of this Special Condition shall not apply provided that the decision of the Director as to whether a building constitutes a single family residence shall be final and binding on the Purchaser."

### Preservation of trees

15. Special Condition No.(8) of the Land Grant stipulates that :-

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

### Landscaping

16. Special Condition No. (9) of the Land Grant stipulates that:-

- "(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition. No site formation works shall be commenced on the lot or any part thereof until the landscaped master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (8) hereof.
- (b) (i) The landscape master plan shall be at a scale of 1:500 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation

levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the Director may require.

- (ii) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (iii) Not less than 50% of the 20% referred to in sub-clause (b)(ii) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (iv) The decision of the Director on which landscaping works proposed by the Purchaser constitute the 20% referred to in sub-clause (b)(ii) of this Special Condition shall be final and binding on the Purchaser.
- (v) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.
- (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape master plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written consent of the Director.
- (d) The Purchaser shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (15)(a)(v) hereof.
- (f) In the event the lot is developed for use as a single family residence, sub-clauses (b)(iii) and (e) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser."

### Office accommodation for watchmen and caretakers

17. Special Condition No.(10) of the Land Grant stipulates that :-

- "(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
  - (i) such accommodation shall in the opinion of the Director be essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;
  - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
  - (iii) the location of any such accommodation shall first be approved in writing by the Director.

For the purposes of this sub-clause (a), no office accommodation may be located within any building on the lot which is intended or adapted for use as a single family residence.

- (b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof, subject to Special Condition No. (35)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:
  - (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot;
  - (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation or such greater floor area as may be approved in writing by the Director.

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Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

- (ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Purchaser.
- (c) For the purposes of sub-clause (b) of this Special Condition, neither detached, semi-detached nor terraced houses which are intended for use as single family residences shall be regarded as a block of residential units.
- (d) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (15)(a)(v) hereof.
- (e) In the event that the lot is developed for use as a single family residence, sub-clauses (a), (b), (e) and (d) of this Special Condition shall not apply.
- (f) The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser."

Quarters for watchmen and caretakes

18. Special Condition No.(11) of the Land Grant stipulates that :-

- "(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
  - (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director, and
  - (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

For the purposes of this sub-clause (a), no quarters may be located within any building on the lot which is intended or adapted for use as a single family residence.

- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.
- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (15)(a)(v) hereof.
- (d) In the event that the lot is developed for use as a single family residence, sub-clauses (b) and (c) of this Special Condition shall not apply.
- (e) The decision of the Director as to whether a building constitutes a single family residence shall be final and binding on the Purchaser."

Owners' Corporation/Owners' Committee Office

19. Special Condition No.(12) of the Land Grant stipulates that :-

- "(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:
  - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and

- (ii) the location of any such office shall first be approved in writing by the Director.

- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof, subject to Special Condition No. (35)(d) hereof, the office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (15)(a)(v) hereof.
- (d) In the event that the lot is developed as a single family residence, sub-clauses (a), (b) and (c) of this Special Condition shall not apply.
- (e) The decision of the Director as to whether a building constitutes a single family residence shall be final and binding on the Purchaser."

Residential Parking Spaces

20. Special Condition No. (18)(a)(i) and (ii) of the Land Grant stipulate that:-

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

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

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 13.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	One space for every one residential unit or part thereof

- (II) where a detached, semi-detached or terraced house or houses which is or are intended for use as single family residences are provided within the lot, at the rates of:

- (A) one space for each such house where its gross floor area is less than 160 square metres and 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(A) is a decimal number, the same shall be rounded up to the next whole number; and
- (B) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purposes of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether each such house constitutes or is intended for use as a



single family residence shall be final and binding on the Purchaser.

- (ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of spaces to be provided shall be the aggregate of the respective number of the spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i)(I) of this Special Condition. For the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:
- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (4)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (4)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

The total gross floor area  
of the Residential Common Area

x

The gross floor area in respect of a residential  
unit as calculated under sub-clause (a)(ii)(I)  
of this Special Condition

The total gross floor area of all residential units  
as calculated under sub-clause (a)(ii)(I) of  
this Special Condition"

Visitors' parking spaces

21. Special Condition No. (18)(a)(iii) of the Land Grant stipulates that:-

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

(I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of one space for every such block of residential units; or

(II) at such other rates as may be approved by the Director subject to a minimum of one space being provided.

For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units or a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether each such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (20) hereof), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (20) hereof) of this Special Condition shall not be used for any purpose other than those respectively set out in sub-clauses (a)(i) and (a)(iii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

Parking spaces for vehicles of disabled persons

22. Special Condition No. (18)(b)(i), (ii) and (iii) of the Land Grant stipulate that:-

"(b)(i) Out of the spaces provided under sub-clause (a)(i)(I) of this Special Condition (as may be varied under Special Condition No. (20) hereof), the Purchaser shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates as set out in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition below or at such other rates as may be approved by the Director:

Total No. of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition (as may be varied under Special Condition No. (20) hereof)	No. of spaces for the parking of motor vehicles by disabled persons
Less than 51	1
51 but less than 151	2
151 but less than 251	3
251 but less than 351	4
351 but less than 451	5
451 and above	6

(II) Out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (20) hereof), the Purchaser shall reserve and designate one space for the parking of a motor vehicle by a disabled person as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation or at such other rates as may be approved by the Director.

(ii) The spaces to be provided under sub-clause (b)(i) of this Special Condition shall be located at such position and level as shall be approved in writing by the Director.

(iii) The spaces provided under sub-clause (b)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

Motor Cycle Parking Spaces

23. Special Condition No.(18)(c)(i) and (ii) of the Land Grant stipulate that :-

"(c)(i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of 10 percent of the total number of spaces required to be provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (20) hereof) unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

(ii) The spaces provided under sub-clause (c)(i) of this Special Condition (as may be varied under Special Condition No. (20) hereof) shall not be used for any purpose other than for the purpose set out therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

Dimensions of parking spaces

24. Special Condition No.(18)(d)(i), (ii) and (iii) of the Land Grant stipulate that :-

"(d)(i) Except the spaces reserved and designated for disabled persons as referred to in sub-clause (b) of this Special Condition, each of the spaces provided under sub-clause (a)(i)(I) (as may be varied under Special Condition No. (20) hereof), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (20) hereof) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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- (ii) Each of the spaces provided under sub-clause (b)(i) of this Special Condition shall measure 3.5 metres in width and 5.0 metres in length with minimum headroom of 2.4 metres.
- (iii) Each of the spaces provided under sub-clause (c)(i) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

### Loading and Unloading Requirements

25. Special Condition No. (19) of the Land Grant stipulates that:-

- "(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause, detached, semi-detached and terraced houses which are intended for use as single family residences shall not be regarded as residential units nor a block of residential units.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

### Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces

26. Special Condition No.(22) of the Land Grant stipulates that :-

- "(a) Notwithstanding that these Conditions shall have been observed complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces (as may be varied under Special Condition No.(20) hereof) shall not be:
  - (i) assigned except
    - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
    - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
  - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of the Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole."

### Common Areas

27. Special Condition No.(23) of the Land Grant stipulates that :-

"The spaces provided within the lot in accordance with Special Condition Nos.(18)(a)(iii) and (19) hereof shall be designated as and form part of the Common Areas."

### Cutting Away

28. Special Condition No.(27) of the Land Grant stipulates that :-

- "(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (26) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges."

### No rock crushing

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

"No rock crushing plant shall be permitted on the lot without the prior written approval of the Director."

### Anchor Maintenance

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

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

### Spoil or Debris

31. Special Condition No. (30) of the Land Grant stipulates that:-

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government

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properties”), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Purchaser remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.”

### Damage to Services

32. Special Condition No. (31) of the Land Grant stipulates that:-

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

### Construction of drains and channels

33. Special Condition No. (32)(a) of the Land Grant stipulates that:-

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

### Connecting drains and sewers

34. Special Condition No. (32)(b) of the Land Grant stipulates that:-

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

### Green Hatched Black Area

35. Special Condition No. (33) of the Land Grant stipulates that:-

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

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

(The location of the Slope Structures (as defined in the DMC) and the Green Hatched Black Area are, for identification purpose only, shown coloured pink and green hatched black respectively on the “Slope Structures” plan on p.172).

### No grave or columbarium permitted

36. Special Condition No. (36) of the Land Grant stipulates that :-

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

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

# Summary of Land Grant

## 批地文件的摘要

- 1. 發展項目興建於沙田市地段第562號（「該地段」）。
- 2. 根據新批地文件第21427號（「批地文件」）規定，該地段的租期為50年，從2013年6月22日起計。

### 購買人須彌償

- 3. 批地文件一般條件第5（c）條規定：

“（c） 購買人須對地政總署署長認為（以下簡稱「署長」，他的看法是最終的及約束購買人）使用該地段或開發或重新開發該地段或其中任何部分或在該地段進行任何活動或在其上進行任何其他工程，不論使用、開發或重新開發活動或工程是否符合或違反本文件所造成毗鄰或毗連土地或地段任何損害或土壤或地下水污染導致任何訴訟、司法程序、責任、要求、費用、開支、損失（不論是財政或其他方面）及各種索償彌償政府及保障政府。”

### 保養

- 4. 批地文件一般條件第7條規定：

“（a） 購買人須在整個租期期間按本文件對已建或重建建築物（該詞指本一般條款第（b）分條預期的重新開發）：

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

（ii）保養按本文件已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態直至租約結束或提前終止交還為止。

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

### 私家街道、道路及小巷

- 5. 批地文件一般條件第9條規定：

“本文件要求合併的任何私家街道、道路及小巷須安置使署長滿意並由署長決定納入或不納入批租的土地，在任一種情況下，須在要求時免費交還給政府。如果上述街道、道路及小巷交還給政府，必須由政府進行路面、路邊石、排水渠（污水及雨水排水渠）渠道及路燈工程，費用由購買人承擔，其後用公幣進行保養。如果上述私家街道、道路及小巷仍然是批租土地之部分，必須由購買人出資進行照明、路面、路邊石、排水、開渠及保養工程，在一切方面使署長滿意。署長可為了公眾利益在需要時進行或促使他人進行安裝與保養路燈。購買人須承擔安裝路燈的資本性開支並允許工人及車輛為了安裝與保養路燈自由出入批租的範圍。”

### 建築契諾

- 6. 批地文件特別條款第（2）條規定：

“購買人須開發該地段，在該地段上興建建築物並於2016年9月30日或之前完工和使其適合佔用，在一切方面符合批地文件及目前或任何時候在香港實施的有關建築、衛生及規劃一切法例、附例及規例。”

### 用途

- 7. 批地文件特別條款第（3）條規定：

“該地段或其中任何部分或在其上已建或擬建的任何建築物不得用作私人住宅以外的任何用途。”

### 總樓面面積

- 8. 批地文件特別條款第（4）（c）條規定：

“該地段上已建或擬建的任何建築物的總樓面面積不少於2,808平方米和不多於4,680平方米。”

### 高度

- 9. 批地文件特別條款第（4）（d）條規定：

“該地段的部份上已建或擬建的任何建築物或其他構築物連同該建築物或構築物的任何增建物或固定物（如有）總數不能超過香港主水平基準面之上218.5米高度，但是：

（i） 經署長的預先書面批准，在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超過上述高度限制；及

（ii）署長在計算建築物或構築物的高度時可自行酌情決定豁免本文件特別條款第（35）（b）（i）（II）條提及的任何構築物或樓面面積。”

### 建築物分隔

- 10. 批地文件特別條款第（4）（e）（i）條規定：

“（i）未經署長的預先書面批准，在該地段上已建或擬建的任何一座建築物或建築物羣正面伸展長度不能超過60米或以上；

（ii）在本特別條款第（e）分條中：

（I） 署長對建築物定義作出的決定是最終的及約束購買人；

（II）任何二座或以上建築物應視為建築物羣，若在該地段上已建或擬建的任何二座建築物之間的最短平面間距少於15米；

（III）署長對在該地段上已建或擬建的一座建築物或建築物羣的正面伸展長度定義作出的決定是最終的及約束購買人；及

（IV）在計算本特別條款第（e）（i）分條提及的正面伸展長度時，應考慮任何二座建築物之間的間隔，署長對其計算作出的決定是最終的及約束購買人。”

### 設計及配置

- 11. 批地文件特別條款第（4）（f）條規定：

“在該地段上已建或擬建的任何建築物的設計及配置須經署長書面批准，未取得上述批准之前不得展開任何建築工程（地盤平整工程除外），在本文件中，「建築工程」及「地盤平整工程」須按建築物條例、其下的任何規例及任何修訂法例界定。”

### 建築物退縮

- 12. 批地文件特別條款第（5）條規定：

“未經署長的預先書面同意和符合他施加的任何條件包括支付他要求的任何行政費及地價，不得在本文件附錄圖則上用粉紅色加黑點標示的範圍（以下簡稱「粉紅色加黑點範圍」）內的地面或從粉紅色加黑點範圍地面起向上伸展超過15米內搭建或興建任何建築物、構築物和任何建築或任何構築物的支撐物或伸展物。在本特別條款中，署長對地面定義作出的決定是最終的及約束購買人。”



# Summary of Land Grant

## 批地文件的摘要

### 提供售樓處及示範單位

13. 批地文件特別條款第（6）條規定：

“即使本文件特別條款第（3）及4（c）條規定了用途限制及准許的最大總樓面面積、購買人可使用根據本文件在該地段上已建或擬建的建築物之部分並在該地段之部分搭建一個獨立的臨時建築物，用作售樓處及示範單位和出售按本文件在該地段已建或擬建的建築物的有關推銷活動，惟上述售樓處及示範單位的面積及使用作有關推銷活動的期限須取得署長的預先書面批准。”

### 康樂設施

14. 批地文件特別條款第（7）條規定：

“（a）經署長書面批准，購買人可在該地段內搭建、建築及提供康樂設施及其輔助設施（以下簡稱「設施」），設施的類型、面積、設計、高度及配置亦須經署長的預先書面批准。

（b）在計算本文件特別條款第（4）（c）條指定的總樓面面積時，除了特別條款第（35）（d）條規定外，按本特別條款第（a）分條在該地段內提供的設施之任何部分，只要是供在該地段已建或擬建的住宅大廈的所有住戶和他們的真正訪客共同使用與享用就不列入上述計算，而該設施的餘下部分若署長認為不屬於上述使用，則應列入計算。

（c）倘若設施任何部分被豁免列入計算本特別條款第（b）分條的總樓面面積（以下簡稱「豁免設施」）：

（i）豁免設施須指定為並構成本文件特別條款第（15）（a）（v）條提及的公用地方。

（ii）購買人須自費保養豁免設施處於修繕妥當的狀態並操作豁免設施，使署長滿意。

（iii）豁免設施僅供該地段上已建或擬建的住宅大廈的住戶和他們的真正訪客使用，並非其他人士使用。

（d）倘若該地段的開發僅作為單獨家庭住宅使用，本特別條款第（b）和（c）分條不適用，但是署長對建築物是否作為單獨家庭住宅用途的決定是最終的及約束購買人。”

### 保育樹木

15. 批地文件特別條款第（8）條規定：

“未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可施加他認為合適的條件，以對於樹木進行移植、補償性景觀美化工程或再植。”

### 美化環境

16. 批地文件特別條款第（9）條規定：

“（a）購買人須自費提交一份按本特別條款（8）條規定在該地段內提供美化環境工程並標示其位置、配置及平面圖的美化環境總藍圖給署長審批。未取得署長對美化環境總藍圖的批准和對文件特別條款第（8）條要求保育樹木的建議授予同意（如要求）之前不得對該地段或其中任何部分展開任何平整工程。

（b）（i）美化環境總藍圖須以1:500或較大比例製作並載有美化環境建議的資料，包括勘察與處理現有樹木、場地平面圖及構建水平、建築發展的概念形式、軟硬環境美化區域佈局說明及署長可要求的其他資料。

（ii）該地段中不少於20%範圍須種植樹木、灌木及其他植物。

（iii）本特別條款第（b）（ii）分條提及的20%中不少於50%須在署長自行酌情決定的位置及水平提供（以下簡稱「綠化範圍」），以便行人可看見或進入該地段的任何人士可接近該綠化範圍。

（iv）署長對購買人建議的美化環境工程屬於本特別條款第（b）（ii）分條提及的20%之決定是最終

的及約束購買人。

（v）署長可自行酌情接受購買人建議用其他非種植裝飾代替種植樹木、灌木或其他植物。

（c）購買人須按已批准的美化工程總藍圖則自費美化該地段，在一切方面使署長滿意。未經署長的預先書面批准，不得對已批准美化工程總圖藍則進行修改、改變、更改、修訂或代替。

（d）購買人須在其後自費保持與保養美化工程處於安全、整潔、井然及衛生狀態，在一切方面使署長滿意

（e）按特別條款美化的範圍須指定為並構成本文件特別條款第（15）（a）（v）條提及的公用地方。

（f）倘若該地段的開發僅作為單獨家庭住宅使用，本特別條款第（b）（iii）和（e）分條不適用，但是署長對該地段的開發是否作為單獨家庭住宅用途的決定是最終的及約束購買人。”

### 看更及管理員的辦公場所

17. 批地文件特別條款第（10）條規定：

“（a）必須在該地段內為看更或管理員或兩者提供辦公場所，受下列條件限制：

（i）署長認為上述場所是安全、保安及妥善管理在該地段已建或擬建的建築物的基本需要；

（ii）上述場所不能用作該地段內長期聘用和必要時聘用的看更或管理員或兩者的辦公場所以外的任何用途；及

（iii）上述場所的位置須首先經署長書面批准。

在本第（a）分條中，任何辦公場所不能設在該地段內擬定或採用作為一個單獨家庭住宅的建築物內。

（b）（i）為了計算本文件特別條款第（4）（c）條規定的總樓面面積，除本文件特別條款第（35）（d）條規定外，在該地段內按本特別條款第（a）分條提供的辦公場所不超過以下第（i）或（ii）條，以較少者為準，不列入計算。

（i）該地段已建或擬建的建築物的總樓面面積之0.2%；

（ii）在該地段已建或擬建建築物每50個住宅單位或其中部分5平方米或該地段已建或擬建的每座住宅單位大廈5平方米，以上述場所的較大樓面面積或署長可書面批准的較大樓面面積為準。

超過以上第（i）或（ii）項的任何總樓面面積須列入上述計算。

（ii）在計算本特別條款第（b）（i）（i）分條提及在該地段上已建或擬建的建築物的總樓面面積時，按本文件豁免計算該地段已建或擬建建築物總樓面面積亦不列入計算該樓面面積。署長對此作出的決定是最終的及約束購買人。

（c）在本特別條款第（b）分條中，擬作單獨家庭住宅用途的獨立屋、半獨立屋或排屋不能視為住宅單位大廈。

（d）按本特別條款第（a）分條在該地段內提供的辦公場所須指定為並構成本文件特別條款第（15）（a）（v）條提及的公用地方。

（e）倘若該地段的開發僅作為單獨家庭住宅使用，本特別條款第（a）、（b）、（e）及（d）分條不適用。



# Summary of Land Grant

## 批地文件的摘要

(f) 署長對建築物是否作為單獨家庭住宅用途的決定是最終的及約束購買人。”

看更及管理員宿舍

18. 批地文件特別條款第（11）條規定：

- “（a）該地段內可提供看更或管理員或兩者的宿舍，受下列條件規限：
- （i）上述宿舍須設在該地段已建一座住宅單位大廈或署長書面批准的其他位置；及
- （ii）上述宿舍不能用作該地段內長期聘用和必要時聘用的看更或管理員或兩者的宿舍所以外的任何用途。

在本第（a）分條中，任何宿舍不能設在該地段內擬定或採用作為一個單獨家庭住宅的建築物內。

- （b）在計算本文件特別條款第（4）（c）條規定的總樓面面積時，按本特別條款第（a）分條在該地段內提供的宿舍若不超過25平方米總樓面面積則不列入計算；而超過25平方米總樓面面積則應列入上述計算。
- （c）按本特別條款第（a）分條在該地段內提供的宿舍須指定為並構成本文件特別條款第（15）（a）（v）條提及的公用地方。
- （d）倘若該地段的開發僅作為單獨家庭住宅使用，本特別條款第（b）和（c）分條不適用。
- （e）署長對建築物是否作為單獨家庭住宅用途的決定是最終的及約束購買人。”

業主立案法團/業主委員會辦事處

19. 批地文件特別條款第（12）條規定：

- “（a）可以在該地段內提供辦事處供業主立案法團/業主委員會使用，但是
- （i）上述辦事處不能用作已成立或擬成立有關該地段和該地段上已建或擬建建築物的業主立案法團或業主委員會開會和行政工作以外的任何用途；及
- （ii）上述辦事處的位置須預先經署長書面批准。
- （b）在計算本文件特別條款第（4）（c）條規定的總樓面面積時，除本文件特別條款第（35）（d）條規定外，按本特別條款第（a）分條在該地段內提供的辦事處若不超過20平方米則不列入計算；而超過20平方米總樓面面積則應列入上述計算。
- （c）按本特別條款第（a）分條在該地段內提供的辦事處須指定為並構成本文件特別條款第（15）（a）（v）條提及的公用地方。
- （d）倘若該地段的開發僅作為單獨家庭住宅使用，本特別條款第（b）和（c）分條不適用。
- （e）署長對建築物是否作為單獨家庭住宅用途的決定是最終的及約束購買人。”

住宅車位

20. 批地文件特別條款第（18）（a）（i）和（ii）條規定：

“（18）（a）（i）必須按下列比率在該地段提供車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛，該等車位只可屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者（以下簡稱「住宅車位」），使署長滿意：

（i）在該地段內提供住宅單位大廈（擬供單獨家庭住宅用途的獨立屋、半獨立屋或排屋除外）時，須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比率計算，除非署長同意按不同於下列表格的比率或數目：

每個住宅單位的面積	擬提供的住宅車位數目
少於40平方米	每13.3個住宅單位或其中部分一個車位
不少於40平方米，但少於70平方米	每8個住宅單位或其中部分一個車位
不少於70平方米，但少於100平方米	每3.2個住宅單位或其中部分一個車位
不少於100平方米，但少於160平方米	每1.6個住宅單位或其中部分一個車位
不少於160平方米	每個住宅單位或其中部分一個車位

（ii）如果在該地段內提供獨立屋、半獨立屋或排屋作為單獨家庭住宅用途，按以下比率：

- （A）每棟房屋總樓面面積少於160平方米1個車位和每棟房屋總樓面面積不少於160平方米，但少於220平方米1.5個車位，但是如果按特別條款第（a）（i）（ii）（A）分條提供的車位數目是小數，則四捨五入取其整數；及
- （B）每棟房屋總樓面面積不少於220平方米2個車位。

在本第（a）（i）分條中，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。

（ii）在本特別條款第（a）（i）（i）分條中擬提供的車位總數目應是根據本特別條款第（a）（i）（i）分條的表格列明每個住宅單位的面積計算各個車位數目的總數。在本文件中，「每個住宅單位面積」一詞在總樓面面積方面指以下第（i）及（ii）的總數：

- （i）該單位住戶獨家使用與享用的住宅單位總樓面面積，從該單位的圍牆或護牆外面測量，除了分隔2個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線測量並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入本文件特別條款第（4）（c）條指定的總樓面面積的所有樓面面積；及
- （ii）與每個住宅單位成比例的住宅公用地方（按下文界定）的總樓面面積，即在住宅單位外圍牆外面供該地段已建或擬建建築物的所有住戶共同使用與享用的住宅公用地方的總樓面面積（該住宅公用地方在下文簡稱「住宅公用地方」），為免存疑，不包括沒有列入計算本文件特別條款第（4）（c）條指定總樓面面積的所有樓面面積，在計算時須按下列公式分攤給住宅單位：

住宅公用地方的總樓面面積

×

按本特別條款第（a）（ii）（i）分條計算的有關住宅單位的總樓面面積

按本特別條款第（a）（ii）（i）分條計算所有住宅單位的總樓面面積

訪客車位

21. 批地文件特別條款第（18）（a）（iii）條規定：

“（iii）必須按下列比率在該地段提供車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛，該等車位只可屬於該地段上已建或擬建的建築物之住戶的真正來賓、訪客或被邀請使用者（以下簡稱「住宅車位」），使署長滿意：

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## 批地文件的摘要

- (i) 如果該地段已建或擬建任何住宅單位大廈提供超過75個住宅單位，按每座住宅單位大廈一個車位之比率；或
- (ii) 按署長可批准的其他比率，惟至少提供一個車位。

在本第(a)(iii)分條中，擬供一個單獨家庭住宅用途的獨立屋、半獨立屋或排屋不屬於一座住宅單位大廈或一個住宅單位，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。

- (iv) 按本特別條款第(a)(i)(I)分條（可按批地文件特別條款第(20)條修訂）、第(a)(i)(II)及(a)(iii)分條（可按批地文件特別條款第(20)條修訂）提供的車位不得用作本特別條款第(a)(i)和(a)(iii)分條分別指定以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。”

### 供殘疾人士泊車的車位

- (22) 批地文件特別條款第(18)(b)(i)、(ii)及(iii)條規定：  
“(b)(i) 按本特別條款第(a)(i)(I)分條（可按批地文件特別條款第(20)條修訂）提供的車位中，購買人須按以下本特別條款第(b)(i)(I)和(b)(i)(II)分條列明的比率或按署長批准的其他比率提供車位，供《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛：

(i)	本特別條款第(a)(i)(I)分條（可按批地文件特別條款第(20)條修訂）提供的住宅車位總數	供殘疾人士泊車的車位數目
	少於51個	1
	51個但少於151個	2
	151個但少於251個	3
	251個但少於351個	4
	351個但少於451個	5
	451個以上	6

- (ii) 按本特別條款第(a)(iii)分條（可按批地文件特別條款第(20)條修訂）提供的車位中，購買人須保留與指定一個車位或按署長批准的其他比率提供車位，供《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛。
- (ii) 按本特別條款第(b)(i)分條提供的車位須設在署長書面批准的位置及水平。
- (iii) 按本特別條款第(b)(i)分條提供的車位不得用作《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。”

### 電單車車位

- 23. 批地文件特別條款第(18)(c)(i)和(ii)條規定：  
“(c)(i) 除非署長同意其他的比率，購買人必須按本特別條款第(a)(i)(I)和(a)(iii)分條（可按批地文件特別條款第(20)條修訂）要求提供的總車位中的10%之比率在該地段內提供車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車，該等車位只可屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者（以下簡稱「電單車車位」），使署長滿意：  
(ii) 按本特別條款第(c)(i)分條（可按批地文件特別條款第(20)條修訂）提供的車位不得用作其指定以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。”

### 車位面積

- 24. 批地文件特別條款第(18)(d)(i)、(ii)及(iii)條規定：  
“(d)(i) 除按本特別條款第(b)分條提及保留與指定給殘疾人士使用的車位外，按本特別條款第(a)(i)(I)分條（可按批地文件特別條款第(20)條修訂）、第(a)(i)(II)及(a)(iii)分條（可按批地文件特別條款第(20)條修訂）提供的每個車位的面積應為：2.5米闊 × 5.0米長 × 至少2.4米高。  
(ii) 按本特別條款第(b)(i)分條提供的每個車位的面積應為：3.5米闊 × 5.0米長 × 至少2.4米高。  
(iii) 按本特別條款第(c)(i)分條提供的每個車位的面積應為：1.0米闊 × 2.4米長 × 至少2.4米高或署長可批准的其他至少高度。”

### 裝卸要求

- 25. 批地文件特別條款第(19)條規定：  
“(a) 必須按該地段已建或擬建的建築物每800個住宅單位或其中部分一個裝卸區之比率或署長可批准的其他比率在該地段內指供裝卸區供貨車裝卸，使署長滿意，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個裝卸區，該裝卸區須設在每座住宅單位大廈旁邊或之內。在本分條中，擬供單獨家庭住宅用途的獨立屋、半獨立屋及排屋不能視作住宅單位或住宅單位大廈。  
(b) 按本特別條款第(a)分條提供的裝卸區面積應為：3.5米闊 × 11.0米長 × 至少4.7米高。上述裝卸區不能用作該地段已建或擬建的建築物有關的貨車裝卸以外的任何用途。”

### 住宅車位及電單車車位的轉讓限制

- 26. 批地文件特別條款第(22)條規定：  
“(a) 即使已遵守本文件使署長滿意，住宅車位及電單車車位（可按批地文件特別條款第(20)條修訂）不能  
(i) 轉讓，除非  
(I) 連同該地段的不可分割份數及獨家使用及管有該地段已建或擬建的大廈住宅單位的權利；或  
(II) 給已經是該地段的不可分割份數及獨家使用及管有該地段已建或擬建的大廈住宅單位的權利的業主之人士；或  
(ii) 分租，除非給該地段已建或擬建的大廈住宅單位的住戶，

但是在任何情況下，不得轉讓或分租超過3個住宅車位和電單車車位給予該地段已建或擬建大廈任何一個住宅單位的業主或住戶。為免存疑，擬供一個單獨家庭住宅用途的獨立屋、半獨立屋或排屋不屬於第

- (a) 分條提及的住宅單位，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。
- (b) 即使本特別條款第(a)分條規定，經署長的預先書面同意，購買人可以轉讓整個所有住宅車位及電單車車位僅給購買人全資擁有的附屬公司。
- (c) 本特別條款第(a)分條不適用於轉讓、分租、按揭或抵押整個地段。”





地、構築物或工程。如果購買人不理會或未能在指定時期遵守該通知，使署長滿意，在該日期期滿後，署長可展開與進行要求的工程，購買人須在要求時償還因此產生的費用給政府。

- (b) 即使本特別條款第(a)分條規定，本特別條款規定購買人對綠色加黑斜線範圍或其中部分的權利與責任完全由政府發給購買人的通知內決定。購買人不能就上述決定造成的任何損失、損害或干擾向政府、署長或他們正式授權的官員要求索償。但是上述決定不影響政府對先前違反、不遵守或不履行本特別條款第(a)分條規定的任何權利及濟助。”

(斜坡構築物(按公契界定)和綠色加黑斜線範圍的位置在第173頁的「斜坡構築物」圖則上用粉紅色和綠色加黑斜線標示，作為識別。)

### 不准建墳墓或骨灰龕

36. 批地文件特別條款第(36)條規定：

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

- 註：如欲知全部詳情，請參閱批地文件。該文件可在售樓處的工作時間內免費查閱並在要求與支付必要的影印費後索取其副本。



# Information on Public Facilities and Public Open Spaces

## 公共設施及公眾休憩用地的資料

(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use	(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施
Not Applicable	不適用
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施
Not Applicable	不適用
(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	(c) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地
Not Applicable	不適用
(d) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap 123 sub. leg.F)	(d) 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分
Not Applicable	不適用

# Warning to Purchasers

## 對買方的警告

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.	1. 特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.	2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:- (i) that firm may not be able to protect the purchaser's interests; and (ii) the purchaser may have to instruct a separate firm of solicitors; and (iii) in the case of paragraph (ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.	3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：- (i) 該律師事務所可能不能夠保障買方的利益；及 (ii) 買方可能要聘用一間獨立的律師事務所；及 (iii) 如屬 (ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

## Cross-Section Plans of Building in the Development

### 發展項目中的建築物的橫截面圖

#### Legend of Terms and Abbreviations used on section plans:

橫截面圖中所使用名詞及簡稱之圖例：

1/F = FIRST FLOOR = 1樓

2/F = SECOND FLOOR = 2樓

BALCONY = 露台

BOUNDARY LINE = 發展項目的界線

CARPARK = 停車場

CP = CARPARK FLOOR = 停車場

G/F = GROUND FLOOR = 地下

GARDEN = 花園

LIFT LOBBY = 升降機大堂

P&F WATER PUMP ROOM = POTABLE AND FLUSH WATER PUMP ROOM = 食水及沖廁水泵房

R/F = ROOF FLOOR = 天台層

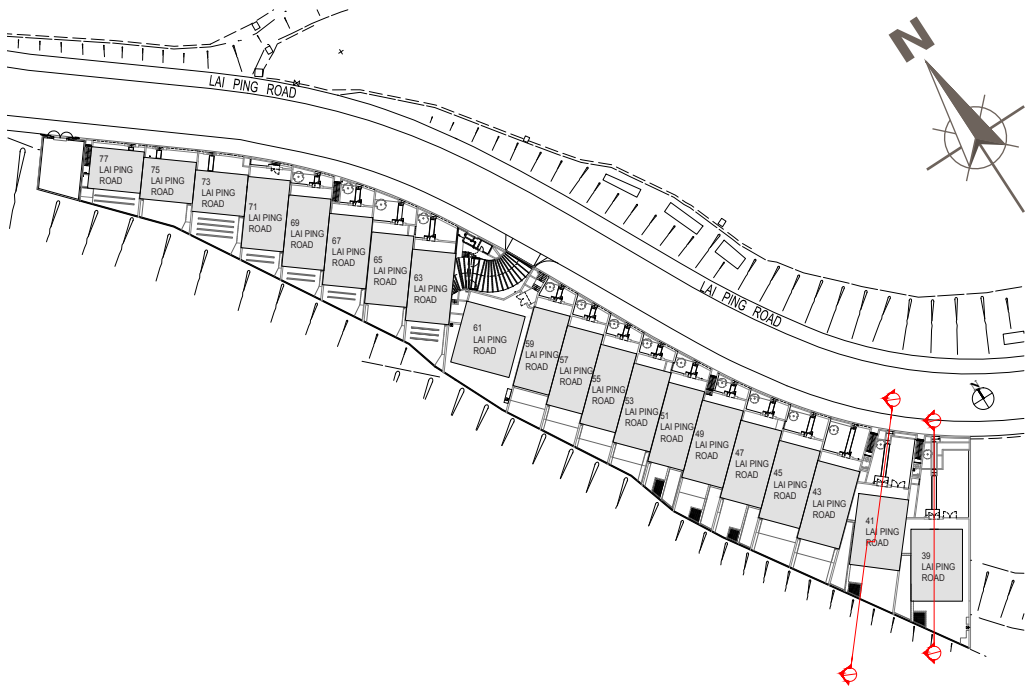
SPRINKLER & F.S. PUMP ROOM = SPRINKLER AND FIRE SERVICE PUMP ROOM = 花灑及消防泵房

SPRINKLER WATER TANK = 花灑水缸

STAIRCASE = 樓梯 / 樓梯間

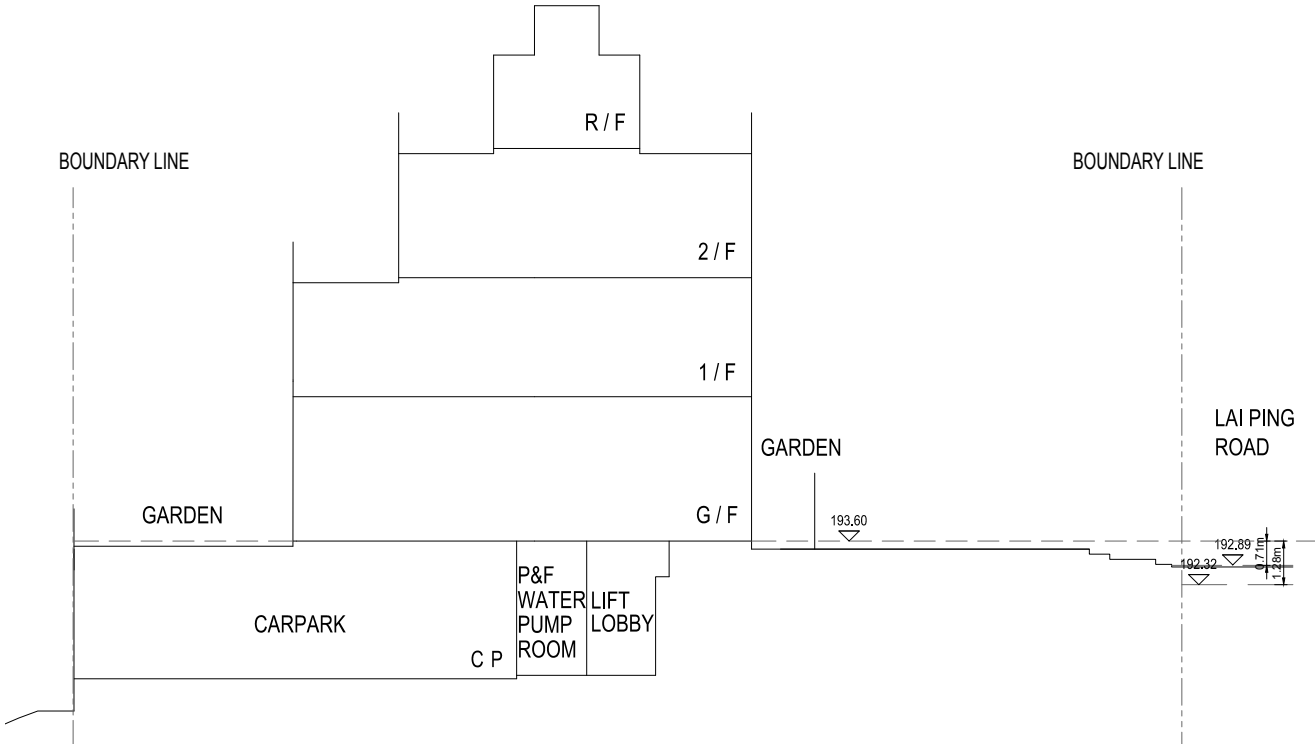
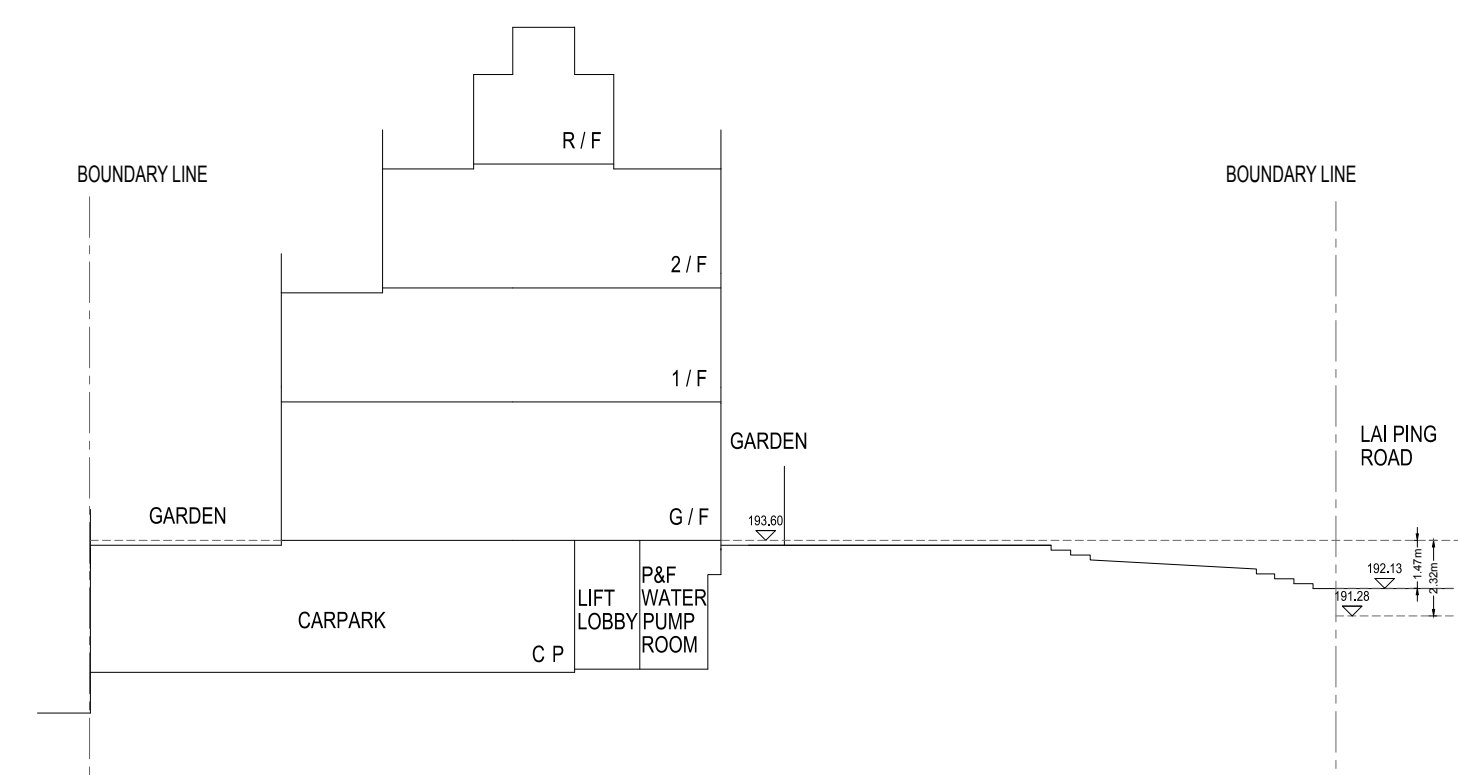
# Cross-Section Plans of Building in the Development

## 發展項目中的建築物的橫截面圖



**39 Lai Ping Road**  
麗坪路39號

**41 Lai Ping Road**  
麗坪路41號



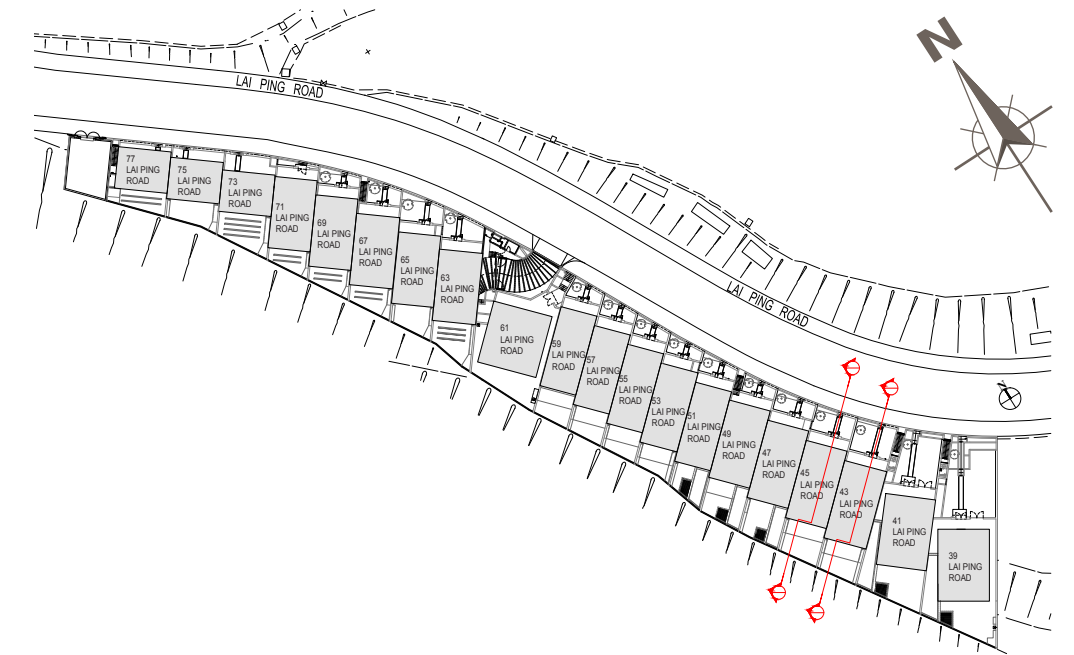
----- Dotted line denotes the lowest residential floor.  
 ----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 191.28 to 192.13 metres above the Hong Kong Principal Datum.  
 毗連建築物的一段麗坪路為香港主水平基準以上 191.28 至 192.13 米。

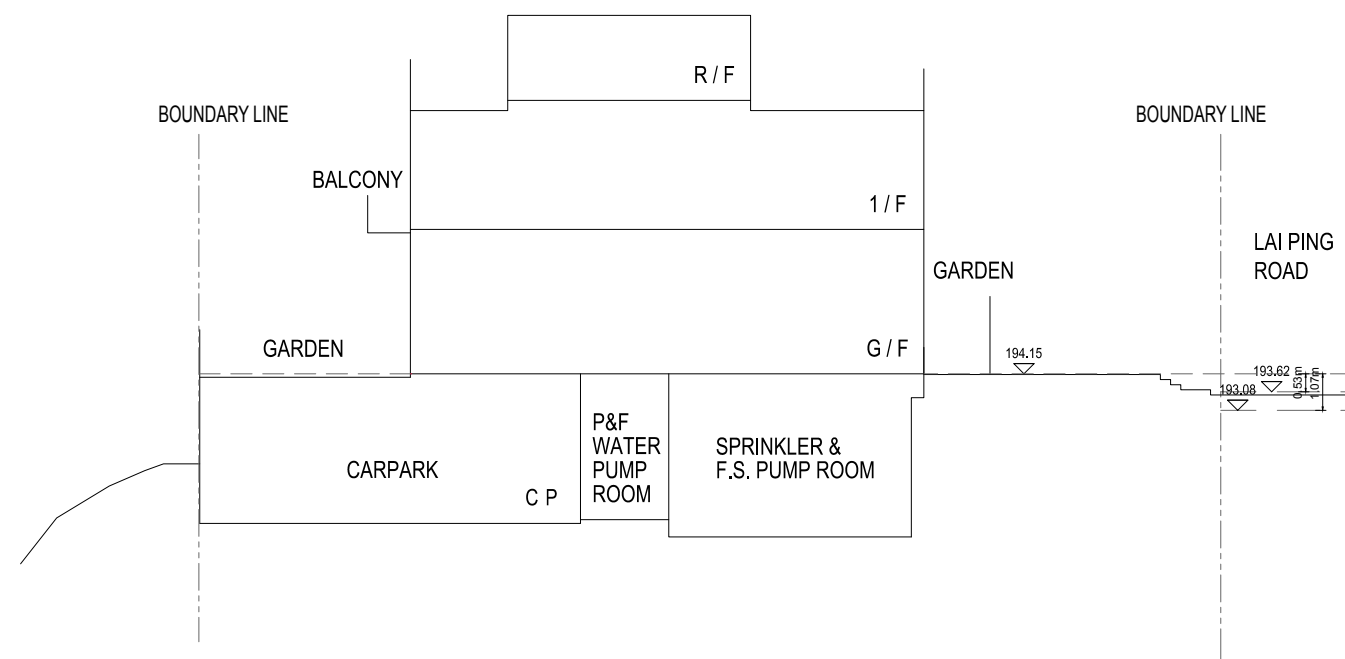
----- Dotted line denotes the lowest residential floor.  
 ----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 192.32 to 192.89 metres above the Hong Kong Principal Datum.  
 毗連建築物的一段麗坪路為香港主水平基準以上 192.32 至 192.89 米。

## Cross-Section Plans of Building in the Development 發展項目中的建築物的橫截面圖



**43 Lai Ping Road**  
**麗坪路43號**

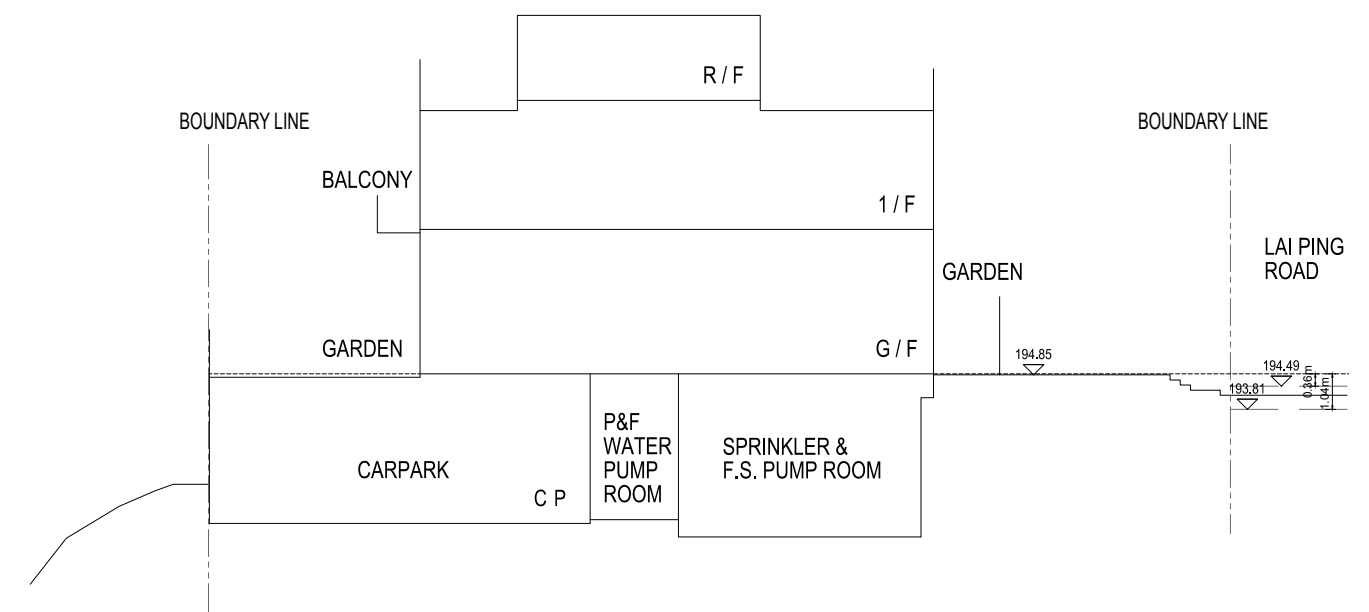


----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 193.08 to 193.62 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 193.08 至 193.62 米。

Sprinkler & F.S. Pump Room is common area at the Development.  
花灑及消防泵房是發展項目之公用地方。

**45 Lai Ping Road**  
**麗坪路45號**



----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

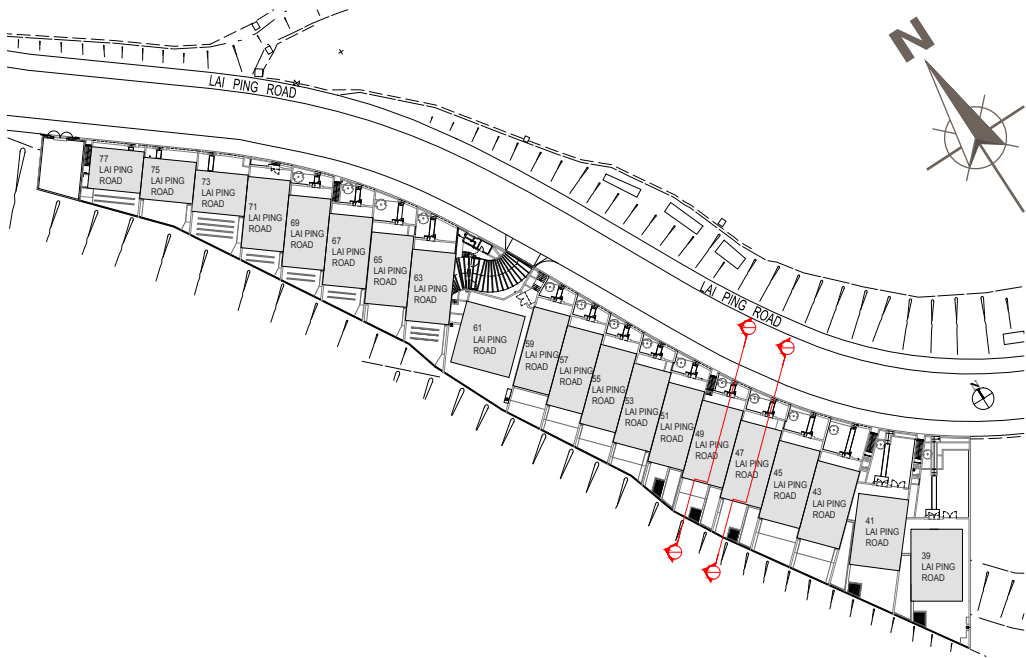
The Part of Lai Ping Road adjacent to the building is 193.81 to 194.49 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 193.81 至 194.49 米。

Sprinkler & F.S. Pump Room is common area at the Development.  
花灑及消防泵房是發展項目之公用地方。

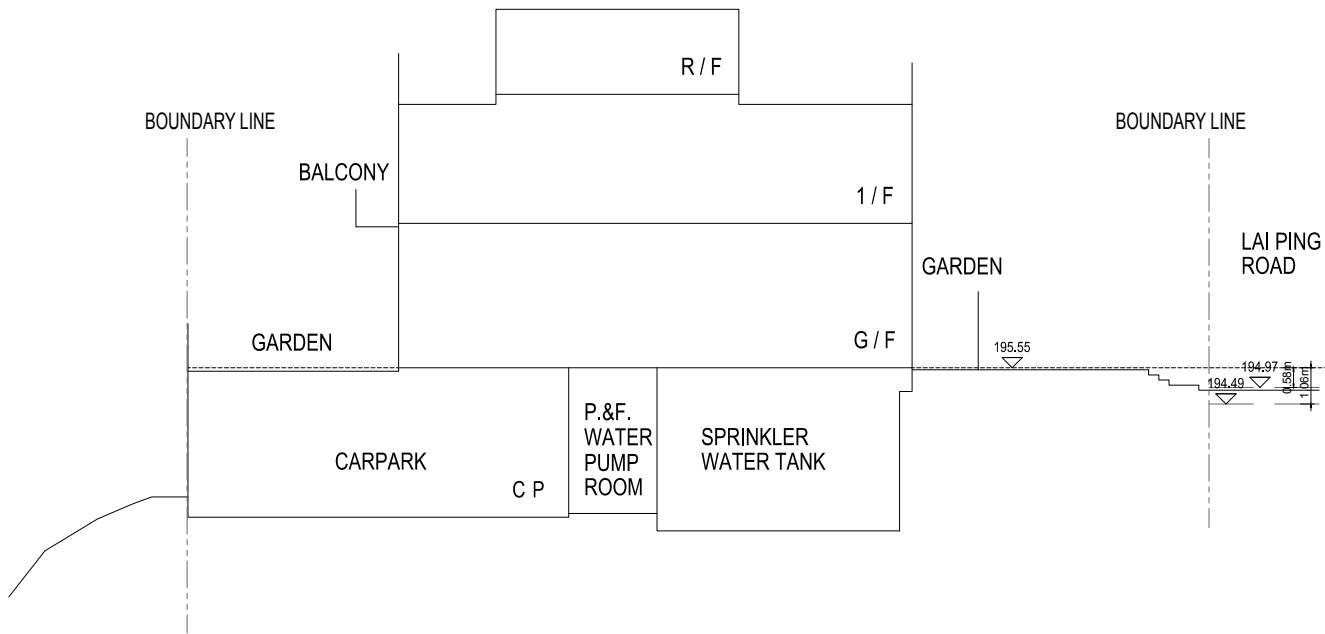


# Cross-Section Plans of Building in the Development

## 發展項目中的建築物的橫截面圖



**47 Lai Ping Road**  
**麗坪路47號**

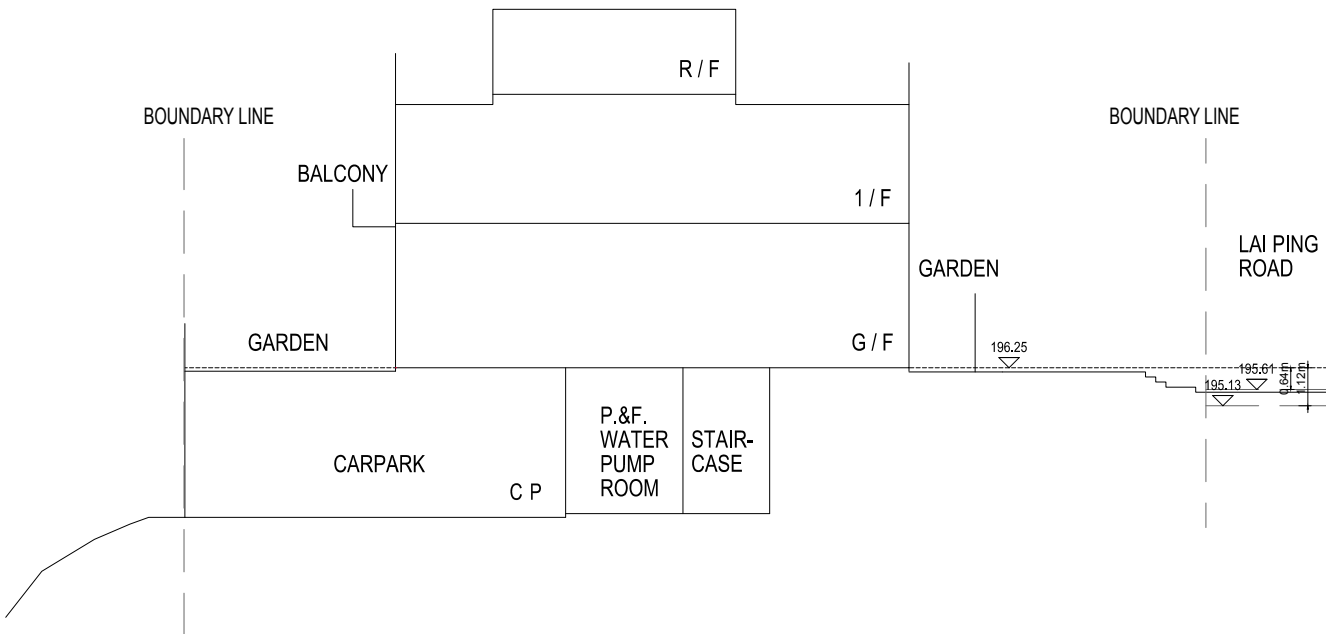


----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 194.49 to 194.97 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 194.49 至 194.97 米。

Sprinkler Water Tank is common area at the Development.  
花灑水缸是發展項目之公用地方。

**49 Lai Ping Road**  
**麗坪路49號**

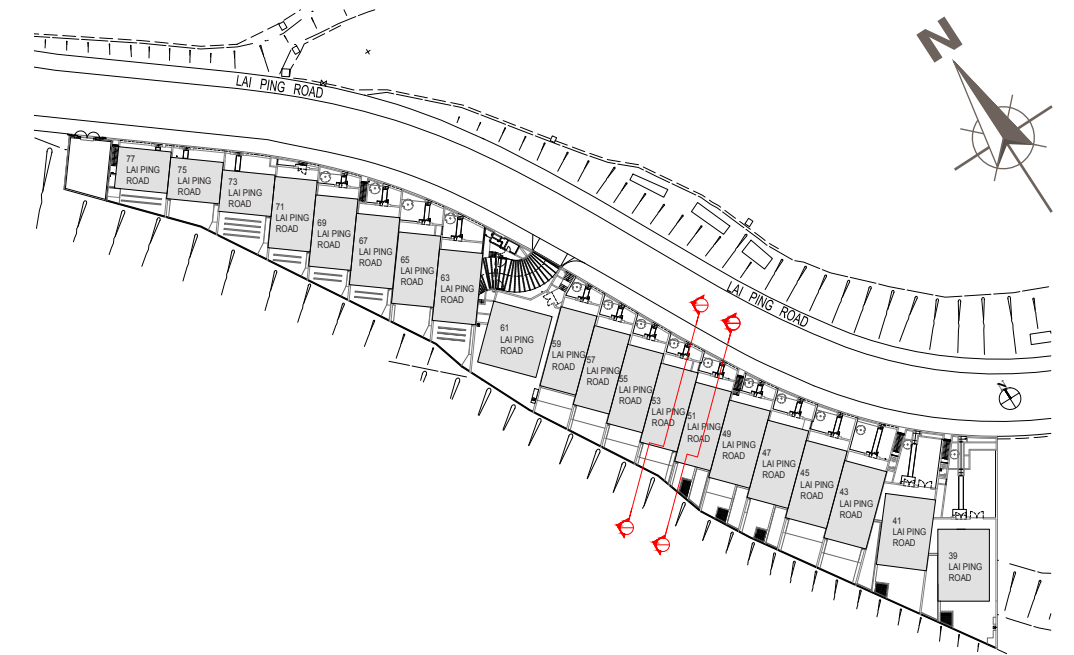


----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

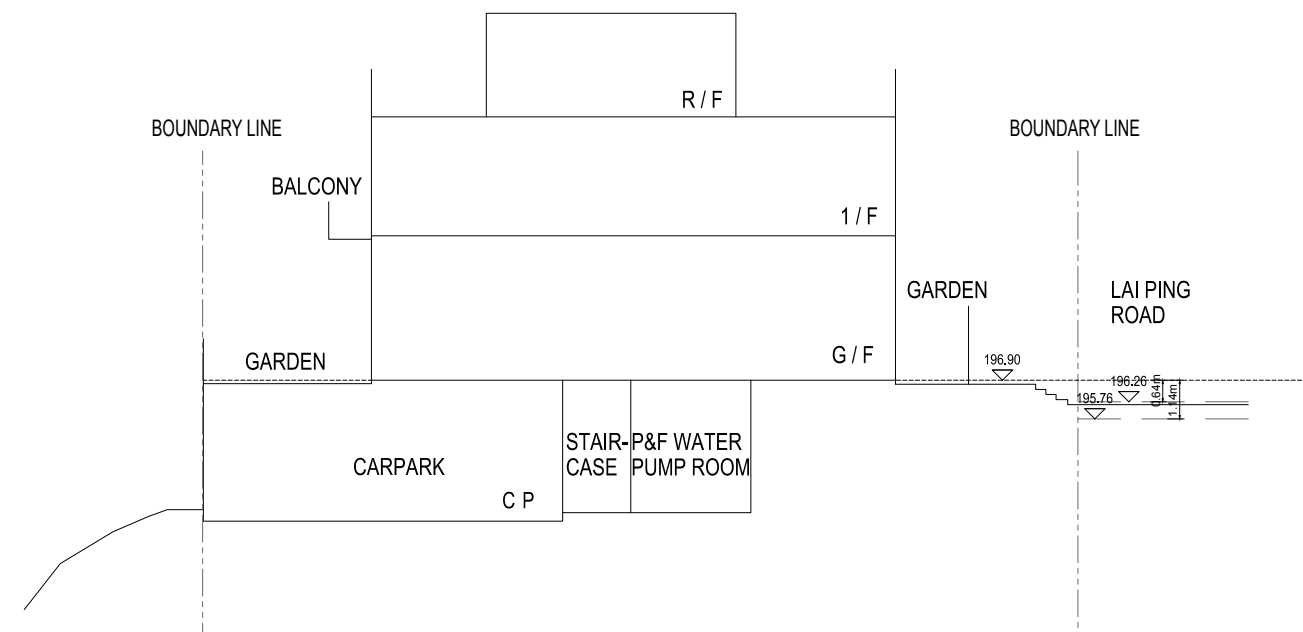
The Part of Lai Ping Road adjacent to the building is 195.13 to 195.61 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 195.13 至 195.61 米。

# Cross-Section Plans of Building in the Development

## 發展項目中的建築物的橫截面圖



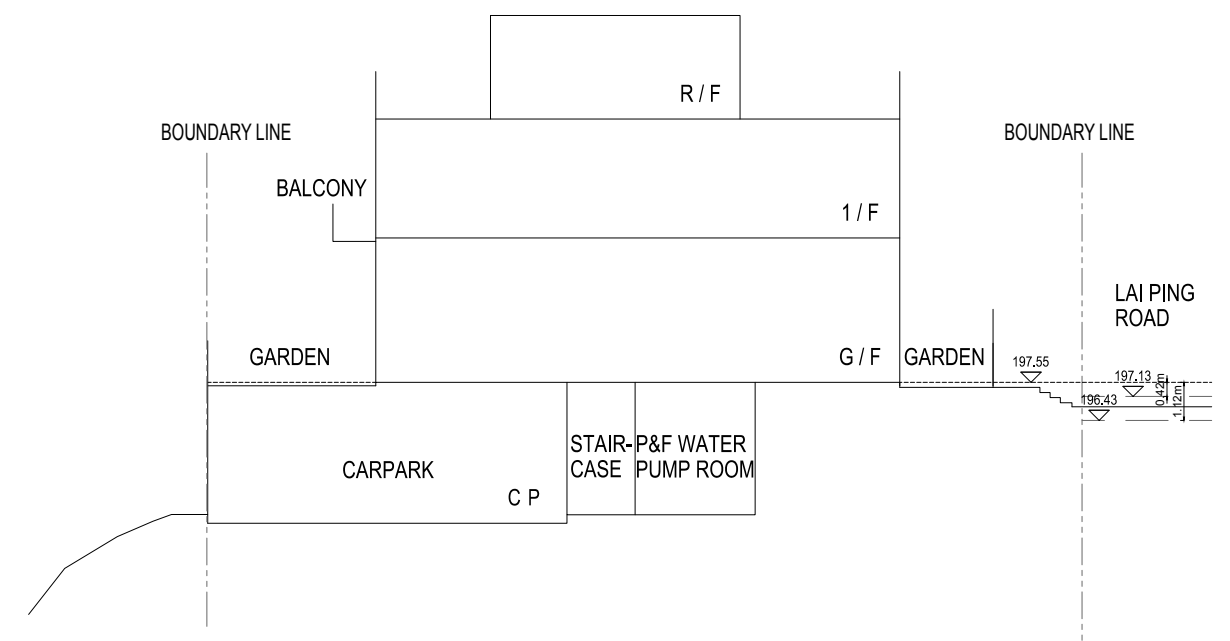
**51 Lai Ping Road**  
麗坪路51號



----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 195.76 to 196.26 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 195.76 至 196.26 米。

**53 Lai Ping Road**  
麗坪路53號

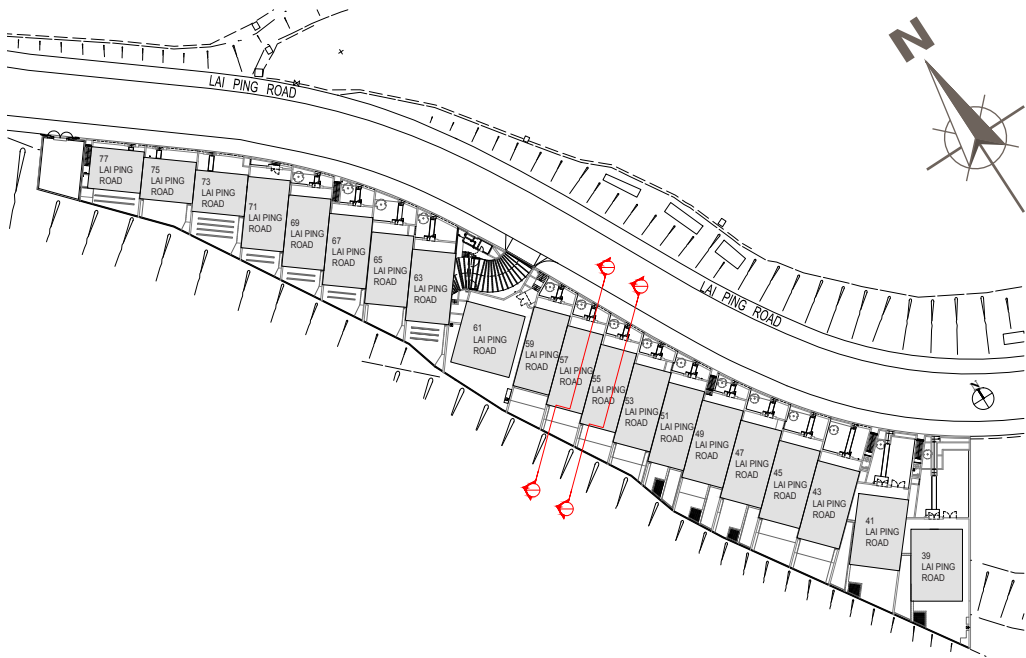


----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

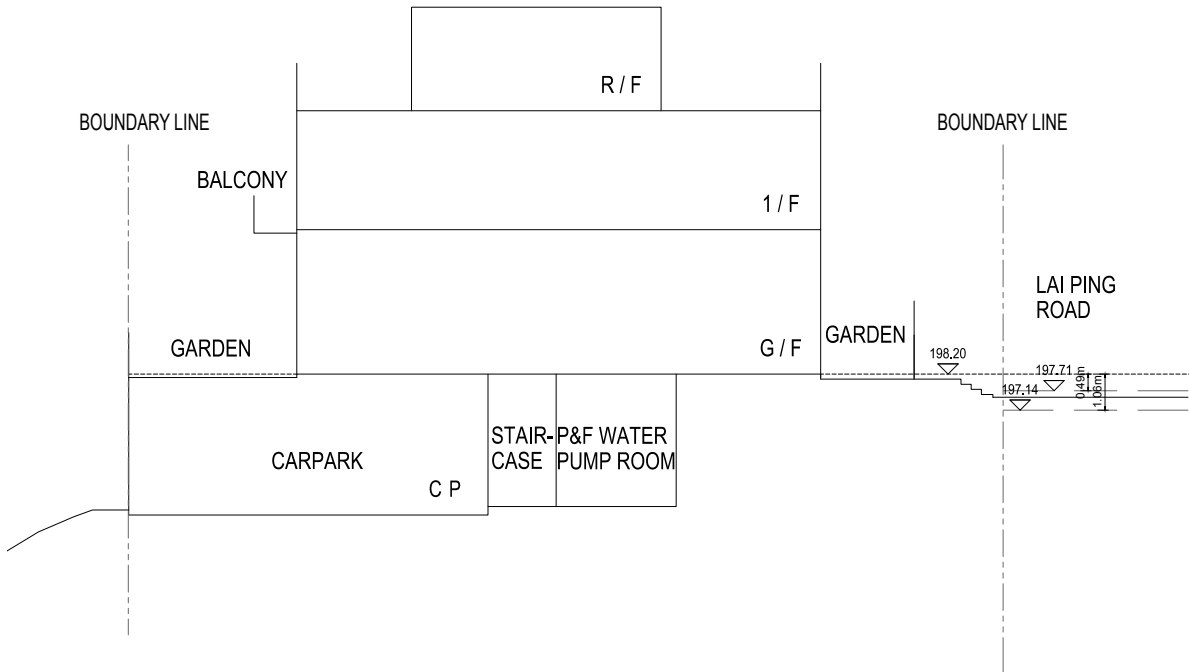
The Part of Lai Ping Road adjacent to the building is 196.43 to 197.13 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 196.43 至 197.13 米。

# Cross-Section Plans of Building in the Development

## 發展項目中的建築物的橫截面圖



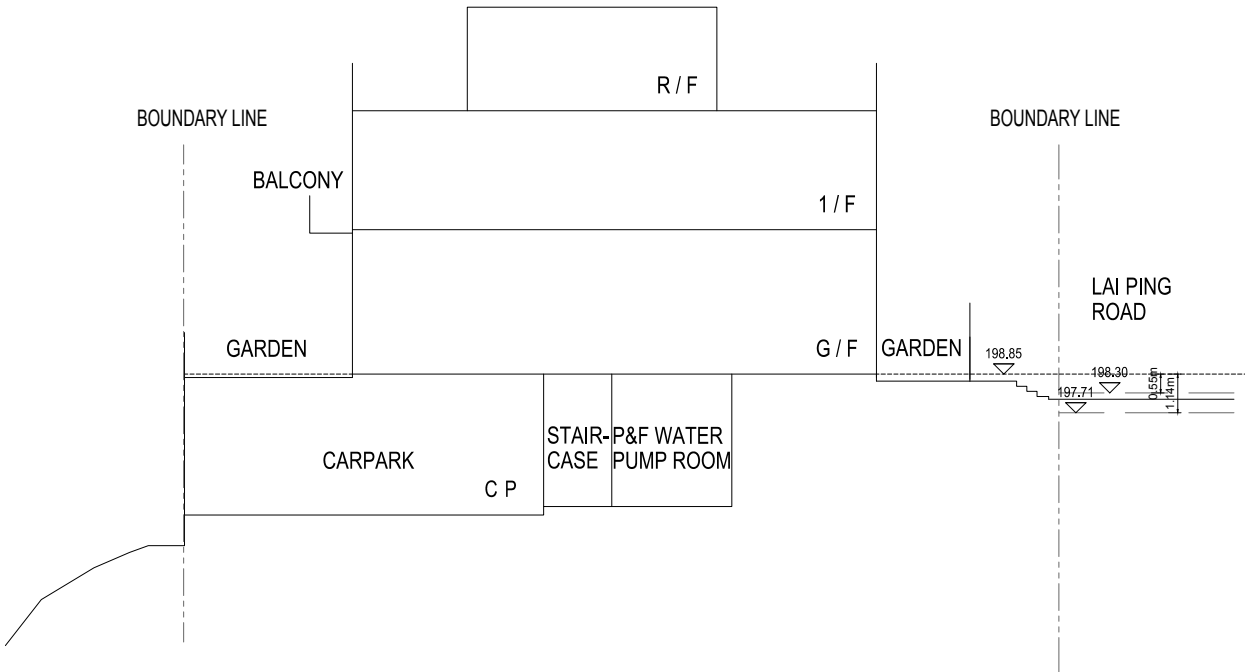
**55 Lai Ping Road**  
麗坪路55號



----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 197.14 to 197.71 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 197.14 至 197.71 米。

**57 Lai Ping Road**  
麗坪路57號

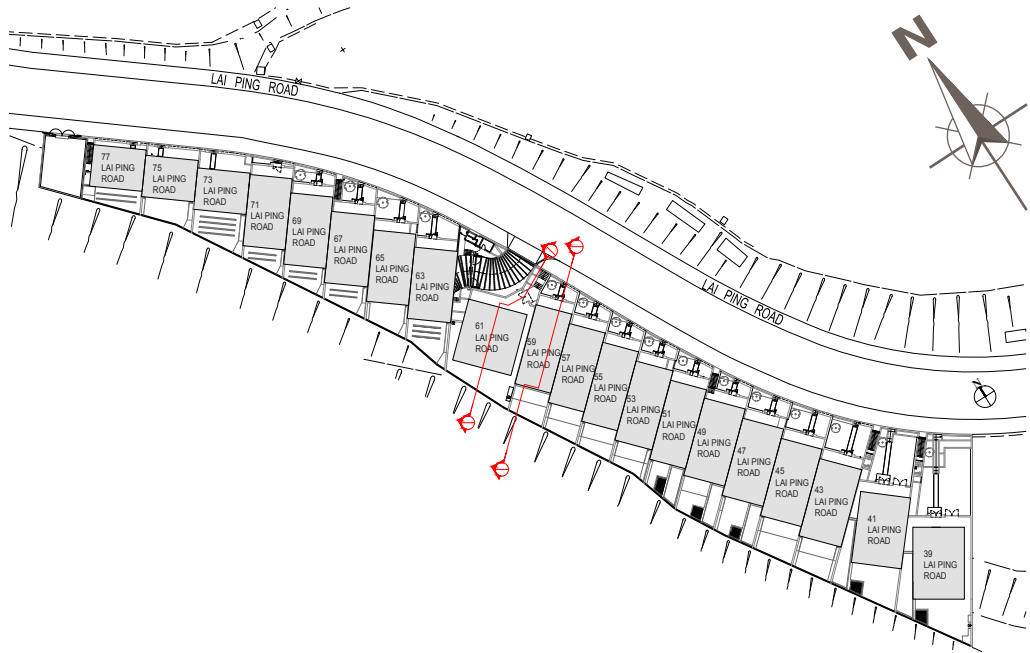


----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

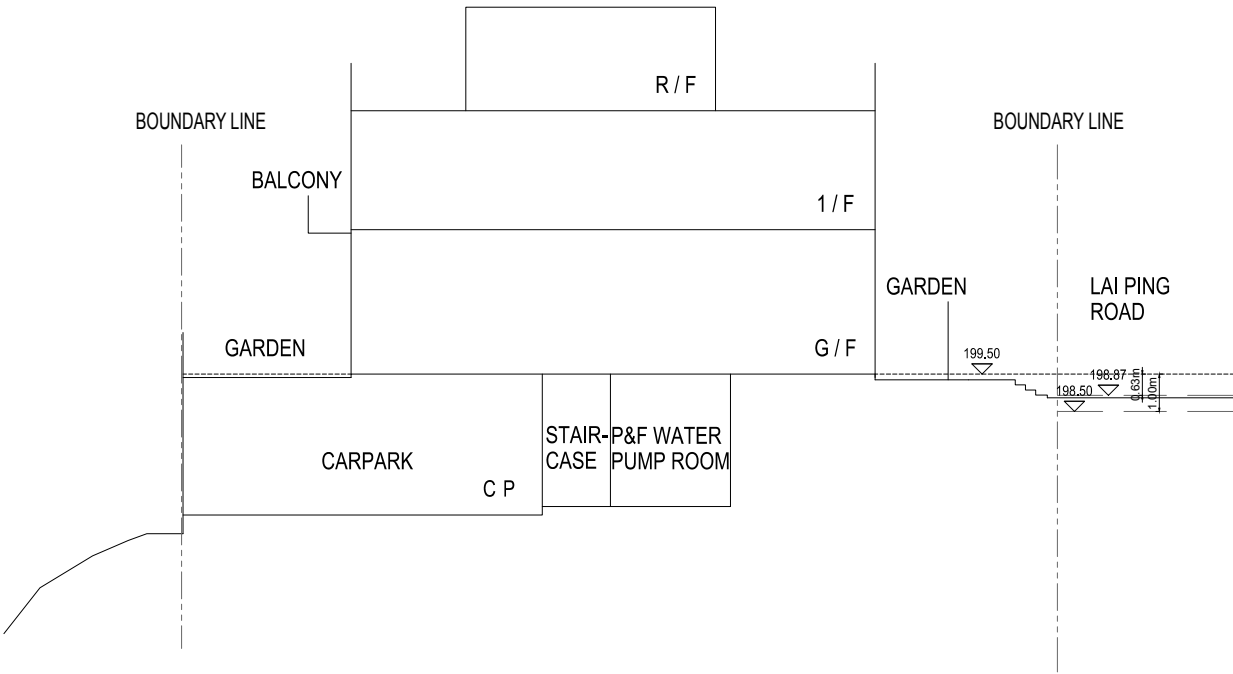
The Part of Lai Ping Road adjacent to the building is 197.71 to 198.30 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 197.71 至 198.30 米。

# Cross-Section Plans of Building in the Development

## 發展項目中的建築物的橫截面圖



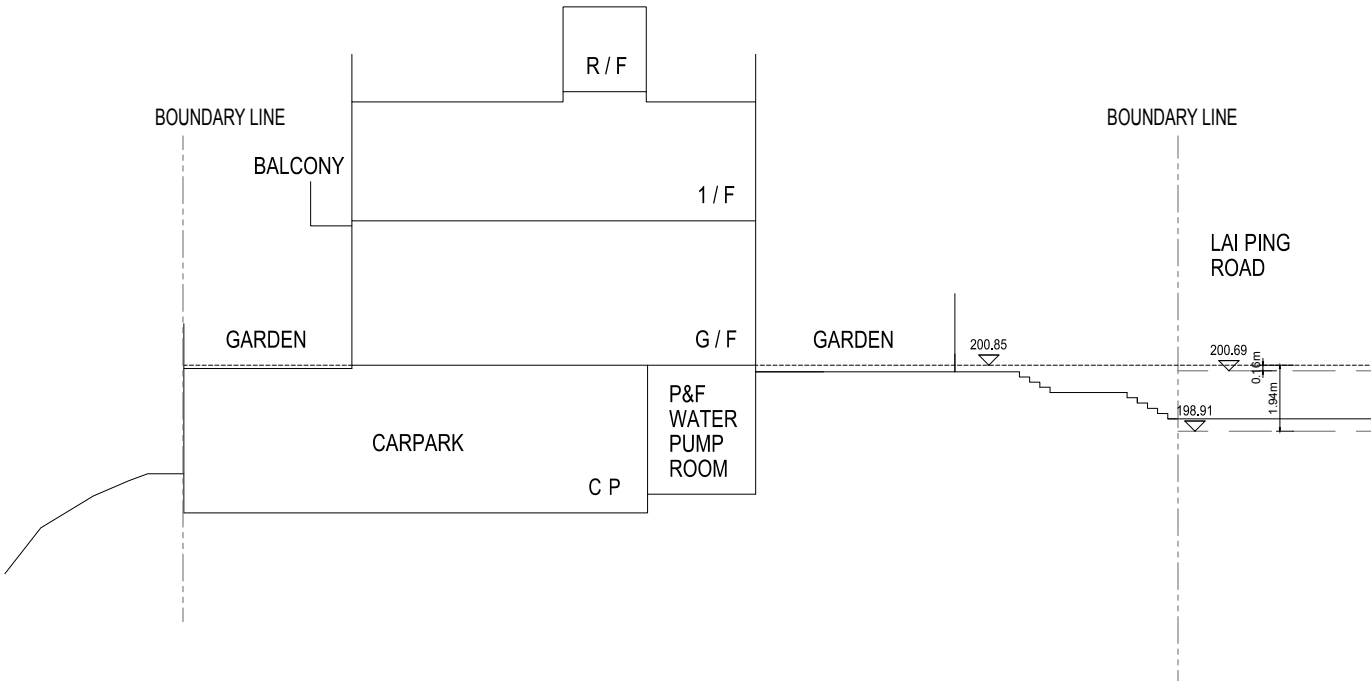
**59 Lai Ping Road**  
麗坪路59號



----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 198.50 to 198.87 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 198.50 至 198.87 米。

**61 Lai Ping Road**  
麗坪路61號



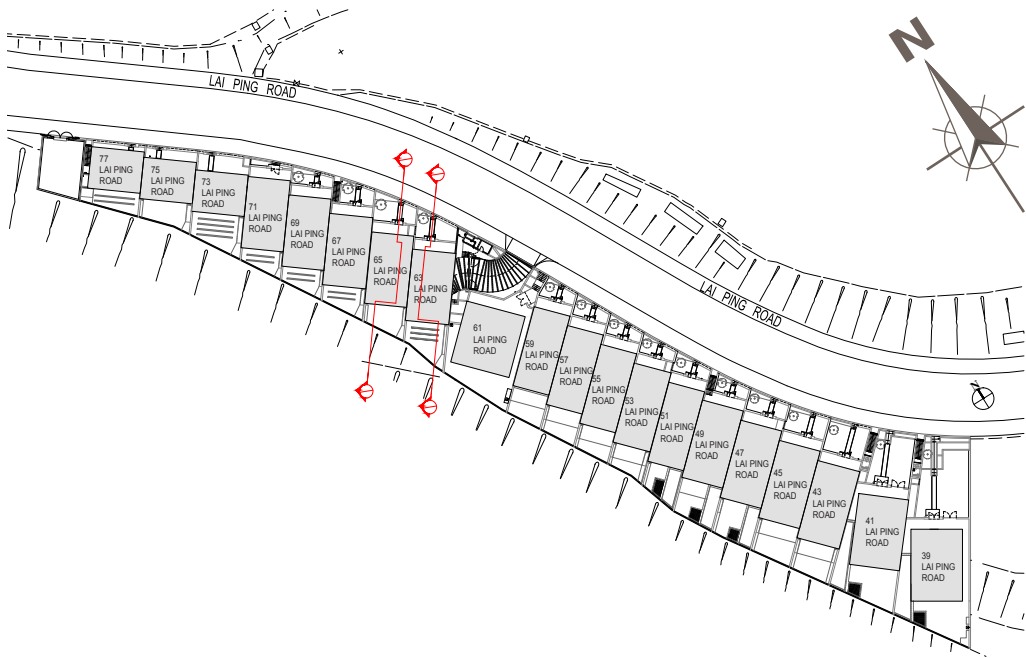
----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 198.91 to 200.69 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 198.91 至 200.69 米。

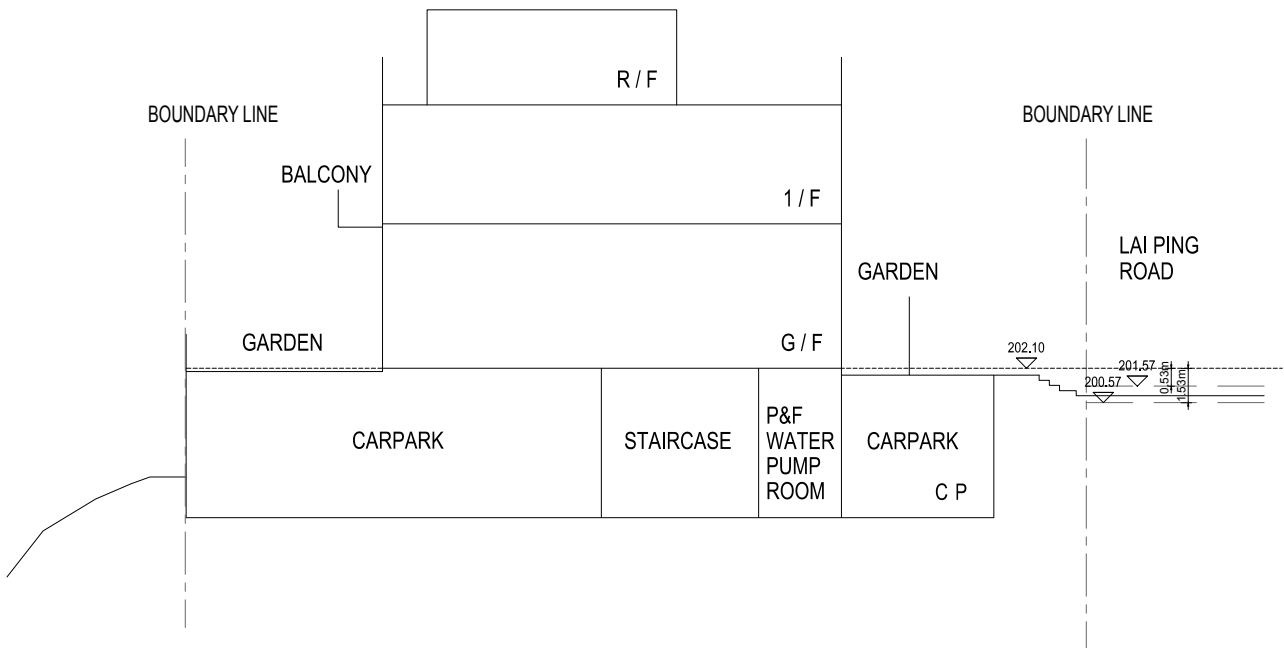


# Cross-Section Plans of Building in the Development

## 發展項目中的建築物的橫截面圖



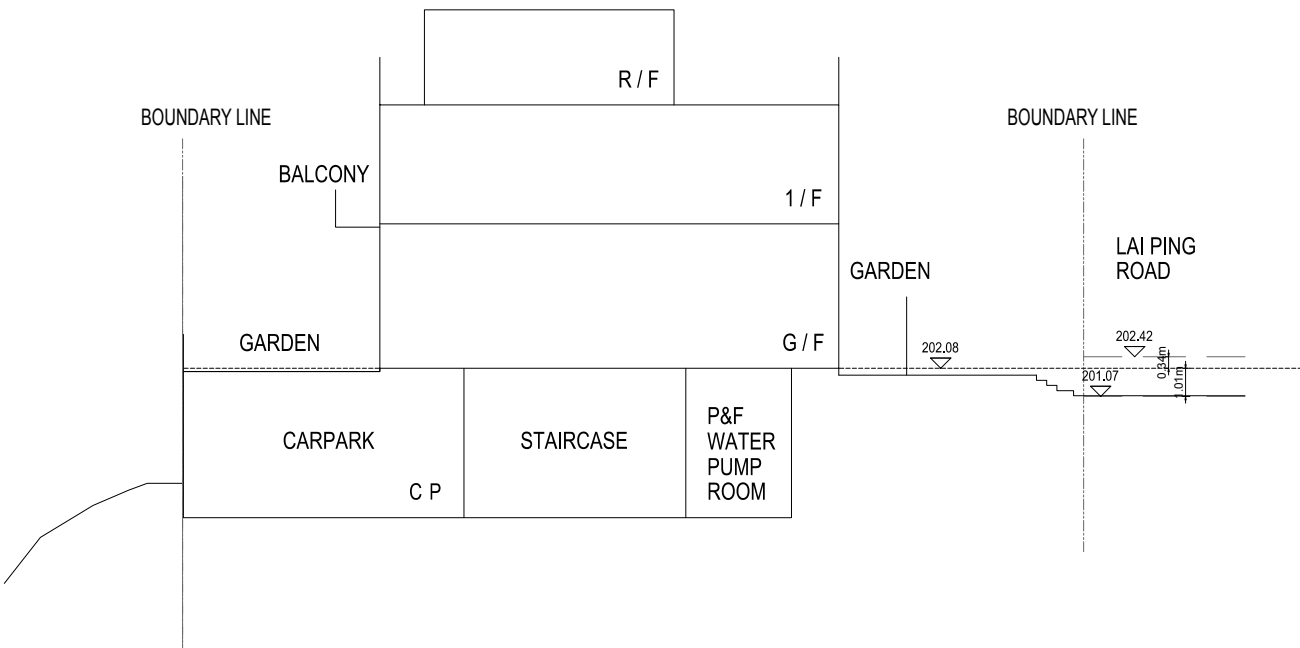
**63 Lai Ping Road**  
**麗坪路63號**



----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 200.57 to 201.57 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 200.57 至 201.57 米。

**65 Lai Ping Road**  
**麗坪路65號**

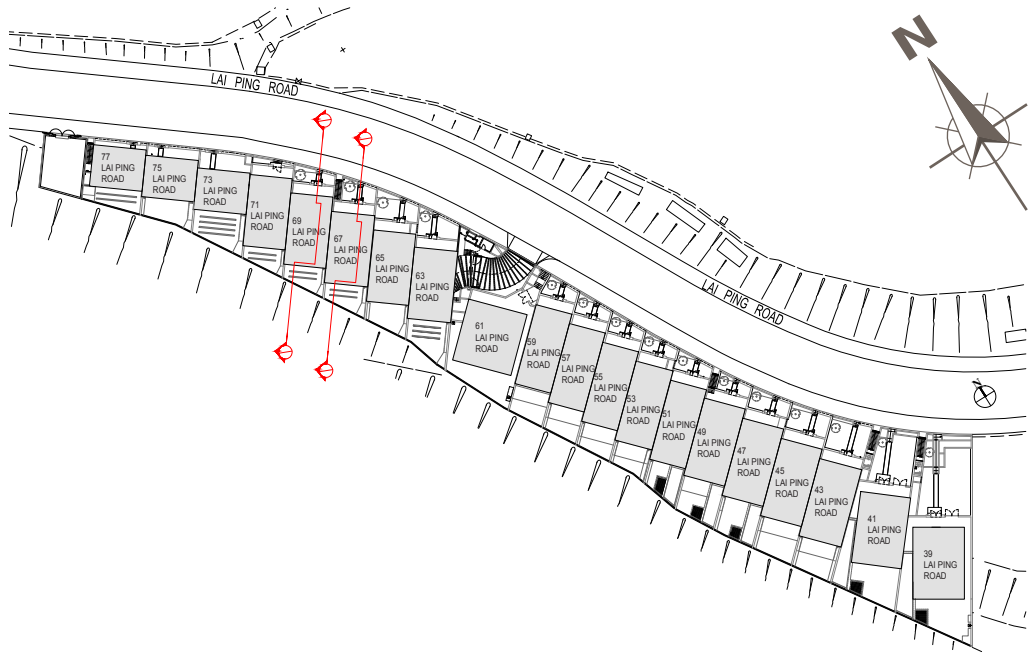


----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

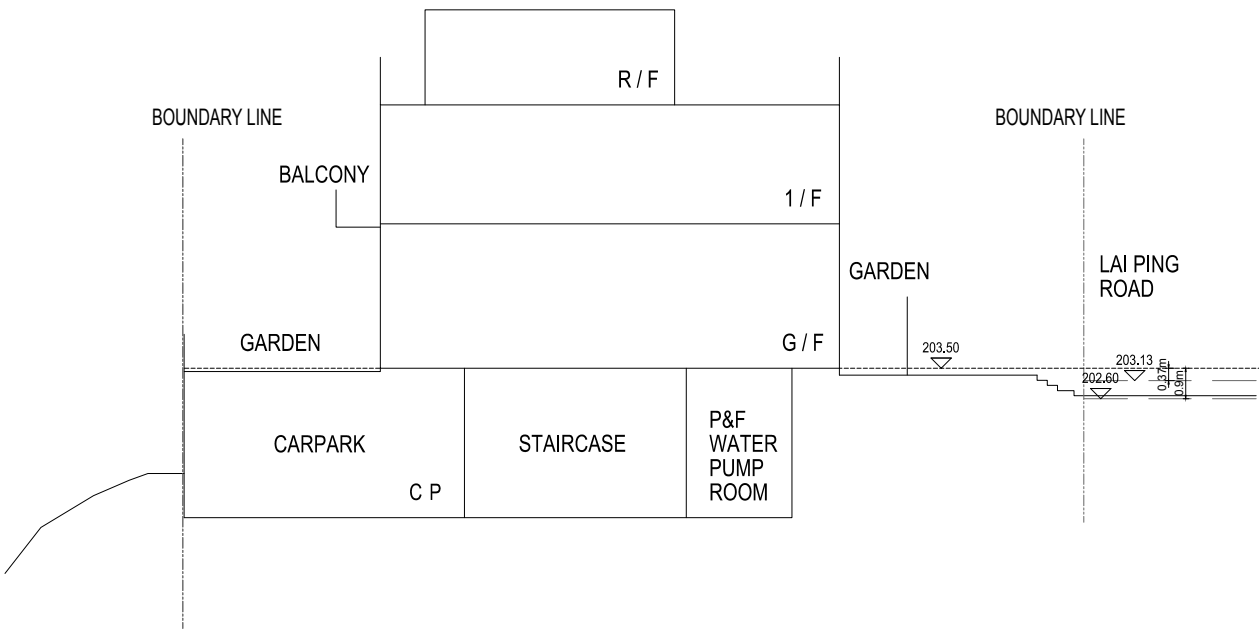
The Part of Lai Ping Road adjacent to the building is 201.07 to 202.42 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 201.07 至 202.42 米。

# Cross-Section Plans of Building in the Development

## 發展項目中的建築物的橫截面圖



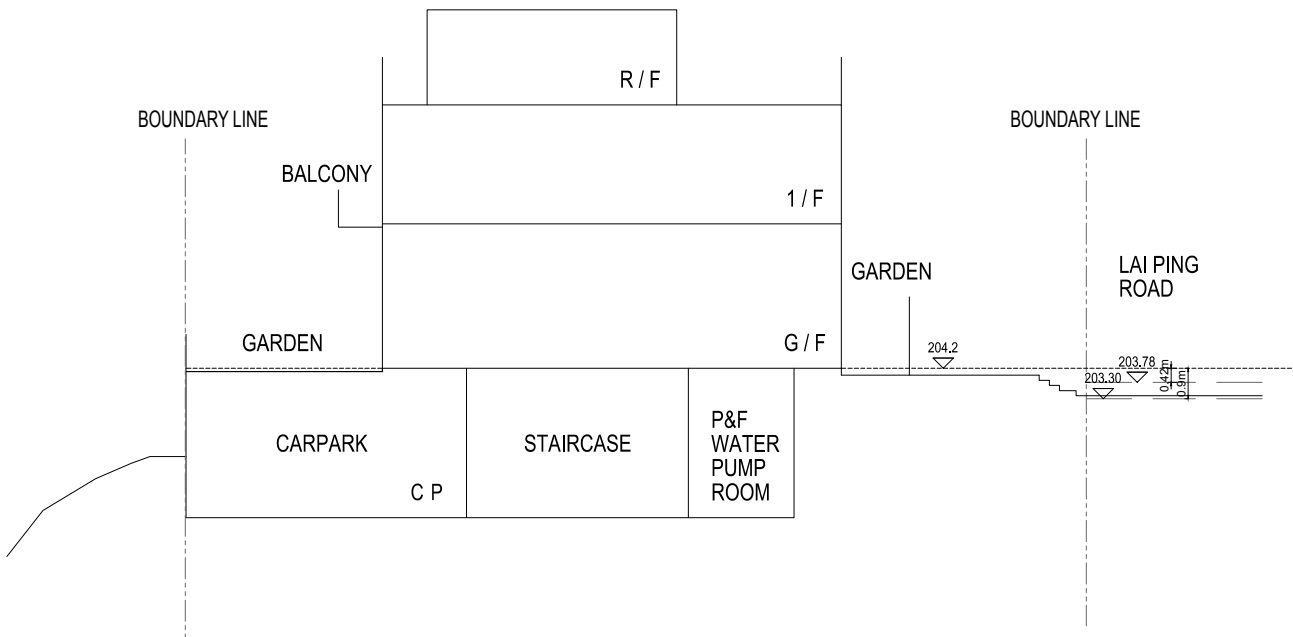
**67 Lai Ping Road**  
**麗坪路67號**



----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 202.60 to 203.13 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 202.60 至 203.13 米。

**69 Lai Ping Road**  
**麗坪路69號**

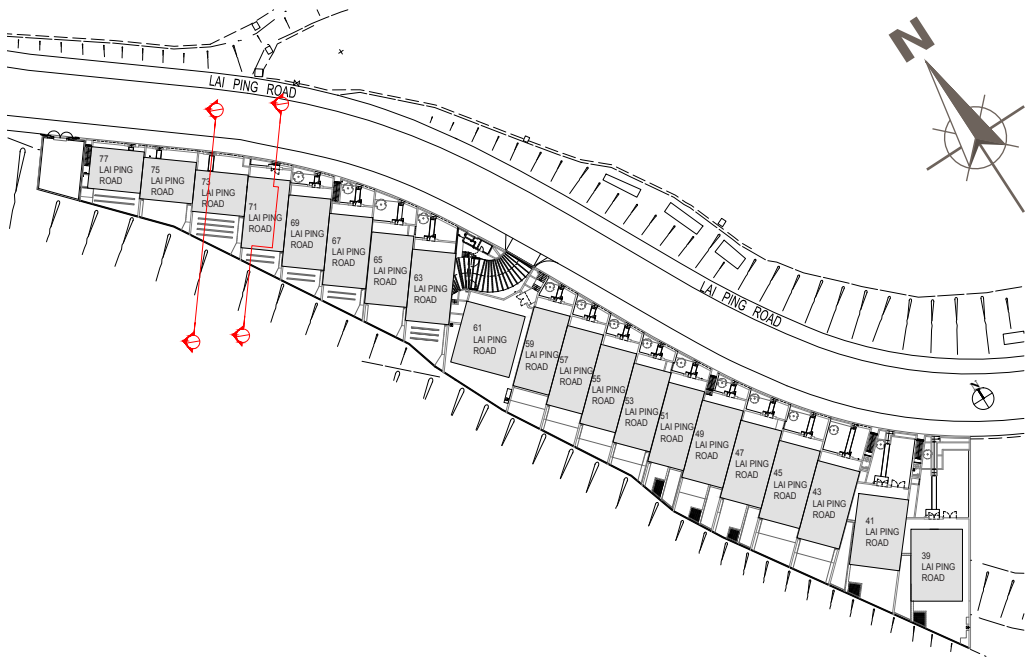


----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 203.30 to 203.78 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 203.30 至 203.78 米。

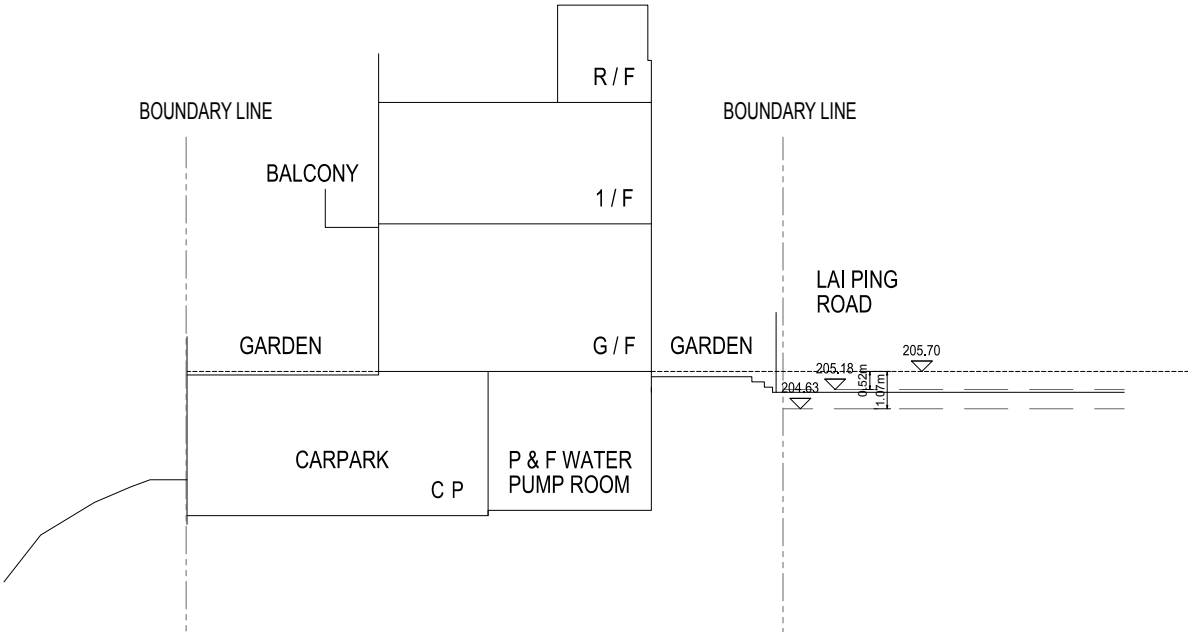
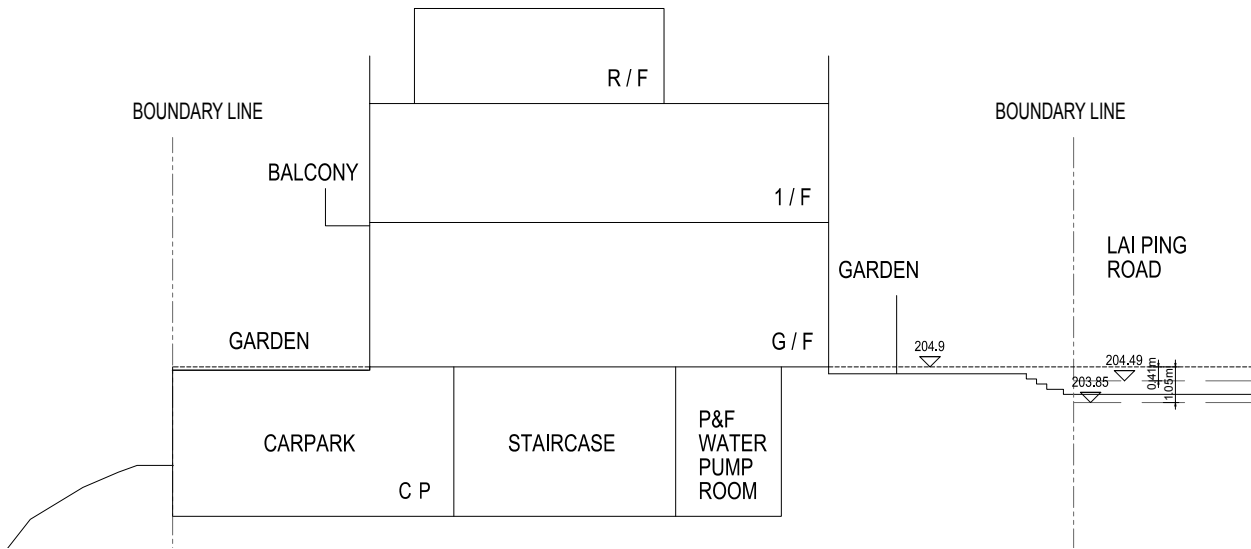
# Cross-Section Plans of Building in the Development

## 發展項目中的建築物的橫截面圖



**71 Lai Ping Road**  
**麗坪路71號**

**73 Lai Ping Road**  
**麗坪路73號**



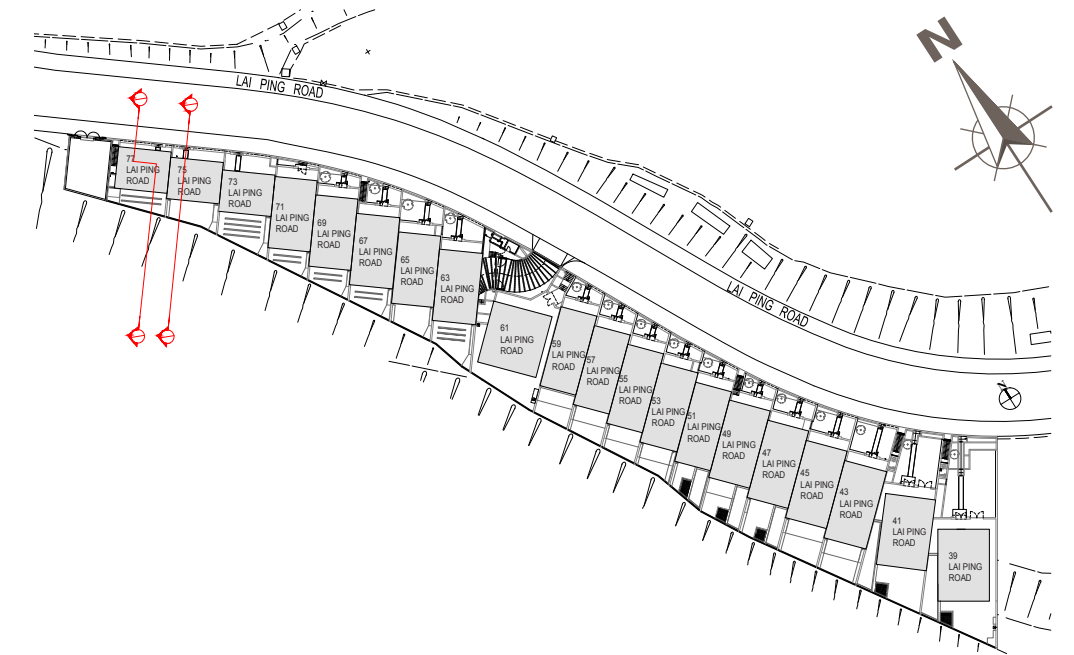
----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 203.85 to 204.49 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 203.85 至 204.49 米。

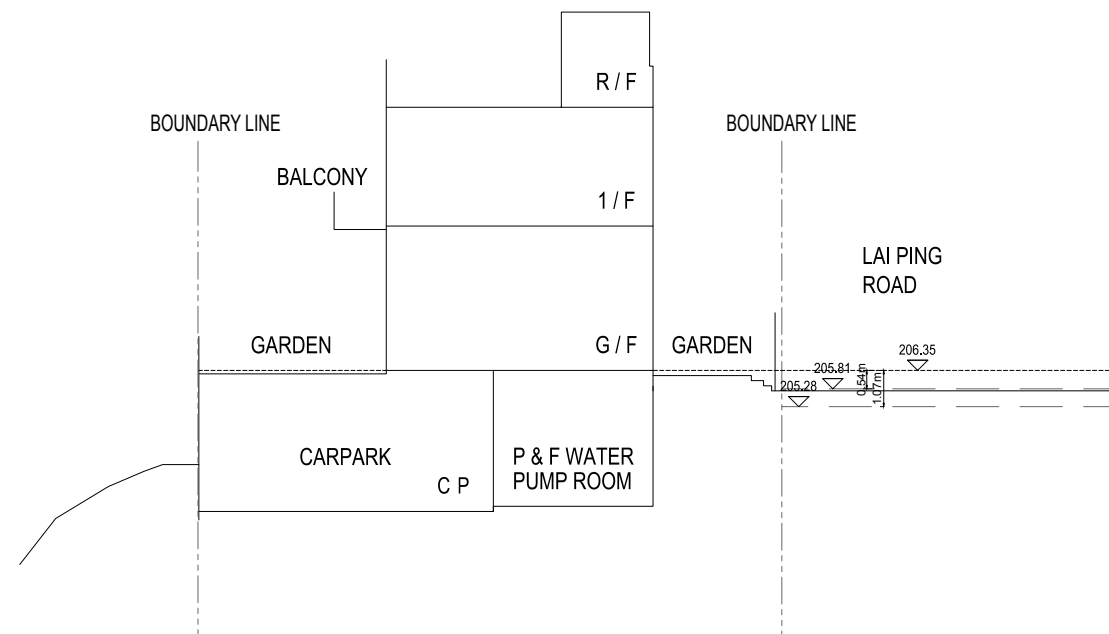
----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 204.63 to 205.18 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 204.63 至 205.18 米。

# Cross-Section Plans of Building in the Development 發展項目中的建築物的橫截面圖



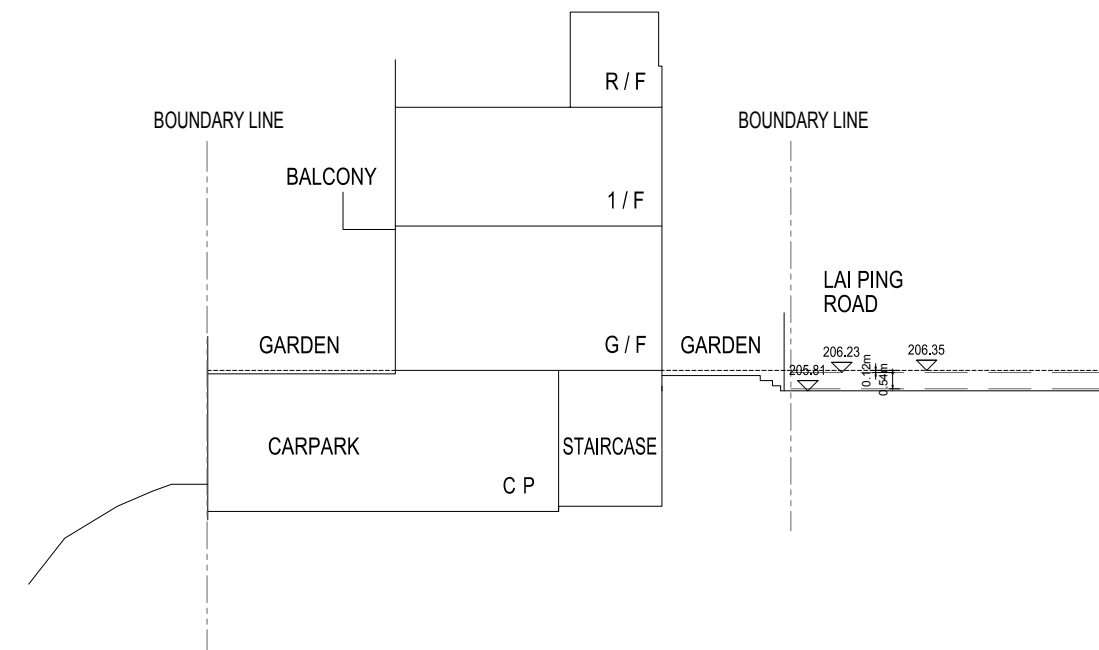
**75 Lai Ping Road**  
**麗坪路75號**



----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 205.28 to 205.81 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 205.28 至 205.81 米。

**77 Lai Ping Road**  
**麗坪路77號**

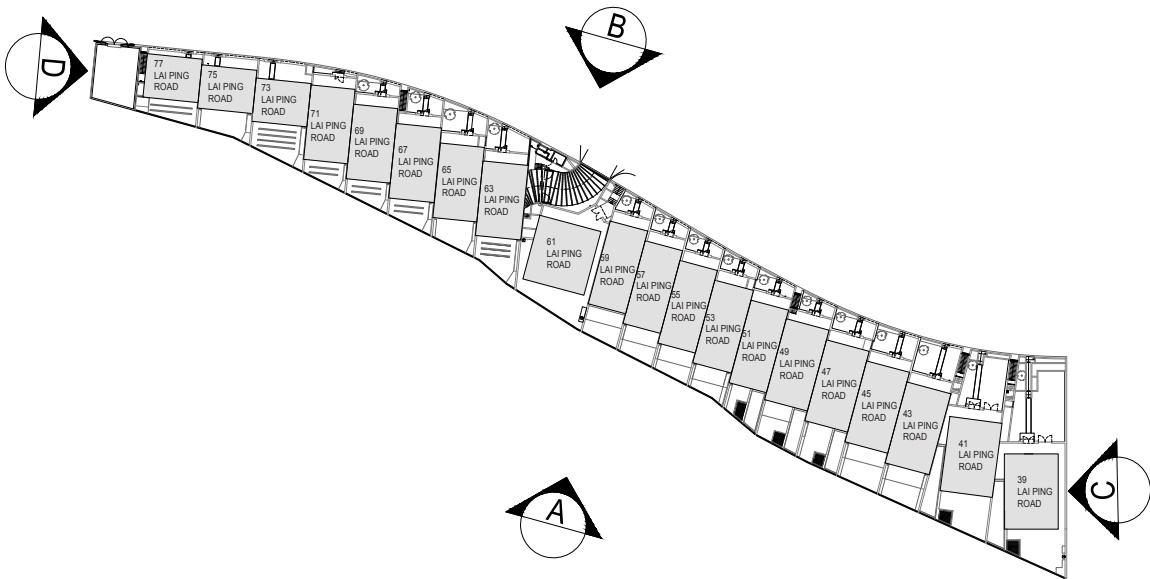


----- Dotted line denotes the lowest residential floor.  
----- 虛線為最低的一層住宅樓層水平。

The Part of Lai Ping Road adjacent to the building is 205.81 to 206.23 metres above the Hong Kong Principal Datum.  
毗連建築物的一段麗坪路為香港主水平基準以上 205.81 至 206.23 米。



# Elevation Plan 立面圖



BOUNDARY LINE  
發展項目的界線

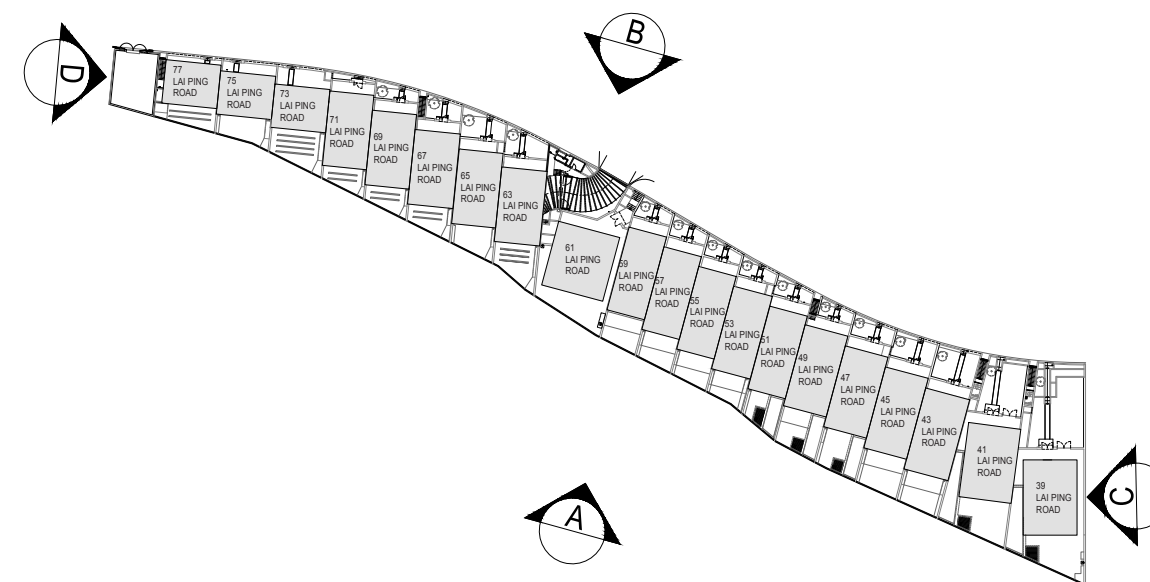
BOUNDARY LINE  
發展項目的界線



Authorized person for the Development certified that the elevations shown on the plan:-  
(1) are prepared on the basis of the approved building plans for the Development as at 26th January 2015; and  
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面:  
(1) 以2015年1月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(2) 大致上與發展項目的外觀一致。

# Elevation Plan 立面圖



BOUNDARY LINE  
發展項目的界線

BOUNDARY LINE  
發展項目的界線

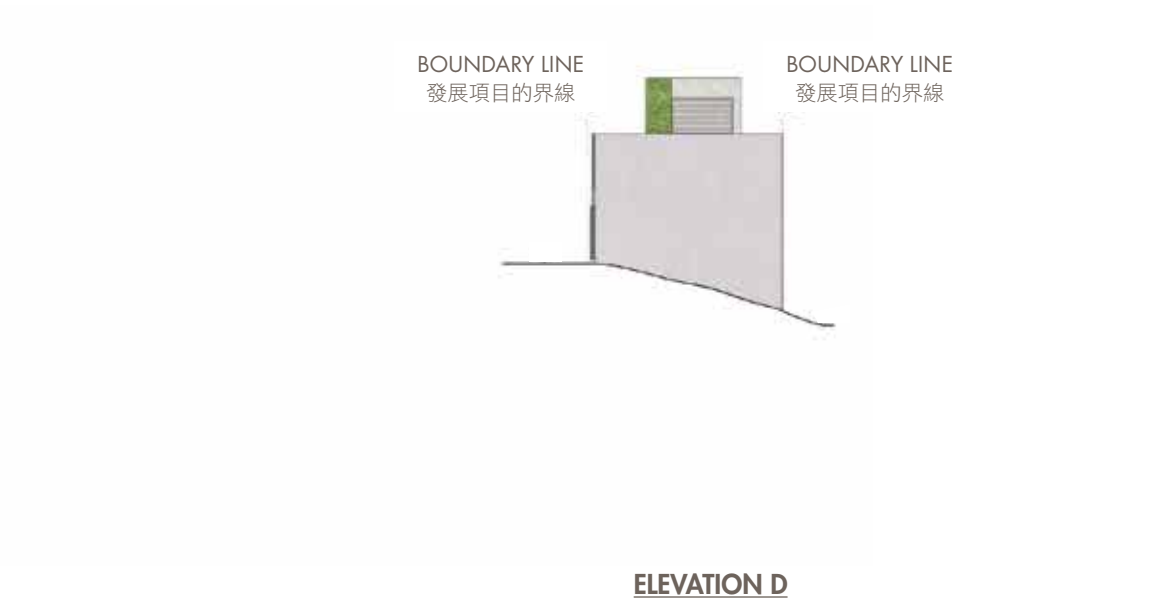
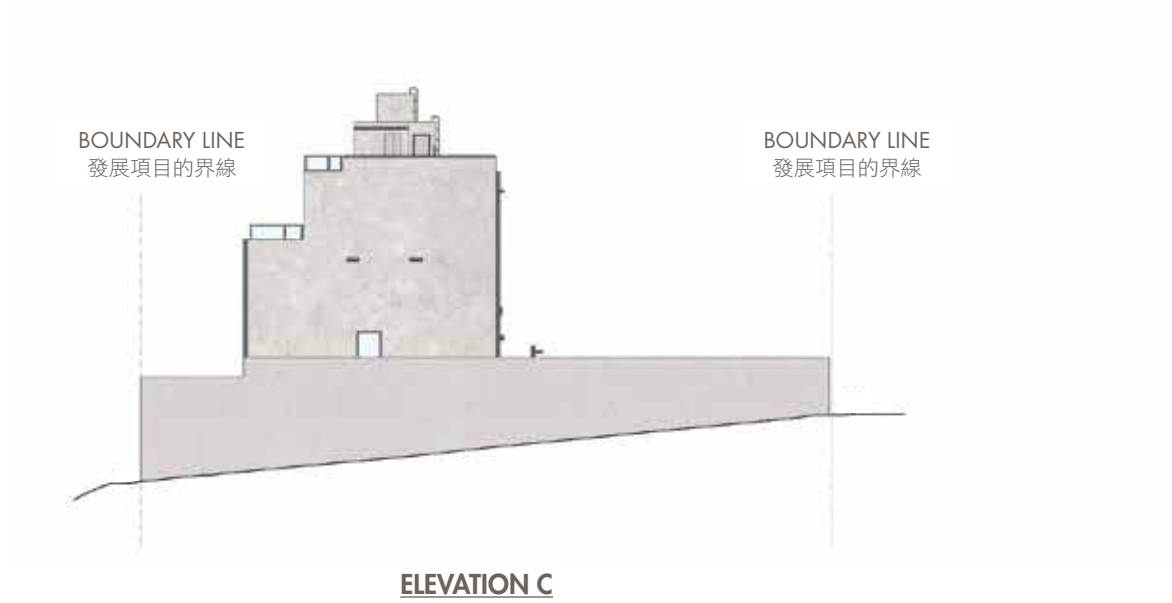
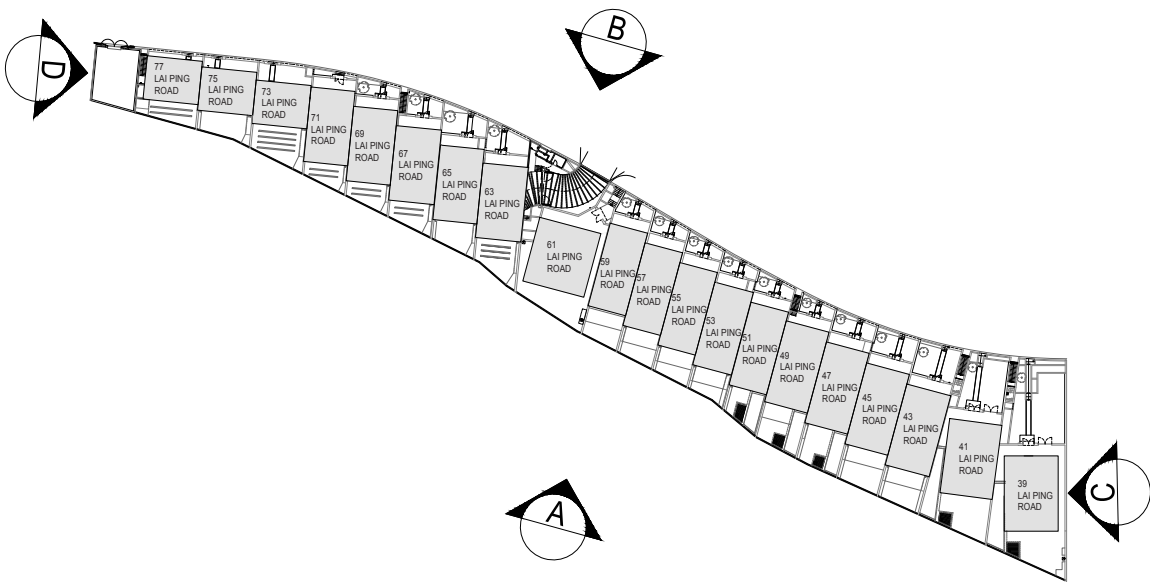


**ELEVATION B**

Authorized person for the Development certified that the elevations shown on the plan:-  
(1) are prepared on the basis of the approved building plans for the Development as at 26th January 2015; and  
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面:  
(1) 以2015年1月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(2) 大致上與發展項目的外觀一致。

Elevation Plan  
立面圖



Authorized person for the Development certified that the elevations shown on the plan:-  
(1) are prepared on the basis of the approved building plans for the Development as at 26th January 2015; and  
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面:  
(1) 以2015年1月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(2) 大致上與發展項目的外觀一致。

# Information on Common Facilities In the Development

## 發展項目中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所之面積 (包括供住客使用的任何康樂設施)	sq. ft. 平方呎	2470	-	2470
	sq. m. 平方米	229.466	-	229.466
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂場	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-

Note :  
Areas in square metres as specified in the above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square metres to 10.764 square feet and rounded off to nearest square foot.

備註：  
上述所列以平方米顯示之面積乃依據最新的批准建築圖則。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並以四捨五入至整數。



# Inspection of Plans and Deed of Mutual Covenant

## 閱覽圖則及公契

1. A copy of Outline Zoning Plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
2. A copy of the latest draft of every Deed of Mutual Covenant in respect of the residential property as the date on which the residential property is offered to be sold is available for inspection free of charge at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 本發展項目的分區計劃大綱圖的文本，可供閱覽的互聯網網址為[www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿文本存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 1. Exterior Finishes 外部裝修物料

Item	細項	Description	描述
(a) External wall	(a) 外牆	External Wall of House - Natural stone with aluminium cladding, aluminium grilles and aluminium features. External Wall of Basement - Finished with spray paint.	洋房外牆 - 天然石材配鋁板，鋁格柵及鋁裝飾。 地庫外牆 - 噴漆飾面。
(b) Window	(b) 窗	- Window frame with fluorocarbon coating. - Aluminium window with glass.	- 氟碳噴塗鋁窗框。 - 鋁窗配玻璃。
(c) Bay window	(c) 窗台	Not Applicable.	不適用。
(d) Planter	(d) 花槽	Natural stone for planter external wall finishes.	花槽外牆鋪砌天然石材。
(e) Verandah or balcony	(e) 陽台或露台	Balcony - Synthetic timber decking for flooring with natural stone curb. - Glass balustrade with fluorocarbon coated aluminium frame. - Balconies are uncovered. No Verandah.	露台 - 地台鋪砌合成木地台配天然石壘。 - 玻璃圍欄配氟碳噴塗鋁框。 - 露台沒有蓋。 不設陽台。
(f) Drying facilities for clothing	(f) 乾衣設施	Laundry drying rack (Rotary type or WallFix type).	晾衣架(旋轉式或掛牆式)。

### 2. Interior Finishes 室內裝修物料

39 Lai Ping Road 麗坪路39號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	- Natural stone and wallpaper for wall finishes. - Natural stone for flooring. - Suspended gypsum board ceiling finished with emulsion paint.	- 牆身鋪砌天然石材及牆紙。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。
(b) Internal wall and ceiling	(b) 內牆及天花板	- Living Area internal wall - wood veneered. Wall finishes run up to false ceiling. - Dining Area internal wall - wood veneered. Wall finishes run up to false ceiling. - Suite 1 and Bedroom 1 & 2 internal wall - wallpaper. Wall finishes run up false ceiling. - Suites 2 & 3 internal wall - wood veneered and wallpaper. Wall finishes run up to false ceiling. - Master Bedroom internal wall - wood veneered and wallpaper. Wall finishes run up to false ceiling. - Living Area, Dining Area, all Bedroom(s) / Suite(s) and Master Bedroom ceiling - suspended gypsum board ceiling finished with emulsion paint.	- 客廳內牆 - 木皮飾面。飾面至假天花。 - 飯廳內牆 - 木皮飾面。飾面至假天花。 - 套房1及睡房1及2內牆 - 牆紙。飾面至假天花。 - 套房2及3內牆 - 木皮飾面及牆紙。飾面至假天花。 - 主人睡房內牆 - 木皮飾面及牆紙。飾面至假天花。 - 客廳、飯廳、所有睡房/套房及主人睡房天花 - 石膏板假天花髹乳膠漆。
(c) Internal floor	(c) 內部地板	- Living Area, Dining Area and Bedroom 1 - natural stone to exposed surfaces for flooring with timber skirting. - Suite 1 - carpet to exposed surfaces for flooring with timber skirting. - Suite 2 & 3 and Bedroom 2 - timber to exposed surfaces for flooring and skirting. - Master Bedroom - carpet to exposed surfaces for flooring with timber skirting.	- 客廳、飯廳及睡房1 - 外露地台鋪砌天然石材及木腳線。 - 套房1 - 外露地台鋪砌地毯及木腳線。 - 套房2及3及睡房2 - 外露地台及腳線鋪砌木材。 - 主人睡房 - 外露地台鋪砌地毯及木腳線。
(d) Bathroom	(d) 浴室	- Natural stone for wall finishes. - Natural stone flooring. - Suspended gypsum board false ceiling with moisture proof emulsion paint. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材。 - 地台鋪砌天然石材。 - 石膏板假天花髹防潮乳膠漆。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。
(e) Kitchen	(e) 廚房	- Natural stone and mirror for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling with emulsion paint. - Cooking bench finished with artificial stone. - Ceramic tiles for wall finishes behind cabinet. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材及鏡。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。 - 灶台鋪砌人造石材。 - 櫃背之牆身鋪砌瓷磚。 - 牆身裝飾鋪砌至假天花，假天花以上不設鋪砌。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 2. Interior Finishes 室內裝修物料

41 Lai Ping Road 麗坪路41號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	- Vinyl for wall finishes. - Timber for flooring. - Suspended gypsum board ceiling finished with emulsion paint.	- 牆身鋪砌人造皮革。 - 地台鋪砌木材。 - 石膏板假天花髹乳膠漆。
(b) Internal wall and ceiling	(b) 內牆及天花板	- Internal walls and ceilings (including false ceiling and bulkhead) of Living Area, Dining Area, all Bedroom(s)/Suite(s) and Master Bedroom are finished with emulsion paint.	- 客廳、飯廳、所有睡房/套房及主人睡房的內牆及天花（包括假天花及假陣）髹乳膠漆。
(c) Internal floor	(c) 內部地板	- Living Area and Dining Area - timber to exposed surfaces for flooring and skirting. - Bedroom(s)/Suite(s) - timber to exposed surfaces for flooring and skirting. - Master Bedroom - timber to exposed surfaces for flooring and skirting.	- 客廳及飯廳 - 外露地台及腳線鋪砌木材。 - 睡房/套房 - 外露地台及腳線鋪砌木材。 - 主人睡房 - 外露地台及腳線鋪砌木材。
(d) Bathroom	(d) 浴室	- Natural stone and mirror for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling finished with emulsion paint and metal. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材及鏡。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆配金屬飾面。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。
(e) Kitchen	(e) 廚房	- Ceramic tiles and metal for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling finished with emulsion paint. - Cooking bench finished with artificial stone. - Ceramic tiles for wall area behind cabinet. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌瓷磚及金屬飾面。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。 - 灶台鋪設人造石材。 - 櫃背之牆身鋪砌瓷磚。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。

43, 45, 49 Lai Ping Road 麗坪路43、45及49號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	- Internal walls and ceilings (including false ceiling and bulkhead) of Living Area, Dining Area, all Bedroom(s)/Suite(s) and Master Bedroom are finished with emulsion paint.	- 客廳、飯廳、所有睡房/套房及主人睡房的內牆及天花（包括假天花及假陣）髹乳膠漆。
(c) Internal floor	(c) 內部地板	- Living Area and Dining Area - timber to exposed surfaces for flooring and skirting. - Bedroom(s)/Suite(s) - timber to exposed surfaces for flooring and skirting. - Master Bedroom - timber to exposed surfaces for flooring and skirting.	- 客廳及飯廳 - 外露地台及腳線鋪砌木材。 - 睡房/套房 - 外露地台及腳線鋪砌木材。 - 主人睡房 - 外露地台及腳線鋪砌木材。
(d) Bathroom	(d) 浴室	- Natural stone and mirror for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling finished with emulsion paint and metal. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材及鏡。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆配金屬飾面。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。
(e) Kitchen	(e) 廚房	- Ceramic tiles and metal for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling finished with emulsion paint. - Cooking bench finished with artificial stone. - Ceramic tiles for wall area behind cabinet. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌瓷磚及金屬飾面。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。 - 灶台鋪設人造石材。 - 櫃背之牆身鋪砌瓷磚。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 2. Interior Finishes 室內裝修物料

47 Lai Ping Road 麗坪路47號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	<ul style="list-style-type: none"><li>- Living Area and Dining Area internal wall - glass with metal frame, wallpaper and metal. Wall finishes run up to false ceiling.</li><li>- Suite 1 internal wall - leather, wallpaper and mirror. Wall finishes run up to false ceiling.</li><li>- Suite 2 internal wall - fabric and wallpaper. Wall finishes run up to false ceiling.</li><li>- Master Bedroom internal wall - vinyl, leather, glass with metal frame and wallpaper. Wall finishes run up to false ceiling.</li><li>- Living Area, Dining Area and Master Bedroom ceiling - suspended gypsum board false ceiling finished with emulsion paint and stainless steel.</li><li>- Suites 1 &amp; 2 ceiling - suspended gypsum board false ceiling finished with emulsion paint.</li></ul>	<ul style="list-style-type: none"><li>- 客廳及飯廳內牆 - 金屬框連玻璃，牆紙及金屬飾面。飾面至假天花。</li><li>- 套房1內牆 - 皮革，牆紙及鏡。飾面至假天花。</li><li>- 套房2內牆 - 布料及牆紙。飾面至假天花。</li><li>- 主人睡房內牆 - 人造皮革，皮革，金屬框連玻璃及牆紙。飾面至假天花。</li><li>- 客廳、飯廳及主人睡房天花 - 石膏板假天花髹乳膠漆配不銹鋼。</li><li>- 套房1及2天花 - 石膏板假天花髹乳膠漆。</li></ul>
(c) Internal floor	(c) 內部地板	<ul style="list-style-type: none"><li>- Living Area and Dining Area - natural stone to exposed surfaces for flooring with timber skirting.</li><li>- Suites 1 &amp; 2 - timber to exposed surfaces for flooring and skirting.</li><li>- Master Bedroom - timber to exposed surfaces for flooring and skirting.</li></ul>	<ul style="list-style-type: none"><li>- 客廳及飯廳 - 外露地台鋪砌天然石材及木腳線。</li><li>- 套房1及2 - 外露地台及腳線鋪砌木材。</li><li>- 主人睡房 - 外露地台及腳線鋪砌木材。</li></ul>
(d) Bathroom	(d) 浴室	<ul style="list-style-type: none"><li>- Bathroom - Natural stone and metal for wall finishes.</li><li>- Master Bathroom - Natural stone and mirror for wall finishes.</li><li>- Natural stone flooring.</li><li>- Suspended gypsum board false ceiling with moisture proof emulsion paint and stainless steel.</li><li>- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.</li></ul>	<ul style="list-style-type: none"><li>- 浴室 - 牆身鋪砌天然石材及金屬飾面。</li><li>- 主人浴室 - 牆身鋪砌天然石材及鏡。</li><li>- 地台鋪砌天然石材。</li><li>- 石膏板假天花髹防潮乳膠漆配不銹鋼。</li><li>- 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。</li></ul>
(e) Kitchen	(e) 廚房	<ul style="list-style-type: none"><li>- Natural stone, metal and wallpaper for wall finishes.</li><li>- Natural stone flooring.</li><li>- Suspended gypsum board ceiling with emulsion paint and stainless steel.</li><li>- Cooking bench finished with artificial stone.</li><li>- Ceramic tiles for wall finishes behind cabinet.</li><li>- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.</li></ul>	<ul style="list-style-type: none"><li>- 牆身鋪砌天然石材，金屬飾面及牆紙。</li><li>- 地台鋪砌天然石材。</li><li>- 石膏板假天花髹乳膠漆配不銹鋼。</li><li>- 灶台鋪砌人造石材。</li><li>- 櫃背之牆身鋪砌瓷磚。</li><li>- 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。</li></ul>



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 2. Interior Finishes 室內裝修物料

51 Lai Ping Road 麗坪路51號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	<div>- Living Area internal wall – wood veneered, timber panel and metal. Wall finishes run up to false ceiling.</div> <div>- Dining Area internal wall – wood veneered, wood veneered with metal frame, glass with metal frame, leather with metal frame and wallpaper. Wall finishes run up to false ceiling.</div> <div>- Suite 1 internal wall – wood veneered and wallpaper. Wall finishes run up to false ceiling.</div> <div>- Suite 2 internal wall - wood veneered, wallpaper and leather. Wall finishes run up to false ceiling.</div> <div>- Master Bedroom internal wall - wood veneered, fabric, mirror and wallpaper. Wall finishes run up to false ceiling.</div> <div>- Living Area, Dining Area, all Suite(s) and Master Bedroom ceiling – suspended gypsum board ceiling finished with emulsion paint.</div>	<div>- 客廳內牆 - 木皮飾面，木飾面及金屬飾面。飾面至假天花。</div> <div>- 飯廳內牆 - 木皮飾面，金屬框連木皮飾面，金屬框連玻璃，金屬框連皮革及牆紙。飾面至假天花。</div> <div>- 套房1內牆 - 木皮飾面及牆紙。飾面至假天花。</div> <div>- 套房2內牆 - 木皮飾面，牆紙及皮革。飾面至假天花。</div> <div>- 主人睡房內牆 - 木皮飾面，布料，鏡及牆紙。飾面至假天花。</div> <div>- 客廳、飯廳、所有套房及主人睡房天花 - 石膏板假天花髹乳膠漆。</div>
(c) Internal floor	(c) 內部地板	<div>- Living Area and Dining Area - natural stone to exposed surfaces for flooring, no skirting provided.</div> <div>- Suite 1 - timber to exposed surfaces for flooring, no skirting provided.</div> <div>- Suite 2 - carpet to exposed surfaces for flooring, no skirting provided.</div> <div>- Master Bedroom - timber and carpet to exposed surfaces for flooring, no skirting provided.</div>	<div>- 客廳及飯廳 - 外露地台鋪砌天然石材，不設腳線。</div> <div>- 套房1 - 外露地台鋪砌木材，不設腳線。</div> <div>- 套房2 - 外露地台鋪砌地毯，不設腳線。</div> <div>- 主人睡房 - 外露地台鋪砌木材及地毯，不設腳線。</div>
(d) Bathroom	(d) 浴室	<div>- Natural stone for wall finishes.</div> <div>- Natural stone flooring.</div> <div>- Suspended gypsum board ceiling finished with emulsion paint.</div> <div>- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.</div>	<div>- 牆身鋪砌天然石材。</div> <div>- 地台鋪砌天然石材。</div> <div>- 石膏板假天花髹乳膠漆。</div> <div>- 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。</div>
(e) Kitchen	(e) 廚房	<div>- Natural stone and metal for wall finishes.</div> <div>- Natural stone flooring.</div> <div>- Suspended gypsum board ceiling finished with emulsion paint.</div> <div>- Cooking bench finished with reconstituted granite.</div> <div>- Ceramic tiles for wall area behind cabinet.</div> <div>- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.</div>	<div>- 牆身鋪砌天然石材及金屬飾面。</div> <div>- 地台鋪砌天然石材。</div> <div>- 石膏板假天花髹乳膠漆。</div> <div>- 灶台鋪設石英石。</div> <div>- 櫃背之牆身鋪砌瓷磚。</div> <div>- 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。</div>

53, 55, 57, 59 Lai Ping Road 麗坪路53、55、57及59號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	- Internal walls and ceilings (including false ceiling and bulkhead) of Living Area, Dining Area, all Bedroom(s)/Suite(s) and Master Bedroom are finished with emulsion paint.	- 客廳、飯廳、所有睡房/套房及主人睡房的內牆及天花（包括假天花及假陣）髹乳膠漆。
(c) Internal floor	(c) 內部地板	<div>- Living Area and Dining Area - timber to exposed surfaces for flooring and skirting.</div> <div>- Bedroom(s)/Suite(s) - timber to exposed surfaces for flooring and skirting.</div> <div>- Master Bedroom - timber to exposed surfaces for flooring and skirting.</div>	<div>- 客廳及飯廳 - 外露地台及腳線鋪砌木材。</div> <div>- 睡房/套房 - 外露地台及腳線鋪砌木材。</div> <div>- 主人睡房 - 外露地台及腳線鋪砌木材。</div>
(d) Bathroom	(d) 浴室	<div>- Natural stone and mirror for wall finishes.</div> <div>- Natural stone flooring.</div> <div>- Suspended gypsum board ceiling finished with emulsion paint and metal.</div> <div>- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.</div>	<div>- 牆身鋪砌天然石材及鏡。</div> <div>- 地台鋪砌天然石材。</div> <div>- 石膏板假天花髹乳膠漆配金屬飾面。</div> <div>- 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。</div>
(e) Kitchen	(e) 廚房	<div>- Ceramic tiles and metal for wall finishes.</div> <div>- Natural stone flooring.</div> <div>- Suspended gypsum board ceiling finished with emulsion paint.</div> <div>- Cooking bench finished with artificial stone.</div> <div>- Ceramic tiles for wall area behind cabinet.</div> <div>- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.</div>	<div>- 牆身鋪砌瓷磚及金屬飾面。</div> <div>- 地台鋪砌天然石材。</div> <div>- 石膏板假天花髹乳膠漆。</div> <div>- 灶台鋪設人造石材。</div> <div>- 櫃背之牆身鋪砌瓷磚。</div> <div>- 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。</div>

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 2. Interior Finishes 室內裝修物料

61 Lai Ping Road 麗坪路61號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	<ul style="list-style-type: none"><li>- Living Area and Dining Area internal wall - natural stone, vinyl, wood veneered and wallpaper. Wall finishes run up to false ceiling.</li><li>- Bedroom 1 internal wall - glass with metal frame and wallpaper. Wall finishes run up to false ceiling.</li><li>- Bedroom 2 internal wall - fabric and wallpaper. Wall finishes run up to false ceiling.</li><li>- Suite internal wall - fabric and wallpaper. Wall finishes run up to false ceiling.</li><li>- Master Bedroom internal wall - fabric, mirror with metal frame and wallpaper. Wall finishes run up to false ceiling.</li><li>- Living Area, Dining Area, all Bedroom(s), Suite and Master Bedroom ceiling - suspended gypsum board false ceiling finished with emulsion paint.</li></ul>	<ul style="list-style-type: none"><li>- 客廳及飯廳內牆 - 天然石材，人造皮革，木皮飾面及牆紙。飾面至假天花。</li><li>- 睡房1內牆 - 金屬框連玻璃及牆紙。飾面至假天花。</li><li>- 睡房2內牆 - 布料及牆紙。飾面至假天花。</li><li>- 套房內牆 - 布料及牆紙。飾面至假天花。</li><li>- 主人睡房內牆 - 布料，金屬框連鏡及牆紙。飾面至假天花。</li><li>- 客廳、飯廳、所有睡房、套房及主人睡房天花 - 石膏板假天花髹乳膠漆。</li></ul>
(c) Internal floor	(c) 內部地板	<ul style="list-style-type: none"><li>- Living Area and Dining Area - natural stone to exposed surfaces for flooring with metal skirting.</li><li>- Bedroom 1 &amp; 2 and Suite - timber to exposed surfaces for flooring with metal skirting.</li><li>- Master Bedroom - timber to exposed surfaces for flooring with metal skirting.</li></ul>	<ul style="list-style-type: none"><li>- 客廳及飯廳 - 外露地台鋪砌天然石材及金屬腳線。</li><li>- 睡房1及2及套房 - 外露地台鋪砌木材及金屬腳線。</li><li>- 主人睡房 - 外露地台鋪砌木材及金屬腳線。</li></ul>
(d) Bathroom	(d) 浴室	<ul style="list-style-type: none"><li>- Bathroom - Natural stone for wall finishes.</li><li>- Master Bathroom - Natural stone and mirror for wall finishes.</li><li>- Natural stone flooring.</li><li>- Suspended gypsum board false ceiling with moisture proof emulsion paint.</li><li>- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.</li></ul>	<ul style="list-style-type: none"><li>- 浴室 - 牆身鋪砌天然石材。</li><li>- 主人浴室 - 牆身鋪砌天然石材及鏡。</li><li>- 地台鋪砌天然石材。</li><li>- 石膏板假天花髹防潮乳膠漆。</li><li>- 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。</li></ul>
(e) Kitchen	(e) 廚房	<ul style="list-style-type: none"><li>- Natural stone and metal for wall finishes.</li><li>- Natural stone flooring.</li><li>- Suspended gypsum board ceiling with emulsion paint.</li><li>- Cooking bench finished with artificial stone.</li><li>- Ceramic tiles wall for wall finishes behind cabinet.</li><li>- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.</li></ul>	<ul style="list-style-type: none"><li>- 牆身鋪砌天然石材及金屬飾面。</li><li>- 地台鋪砌天然石材。</li><li>- 石膏板假天花髹乳膠漆。</li><li>- 灶台鋪砌人造石材。</li><li>- 櫃背之牆身鋪砌瓷磚。</li><li>- 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。</li></ul>

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 2. Interior Finishes 室內裝修物料

63, 67, 69, 71 Lai Ping Road 麗坪路63、67、69及71號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	- Internal walls and ceilings (including false ceiling and bulkhead) of Living Area, Dining Area, all Bedroom(s)/Suite(s) and Master Bedroom are finished with emulsion paint.	- 客廳、飯廳、所有睡房/套房及主人睡房的內牆及天花（包括假天花及假陣）髹乳膠漆。
(c) Internal floor	(c) 內部地板	- Living Area and Dining Area - timber to exposed surfaces for flooring and skirting. - Bedroom(s)/Suite(s) - timber to exposed surfaces for flooring and skirting. - Master Bedroom - timber to exposed surfaces for flooring and skirting.	- 客廳及飯廳 - 外露地台及腳線鋪砌木材。 - 睡房/套房 - 外露地台及腳線鋪砌木材。 - 主人睡房 - 外露地台及腳線鋪砌木材。
(d) Bathroom	(d) 浴室	- Natural stone and mirror for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling finished with emulsion paint and metal. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材及鏡。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆配金屬飾面。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。
(e) Kitchen	(e) 廚房	- Ceramic tiles and metal for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling finished with emulsion paint. - Cooking bench finished with artificial stone. - Ceramic tiles for wall area behind cabinet. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌瓷磚及金屬飾面。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。 - 灶台鋪設人造石材。 - 櫃背之牆身鋪砌瓷磚。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。

65 Lai Ping Road 麗坪路65號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	- Living Area and Dining Area internal wall - wood veneered, mirror, fabric and wallpaper. Wall finishes run up to false ceiling. - Bedroom 1 internal wall - wood veneered and fabric. Wall finishes run up to false ceiling. - Bedroom 2 internal wall - wood veneered and fabric. Wall finishes run up to false ceiling. - Suite internal wall - wood veneered, glass and wallpaper. Wall finishes run up to false ceiling. - Master Bedroom internal wall - wood veneered and fabric. Wall finishes run up to false ceiling. - Living Area, Dining Area, all Bedroom(s), Suite and Master Bedroom ceiling - suspended gypsum board false ceiling finished with emulsion paint.	- 客廳及飯廳內牆 - 木皮飾面、鏡、布料及牆紙。飾面至假天花。 - 睡房1內牆 - 木皮飾面及布料。飾面至假天花。 - 睡房2內牆 - 木皮飾面及布料。飾面至假天花。 - 套房內牆 - 木皮飾面、玻璃及牆紙。飾面至假天花。 - 主人睡房內牆 - 木皮飾面及布料。飾面至假天花。 - 客廳、飯廳、所有睡房、套房及主人睡房天花 - 石膏板假天花髹乳膠漆。
(c) Internal floor	(c) 內部地板	- Living Area and Dining Area - natural stone to exposed surfaces for flooring with metal skirting. - Bedroom 1 - timber to exposed surfaces for flooring with metal skirting. - Bedroom 2 - timber to exposed surfaces for flooring with metal skirting. - Suite - timber to exposed surfaces for flooring with metal skirting. - Master Bedroom - timber to exposed surfaces for flooring with metal skirting.	- 客廳及飯廳 - 外露地台鋪砌天然石材及金屬腳線。 - 睡房1 - 外露地台鋪砌木材及金屬腳線。 - 睡房2 - 外露地台鋪砌木材及金屬腳線。 - 套房 - 外露地台鋪砌木材及金屬腳線。 - 主人睡房 - 外露地台鋪砌木材及金屬腳線。
(d) Bathroom	(d) 浴室	- Bathroom 1 and Master Bathroom - Natural stone, metal and glass for wall finishes. - Bathroom 2 - Natural stone and metal for wall finishes. - Natural stone flooring. - Suspended gypsum board false ceiling with moisture proof emulsion paint. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 浴室1及主人浴室 - 牆身鋪砌天然石材、金屬飾面及玻璃。 - 浴室2 - 牆身鋪砌天然石材及金屬飾面。 - 地台鋪砌天然石材。 - 石膏板假天花髹防潮乳膠漆。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。
(e) Kitchen	(e) 廚房	- Natural stone and metal for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling with emulsion paint. - Cooking bench finished with artificial stone. - Ceramic tile wall for wall finishes behind cabinet. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材及金屬飾面。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。 - 灶台鋪砌人造石材。 - 櫃背之牆身鋪砌瓷磚。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。



Fittings, Finishes and Appliances  
裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

73, 77 Lai Ping Road 麗坪路73及77號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	- Internal walls and ceilings (including false ceiling and bulkhead) of Living Area, Dining Area, all Bedroom(s) and Master Bedroom are finished with emulsion paint.	- 客廳、飯廳、所有睡房及主人睡房的內牆及天花（包括假天花及假陣）髹乳膠漆。
(c) Internal floor	(c) 內部地板	- Living Area and Dining Area - timber to exposed surfaces for flooring and skirting. - Bedroom(s) - timber to exposed surfaces for flooring and skirting. - Master Bedroom - timber to exposed surfaces for flooring and skirting.	- 客廳及飯廳 - 外露地台及腳線鋪砌木材。 - 睡房 - 外露地台及腳線鋪砌木材。 - 主人睡房 - 外露地台及腳線鋪砌木材。
(d) Bathroom	(d) 浴室	- Natural stone and mirror for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling finished with emulsion paint and metal. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材及鏡。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆配金屬飾面。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。
(e) Kitchen	(e) 廚房	- Ceramic tiles and metal for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling finished with emulsion paint. - Cooking bench finished with artificial stone. - Ceramic tiles for wall area behind cabinet. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌瓷磚及金屬飾面。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。 - 灶台鋪設人造石材。 - 櫃背之牆身鋪砌瓷磚。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。

75 Lai Ping Road 麗坪路75號

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Not Applicable.	不適用。
(b) Internal wall and ceiling	(b) 內牆及天花板	- Living Area and Dining Area internal wall - wallpaper, metal and mirror. Wall finishes run up to false ceiling. - Bedroom 1 internal wall - wood veneered, wallpaper and mirror. Wall finishes run up to false ceiling. - Bedroom 2 internal wall - wallpaper. Wall finishes run up to false ceiling. - Master Bedroom internal wall - wood veneered and wallpaper. Wall finishes run up to false ceiling. - Living Area, Dining Area, all Bedroom(s) and Master Bedroom ceiling - suspended gypsum board false ceiling finished with emulsion paint.	- 客廳及飯廳內牆 - 牆紙、金屬飾面及鏡。飾面至假天花。 - 睡房1內牆 - 木皮飾面、牆紙及鏡。飾面至假天花。 - 睡房2內牆 - 牆紙。飾面至假天花。 - 主人睡房內牆 - 木皮飾面及牆紙。飾面至假天花。 - 客廳、飯廳、所有睡房及主人睡房天花 - 石膏板假天花髹乳膠漆。
(c) Internal floor	(c) 內部地板	- Living Area and Dining Area - natural stone to exposed surfaces for flooring with metal skirting. - Bedroom(s) - timber to exposed surfaces for flooring and skirting. - Master Bedroom - timber to exposed surfaces for flooring and skirting.	- 客廳及飯廳 - 外露地台鋪砌天然石材及金屬腳線。 - 睡房 - 外露地台及腳線鋪砌木材。 - 主人睡房 - 外露地台及腳線鋪砌木材。
(d) Bathroom	(d) 浴室	- Natural stone and mirror for wall finishes. - Natural stone flooring. - Suspended gypsum board false ceiling with emulsion paint. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材及鏡。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。
(e) Kitchen	(e) 廚房	- Natural stone and emulsion paint for wall finishes. - Natural stone flooring. - Suspended gypsum board ceiling with emulsion paint. - Cooking bench finished with artificial stone. - Ceramic tile for wall finishes behind cabinet. - Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	- 牆身鋪砌天然石材及髹乳膠漆。 - 地台鋪砌天然石材。 - 石膏板假天花髹乳膠漆。 - 灶台鋪設人造石材。 - 櫃背之牆身鋪砌瓷磚。 - 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

39 Lai Ping Road 麗坪路39號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door stopper and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、門擋及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Garden) - Glazed folding door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃摺門配鋁門框及門鎖
		Kitchen Door (To Spiral Staircase) - Timber panel fire resisting solid core timber door with timber door frame and door closer	廚房門(進出旋轉樓梯) - 防火實心木門配木飾面、木門框及氣鼓
		Kitchen Door - Timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset	廚房門 - 防火實心木門配木飾面、木門框、氣鼓及門鎖
		Bedroom 1 Door - Glazed sliding door with timber door frame	睡房1門 - 玻璃趟門配木門框
		Bedroom 1 Door (To Garden) - Glazed door with aluminium door frame and door lockset	睡房1門(進出花園) - 玻璃門配鋁門框及門鎖
		Bedroom 2/ Suite/ Bathroom/ Utility Room/ Powder Room Door(s) - Timber panel solid core timber door with timber door frame, door stopper and door lockset	睡房2/套房/浴室/多用途房/化粧間門 - 實心木門配木飾面、木門框、門擋及門鎖
		Lounge Room Door - Timber sliding door with timber door frame	雅座門 - 木趟門配木門框
		Lounge Room Door (To Flat Roof) - Glazed sliding door with aluminium door frame and door lockset	雅座門(進出平台) - 玻璃趟門配鋁門框及門鎖
		Master Bedroom Door - Timber panel solid core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 實心木門配木飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Flat Roof) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出平台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom/ Walk-in Closet Door(s) - Glazed sliding door with steel door frame	主人浴室/衣帽間門 - 玻璃趟門配鋼門框
		Genuine Store Room Door - Painted solid core timer sliding door with timber door frame	儲物室門 - 實心木趟門配油漆飾面及木門框
		Lavatory Door - Aluminium folding door with aluminium door frame, louver panel and door lockset	洗手間門 - 鋁摺門配鋁門框、百葉窗及門鎖
		P&F Water Pump Room Door - Spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	食水及沖廁水泵房門 - 防火實心木門配噴漆飾面木門框、氣鼓及門鎖
		Roof Door - Glazed door with aluminium door frame and door lockset	天台門 - 玻璃門配鋁門框及門鎖
		Electrical & Mechanical Area Door - Aluminium grille door with door lockset	機電空間門 - 鋁格柵門配門鎖

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

39 Lai Ping Road 麗坪路39號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, free-standing chrome plated bath mixer (only in Master Bathroom), vitreous china wash basin, free-standing bathtub (only in Master Bathroom)(1800mm(L) x 800mm(W) x 540mm(D)), vitreous china water closet, chrome plated paper holder, wooden mirror cabinet with mirror heater mat, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system and exhaust fan. For water supply system, please refer to item 3(i). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、獨立式鍍鉻浴缸水龍頭(只設於主人浴室)、搪瓷洗手盆、獨立式浴缸(只設於主人浴室)(長度1800毫米x闊度800毫米x深度540毫米)、搪瓷坐廁、鍍鉻廁紙架、木製鏡櫃配防霧裝置、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統及抽氣扇。 有關供水設備，請參閱細項3(i)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with melamine door panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, salamander, wine conditioning unit, exhaust fan and electric water heater. For water supply system, please refer to item 3(i). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配防火廚櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、瓷面烤爐、酒櫃、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(i)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe (in Suite 2&3 and Master Bedroom), motorized curtain (except Bedroom 1), television (only in Suite 1 and Master Bedroom) and AV system (only in Suite 1) including Blu-ray player with AV receiver, recessed ceiling type loudspeakers and recessed ceiling type subwoofer. For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製嵌入式衣櫃(設於套房2&3及主人睡房)、電動窗簾(睡房1除外)、電視機(只設於套房1及主人睡房)及影視系統(只設於套房1)包括藍光影碟播放機連擴音系統、天花嵌入式揚聲器及天花嵌入式超低音喇叭。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom, all Suite(s), all Bedroom(s) and Lounge Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、所有套房、所有睡房及雅座均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom, all Suite(s), all Bedroom(s), and Lounge Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、所有套房、所有睡房及雅座均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

41 Lai Ping Road 麗坪路41號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Garden) - Glazed folding door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃摺門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame and door closer	廚房門 - 防火玻璃門配鋼門框及氣鼓
		Kitchen Door (To Spiral Staircase) - Painted fire resisting solid core timber door with timber door frame, door stopper and door lockset	廚房門(進出旋轉樓梯) - 防火實心木門配油漆飾面、木門框、門擋及門鎖
		Bedroom 4 Door (To Garden) - Glazed door with aluminium door frame and door lockset	睡房4門(進出花園) - 玻璃門配鋁門框及門鎖
		Bedroom 4 Door - Glazed sliding door with steel door frame	睡房4門 - 玻璃趟門配鋼門框
		Powder Room Door - Spray paint hollow core timber door with timber door frame, louver panel, door stopper, door closer and door lockset	化粧間門 - 空心木門配噴漆飾面、木門框、百葉窗、門擋、氣鼓及門鎖
		Suite/ Bedroom/ Utility Room Door(s) - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	套房/睡房/多用途房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Bathroom Door(s) - Spray paint hollow core timber door with timber door frame, louver panel, door stopper and door lockset	浴室門 - 空心木門配噴漆飾面、木門框、百葉窗、門擋及門鎖
		Bedroom 1 Door (To Flat Roof) - Glazed sliding door with aluminium door frame and door lockset	睡房1門(進出平台) - 玻璃趟門配鋁門框及門鎖
		Bedroom 1 Door (To Master Bedroom) - Glazed sliding door with steel door frame	睡房1門(進出主人睡房) - 玻璃趟門配鋼門框
		Master Bedroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Flat Roof) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出平台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Spray paint and inner timber panel hollow core timber sliding door	主人浴室門 - 空心木趟門配噴漆飾面及內木飾面
		Lavatory/ Genuine Store Room Door(s) - Aluminium folding door with aluminium door frame, louver panel and door lockset	洗手間/儲物室門 - 鋁摺門配鋁門框、百葉窗及門鎖
		P&F Water Pump Room Door - Spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	食水及沖廁水泵房門 - 防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Roof Door - Glazed door with aluminium door frame and door lockset	天台門 - 玻璃門配鋁門框及門鎖
		Electrical & Mechanical Area Door - Aluminium grille door with door lockset	機電空間門 - 鋁格柵門配門鎖



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

41 Lai Ping Road 麗坪路41號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, free-standing chrome plated bath mixer (only in Master Bathroom), vitreous china wash basin, free-standing polymarble bathtub (only in Master Bathroom)(1850mm(L) x 850mm(W) x 560mm(D)), vitreous china water closet, chrome plated paper holder, metal mirror cabinet, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom), cosmetic mirror (only in Master Bathroom) and exhaust fan. For water supply system, please refer to item 3(i). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、獨立式鍍鉻浴缸水龍頭(只設於主人浴室)、搪瓷洗手盆、獨立式人造石浴缸(只設於主人浴室)(長度1850毫米x闊度850毫米x深度560毫米)、搪瓷坐廁、鍍鉻廁紙架、金屬製鏡櫃、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)、化粧鏡(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(i)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with melamine door panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, salamander, wine conditioning unit, exhaust fan and electric water heater. For water supply system, please refer to item 3(i). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配防火廚櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、瓷面烤爐、酒櫃、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(i)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe (only in Master Bedroom).	選用木製嵌入式衣櫃(只設於主人睡房)。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom, all Suite(s) and all Bedroom(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、所有套房及所有睡房均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom, all Suite(s) and all Bedroom(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、所有套房及所有睡房均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

43, 45, 49 Lai Ping Road 麗坪路43、45及49號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Garden) - Glazed folding door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃摺門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame and door closer	廚房門 - 防火玻璃門配鋼門框及氣鼓
		Genuine Store Room Door - Glazed sliding door with steel door frame	儲物室門 - 玻璃趟門配鋼門框
		Powder Room Door - Spray paint hollow core timber door with timber door frame, louver panel, door stopper, door closer and door lockset	化粧間門 - 空心木門配噴漆飾面、木門框、百葉窗、門擋、氣鼓及門鎖
		Suite/ Bedroom Door(s) - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	套房/睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Maid Room Door - Spray paint hollow core timber door with timber door frame, door stopper, door closer and door lockset	工人房門 - 空心木門配噴漆飾面、木門框、門擋、氣鼓及門鎖
		Bathroom Door(s) - Spray paint hollow core timber door with timber door frame, louver panel, door stopper and door lockset	浴室門 - 空心木門配噴漆飾面、木門框、百葉窗、門擋及門鎖
		Master Bedroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Spray paint and inner timber panel hollow core timber door with timber door frame, louver panel, door stopper and door lockset	主人浴室門 - 空心木門配噴漆飾面及內木飾面、木門框、百葉窗、門擋及門鎖
		Lavatory Door - Aluminium folding door with aluminium door frame, louver panel and door lockset	洗手間門 - 鋁摺門配鋁門框、百葉窗及門鎖

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

43, 45, 49 Lai Ping Road 麗坪路43、45及49號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, chrome plated bath mixer (only in Master Bathroom), vitreous china wash basin, enamelled steel bathtub (only in Master Bathroom)(1800mm(L) x 800mm(W) x 420mm(D)), vitreous china water closet, chrome plated paper holder, metal mirror cabinet, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom), cosmetic mirror (only in Master Bathroom) and exhaust fan. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、鍍鉻浴缸水龍頭(只設於主人浴室)、搪瓷洗手盆、搪瓷鑄鋼浴缸(只設於主人浴室)(長度1800毫米x闊度800毫米x深度420毫米)、搪瓷坐廁、鍍鉻廁紙架、金屬製鏡櫃、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)、化粧鏡(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with melamine door panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, exhaust fan and electric water heater. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配防火廚櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Not Applicable	不適用
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom, Suite, all Bedroom(s) and Genuine Store Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房、所有睡房及儲物室均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom, Suite, all Bedroom(s) and Genuine Store Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房、所有睡房及儲物室均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均先裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

47 Lai Ping Road 麗坪路47號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配木飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Living Area and Dining Area) - Glazed fire resisting door with steel door frame and door closer	廚房門(進出客廳及飯廳) - 防火玻璃門配鋼門框及氣鼓
		Kitchen Door (To Garden) - Glazed folding door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃摺門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame and door closer	廚房門 - 防火玻璃門配鋼門框及氣鼓
		Cloak Room Door - Timber panel hollow core timber door with timber door frame, door stopper and door lockset	衣帽室門 - 空心木門配木飾面、木門框、門擋及門鎖
		Suite Door(s) - Timber panel hollow core timber door with timber door frame, door stopper and door lockset	套房門 - 空心木門配木飾面、木門框、門擋及門鎖
		Powder Room Door - Timber panel hollow core timber door with timber door frame and door lockset	化粧間門 - 空心木門配木飾面、木門框及門鎖
		Bathroom Door(s) - Timber panel hollow core timber door with timber door frame, louver panel, door stopper and door lockset	浴室門 - 空心木門配木飾面、木門框、百葉窗、門擋及門鎖
		Master Bedroom Door - Timber panel hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配木飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Glazed door with steel door frame	主人浴室門 - 玻璃門配鋼門框
		Walk-in Closet Door - Glazed sliding door with steel door frame	衣帽間門 - 玻璃趟門配鋼門框
		P&F Water Pump Room Door - Timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset	食水及沖廁水泵房門 - 防火實心木門配木飾面、木門框、氣鼓及門鎖
		Roof Door - Glazed door with aluminium door frame and door lockset	天台門 - 玻璃門配鋁門框及門鎖
		Electrical & Mechanical Area Door - Aluminium grille door with door lockset	機電空間門 - 鋁格柵門配門鎖



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

47 Lai Ping Road 麗坪路47號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, chrome plated bath mixer (only in Master Bathroom), vitreous china wash basin, acrylic bathtub (only in Master Bathroom)(1829mm(L) x 914mm(W) x 584mm(D)), vitreous china water closet, chrome plated paper holder, metal mirror cabinet, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom) and exhaust fan. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻鍍鉻花灑套裝、鍍鉻浴缸水龍頭(只設於主人浴室)、搪瓷洗手盆、丙烯酸樹脂浴缸(只設於主人浴室)(長度1829毫米x闊度914毫米x深度584毫米)、搪瓷坐廁、鍍鉻廁紙架、金屬製鏡櫃、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with melamine door panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, exhaust fan, electric water heater and motorized curtain. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配防火廚櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、抽氣扇、電熱水爐及電動窗簾。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe, television (only in Master Bedroom) and motorized curtain. For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製嵌入式衣櫃、電視機(只設於主人睡房)及電動窗簾。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom and all Suite(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房及所有套房均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom and all Suite(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房及所有套房均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均先裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

51 Lai Ping Road 麗坪路51號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配木飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Garden) - Glazed door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃門配鋁門框及門鎖
		Kitchen Door - Wood veneered fire resisting timber door with door closer	廚房門 - 防火木門配木皮飾面及氣鼓
		Genuine Store Room Door - Wood veneered hollow core timber sliding door with timber door frame and door lockset	儲物室門 - 空心木趟門配木皮飾面、木門框及門鎖
		Suite Door(s) - Wood veneered hollow core timber door with timber door frame, door stopper and door lockset	套房門 - 空心木門配木皮飾面、木門框、門擋及門鎖
		Bathroom/ Powder Room Door(s) - Wood veneered hollow core timber door with timber door frame, louver panel, door stopper and door lockset	浴室/化粧間門 - 空心木門配木皮飾面、木門框、百葉窗、門擋及門鎖
		Master Bedroom Door - Wood veneered hollow core timber door with timber door frame and door lockset	主人睡房門 - 空心木門配木皮飾面、木門框及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Stainless steel sliding door with steel door frame and louver panel	主人浴室門 - 不銹鋼趟門配鋼門框及百葉窗
		P&F Water Pump Room Door - Timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset	食水及沖廁水泵房門 - 防火實心木門配木飾面、木門框、氣鼓及門鎖
		Roof Door - Glazed door with aluminium door frame and door lockset	天台門 - 玻璃門配鋁門框及門鎖
		Electrical & Mechanical Area Door - Aluminium grille door with door lockset	機電空間門 - 鋁格柵門配門鎖

Fittings, Finishes and Appliances

裝置、裝修物料及設備

3. Interior Fittings 室內裝置

51 Lai Ping Road 麗坪路51號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, chrome plated bath mixer (only in Master Bathroom), vitreous china wash basin (only in Bathroom), natural stone wash basin (only in Master Bathroom), free-standing bathtub (only in Master Bathroom)(1700mm(L) x 850mm(W) x 560mm(D)), vitreous china water closet, chrome plated towel bar, chrome plated paper holder, wooden mirror cabinet, wooden mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom) and exhaust fan. For water supply system, please refer to item 3(i). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、鍍鉻浴缸水龍頭(只設於主人浴室)、搪瓷洗手盆(只設於浴室)、天然石材洗手盆(只設於主人浴室)、獨立式浴缸(只設於主人浴室)(長度1700毫米x闊度850毫米x深度560毫米)、搪瓷坐廁、鍍鉻毛巾架、鍍鉻廁紙架、木製鏡櫃、木製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(i)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with bilaminate with aluminium edge door panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, exhaust fan and electric water heater. For water supply system, please refer to item 3(i). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配層壓板材包鋁邊飾面廚櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(i)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe, television (only in Master Bedroom) and motorized curtain (in Suite 2 and Master Bedroom). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製嵌入式衣櫃、電視機(只設於主人睡房)及電動窗簾(設於套房2及主人睡房)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom, all Suite(s) and Genuine Store Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、所有套房及儲物室均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom, all Suite(s) and Genuine Store Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、所有套房及儲物室均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

53, 55, 57, 59 Lai Ping Road 麗坪路53、55、57及59號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Garden) - Glazed door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame and door closer	廚房門 - 防火玻璃門配鋼門框及氣鼓
		Genuine Store Room Door - Glazed sliding door with steel door frame	儲物室門 - 玻璃趟門配鋼門框
		Powder Room Door - Spray paint hollow core timber door with timber door frame, louver panel, door stopper, door closer and door lockset	化粧間門 - 空心木門配噴漆飾面、木門框、百葉窗、門擋、氣鼓及門鎖
		Suite/ Bedroom Door(s) - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	套房/睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Maid Room Door - Spray paint hollow core timber door with timber door frame, door stopper , door closer and door lockset	工人房門 - 空心木門配噴漆飾面、木門框、門擋、氣鼓及門鎖
		Bathroom Door(s) - Spray paint hollow core timber door with timber door frame, louver panel, door stopper and door lockset	浴室門 - 空心木門配噴漆飾面、木門框、百葉窗、門擋及門鎖
		Master Bedroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Spray paint and inner timber panel hollow core timber door with timber door frame, louver panel, door stopper and door lockset	主人浴室門 - 空心木門配噴漆飾面及內木飾面、木門框、百葉窗、門擋及門鎖
		Lavatory Door - Aluminium folding door with aluminium door frame, louver panel and door lockset	洗手間 - 鋁摺門配鋁門框、百葉窗及門鎖



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

53, 55, 57, 59 Lai Ping Road 麗坪路53、55、57及59號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, chrome plated bath mixer (only in Master Bathroom), vitreous china wash basin, enamelled steel bathtub (only in Master Bathroom)(1700mm(L) x 700mm(W) x 420mm(D)), vitreous china water closet, chrome plated paper holder, metal mirror cabinet, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom), cosmetic mirror (only in Master Bathroom) and exhaust fan. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、鍍鉻浴缸水龍頭(只設於主人浴室)、搪瓷洗手盆、搪瓷鑄鋼浴缸(只設於主人浴室)(長度1700毫米x闊度700毫米x深度420毫米)、搪瓷坐廁、鍍鉻廁紙架、金屬製鏡櫃、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)、化粧鏡(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with melamine door panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, exhaust fan and electric water heater. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配防火廚櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Not Applicable	不適用
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom, Suite, all Bedroom(s) and Genuine Store Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房、所有睡房及儲物室均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom, Suite, all Bedroom(s) and Genuine Store Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房、所有睡房及儲物室均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

61 Lai Ping Road 麗坪路61號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame, door closer and door stopper	廚房門 - 防火玻璃門配鋼門框、氣鼓及門擋
		Kitchen Door (To Living Area and Dining Area) - Timber panel solid core fire resisting door with timber door frame, door closer, door stopper and door lockset	廚房門(進出客廳及飯廳) - 防火木門配木飾面、木門框、氣鼓、門擋及門鎖
		Game Room Door - Glazed door with steel door frame and door closer	娛樂室門 - 玻璃趟門配鋼門框及氣鼓
		Game Room Door (To Garden) - Glazed folding door with aluminium door frame and door lockset	娛樂室門(進出花園) - 玻璃摺門配鋁門框及門鎖
		Suite/ Bedroom Door(s) - Timber panel hollow core timber door with timber door frame, door stopper and door lockset	套房/睡房門 - 空心木門配木飾面、木門框、門擋及門鎖
		Lounge Room Door - Glazed sliding door with steel door frame	雅座門 - 玻璃趟門配鋼門框
		Walk-in Closet Door - Glazed and mirror sliding door with steel door frame	衣帽間門 - 玻璃及鏡趟門配鋼門框
		Bathroom/ Powder Room Door(s) - Timber panel hollow core timber door with timber door frame, door stopper and door lockset	浴室/化粧間門 - 空心木門配木飾面、木門框、門擋及門鎖
		Master Bedroom Door - Timber panel hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配木飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door(s) - Glazed and mirror sliding door with steel door frame	主人浴室門 - 玻璃及鏡趟門配鋼門框

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

61 Lai Ping Road 麗坪路61號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, chrome plated bath mixer (only in Master Bathroom and Bathroom 1), vitreous china wash basin, enamelled steel bathtub (in Master Bathroom - 1700mm(L) x 750mm(W) x 410mm(D); in Bathroom 1- 1500mm(L) x 700mm(W) x 410mm(D)), vitreous china water closet, chrome plated paper holder, metal mirror cabinet, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom) and exhaust fan. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、鍍鉻浴缸水龍頭(只設於主人浴室及浴室1)、搪瓷洗手盆、搪瓷鑄鋼浴缸(設於主人浴室 - 長度1700毫米x闊度750毫米x深度410毫米; 設於浴室1 - 長度1500毫米x闊度700毫米x深度410毫米)、搪瓷坐廁、鍍鉻廁紙架、金屬製鏡櫃、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)及抽氣扇。有關供水設備，請參閱細項3(j)。有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with glossy lacquered panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, salamander, wine conditioning unit, exhaust fan and electric water heater. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配高光焗漆櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體食爐蒸爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、瓷面烤爐、酒櫃、抽氣扇及電熱水爐。有關供水設備，請參閱細項3(j)。有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe (in Bedroom 2, Suite and Master Bedroom), television (only in Master Bedroom) and motorized curtain. For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製嵌入式衣櫃(設於睡房2、套房及主人睡房)、電視機(只設於主人睡房)及電動窗簾。有關設備之品牌及型號，請參閱「設備」內之說明表。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom, Suite, all Bedroom(s), Game Room and Lounge Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房、所有睡房、娛樂室及雅座均裝妥電話插座。有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom, Suite, all Bedroom(s), Game Room and Lounge Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房、所有睡房、娛樂室及雅座均裝妥公用天線及收音機天線插座。有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。提供三相電力供電並備有配電箱。有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

63, 67, 69, 71 Lai Ping Road 麗坪路63、67、69及71號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Garden) - Glazed folding door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃摺門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame and door closer	廚房門 - 防火玻璃門配鋼門框及氣鼓
		Genuine Store Room Door - Glazed sliding door with steel door frame	儲物室門 - 玻璃趟門配鋼門框
		Powder Room Door - Spray paint hollow core timber door with timber door frame, louver panel, door stopper, door closer and door lockset	浴室/化粧間門 - 空心木門配噴漆飾面、木門框、百葉窗、門擋、氣鼓及門鎖
		Suite/ Bedroom Door(s) - Spray paint hollow core timber door with timber door frame, door closer and door lockset	套房/睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Maid Room Door - Spray paint hollow core timber door with timber door frame, door stopper, door closer and door lockset	工人房門 - 空心木門配噴漆飾面、木門框、門擋、氣鼓及門鎖
		Bathroom Door(s) - Spray paint hollow core timber door with timber door frame, louver panel, door stopper and door lockset	浴室門 - 空心木門配噴漆飾面、木門框、百葉窗、門擋及門鎖
		Master Bedroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Spray paint and inner timber panel hollow core timber door with timber door frame, louver panel, door stopper and door lockset	主人浴室門 - 空心木門配噴漆飾面及內木飾面、木門框、百葉窗、門擋及門鎖



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

63, 67, 69, 71 Lai Ping Road 麗坪路63、67、69及71號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, chrome plated bath mixer (only in Master Bathroom), vitreous china wash basin, enamelled steel bathtub (only in Master Bathroom)(1700mm(L) x 700mm(W) x 420mm(D)), vitreous china water closet, chrome plated paper holder, metal mirror cabinet, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom), cosmetic mirror (only in Master Bathroom), and exhaust fan. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、鍍鉻浴缸水龍頭(只設於主人浴室)、搪瓷洗手盆、搪瓷鑄鋼浴缸(只設於主人浴室)(長度1700毫米x闊度700毫米x深度420毫米)、搪瓷坐廁、鍍鉻廁紙架、金屬製鏡櫃、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)、化粧鏡(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with melamine door panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, exhaust fan and electric water heater. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配防火廚櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe (only in Master Bedroom)(only in 63 and 67 Lai Ping Road).	選用木製嵌入式衣櫃(只設於主人睡房)(只設於麗坪路63及67號)。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom, Suite, all Bedroom(s) and Genuine Store Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房、所有睡房及儲物室均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom, Suite, all Bedroom(s) and Genuine Store Room. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房、所有睡房及儲物室均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

65 Lai Ping Road 麗坪路65號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Garden) - Glazed folding door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃摺門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame and door closer	廚房門 - 防火玻璃門配鋼門框及氣鼓
		Bedroom 1 Door - Glazed sliding door with stainless steel door frame	睡房 1門 - 玻璃趟門配不銹鋼門框
		Suite/ Bedroom 2 Door(s) - Timber panel hollow core timber door with timber door frame, door stopper and door lockset	套房/睡房 2門 - 空心木門配木飾面、木門框、門擋及門鎖
		Maid Room Door - Timber panel solid core timber door with timber door frame, door stopper, door closer and door lockset	工人房門 - 實心木門配木飾面、木門框、門擋、氣鼓及門鎖
		Bathroom 2 Door - Timber panel hollow core timber door with timber door frame, louver panel, door stopper and door lockset	浴室2門 - 空心木門配木飾面、木門框、百葉窗、門擋及門鎖
		Bathroom 1 Door - Glazed door with steel door frame, louver panel, door closer and door lockset	浴室1門 - 玻璃門配鋼門框、百葉窗、氣鼓及門鎖
		Powder Room Door - Timber panel hollow core timber door with timber door frame, door stopper, door closer and door lockset	化粧間門 - 空心木門配木飾面、木門框、門擋、氣鼓及門鎖
		Master Bedroom Door - Timber panel hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配木飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Glazed door with steel door frame, louver panel, and door lockset	主人浴室門 - 玻璃門配鋼門框、百葉窗及門鎖
		Walk-in Closet Door - Glazed sliding door with steel door frame	衣帽間門 - 玻璃趟門配鋼門框
		Lavatory Door - Aluminium folding door with aluminium door frame, louver panel and door lockset	洗手間門 - 鋁摺門配鋁門框、百葉窗及門鎖

		P&F Water Pump Room Door - Spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	食水及沖廁水泵房門 - 防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Roof Door - Glazed door with aluminium door frame and door lockset	天台門 - 玻璃門配鋁門框及門鎖
		Electrical & Mechanical Area Door - Aluminium grille door with door lockset	機電空間門 - 鋁格柵門配門鎖

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

65 Lai Ping Road 麗坪路65號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, free-standing chrome plated bath mixer (only in Master Bathroom), vitreous china wash basin, free-standing polymarble bathtub (only in Master Bathroom)(1850mm(L) x 850mm(W) x 560mm(D)), vitreous china water closet, chrome plated paper holder, metal mirror cabinet, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom) and exhaust fan. For water supply system, please refer to item 3(i). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、獨立式鍍鉻浴缸水龍頭(只設於主人浴室)、搪瓷洗手盆、獨立式人造石浴缸(只設於主人浴室)(長度1850毫米x闊度850毫米x深度560毫米)、搪瓷坐廁、鍍鉻廁紙架、金屬製鏡櫃、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(i)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with glossy laminated panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, exhaust fan and electric water heater. For water supply system, please refer to item 3(i). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配高光膠板櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(i)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe (in Bedroom 2, Suite and Master Bedroom), television (in Bedroom 1 and Master Bedroom) and motorized curtain. For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製嵌入式衣櫃(設於睡房2、套房及主人睡房)、電視機(設於睡房1及主人睡房)及電動窗簾。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom, Suite and all Bedroom(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房及所有睡房均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom, Suite and all Bedroom(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房、套房及所有睡房均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

73, 77 Lai Ping Road 麗坪路73及77號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner timber panel fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner timber panel solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內木飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door (To Garden) - Glazed door with aluminium door frame and door lockset	廚房門(進出花園) - 玻璃門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame and door closer	廚房門 - 防火玻璃門配鋼門框及氣鼓
		Genuine Store Room Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	儲物室門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Bedroom/ Maid Room Door(s) - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	睡房/工人房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Powder Room Door - Spray paint hollow core timber door with timber door frame, door stopper, door closer and door lockset	化粧間門 - 空心木門配噴漆飾面、木門框、門擋、氣鼓及門鎖
		Bathroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	浴室門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Master Bedroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Spray paint and inner timber panel hollow core timber door with timber door frame, door stopper and door lockset	主人浴室門 - 空心木門配噴漆飾面及內木飾面、木門框、門擋及門鎖
		Lavatory Door - Aluminium folding door with aluminium door frame, louver panel and door lockset	洗手間門 - 鋁摺門配鋁門框、百葉窗及門鎖

		P&F Water Pump Room Door - Spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	食水及沖廁水泵房門 - 防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Roof Door - Glazed door with aluminium door frame and door lockset	天台門 - 玻璃門配鋁門框及門鎖
		Electrical & Mechanical Area Door(s) - Aluminium grille door with door lockset	機電空間門 - 鋁格柵門配門鎖



Fittings, Finishes and Appliances

裝置、裝修物料及設備

3. Interior Fittings 室內裝置

73, 77 Lai Ping Road 麗坪路73及77號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, chrome plated bath mixer, vitreous china wash basin, enamelled steel bathtub (in Master Bathroom - 1700mm(L) x 700mm(W) x 410mm(D); in Bathroom - 1600mm(L) x 700mm(W) x 410mm(D)), vitreous china water closet, chrome plated paper holder, metal mirror cabinet, metal mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom), cosmetic mirror (only in Master Bathroom) and exhaust fan. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、鍍鉻浴缸水龍頭、搪瓷洗手盆、搪瓷鑄鋼浴缸(設於主人浴室 - 長度1700毫米x闊度700毫米x深度410毫米; 設於浴室 - 長度1600毫米x闊度700毫米x深度410毫米)、搪瓷坐廁、鍍鉻廁紙架、金屬製鏡櫃、金屬製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)、化粧鏡(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with melamine door panels, stainless steel sink with chrome plated sink mixer, gas hob, cooker hood, oven, steam oven, dishwasher, refrigerator, exhaust fan and electric water heater. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配防火廚櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設氣體煮食爐、抽油煙機、焗爐、蒸爐、洗碗碟機、雪櫃、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe (only in Master Bedroom)(only in 73 Lai Ping Road).	選用木製嵌入式衣櫃(只設於主人睡房)(只設於麗坪路73號)。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom and all Bedroom(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房及所有睡房均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom and all Bedroom(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房及所有睡房均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

75 Lai Ping Road 麗坪路75號

Item	細項	Description	描述
(a) Doors	門	Carpark Level Entrance Doors - One facing Carpark is metal panel and inner spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset The other one is spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	停車場入口大門 - 向停車場為防火實心木門配金屬飾面及內噴漆飾面、木門框、氣鼓及門鎖 另一道為防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Main Entrance Door - Metal panel and inner spray paint solid core timber door with timber door frame, door closer and door lockset	入口大門 - 實心木門配金屬飾面及內噴漆飾面、木門框、氣鼓及門鎖
		Living Area and Dining Area Door (To Garden) - Glazed sliding door with aluminium door frame and door lockset	客廳及飯廳門(進出花園) - 玻璃趟門配鋁門框及門鎖
		Kitchen Door - Glazed fire resisting door with steel door frame and door closer	廚房門 - 防火玻璃門配鋼門框及氣鼓
		Genuine Store Room Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	儲物室門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Powder Room Door - Mirror panel and inner spray paint hollow timber door with timber door frame and door lockset	化粧間門 - 空心木門配鏡飾面及內噴漆飾面、木門框及門鎖
		Bedroom Door(s) - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Bathroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	浴室門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Master Bedroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	主人睡房門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		Master Bedroom Door (To Balcony) - Glazed sliding door with aluminium door frame and door lockset	主人睡房門(進出露台) - 玻璃趟門配鋁門框及門鎖
		Master Bathroom Door - Spray paint hollow core timber door with timber door frame, door stopper and door lockset	主人浴室門 - 空心木門配噴漆飾面、木門框、門擋及門鎖
		P&F Water Pump Room Door - Spray paint fire resisting solid core timber door with timber door frame, door closer and door lockset	食水及沖廁水泵房門 - 防火實心木門配噴漆飾面、木門框、氣鼓及門鎖
		Roof Door - Glazed door with aluminium door frame and door lockset	天台門 - 玻璃門配鋁門框及門鎖
		Electrical & Mechanical Area Door(s) - Aluminium grille door with door lockset	機電空間門 - 鋁格柵門配門鎖

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

75 Lai Ping Road 麗坪路75號

Item	細項	Description	描述
(b) Bathroom	浴室	Fitted with sanitary wares and fittings include chrome plated wash basin mixer, chrome plated shower set, chrome plated bath mixer, vitreous china wash basin, enamelled steel bathtub (in Master Bathroom - 1700mm(L) x 700mm(W) x 410mm(D); in Bathroom - 1600mm(L) x 700mm(W) x 410mm(D)), vitreous china water closet, chrome plated paper holder, timber and solid acrylic mirror cabinet, timber and solid acrylic mirror cabinet with mirror heater mat (only in Master Bathroom), floor heat system (only in Master Bathroom), cosmetic mirror (only in Master Bathroom), and exhaust fan. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用潔具及配件包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、鍍鉻浴缸水龍頭、搪瓷洗手盆、搪瓷鑄鋼浴缸(設於主人浴室 - 長度1700毫米x闊度700毫米x深度410毫米; 設於浴室 - 長度1600毫米x闊度700毫米x深度410毫米)、搪瓷坐廁、鍍鉻廁紙架、木及丙烯酸樹脂製鏡櫃、木及丙烯酸樹脂製鏡櫃配防霧裝置(只設於主人浴室)、地暖系統(只設於主人浴室)、化粧鏡(只設於主人浴室)及抽氣扇。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(c) Kitchen	廚房	Fitted with wooden cabinet with glossy lacquered panels, stainless steel sink with chrome plated sink mixer, induction hob, gas hob, cooker hood, dishwasher, exhaust fan and electric water heater. For water supply system, please refer to item 3(j). For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製廚櫃系列配高光焗漆櫃門板、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭，另設電磁爐、氣體煮食爐、抽油煙機、洗碗碟機、抽氣扇及電熱水爐。 有關供水設備，請參閱細項3(j)。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(d) Bedroom	睡房	Fitted with wooden built-in wardrobe (in Bedroom 1 and Master Bedroom), television (only in Bedroom 2) and motorized curtain. For brand name and model no. of appliances, please refer to the schedules in “Appliances”.	選用木製嵌入式衣櫃(設於睡房1及主人睡房)及電視機(只設於睡房2)及電動窗簾。 有關設備之品牌及型號，請參閱「設備」內之說明表。
(e) Telephone	電話	Telephone points are installed in Living Area and/or Dining Area, Master Bedroom and all Bedroom(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房及所有睡房均裝妥電話插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(f) Aerials	天線	Communal TV and FM points are installed in Living Area and/or Dining Area, Master Bedroom and all Bedroom(s). For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	客廳及/或飯廳、主人睡房及所有睡房均裝妥公用天線及收音機天線插座。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	All cables are concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices and cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided. Three phase electricity supply with MCB board are provided. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線及廚櫃內。裝有配電箱及包括漏電保護。 提供三相電力供電並備有配電箱。 有關接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Town Gas points are provided in Kitchen and Roof and connected to gas hob and gas water heater respectively.	廚房及天台內均裝妥煤氣喉並分別接駁氣體煮食爐及煤氣熱水爐。
(i) Washing machine connection point	洗衣機接駁點	The connection points for washing machine and dryer are located in E/M Area on the Roof.	洗衣機及乾衣機接駁點位於天台機電空間。
(j) Water supply	供水	PVC-Coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom is provided by gas water heater installed in E/M Area on the Roof and hot water supply to Kitchen is provided by electric water heater installed in Kitchen.	冷熱水喉管全部採用有聚氯乙烯層保護之暗藏銅喉。天台機電空間裝有煤氣熱水爐供應浴室熱水而廚房裝有電熱水爐供應廚房熱水。

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 4. Miscellaneous 雜項

Item	細項	Description	描述
(a) Lifts	升降機	(Only in 39 & 41 Lai Ping Road) - 1 nos. of “Mitsubishi Electric” lift (model no.: ELENESSA) - Floor served: Carpark Floor to Roof	(只設於麗坪路39及41號) - 配備1部「三菱電機」電梯（型號：ELENESSA） - 所停層數: 停車場至天台
(b) Letter box	信箱	Not Applicable	不適用
(c) Refuse collection	垃圾收集	Domestic refuse will be collected and centrally handled at refuse storage and material recovery chambers at Carpark Floor	家居垃圾運送至停車場垃圾及物料回收房作中央處理
(d) Water meter, electricity meter and gas meter	水錶、電錶及氣體錶	Separate meters for potable water and electricity are provided at Carpark Floor and separate meter for town gas is provided at G/F	獨立水錶及電錶安裝在停車場，獨立氣體錶安裝在地下

### 5. Security Service 保安設施

Item	細項	Description	描述
Security System	保安系統	- CCTV security systems are provided at Main Entrance, Clubhouse, Carpark Floor driveway and site boundary - Video door phones are installed at the entrances at all floors for all houses - Infrared sensors are provided along the site boundary facing slope side - Motion sensors are provided at front and rear gardens for all houses - Security door contacts, window contacts, glass break detectors and panic button are installed for all houses - Security alarm signal from all houses will be transmitted to Guard Room - Provision of conduit for additional telephone line for the security linking with Security Signal Monitoring Company	- 發展項目入口、會所、停車場車路及沿發展項目邊界均裝有閉路電視監察系統 - 各洋房之各層入口均裝有視像對講機 - 沿山坡之發展項目部份邊界裝有紅外線感應器 - 各洋房之前後花園均裝有動態感應器 - 各洋房內均裝有窗戶及出入門之磁力感應器、玻璃破碎感應器及緊急按鈕 - 各洋房之警報訊號均會傳送至保安室 - 各洋房均額外提供一組預留電話線管道以供接駁至防盜警報監察中心

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

39 Lai Ping Road 麗坪路39號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	H 6890 BP
Steam Oven 蒸爐	Miele	DG 6800
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Sub-Zero	ICBBI - 48S/OX
Salamander 瓷面烤爐	Miele	CS 1421 S
Wine Conditioning Unit 酒櫃	Miele	KWT 1602 Vi
Location 位置 - Living Area and Dining Area 客廳及飯廳		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Blu-ray Player with AV Receiver 藍光影碟播放機連擴音系統	Panasonic	SC-BTT405
Recessed Ceiling Type Loudspeakers 天花嵌入式揚聲器	PROFICIENT	C606
Recessed Ceiling Type Subwoofer 天花嵌入式超低音喇叭	SpeakerCraft	BAS8.2
Television 電視機	LG	LG 79UF9500
Motorized Curtain 電動窗簾	SOMFY	Glydea 60e
Location 位置 - Bedroom 2 and Suite 2 & 3 睡房 2 及套房 2 及 3		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT Glydea 60e
Location 位置 - Suite 1 套房 1		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Blu-ray Player with AV Receiver 藍光影碟播放機連擴音系統	Panasonic	SC-BTT405
Recessed Ceiling Type Loudspeakers 天花嵌入式揚聲器	PROFICIENT	C606
Recessed Ceiling Type Subwoofer 天花嵌入式超低音喇叭	SpeakerCraft	BAS8.2
Television 電視機	LG	LG 55UF8500
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT Glydea 60e
Location 位置 - Master Bedroom 主人睡房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UF8500
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT Glydea 60e

Location 位置 - Bathroom and Master Bathroom 浴室及主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - Garden 花園		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Built-in BBQ 嵌入式燒烤爐	Beefeater	S3000s 4B BBQ Build In
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

41 Lai Ping Road 麗坪路41號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	H 6290 B
Steam Oven 蒸爐	Miele	DG 6200
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Sub-Zero	ICBBI - 48S/OX
Salamander 瓷面烤爐	Miele	CS 1421 S
Wine Conditioning Unit 酒櫃	Miele	KWT 1602 Vi
Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

43, 45, 49 Lai Ping Road 麗坪路43、45、49號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	H 6290 B
Steam Oven 蒸爐	Miele	DG 6200
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Sub-Zero	ICBBI - 48S/OX
Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

47 Lai Ping Road 麗坪路47號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	H 6890 BP
Steam Oven 蒸爐	Miele	DG 6800
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Sub-Zero	ICBBI - 48S/OX
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Living Area and Dining Area 客廳及飯廳		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 79UB9800
Blu-ray Player with AV Receiver 藍光影碟播放機連擴音系統	Panasonic	SC-BTT405
Recessed Ceiling Type Loudspeakers 天花嵌入式揚聲器	PROFICIENT	C606
Recessed Ceiling Type Subwoofer 天花嵌入式超低音喇叭	SpeakerCraft	BAS8.2
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Master Bedroom 主人睡房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UB9500
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Suite 套房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - Roof 天台		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Built-in BBQ 嵌入式燒烤爐	Beefeater	S3000s 4B BBQ Build In
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

51 Lai Ping Road 麗坪路51號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	M 6860 BP
Steam Oven 蒸爐	Miele	DG 6800
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Sub-Zero	ICBBI - 48S/OX
Location 位置 - Living Area and Dining Area 客廳及飯廳		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 65UB9500
Television 電視機	LG	LG 55UB9500
Blu-ray Player with AV Receiver 藍光影碟播放機連擴音系統	Panasonic	SC-BTT405
Recessed Ceiling Type Loudspeakers 天花嵌入式揚聲器	PROFICIENT	C606
Recessed Ceiling Type Subwoofer 天花嵌入式超低音喇叭	SpeakerCraft	BAS8.2
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Master Bedroom 主人睡房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 65UB9500
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Suite 2 套房 2		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Genuine Store Room 儲物室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UB9500
Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HMO-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System

Location 位置 - Roof 天台		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Built-in BBQ 嵌入式燒烤爐	Beefeater	S3000s 4B BBQ Build In
Motorized Roller Blind 電動捲簾	Lutron	QS64
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

53, 55, 57, 59 Lai Ping Road 麗坪路53、55、57、59號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	H 6260 B
Steam Oven 蒸爐	Miele	DG 6200
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Sub-Zero	ICBBI - 48S/OX
Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

61 Lai Ping Road 麗坪路61號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	H 6890 BP
Steam Oven 蒸爐	Miele	DG 6800
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Sub-Zero	ICBBI - 48S/OX
Salamander 瓷面烤爐	Miele	CS 1421 S
Wine Conditioning Unit 酒櫃	Miele	KWT 1612 Vi
Location 位置 - Living Area and Dining Area 客廳及飯廳		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 79UB9800
Blu-ray Player with AV Receiver 藍光影碟播放機連擴音系統	Panasonic	SC-BTT405
Recessed Ceiling Type Loudspeakers 天花嵌入式揚聲器	PROFICIENT	C606
Recessed Ceiling Type Subwoofer 天花嵌入式超低音喇叭	SpeakerCraft	BAS8.2
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Master Bedroom 主人睡房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UB9500
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Suite 套房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Bedroom 睡房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Game Room 娛樂室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UB9500

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

61 Lai Ping Road 麗坪路61號

Location 位置 - Lounge Room 雅座		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UB9500
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - Garden 花園		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Built-in BBQ 嵌入式燒烤爐	Beefeater	S3000s 4B BBQ Build In
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

63, 67, 69, 71 Lai Ping Road 麗坪路63、67、69、71號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	H 6260 B
Steam Oven 蒸爐	Miele	DG 6200
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Gaggenau	RB 282 303
Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

65 Lai Ping Road 麗坪路65號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 422-6
Oven 焗爐	Miele	H 6890 BP
Steam Oven 蒸爐	Miele	DG 6800
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Sub-Zero	ICBBI - 48S/OX
Location 位置 - Living Area and Dining Area 客廳及飯廳		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 79UB9800
Blu-ray Player with AV Receiver 藍光影碟播放機連擴音系統	Panasonic	SC-BTT405
Recessed Ceiling Type Loudspeakers 天花嵌入式揚聲器	PROFICIENT	C606
Recessed Ceiling Type Subwoofer 天花嵌入式超低音喇叭	SpeakerCraft	BAS8.2
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Master Bedroom 主人睡房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UB9500
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Suite 套房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Bedroom 1 睡房1		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UB9500
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD
Location 位置 - Bedroom 2 睡房2		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	FOREST	FOREST SHUTTER EASYFOLD

Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - Roof 天台		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Built-in BBQ 嵌入式燒烤爐	Beefeater	S3000s 4B BBQ Build In
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

Fittings, Finishes and Appliances

裝置、裝修物料及設備

73, 77 Lai Ping Road 麗坪路73、77號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 3490
Oven 焗爐	Miele	H 6260 B
Steam Oven 蒸爐	Miele	DG 6200
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Refrigerator 雪櫃	Gaggenau	RB 282 303
Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HMO-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

75 Lai Ping Road 麗坪路75號

Location 位置 - Kitchen 廚房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Induction Hob 電磁爐	Miele	CS 1212-1 I
Gas Hob 氣體煮食爐	Miele	CS 1018
Gas Hob 氣體煮食爐	Miele	CS 1013-1
Cooker Hood 抽油煙機	Miele	DA 3460
Dishwasher 洗碗碟機	Miele	G 6160 SCVi
Location 位置 - Pantry 茶水間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Oven 焗爐	Miele	M 6860 BP
Steam Oven 蒸爐	Miele	DG 6800
Refrigerator 雪櫃	Gaggenau	RB 282 303
Location 位置 - Living Area and Dining Area 客廳及飯廳		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 79UB9800
Blu-ray Player with AV Receiver 藍光影碟播放機連擴音系統	Panasonic	SC-BTT405
Recessed Ceiling Type Loudspeakers 天花嵌入式揚聲器	PROFICIENT	C606
Recessed Ceiling Type Subwoofer 天花嵌入式超低音喇叭	SpeakerCraft	BAS8.2
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Master Bedroom 主人睡房		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Bedroom 1 睡房 1		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT
Location 位置 - Bedroom 2 睡房2		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Television 電視機	LG	LG 55UB9500
Motorized Curtain 電動窗簾	SOMFY	Glydea 35WT

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

75 Lai Ping Road 麗坪路75號

Location 位置 - Master Bathroom 主人浴室		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Mirror Heater Mat 防霧裝置	HW LEE	HM0-1
Floor Heat System 地暖系統	WARMUP	Underfloor Heating Foil System
Location 位置 - Roof 天台		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Built-in BBQ 嵌入式燒烤爐	Beefeater	S3000s 4B BBQ Build In
Location 位置 - E/M Area 機電空間		
Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Washing Machine 洗衣機	Siemens	WM10E362HK
Dryer 乾衣機	Siemens	WT46E302HK

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

Air Conditioning System 空調系統  
39 Lai Ping Road 麗坪路39號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FBQ71DV1
	Daikin	FDXS50CVMA
	Daikin	FDXS60CVMA
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS50FVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
Wall Mounted Split Type AC Unit 掛牆分體式冷暖氣機(室內機)	Daikin	FTXS25EVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP28QPVC
	Daikin	FXDP36QPVC
	Daikin	FXDP56QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ16AB

43, 45, 49 Lai Ping Road 麗坪路43、45、49號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FBQ71DV1
	Daikin	FDXS25CVMA
	Daikin	FDXS60CVMA
	Daikin	FDXS50CVMA
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS50FVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
Wall Mounted Split Type AC Unit 掛牆分體式冷暖氣機(室內機)	Daikin	FTXS25EVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP28QPVC
	Daikin	FXDP36QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ14AB

41 Lai Ping Road 麗坪路41號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FBQ71DV1
	Daikin	FDXS50CVMA
	Daikin	FDXS60CVMA
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS50FVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
Wall Mounted Split Type AC Unit 掛牆分體式冷暖氣機(室內機)	Daikin	FTXS25EVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP28QPVC
	Daikin	FXDP36QPVC
	Daikin	FXDP56QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ16AB

47 Lai Ping Road 麗坪路47號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FBQ71DV1
	Daikin	FDXS25CVMA
	Daikin	FDXS60CVMA
	Daikin	FDXS50CVMA
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS50FVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
Wall Mounted Split Type AC Unit 掛牆分體式冷暖氣機(室內機)	Daikin	FTXS25EVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP28QPVC
	Daikin	FXDP36QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ14AB



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

Air Conditioning System 空調系統

51 Lai Ping Road 麗坪路51號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FBQ71DV1
	Daikin	FDXS25CVMA
	Daikin	FDXS50CVMA
	Daikin	FDXS60CVMA
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS50FVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP28QPVC
	Daikin	FXDP36QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ14AB

61 Lai Ping Road 麗坪路61號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FDXS25CVMA
	Daikin	FDXS35CVMA
	Daikin	FDXS50CVMA
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS35EBVMA
	Daikin	RXS50FVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP28QPVC
	Daikin	FXDP36QPVC
	Daikin	FXDP56QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ16AB

53, 55, 57, 59 Lai Ping Road 麗坪路53、55、57、59號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FBQ71DV1
	Daikin	FDXS25CVMA
	Daikin	FDXS50CVMA
	Daikin	FDXS60CVMA
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS50FVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
Wall Mounted Split Type AC Unit 掛牆分體式冷暖氣機(室內機)	Daikin	FTXS25EVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP28QPVC
	Daikin	FXDP36QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ14AB

63, 67, 69, 71 Lai Ping Road 麗坪路63、67、69、71號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FDXS50CVMA
	Daikin	FDXS60CVMA
	Daikin	FDXS25CVMA
	Daikin	FBQ71DV1
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS50FVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
Wall Mounted Split Type AC Unit 掛牆分體式冷暖氣機(室內機)	Daikin	FTXS25EVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP36QPVC
	Daikin	FXDP28QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ14AB

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

Air Conditioning System 空調系統  
65 Lai Ping Road 麗坪路65號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FDXS50CVMA
	Daikin	FDXS60CVMA
	Daikin	FDXS25CVMA
	Daikin	FBQ71DV1
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS50FVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
Wall Mounted Split Type AC Unit 掛牆分體式冷暖氣機(室內機)	Daikin	FTXS25EVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP36QPVC
	Daikin	FXDP28QPVC
	Daikin	FXDP71QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ14AB

75 Lai Ping Road 麗坪路75號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FDXS60CVMA
	Daikin	FBQ71DV1
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP36QPVC
	Daikin	FXDP56QPVC
	Daikin	FXDP28QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ10AB

73, 77 Lai Ping Road 麗坪路73、77號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Mounted Split Type AC Unit 掛天花分體式冷暖氣機(室內機)	Daikin	FDXS60CVMA
	Daikin	FBQ71DV1
Split Type AC Outdoor Unit 分體式冷暖氣機(戶外機)	Daikin	RXS25EBVMA
	Daikin	RXS60FVMA
	Daikin	RZQ71KBV1
Wall Mounted Split Type AC Unit 掛牆分體式冷暖氣機(室內機)	Daikin	FTXS25EVMA
VRV Indoor Unit VRV 空調(室內機)	Daikin	FXDP36QPVC
	Daikin	FXDP56QPVC
	Daikin	FXDP28QPVC
VRV Outdoor Unit VRV 空調(戶外機)	Daikin	RUXYQ10AB

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

Exhaust Fan 抽氣扇

39 Lai Ping Road 麗坪路39號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
1/F Lavatory 1樓洗手間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125C1
1/F Bathroom 3 1樓浴室3	Ostberg	IRE125C1
2/F Master Bathroom 2樓主人浴室	Ostberg	IRE125C1

47 Lai Ping Road 麗坪路47號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
G/F Lavatory 地下洗手間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1

41 Lai Ping Road 麗坪路41號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
1/F Lavatory 1樓洗手間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125C1
1/F Bathroom 3 1樓浴室3	Ostberg	IRE125C1
2/F Master Bathroom 2樓主人浴室	Ostberg	IRE125C1

51 Lai Ping Road 麗坪路51號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
G/F Lavatory 地下洗手間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1

43, 45, 49 Lai Ping Road 麗坪路43、45及49號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
G/F Lavatory 地下洗手間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1

53, 55, 57, 59 Lai Ping Road 麗坪路53、55、57及59號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
G/F Lavatory 地下洗手間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

Exhaust Fan 抽氣扇

61 Lai Ping Road 麗坪路61號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1

63, 67, 69, 71 Lai Ping Road 麗坪路63、67、69及71號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
G/F Lavatory 地下洗手間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1

65 Lai Ping Road 麗坪路65號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
G/F Lavatory 地下洗手間	Ostberg	IRE125B1
1/F Bathroom 1 1樓浴室1	Ostberg	IRE125B1
1/F Bathroom 2 1樓浴室2	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1

73, 77 Lai Ping Road 麗坪路73及77號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
G/F Lavatory 地下洗手間	Ostberg	IRE125B1
1/F Bathroom 1樓浴室	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1

75 Lai Ping Road 麗坪路75號

Location 位置	Brand Name 品牌名稱	Model Number 產品型號
CP P&F Water Pump Room 停車場食水及沖廁水泵房	Ostberg	IRE160C1
G/F Kitchen 地下廚房	Ostberg	IRE125B1
G/F Powder Room 地下化粧間	Ostberg	IRE125B1
1/F Bathroom 1樓浴室	Ostberg	IRE125B1
1/F Master Bathroom 1樓主人浴室	Ostberg	IRE125B1



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

### 6. Appliances 設備

Electric Water Heater/ Gas Water Heater 電熱水爐/煤氣熱水爐

39 Lai Ping Road 麗坪路39號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Electric Water Heater 電熱水爐	Stiebel Eltron	DHB 18 STI
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

47 Lai Ping Road 麗坪路47號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

61 Lai Ping Road 麗坪路61號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

73, 77 Lai Ping Road 麗坪路73及77號

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

41 Lai Ping Road 麗坪路41號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Electric Water Heater 電熱水爐	Stiebel Eltron	DHB 18 STI
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

51 Lai Ping Road 麗坪路51號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

63, 67, 69, 71 Lai Ping Road 麗坪路63、67、69及71號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

75 Lai Ping Road 麗坪路75號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

43, 45, 49 Lai Ping Road 麗坪路43、45及49號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

53, 55, 57, 59 Lai Ping Road 麗坪路53、55、57及59號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

65 Lai Ping Road 麗坪路65號

Type 種類	Brand Name 品牌名稱	Model Number 產品型號
Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6
Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL

Fittings, Finishes and Appliances  
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
39 Lai Ping Road 麗坪路39號

Floor 樓層	Location 位置	Items 項目									
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	AV Outlet 影視插座	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1							
	Lift Lobby / Lobby 升降機大堂 / 大堂	1		1					4		
G/F 地下	Garden 花園		1	2					12		
	Kitchen 廚房	2	6	9			1	1	2		
	Bedroom 1 睡房1	1	2	2	1	1		2	2		1
	Powder Room 化粧間	2	2								
	Living Area and/or Dining Area 客廳及/或飯廳	7	7	11	3	2		4	10	2	2
	Staircase 樓梯	3							1		
	Spiral Staircase 旋轉樓梯	1		1							
1/F 1樓	Suite 1 套房1	1	1	6	2	1		1	3	2	2
	Bathroom 1 浴室1	2	3	1							
	Suite 2 套房2	2	1	8	2	2		1	3	2	3
	Bathroom 2 浴室2	2	3	1			1				
	Bedroom 2 睡房2	1	3	4		1		1	4		1
	Suite 3 套房3	2	1	6	1	1		1	3		1
	Bathroom 3 浴室3	2	3	1			1				
	Utility Room 工作間	1		2					1		
	Lavatory 洗手間	2	1				1				
	Foyer 休息廳	1	1	1				1	1		
	Genuine Store Room 儲物室	1		2				1	1		
	Staircase 樓梯	1							1		
	Spiral Staircase 旋轉樓梯	2									
2/F 2樓	Master Bedroom 主人睡房	4	1	7	2	1			3	2	2
	Master Bathroom 主人浴室	2	6	1	1		1		4		
	Walk-in Closet 衣帽間	1	1	4				3	4		
	Lounge Room 雅座	1	1	3				1	3		
	Flat Roof 平台			1							
	Foyer 休息廳	1	1	1				1	1		
	Staircase 樓梯	1							1		
Roof 天台	Roof 天台		2	2					1		
	Staircase 樓梯	2		1					2		
	E/M Area 機電空間		14	3			4	10			

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

41 Lai Ping Road 麗坪路41號

Floor 樓層	Location 位置	Items 項目								
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1						
	Lift Lobby / Lobby 升降機大堂 / 大堂	1		1					4	
G/F 地下	Garden 花園		1	2					12	
	Kitchen 廚房		9	10			1	1	2	
	Bedroom 4 睡房4	1	1	4	1	1		1	2	1
	Powder Room 化粧間		2	1						
	Living Area and/or Dining Area 客廳及/或飯廳	10	7	9	3	2		5	9	2
	Staircase 樓梯	4							1	
	Spiral Staircase 旋轉樓梯	1		1						
1/F 1樓	Suite 1 套房1	3	2	5	1	1		1	3	1
	Bathroom 1 浴室1		1	1			1			
	Suite 2 套房2	4	2	5	1	1			3	1
	Bathroom 2 浴室2		1	1			1	1		
	Bedroom 2 睡房2	1	3	5	1	1		1	4	1
	Bedroom 3 睡房3	1	2	5	1	1		1	3	1
	Bathroom 3 浴室3		1	1			1			
	Utility Room 工作間	3		2			1		1	
	Lavatory 洗手間		1							
	Genuine Store Room 儲物室	1		2				1	1	
	Foyer 休息廳	2	1					1	1	
	Staircase 樓梯	2		1					1	
	Spiral Staircase 旋轉樓梯	1								
2/F 2樓	Master Bedroom 主人睡房	3	3	7	1	1		2	3	1
	Master Bathroom 主人浴室		5	2	1			1	4	
	Walk-in Closet 衣帽間	2	3	5					4	
	Bedroom 1 睡房1	1	3	2	1	1		2	3	1
	Flat Roof 平台			1						
	Foyer 休息廳	1	1	1				1	1	
	Staircase 樓梯	1							1	
Roof 天台	Roof 天台			3					1	
	Staircase 樓梯	2	2	1					2	
	E/M Area 機電空間		14	4			4	11		

Fittings, Finishes and Appliances  
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
43, 45, 49 Lai Ping Road 麗坪路43、45、49號

Floor 樓層	Location 位置	Items 項目								
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1						
	Staircase 樓梯	1		2					5	
G/F 地下	Garden 花園			3					9	
	Kitchen 廚房	3	9	11			1	1	2	
	Genuine Store Room 儲物室	1	1	5	1	1		1		1
	Maid Room 工人房	3	1	2			1	1	3	
	Lavatory 洗手間									
	Powder Room 化粧間		1	1						
	Living Area and/or Dining Area 客廳及/或飯廳 (43, 45 Lai Ping Road 麗坪路43、45號)	8	5	10	2	2		4	8	2
	Living Area and/or Dining Area 客廳及/或飯廳 (49 Lai Ping Road 麗坪路49號)	10	5	10	2	2		4	8	2
	Staircase 樓梯	3								
1/F 1樓	Suite 套房	4	2	5	1	1		1	4	1
	Bathroom 1 浴室1		1	1			1			
	Bedroom 2 睡房2	2	2	5	1	1		1	3	1
	Bathroom 2 浴室2		1	1			1			
	Bedroom 1 睡房1	1	2	5	1	1		1	3	1
	Master Bedroom 主人睡房	2	1	7	1	1			3	1
	Master Bathroom 主人浴室		5	2	1					
	Walk-in Closet 衣帽間	4	4	1	1			2	1	
	Balcony 露台									
	Foyer 休息廳	3	1	4	1			1	1	
	Staircase 樓梯	2								
Roof 天台	Roof 天台			2						
	Staircase 樓梯	2		1					2	
	E/M Area 機電空間		10	3			3	7		



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
47 Lai Ping Road 麗坪路47號

Floor 樓層	Location 位置	Items 項目									
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	AV Outlet 影視插座	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1							
	Staircase 樓梯	1							4		
G/F 地下	Garden 花園		1	2					9		
	Kitchen 廚房	5	9	10				2	2		
	Foyer 休息廳	4	1	2				1	2		
	Cloak Room 衣帽室	2	1	1				1	1		
	Powder Room 化粧間		1								
	Living Area and/or Dining Area 客廳及/或飯廳	5	5	13	3	2		3	8	2	2
	Staircase 樓梯	3									
1/F 1樓	Suite 1 套房1	4	2	5	1	1		1	4		1
	Bathroom 1 浴室1		1	1			1				
	Suite 2 套房2	2	3	5	1	1		1	3		
	Bathroom 2 浴室2	2	1	1			1				
	Master Bedroom 主人睡房	6	4	7	1	1		2	6		1
	Master Bathroom 主人浴室		1	2			1				
	Walk-in Closet 衣帽間	2	1	2					1		
	Balcony 露台										
	Foyer 休息廳	2	1	4	1			1			
	Staircase 樓梯	2							1		
Roof 天台	Roof 天台			2							
	Staircase 樓梯	2		1					2		
	E/M Area 機電空間		10	3			3	7			

Fittings, Finishes and Appliances  
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
51 Lai Ping Road 麗坪路51號

Floor 樓層	Location 位置	Items 項目									
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	AV Outlet 影視插座	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1							
	Staircase 樓梯	1							4		
G/F 地下	Garden 花園		1	2					9		
	Kitchen 廚房	2	9	8			1	1	2		
	Genuine Store Room 儲物室	1	1	4	2	2		1		1	2
	Foyer 休息廳	2	2	1				1	6		
	Powder Room 化粧間		1								
	Living Area and/or Dining Area 客廳及/或飯廳	4	6	9	4	2		3	4	5	1
	Staircase 樓梯	8									
1/F 1樓	Suite 1 套房1	5	3	4	2	1		1	4	2	2
	Bathroom 1 浴室1		1	1			1				
	Suite 2 套房2	4	3	5	2	2		1	3	2	1
	Bathroom 2 浴室2		1	1			1				
	Master Bedroom 主人睡房	4	4	7	2	2		2	6	2	3
	Master Bathroom 主人浴室		3	4	1		1				
	Walk-in Closet 衣帽間	3	3					1	1		
	Balcony 露台										
	Foyer 休息廳	2	1	1				1			
	Staircase 樓梯	2							1		
Roof 天台	Roof 天台			3							
	Staircase 樓梯	2		1					2		
	E/M Area 機電空間		10	3			3	7			

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
53, 55, 57, 59 Lai Ping Road 麗坪路53、55、57、59號

Floor 樓層	Location 位置	Items 項目								
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	1	8	1						
	Staircase 樓梯	1							4	
G/F 地下	Garden 花園			3					9	
	Kitchen 廚房	3	9	9			1	1	2	
	Genuine Store Room 儲物室	1	1	5	1	1		1		1
	Maid Room 工人房	3		2			1	1	3	
	Lavatory 洗手間		1							
	Powder Room 化粧間		1	1						
	Living Area and/or Dining Area 客廳及/或飯廳	8	5	11	2	2		4	8	2
	Staircase 樓梯	3								
1/F 1樓	Suite 套房	4	2	4	1	1		1	4	1
	Bathroom 1 浴室1		1	1			1			
	Bedroom 2 睡房2	2	2	5	1	1		1	3	1
	Bathroom 2 浴室2		1	1			1			
	Bedroom 1 睡房1	1	2	5	1	1		1	3	1
	Master Bedroom 主人睡房	2	1	7	1	1			3	1
	Master Bathroom 主人浴室		3	2	1		1			
	Walk-in Closet 衣帽間	4	4	1				2		
	Balcony 露台									
	Foyer 休息廳	2	1	3	1			1	1	
	Staircase 樓梯	3								
Roof 天台	Roof 天台			2						
	Staircase 樓梯	2		1					2	
	E/M Area 機電空間		10	3			3	7		

Fittings, Finishes and Appliances  
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
61 Lai Ping Road 麗坪路61號

Floor 樓層	Location 位置	Items 項目									
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	AV Outlet 影視插座	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1							
	Staircase 樓梯	1							4		
G/F 地下	Garden 花園		1	2					11		
	Kitchen 廚房	2	9	12				1	3		
	Game Room 娛樂室	3	1	4	1	1		1	2		1
	Powder Room 化妝室		1	1					1		
	Living Area and/or Dining Area 客廳及/或飯廳	4	8	11	3	2		5	10	2	2
	Staircase 樓梯	3							2		
1/F 1樓	Suite 套房	4	4	6	1	1		2	3		1
	Bathroom 1 浴室1		2	2			1		1		
	Bedroom 1 睡房1	1	2	3				1	3		
	Lounge Room 雅座	1	2	3	1	1		1	5		1
	Bedroom 2 睡房2	2	4	4				1	3		
	Bathroom 2 浴室2		2	2			1		1		
	Master Bedroom 主人睡房	3	3	5	1	1		2	3		1
	Master Bathroom 主人浴室	1	5	2			1		2		
	Walk-in Closet 衣帽間	3	2	1				1			
	Balcony 露台										
	Foyer 休息廳	5	1	1				1			
	Staircase 樓梯	2							2		
Roof 天台	Roof 天台			4							
	Staircase 樓梯	2		1					3		
	E/M Area 機電空間		12	2			3	9			



# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
63, 67, 69, 71 Lai Ping Road 麗坪路63、67、69、71號

Floor 樓層	Location 位置	Items 項目								
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1						
	Staircase 樓梯	1							4	
G/F 地下	Garden 花園			3					9	
	Kitchen 廚房	3	8	10			1	1	2	
	Genuine Store Room 儲物室	1	1	4	1	1		1		1
	Maid Room 工人房	3	1	2			1	1	3	
	Lavatory 洗手間									
	Powder Room 化粧間		1	1						
	Living Area and/or Dining Area 客廳及/或飯廳	8	5	11	2	2		4	8	2
	Staircase 樓梯	3								
1/F 1樓	Suite 套房	4	2	5	1	1		1	4	1
	Bathroom 1 浴室1		1	1			1			
	Bedroom 2 睡房2	2	2	6	1	1		1	3	1
	Bathroom 2 浴室2		1	1			1			
	Bedroom 1 睡房1	1	2	5	1	1		1	3	1
	Master Bedroom 主人睡房 (63, 69, 71 Lai Ping Road 麗坪路63、69、71號)	2	1	6	1	1			3	1
	Master Bedroom 主人睡房 (67 Lai Ping Road 麗坪路67號)	2	1	5	1	1			3	1
	Master Bathroom 主人浴室		2	2			1			
	Walk-in Closet 衣帽間 (63, 71 Lai Ping Road 麗坪路63、71號)	4	2	2				2	1	
	Walk-in Closet 衣帽間 (67 Lai Ping Road 麗坪路67號)	4	4	1				2	1	
	Walk-in Closet 衣帽間 (69 Lai Ping Road 麗坪路69號)	4	4	2				2	1	
	Balcony 露台									
	Foyer 休息廳	3	1	2	1			1	1	
	Staircase 樓梯	2								
Roof 天台	Roof 天台			2						
	Staircase 樓梯	2		1					2	
	E/M Area 機電空間		10	3			3	7		

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
65 Lai Ping Road 麗坪路65號

Floor 樓層	Location 位置	Items 項目									
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	AV Outlet 影視插座	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1							
	Staircase 樓梯	1							4		
G/F 地下	Garden 花園		1	3					9		
	Kitchen 廚房	2	9	6			1	1	2		
	Maid Room 工人房	3		1			1	1	3		
	Lavatory 洗手間		1								
	Powder Room 化粧間		1	1							
	Living Area and/or Dining Area 客廳及/或飯廳	6	6	9	2	3		4	8	2	1
	Staircase 樓梯	3									
1/F 1樓	Suite 套房	2	2	4	1	1		1	4		
	Bathroom 1 浴室1	1	1	1			1				
	Bedroom 2 睡房2	2	3	4		1		1	3		
	Bathroom 2 浴室2		1	1			1				
	Bedroom 1 睡房1	1	3	3	1			1	3		
	Master Bedroom 主人睡房	2	2	3	1				4		
	Master Bathroom 主人浴室		4	2	1		1				
	Walk-in Closet 衣帽間	2	2					2	1		
	Balcony 露台										
	Foyer 休息廳	4	1	1	1			1			
	Staircase 樓梯	1							1		
Roof 天台	Roof 天台			3							
	Staircase 樓梯	2		1					2		
	E/M Area 機電空間		10	3			3	7			

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
73, 77 Lai Ping Road 麗坪路73、77號

Floor 樓層	Location 位置	Items 項目								
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1						
	Staircase 樓梯	1							4	
G/F 地下	Garden 花園			2					5	
	Kitchen 廚房	2	7	11			1	1	2	
	Maid Room 工人房	1	2	1			1	1	3	
	Genuine Store Room 儲物室	1								
	Powder Room 化粧間		1	1					2	
	Living Area and/or Dining Area 客廳及/或飯廳	6	5	7	2	2		4	8	2
	Staircase 樓梯	1							1	
1/F 1樓	Bedroom 1 睡房1	2	2	5	1	1		1	3	1
	Bedroom 2 睡房2	2	2	5	1	1		1	3	1
	Bathroom 浴室		1	1			1		2	
	Master Bedroom 主人睡房	4	3	5	1	1		1	4	1
	Master Bathroom 主人浴室		2	2	1		1		3	
	Balcony 露台									
	Foyer 休息廳	4	1	2				1	2	
	Staircase 樓梯	1								
Roof 天台	Roof 天台			2						
	Staircase 樓梯	2		1					2	
	E/M Area 機電空間		7	2			2	5		

# Fittings, Finishes and Appliances

## 裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表  
 75 Lai Ping Road 麗坪路75號

Floor 樓層	Location 位置	Items 項目									
		Lighting Switch 燈掣	Power Switch 電源掣	Socket Outlet 插座	TV & FM Outlet 電視 & 電台天線插座	Telephone Outlet 電話插座	Water Heater Switch 熱水爐掣	Air Conditioner Point 空調機接駁點	Security Device 防盜裝置	AV Outlet 影視插座	Data Outlet 數據插座
Carpark Floor 停車場	P&F Water Pump Room 食水及沖廁水泵房	2	8	1							
	Staircase 樓梯	1							4		
G/F 地下	Garden 花園		1	2					5		
	Kitchen 廚房	2	4	5				1	2		
	Genuine Store Room 儲物室	1									
	Powder Room 化粧間		1	1					2		
	Living Area and/or Dining Area 客廳及/或飯廳	6	14	10	2	1	1	4	9	2	1
	Staircase 樓梯	1							1		
1/F 1樓	Bedroom 1 睡房1	2	4	5	1	1		1	3		1
	Bedroom 2 睡房2	1	3	4	1	1		1	3		1
	Bathroom 浴室		2	1			1		2		
	Master Bedroom 主人睡房	5	3	4	1	1		1	4		1
	Master Bathroom 主人浴室		4	3	1		1		3		
	Balcony 露台										
	Foyer 休息廳	4	1	2				1	1		
	Staircase 樓梯	1							1		
Roof 天台	Roof 天台			1							
	Staircase 樓梯	2		1					2		
	E/M Area 機電空間		6	2			2	4			



# Service Agreements

## 服務協議

Potable and flushing water is supplied by Water Supplies Department.  
Electricity is supplied by CLP Power Hong Kong Limited.  
Gas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。  
電力由中華電力有限公司供應。  
煤氣由香港中華煤氣有限公司供應。

# Government Rent

## 地稅

The Vendor is liable for the government rent payable for a residential property up to and including the date of completion of the sale and purchase of that residential property.

賣方有法律責任繳付住宅物業直至該住宅物業買賣完成日(包括該日)為止之地稅。

## Miscellaneous Payments By Purchaser

### 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Remark:

The purchaser should pay to the Manager of the Development and not the owner the deposits for water, electricity and gas.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及煤氣的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。
3. 水、電力及煤氣的按金及清理廢料的費用的金額於售樓說明書的印製日期尚未確定。

備註：

買方須向發展項目管理人而不須向擁有人繳付水、電力及煤氣的按金。

## Defect Liability Warranty Period

### 欠妥之處的保養責任期

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

按買賣合約的規定，住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為買賣成交日期起計六 (6) 個月內。

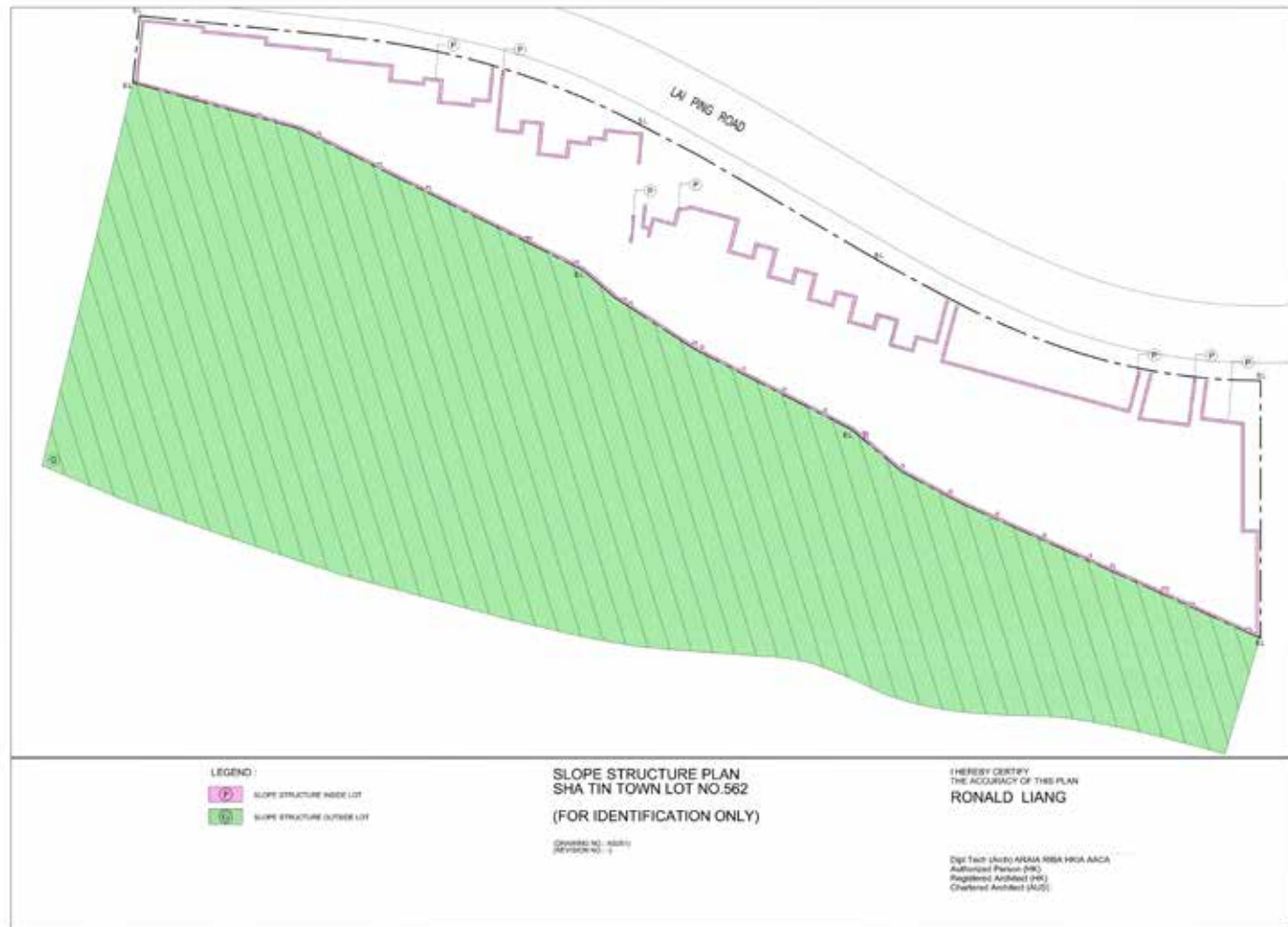
# Maintenance of Slopes

## 斜坡維修

1. Special Condition No.(31) of the Land Grant stipulates that:-  
"The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Hatched Black Area (as defined in Special Condition No.(33) of the Land Grant) or both the lot or any part thereof and the Green Hatched Black Area (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."
2. Special Condition No.(33) of the Land Grant stipulates that:-  
"(a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the areas shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim for compensation shall be made against the Government or the Director or his or their duly authorized officers by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition."

3. Each of the owners of the Development is obliged to contribute towards the cost of the maintenance works referred to above.
4. The location of Slope Structures (as defined in the DMC) and the Green Hatched Black Area are, for identification purpose only, shown coloured pink and green hatched black respectively on the "Slope Structures" plan below

SLOPE STRUCTURES PLAN



5. The Manager is by the DMC, given authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition the Slope Structures (as defined in the DMC) and the Green Hatched Black Area as required by the Conditions in accordance with "Geoguide 5 – Guide Slope Maintenance" and the manual relevant to maintenance of such Slope Structures issued by the Geotechnical Engineering Office as amended from time to time, the Slope Maintenance Manual (as defined in the DMC) and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures. The owners of the Development shall be responsible for the payment to the Manager of all cost lawfully incurred or to be incurred in carrying out such maintenance and repair works.



# Maintenance of Slopes

## 斜坡維修

1. 批地文件特別條款第（31）條規定：

“買方須在任何時候，特別是在任何建築、保養、翻新或維修工程（以下簡稱「工程」）期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該土地或其中任何部分或綠色加黑斜線範圍（按批地文件特別條款第（33）條界定）或他們全部之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下統稱「服務」）造成任何損壞。買方在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何服務一切方面的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。買方須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該土地或綠色加黑斜線範圍或他們全部或該等服務造成的任何損壞、干擾或阻塞(明渠、污水渠、雨水渠、排水渠或總水喉須由署長負責修復，除非他另作選擇，買方須在要求時向政府支付該等工程的費用)，使署長滿意。如果買方未能對該土地或綠色加黑斜線範圍或他們全部或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，買方須在要求時向政府支付該等工程的費用。”

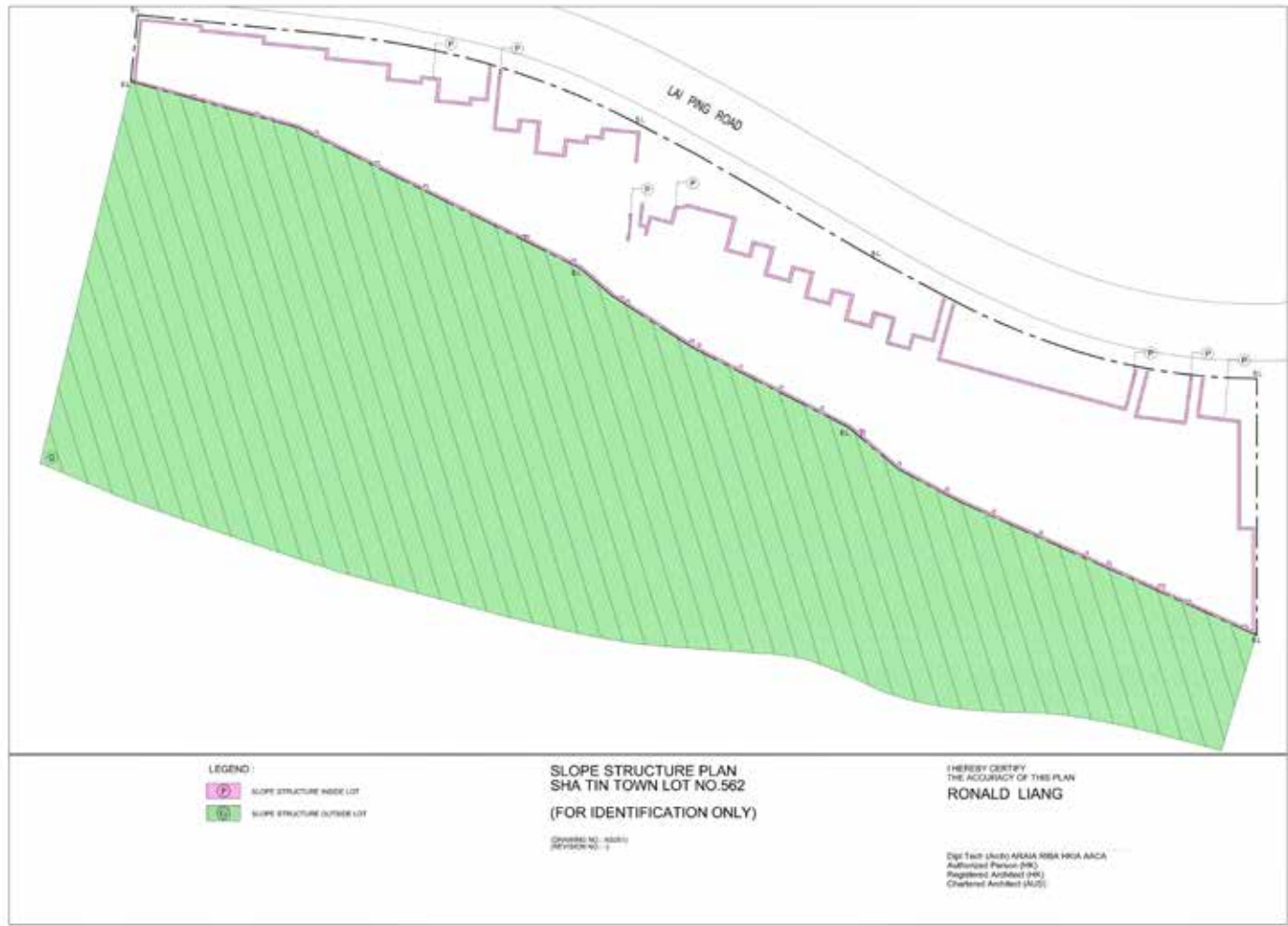
2. 批地文件特別條款第（33）條規定：

- “（a）買方須在署長自行酌情要求時自費進行與完成在本文件附錄的圖則上用綠色加黑斜線範圍（以下簡稱「綠色加黑斜線範圍」）的岩土勘察和斜坡護理，防止山泥傾瀉、減輕及修補工程，使署長滿意，並在本文件同意批租的所有時間內自費保養綠色加黑斜線範圍包括在其內及其上的一切土地、斜坡護理工程、護土構築物、排水渠及任何其他工程處於修繕妥當的狀態，使署長滿意。倘若在本文件批租期的任何時間內該綠色加黑斜線範圍內發生任何山泥傾瀉、地陷或塌方，買方須自費修復與彌補該地方連同署長認為（署長的決定是最終的及約束買方）受到影響的任何毗鄰或毗連區域。買方須對上述山泥傾瀉、地陷或塌方產生的一切索償、司法程序、費用、損害賠償及各種開支彌償政府、他的代理人及承建商。買方須確保在任何時候不能對綠色加黑斜線範圍進行非法挖掘或堆填。經署長預先書面同意，買方可搭建圍欄或其他障礙物，以防止上述非法挖掘或堆填。除署長具有對違反本文件的任何其他權利或濟助外，署長可在任何時候經書面通知要求買方進行上述岩土勘測、斜坡護理、防止山泥傾瀉、減輕及修補工程並保養、修復及彌補上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果買方不理會或未能在指定時期遵守該通知，使署長滿意，在該日期期滿後，署長可展開與進行要求的工程，買方須在要求時償還因此產生的費用給政府。
- （b）即使本特別條款第（a）分條規定，本特別條款規定買方對綠色加黑斜線範圍或其中部分的權利與責任完全由政府發給買方的通知內決定。買方不能就上述決定造成的任何損失、損害或干擾向政府、署長或他們正式授權的官員要求索償。但是上述決定不影響政府對先前違反、不遵守或不履行本特別條款第（a）分條規定的任何權利及濟助。”

3. 發展項目每個業主有責任分擔上述保養工程的費用。

4. 斜坡構築物（按公契界定）和綠色加黑斜線範圍的位置在以下「斜坡構築物」圖則上用粉紅色和綠色加黑斜線標示，作為識別。

斜坡構築物圖則



5. 公契規定管理人具有授權聘請適當及合資格人士按土力工程處印發的「岩土指南第五冊—斜坡維修指南」和有關維修斜坡構築物的指南（以不時的修訂為準）、斜坡保養手冊（按公契界定）及主管政府部門不時對保養斜坡、護土牆及有關構築物發出的其他指引視察、保持及保養斜坡構築物（按公契界定）和綠色加黑斜線範圍處於修繕妥當的狀態。發展項目的業主須負責支付管理人進行上述保養與維修工程所合法支出或將支出的一切費用。



## Modification 修訂

No existing application to the government for a modification of the Land Grant for this Development has been made.

本發展項目現時並沒有向政府提出申請修訂批地文件。

## Website Address 互聯網網址

[www.kautohighland.com.hk](http://www.kautohighland.com.hk)

# Information in Application for Concession on Gross Floor Area of Building

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA Concessions Obtained for All Features

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

### 獲寬免總樓面面積的設施分項

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第 23 (3) (b) 條不計算的總樓面面積		Area (m <sup>2</sup> ) 面積（平方米）
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	2214.631
2.	<b>Plant rooms and similar services</b> <b>機房及相類設施</b>	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	21.001
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	416.428
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房，風櫃房等	182.711
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		Area (m <sup>2</sup> ) 面積（平方米）
3.	Balcony 露台	43.026
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A
5.	Communal sky garden 公用空中花園	N/A
6.	Acoustic fin 隔聲鰭	N/A
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A
8.	Non-structural prefabricated external wall 非結構預製外牆	N/A
9.	Utility platform 工作平台	N/A
10.	Noise barrier 隔音屏障	N/A

# Information in Application for Concession on Gross Floor Area of Building

## 申請建築物總樓面面積寬免的資料

Amenity Features 適意設施		Area (m <sup>2</sup> ) 面積（平方米）
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	12.469
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	229.466
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	N/A
14.	Horizontal screens/covered walkways, trellis 橫向屏障／有蓋人行道、花棚	N/A
15.	Larger lift shaft 擴大升降機井道	N/A
16.	Chimney shaft 煙囪管道	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room. 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	N/A
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature. 環保系統及設施所需的機房、管槽及氣槽	N/A
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall. 伸出物，如空調機箱或伸出外牆超過 750 毫米的平台	N/A

# Information in Application for Concession on Gross Floor Area of Building

## 申請建築物總樓面面積寬免的資料

Other Exempted Items 其他項目		Area (m <sup>2</sup> ) 面積 (平方米)
23.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A
24.(#)	Other projections 其他伸出物	23.792
25.	Public transport terminus 公共交通總站	N/A
26.(#)	Party structure and common staircase 共用構築物及樓梯	N/A
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA. 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	275.470
28.(#)	Public passage 公眾通道	N/A
29.	Covered set back area 因建築物後移導致的覆蓋面積	N/A
Bonus GFA 額外總樓面面積		Area (m <sup>2</sup> ) 面積 (平方米)
30.	Bonus GFA 額外總樓面面積	N/A

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

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

### Environmental Assessment of the Building

#### 建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochures.

Provisional  
UNCLASSIFIED



HKGBC  
香港綠色建築議會

Application no.: PAU0003/14

綠色建築認證

在印刷此售樓說明書前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級  
不予評級



HKGBC  
香港綠色建築議會

申請編號: PAU0003/14



# Information in Application for Concession on Gross Floor Area of Building

## 申請建築物總樓面面積寬免的資料

Estimated energy performance or consumption for the common parts of the development  
發展項目的公用部分的預計能量表現或消耗

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	NO 否
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:-	- -

Part II : The predicted annual energy use of the proposed building / part of building (Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量（註腳1）:-					
Location 位置	Internal Floor Area Served (m2) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量（註腳2）		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m2/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3) 的部分	2,896	103.8	N/A	103.8	N/A

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計:-			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

# Information in Application for Concession on Gross Floor Area of Building

## 申請建築物總樓面面積寬免的資料

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.  
The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:  
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and  
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

註腳:

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的 “每年能源消耗量” 低於該樓宇的 “基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。  
預計每年能源消耗量 [ 以耗電量 (千瓦小時/平方米/年) 及煤氣/石油氣消耗量 ( 用量單位/平方米/年) 計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:-  
(a) “每年能源消耗量” 與新建樓宇BEAM Plus 標準 (現行版本) 第4節及附錄8中的「年能源消耗」具有相同涵義；及  
(b) 樓宇、空間或單位的 “內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇” 與新建樓宇BEAM Plus 標準 (現行版本) 第4節及附錄8中的 “基準建築物模式 (零分標準)” 具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

## Date of Printing of Sales Brochure 售樓說明書印製日期

Date of printing of this Sales Brochure: 16th May 2015.

本售樓說明書印製日期: 2015年5月16日。

## Possible Future Change 日後可能出現改變

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

發展項目及其周邊地區日後可能出現改變。

Examination Record

檢視紀錄

Examination/Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with print date on 16 May 2015 2015 年 5 月 16 日印製版本之頁次	Page Number in revised version with examination date on 25 June 2015 2015 年 6 月 25 日檢視版本之頁次	Revision Made 所作修改
25 June 2015 2015 年 6 月 25 日	97, 103, 105, 107, 108, 109, 111, 113, 115, 117, 119, 121, 123, 126, 134, 135	97, 103, 105, 107, 108, 109, 111, 113, 115, 117, 119, 121, 123, 126, 134, 135	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備
	139 - 149	139 - 149	Schedule of mechanical & electrical provisions is updated. 更新機電裝置數量說明表
	150 - 170	-	Mechanical & electrical provisions plan is deleted. 刪除機電裝置圖
	171 - 182	150 - 162	Content of the page is moved forward due to change in pagination. 該頁之內容因應排版更改而向前移動
Examination/Revision Date 檢視 / 修改日期	Page Number in version with print date on 25 June 2015 2015 年 6 月 25 日印製版本之頁次	Page Number in revised version with examination date on 26 August 2015 2015 年 8 月 26 日檢視版本之頁次	Revision Made 所作修改
26 August 2015 2015 年 8 月 26 日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖
	96 - 101, 104, 106 - 114, 116, 118 - 120, 122, 123, 127	96 - 101, 104, 106 - 114, 116, 118 - 120, 122, 123, 127	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備
Examination/Revision Date 檢視 / 修改日期	Page Number in version with print date on 26 August 2015 2015 年 8 月 26 日印製版本之頁次	Page Number in revised version with examination date on 22 October 2015 2015 年 10 月 22 日檢視版本之頁次	Revision Made 所作修改
22 October 2015 2015 年 10 月 22 日	103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123	103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備
	139 - 149	139 - 149	Schedule of mechanical & electrical provisions is updated. 更新機電裝置數量說明表
Examination/Revision Date 檢視 / 修改日期	Page Number in version with print date on 22 October 2015 2015 年 10 月 22 日印製版本之頁次	Page Number in revised version with examination date on 22 January 2016 2016 年 1 月 22 日檢視版本之頁次	Revision Made 所作修改
22 January 2016 2016 年 1 月 22 日	5	5	Information on the Development is updated. 更新發展項目的資料
	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖
	12 & 13	12 & 13	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片
	-	14	Aerial photograph of the Development is added. 加入發展項目的鳥瞰照片
	14	15	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖
	15	16	Layout Plan of the Development is moved backward due to change in pagination and the text below the Layout Plan of the Development is deleted. 發展項目的布局圖因應排版更改而向後移動及刪除更改發展項目的布局圖下的文字
	95, 97, 98, 102, 103, 125, 139	95, 97, 98, 102, 103, 125, 139	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備
	160 - 161	-	Information Required Under Consent Scheme is deleted 刪除按同意方案要求披露的資料
	162	160	Date of Printing of Sales Brochure and Possible Future Change are moved forward due to change in pagination. 售樓說明書印製日期及日後可能出現改變因應排版更改而向前移動



# Examination Record

## 檢視紀錄

Examination/Revision Date 檢視 / 修改日期	Page Number in version with print date on 22 January 2016 2016 年 1 月 22 日印製版本之頁次	Page Number in revised version with examination date on 22 April 2016 2016 年 4 月 22 日檢視版本之頁次	Revision Made 所作修改
22 April 2016 2016 年 4 月 22 日	9	9	Information on Design of the Development is updated. 更新發展項目的設計的資料
	10	10	Information on Property Management is updated. 更新物業管理的資料
	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖
	62 & 64	62 & 64	Summary of Deed of Mutual Covenant is updated. 更新公契的摘要
	95 & 102	95 & 102	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備
	152 & 153	152 & 153	Maintenance of Slopes is updated. 更新斜坡維修
Examination/Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 22 April 2016 2016 年 4 月 22 日檢視版本之頁次	Page Number in revised version with examination date on 22 July 2016 2016 年 7 月 22 日檢視版本之頁次	Revision Made 所作修改
22 July 2016 2016 年 7 月 22 日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖
	15	15	The text below the Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖下的文字
	26, 41, 44, 52, 53, 55, 57	26, 41, 44, 52, 53, 55, 57	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖
	101	101	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備
Examination/Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 22 July 2016 2016 年 7 月 22 日檢視版本之頁次	Page Number in revised version with examination date on 22 October 2016 2016 年 10 月 22 日檢視版本之頁次	Revision Made 所作修改
22 October 2016 2016 年 10 月 22 日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖
	18 & 19	18 & 19	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖
	-	20 & 21	Floor Plan showing latest layout is added. 加入現狀間隔平面圖
	20 - 157	22 - 159	Content of the page is moved backward due to change in pagination. 該頁之內容因應排版更改而向後移動
	158	160	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料
	159 & 160	161 & 162	Content of the page is moved backward due to change in pagination. 該頁之內容因應排版更改而向後移動
Examination/Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 22 October 2016 2016 年 10 月 22 日檢視版本之頁次	Page Number in revised version with examination date on 1 December 2016 2016 年 12 月 1 日檢視版本之頁次	Revision Made 所作修改
1 December 2016 2016 年 12 月 1 日	109, 115, 119, 123	109, 115, 119, 123	Fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備

Examination Record  
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20 January 2017 2017 年 1 月 20 日	6	6	Information on Vendor and Others Involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料
	15	15	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖
Examination/Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 20 January 2017 2017 年 1 月 20 日檢視版本之頁次	Page Number in revised version with examination date on 20 April 2017 2017 年 4 月 20 日檢視版本之頁次	Revision Made 所作修改
20 April 2017 2017 年 4 月 20 日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖
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20 July 2017 2017 年 7 月 20 日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖
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17 October 2017 2017 年 10 月 17 日	1 - 4	1 - 5	Notes to purchasers of first-hand residential properties are updated. 更新一手住宅物業買家須知
	5 - 10	7 - 12	Content of the page is moved backward due to change in pagination. 該頁之內容因應排版更改而向後移動
	11	13	Location plan of the Development is updated. 更新發展項目的所在位置圖
	12 - 14	14	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片











