

No. 2 Cape Drive
環角徑二號

01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure 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.

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 -

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- find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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.

For first-hand completed residential properties

16. Vendor’s information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

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

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

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資

料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

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

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-
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」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。

01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - > 工人罷工或封閉工地；
 - > 暴動或內亂；
 - > 不可抗力或天災；
 - > 火警或其他賣方所不能控制的意外；
 - > 戰爭；或
 - > 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

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02 | INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development	: No. 2 Cape Drive	發展項目名稱	: 環角徑二號
Name of the Street and the Street Number	: No. 2 Cape Drive	街道名稱及門牌號數	: 環角徑 2 號
Total Number of Houses	: 7	獨立屋總數	: 7
House Numbering and Omitted House Number	: House 1 to House 8 (House 4 is omitted)	門牌號數及被略去的門牌號數	: 1 號洋房至 8 號洋房 (不設 4 號洋房)

03 | 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	: Maxjet Company Limited	賣方	: 美逸有限公司
Holding Companies of the Vendor	: China Overseas Property Limited China Overseas Land & Investment Limited	賣方之控權公司	: 中國海外地產有限公司 中國海外發展有限公司
Authorized Person	: Mr. Wilbert T. K. Ching, Director of Chung Wah Nan Architects Limited	認可人士	: 鍾華楠建築師有限公司之董事程德強先生
Building Contractor	: Man Kit Construction Company Limited	承建商	: 文傑建築有限公司
Solicitor for Vendor	: F. Zimmern & Co.	賣方代表律師	: 施文律師行
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	: Not Applicable	已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構	: 不適用
Other person who has made a loan for the construction of the Development	: Chung Hoi Finance Limited	已為發展項目的建造提供貸款的其他人	: 中海財務有限公司

04 | 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

04 | 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

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

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

There are curtain walls forming part of the enclosing walls of the Development.
本發展項目有構成圍封牆的一部份的幕牆。

The range of thickness of the curtain walls of each house is 300mm.
每幢洋房的幕牆之厚度範圍為300毫米。

Total area of the curtain walls of each house:
每幢洋房的幕牆的總面積：

House Number 洋房編號	Total area of the curtain walls of each house (sq.m.) 每幢洋房的幕牆的總面積 (平方米)
1	8.400
2	8.400
3	8.400
5	8.400
6	8.400
7	7.155
8	7.155

House 4 is omitted.
不設4號洋房。

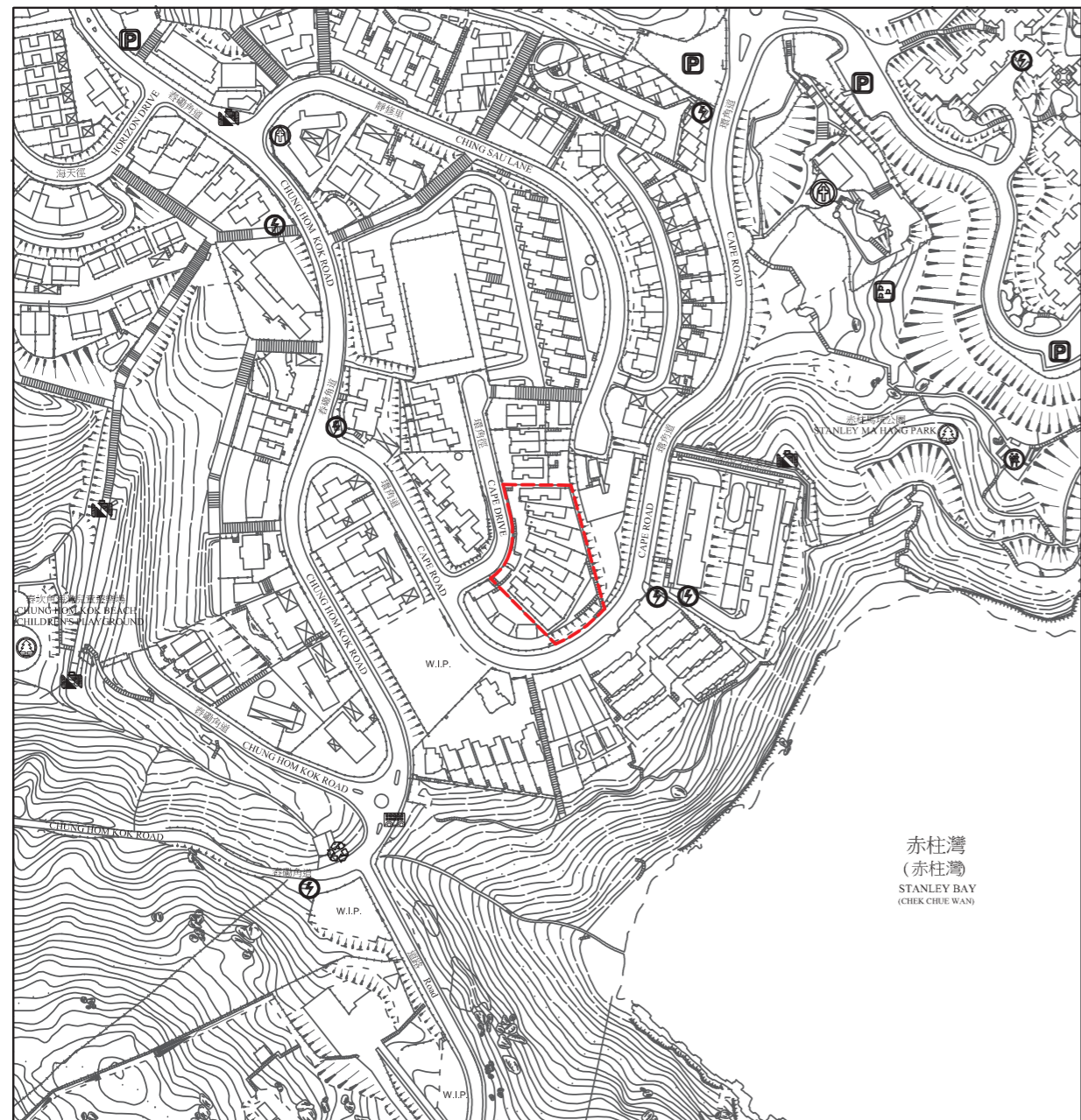
06 | INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

China Overseas Property Services Limited is appointed as the manager of the Development under the deed of mutual covenant that has been executed.

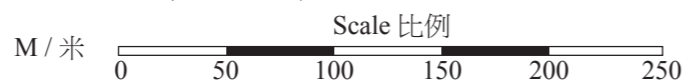
根據已簽立的公契，中國海外物業服務有限公司獲委任為發展項目的管理人。

07 | LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



No. 2 Cape Drive
環角徑二號



Notation : 圖例:

- Refuse Collection Point
垃圾收集站
- Public Carpark (including Lorry Park)
公眾停車場 (包括貨車停泊處)
- Public Convenience
公廁
- Public Transport Terminal (including Rail Station)
公共交通總站 (包括鐵路車站)
- Power Plant (including Electricity Sub-Stations)
發電廠 (包括電力分站)
- Religious Institution (including Church, Temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
- Public Park
公園
- Public Utility Installation
公用事業設施裝置
- Cemetery
墳場
- W.I.P. Work in Progress
工程進行中



The above location plan is prepared by the Vendor with reference to Digital Topographic Map B1000 / Sheet Nos. 15-NE-11B dated 16 February 2017, 15-NE-11D dated 16 February 2017, 15-NE-12A dated 20 July 2017 and 15-NE-12C dated 20 July 2017 from Survey and Mapping Office of the Lands Department.

上述位置圖是參考地政總署測繪處之日期為數碼地形圖B1000/編號15-NE-11B (出版日期為2017年2月16日)、數碼地形圖B1000/測繪圖編號15-NE-11D (出版日期為2017年2月16日)、數碼地形圖B1000/測繪圖編號15-NE-12A (出版日期為2017年7月20日) 及數碼地形圖B1000/編號15-NE-12C (出版日期為2017年7月20日)，並由賣方擬備。

Notes 備註:

- Due to the technical reason that the boundary of the Development is irregular, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。
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08 | AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



No. 2 Cape Drive
環角徑二號

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo no. E011231C, dated 6 January 2017.
摘錄自地政總署測繪處於2017年1月6日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E011231C。

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Note 備註:

- Due to the technical reason that the boundary of the Development is irregular, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目邊界不規則的技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



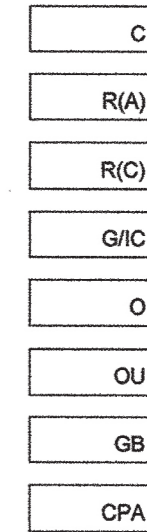
Notation 圖例：

Zones

- Commercial
- Residential (Group A)
- Residential (Group C)
- Government, Institution or Community
- Open Space
- Other Specified Uses
- Green Belt
- Coastal Protection Area

地帶

- 商業
- 住宅(甲類)
- 住宅(丙類)
- 政府、機構或社區
- 休憩用地
- 其他指定用途
- 綠化地帶
- 海岸保護區

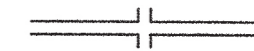


Communications

- Major Road and Junction

交通

- 主要道路及路口



Miscellaneous

- Boundary of Planning Scheme

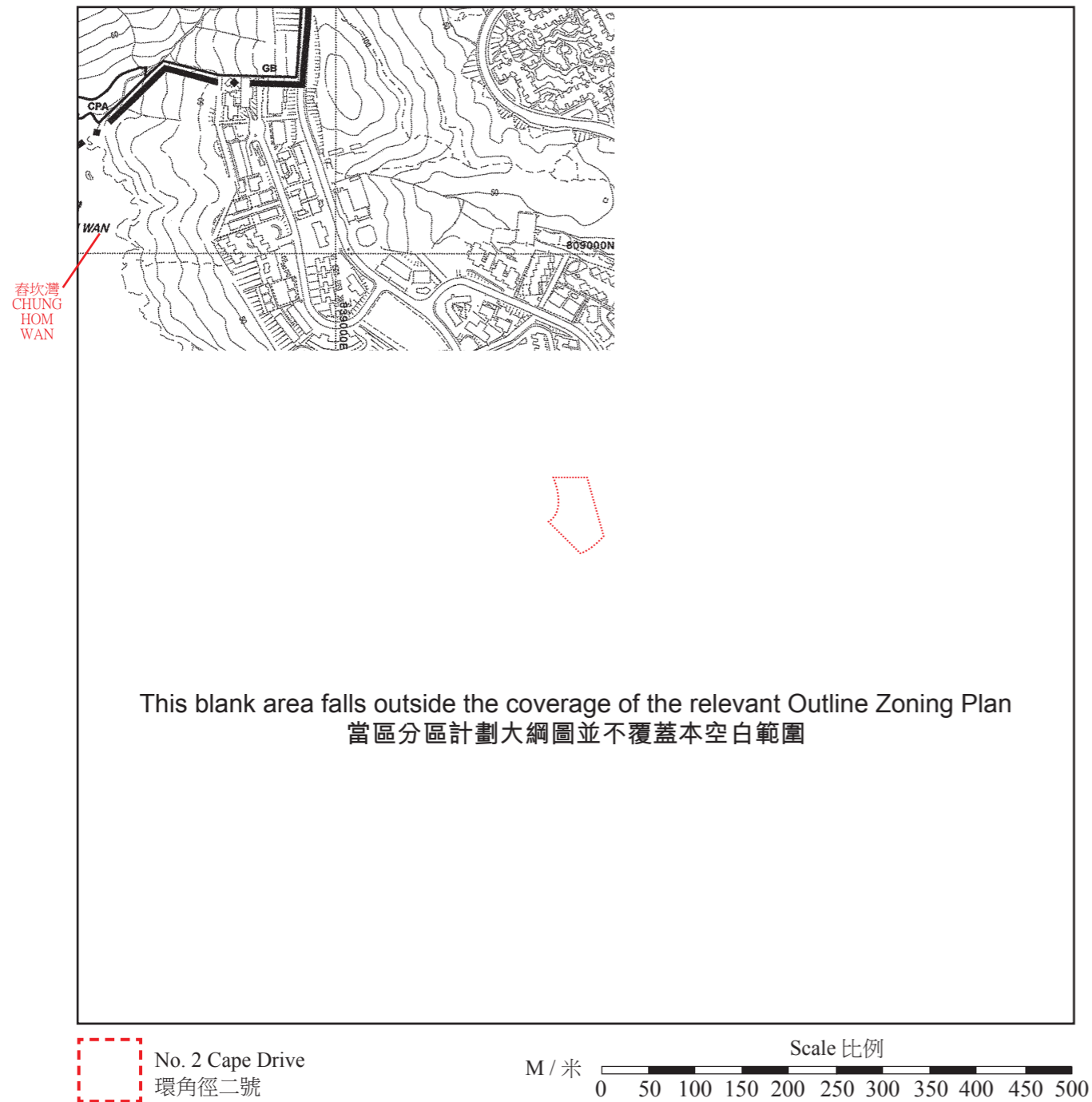
其他

- 規劃範圍界線



Adopted from Approved Stanley (Hong Kong Planning Area No. 19) Outline Zoning Plan No.S/H19/12 gazetted on 11 December 2015 with adjustment in Red.
 摘錄自2015年12月11日刊憲之赤柱(港島規劃區第19區)分區計劃大綱核准圖,圖則編號為S/H19/12,經處理以紅色顯示。

Note 備註:
 • Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
 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超過《一手住宅物業銷售條例》(第621章)的規定。



Notation 圖例:

Zones

Green Belt

Coastal Protection Area

Communications

Major Road and Junction

Miscellaneous

Boundary of Planning Scheme

地帶

綠化地帶

海岸保護區

交通

主要道路及路口

其他

規劃範圍界線



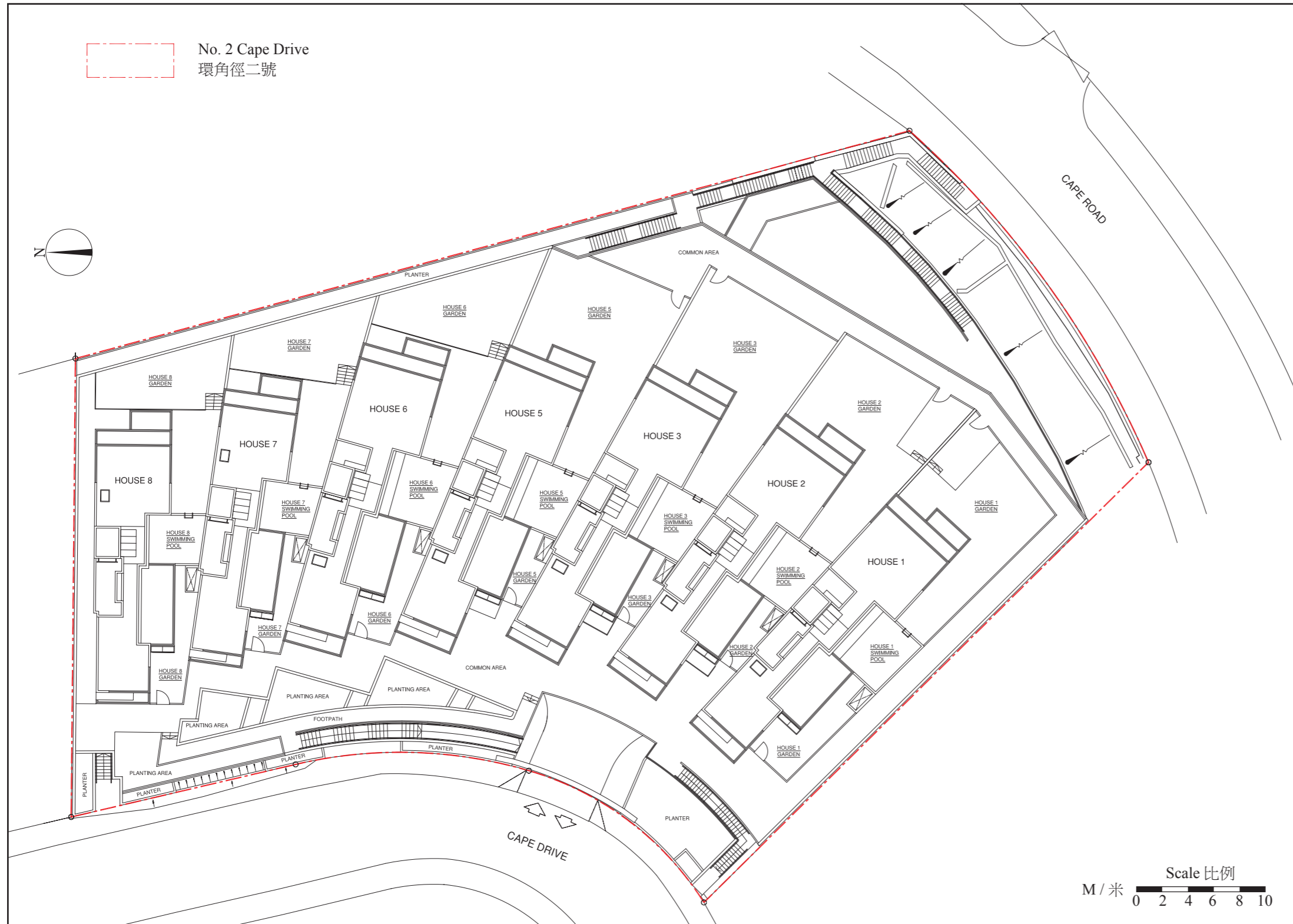
Adopted from Approved Shouson Hill & Repulse Bay (Hong Kong Planning Area No. 17) Outline Zoning Plan No.S/H17/13 gazetted on 15 November 2013 with adjustment in Red.
 摘錄自2013年11月15日刊憲之壽臣山及淺水灣(港島規劃區第17區)分區計劃大綱核准圖，圖則編號為S/H17/13，經處理以紅色顯示。

Note 備註:

- Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
 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超過《一手住宅物業銷售條例》(第621章)的規定。

10 | LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



Legend of Terms on Layout Plan 布局圖名詞：

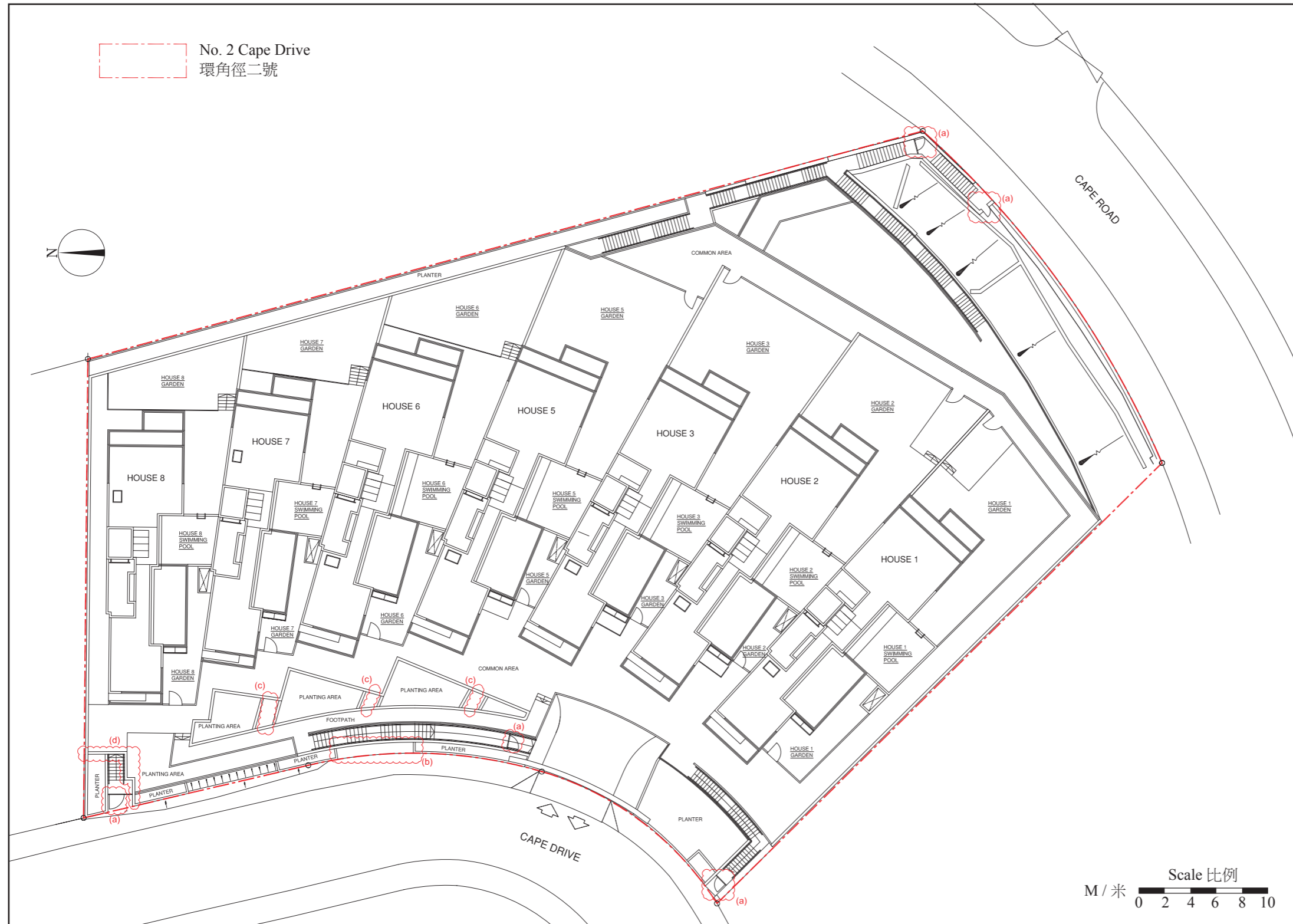
CAPE DRIVE	環角徑
CAPE ROAD	環角道
COMMON AREA	公用地方
FOOTPATH	行人路
GARDEN	花園
HOUSE 1	1 號洋房
HOUSE 2	2 號洋房
HOUSE 3	3 號洋房
HOUSE 5	5 號洋房
HOUSE 6	6 號洋房
HOUSE 7	7 號洋房
HOUSE 8	8 號洋房
PLANTER/ PLANTING AREA	花槽
SWIMMING POOL	泳池

10 LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖

LATEST LAYOUT PLAN

現狀布局圖



The common area of the Development has been altered by way of minor works and exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest layout plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

- a. Erection of metal gates.
- b. Erection of outdoor signage.
- c. Removal of parapet walls.
- d. Alteration of parapet walls

發展項目的公共地方在發展項目落成後曾進行小型工程及獲《建築物條例》豁免的工程。該等改動的位置於現狀布局圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

- a. 豎立鐵閘。
- b. 豎立室外招牌。
- c. 移除低圍牆。
- d. 改動低圍牆。

11 | 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 on Floor Plans : 樓面平面圖中的名稱及簡稱 :

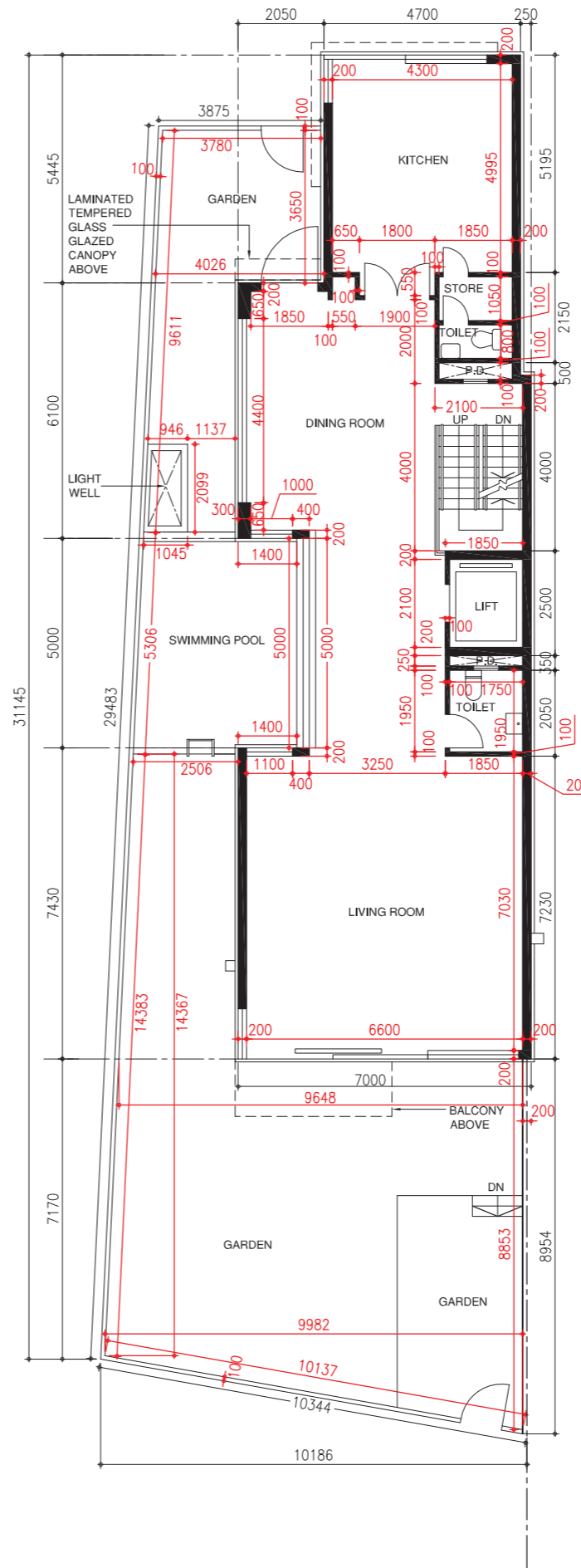
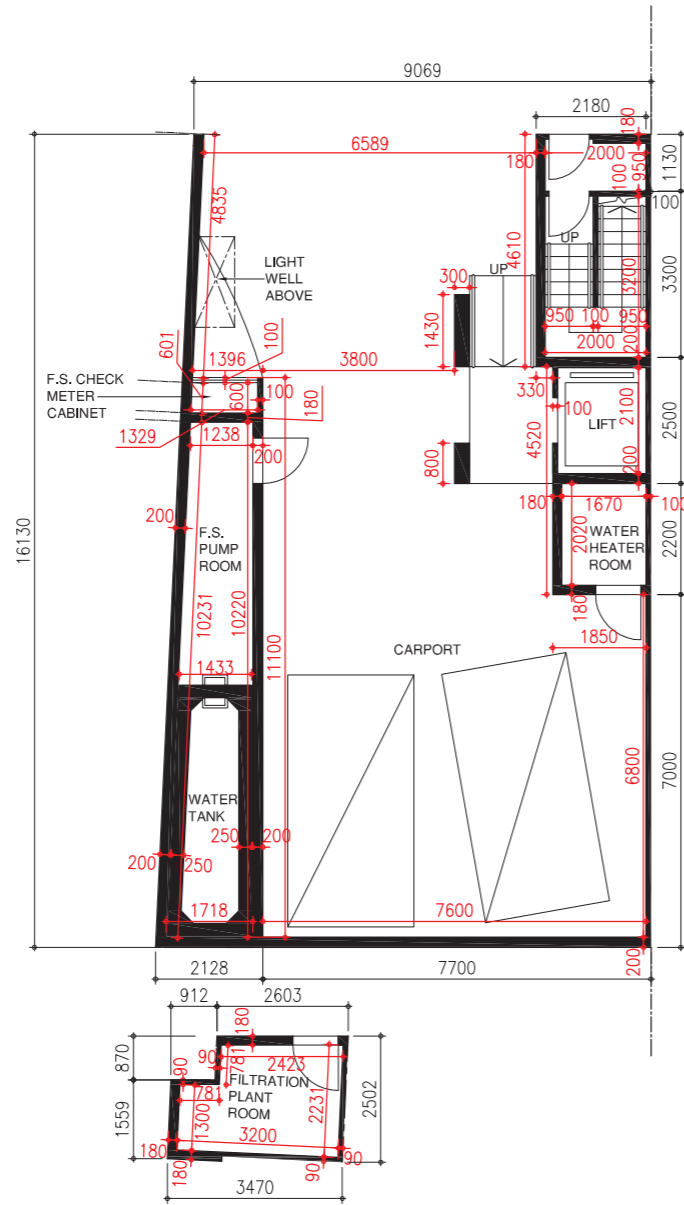
A.H.U. ROOM / AIR HANDLING UNIT ROOM	空氣處理裝置房	LAMINATED TEMPERED GLASS SKYLIGHT	夾層強化玻璃天窗
ALUMINIUM ARCHITECTURAL FEATURE FIN	鋁質建築裝置	LAMINATED TEMPERED GLASS GLAZED CANOPY	夾層強化玻璃簷篷
ALUMINIUM ARCHITECTURAL FEATURE FIN ABOVE	鋁質建築裝飾置上	LAMINATED TEMPERED GLASS GLAZED CANOPY ABOVE	夾層強化玻璃簷篷置上
BALCONY	露台	LIFT	升降機
BALCONY ABOVE	露台置上	LIGHT WELL	光井
BATHROOM	浴室	LIGHT WELL ABOVE	光井置上
BAY WINDOW	窗台	LIVING ROOM	客廳
BAY WINDOW BELOW	窗台置下	MASTER BEDROOM	主人睡房
BEDROOM	睡房	METAL WIND GUARD	金屬防風擋
CARPORT	車庫	P.D. / PIPE DUCT	管道槽
DINING ROOM	飯廳	STONE FEATURE FIN	石質建築裝飾
DN / DOWN	向下	STONE FEATURE FIN ABOVE	石質建築裝飾置上
FILTRATION PLANT ROOM	濾水機房	STORE / STORE ROOM	儲物室
FLAT ROOF	平台	SWIMMING POOL	泳池
F.S. CHECK METER CABINET / FIRE SERVICE CHECK METER CABINET	消防檢測箱	TOILET	洗手間
F.S. PUMP ROOM / FIRE SERVICE PUMP ROOM	消防泵房	UP	向上
GARDEN	花園	UPPER ROOF	天台上層
GLAZED CANOPY ABOVE	玻璃簷篷頂	UPPER ROOF OF STAIRCASE	上層天台樓梯
HATCH DOOR	天窗蓋門	VOID	中空
H.R. / HOSE REEL	消防喉轆	WATER HEATER ROOM	熱水爐房
KITCHEN	廚房	WATER TANK	水箱

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE 1
1 號洋房

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

Scale 比例
M/米 0 5

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above. 以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

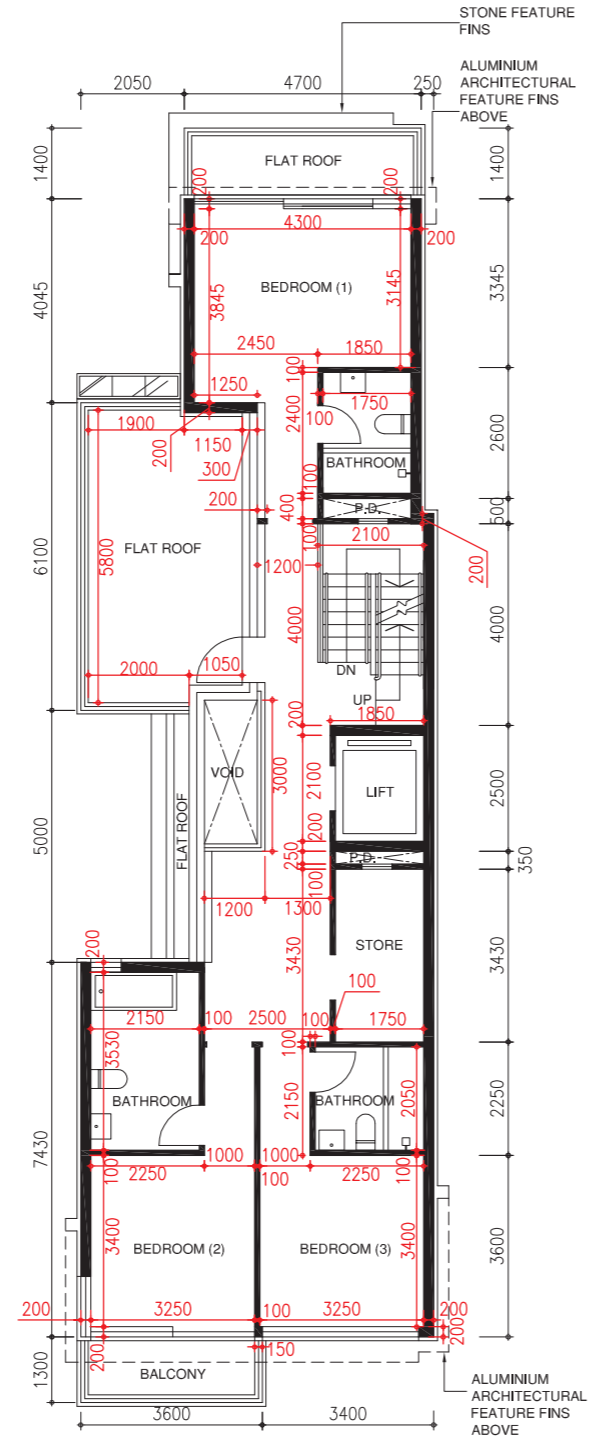
Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 1 (mm) 1 號洋房的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height of House 1 (m) 1 號洋房層與層之間的高度 (米)
LG/F 地下低層	175, 200	5.0
G/F 地下	175, 200	4.5
1/F 一樓	125, 150, 200, 250	3.5
2/F 二樓	125, 150, 200	3.5
Roof 天台	150, 175, 200, 225	3.1
Upper Roof 上層天台	150	N/A 不適用

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

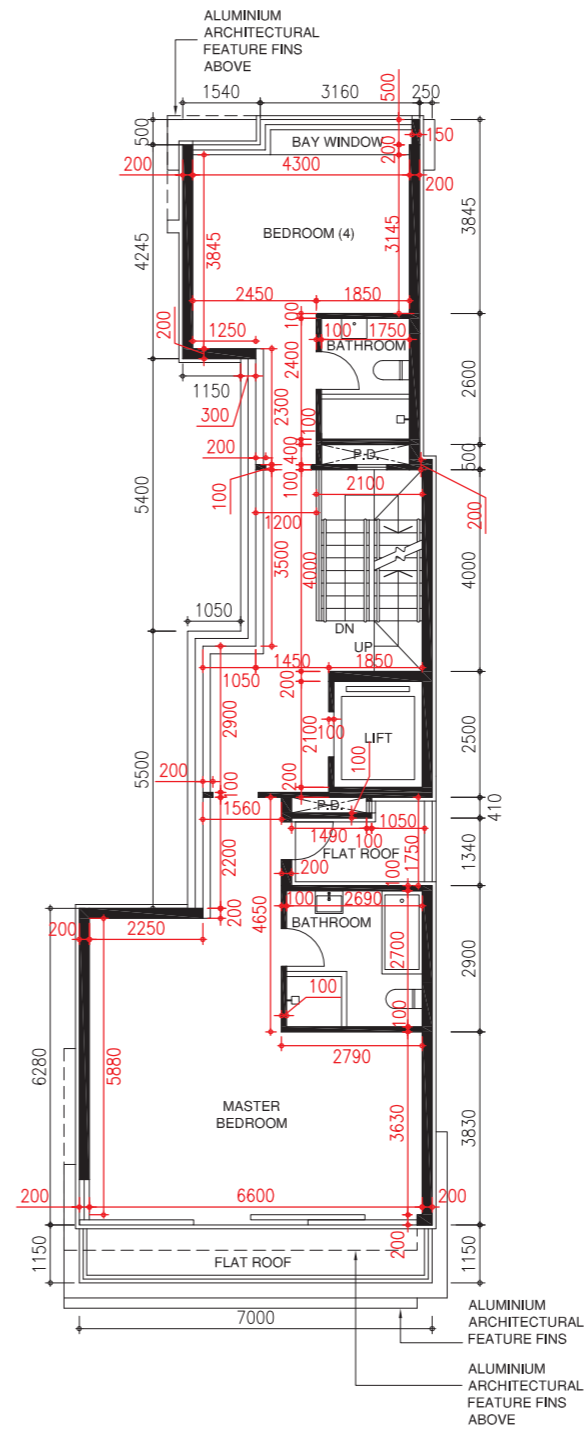
發展項目的住宅物業的樓面平面圖

HOUSE 1

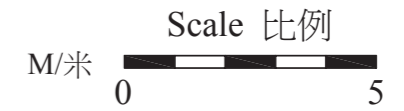
1 號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖



Note 備註:

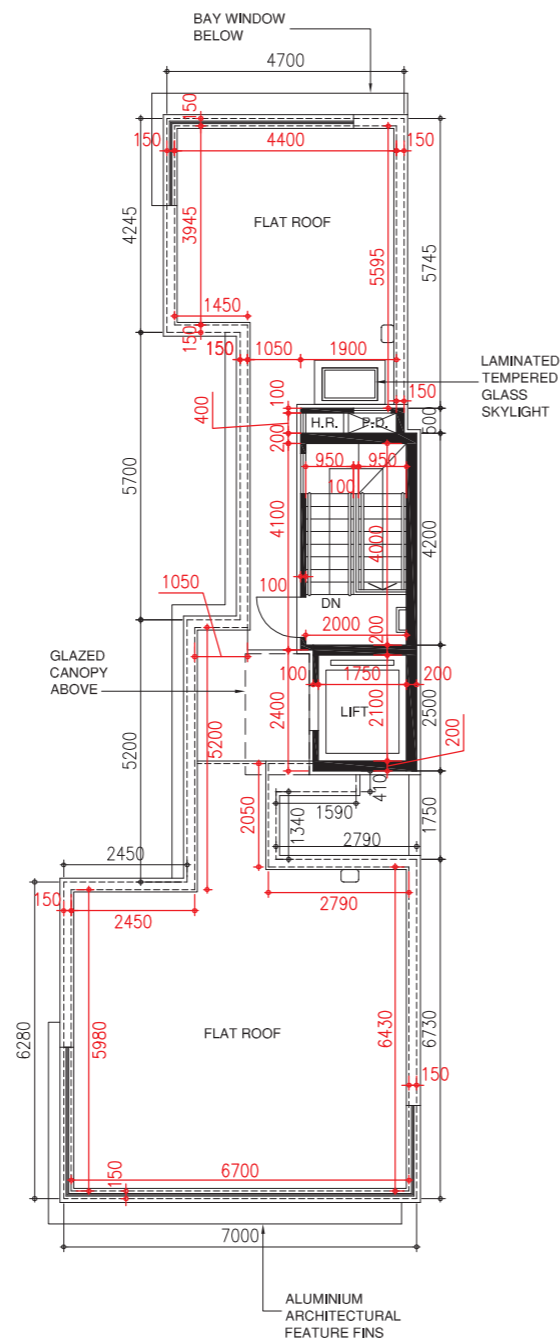
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

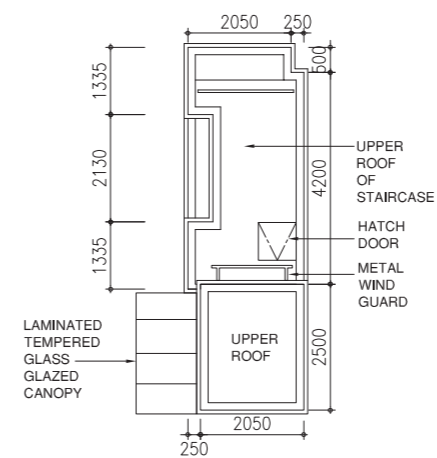
發展項目的住宅物業的樓面平面圖

HOUSE 1

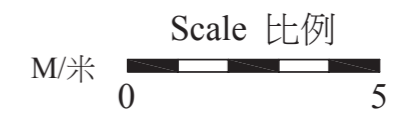
1 號洋房



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖



Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

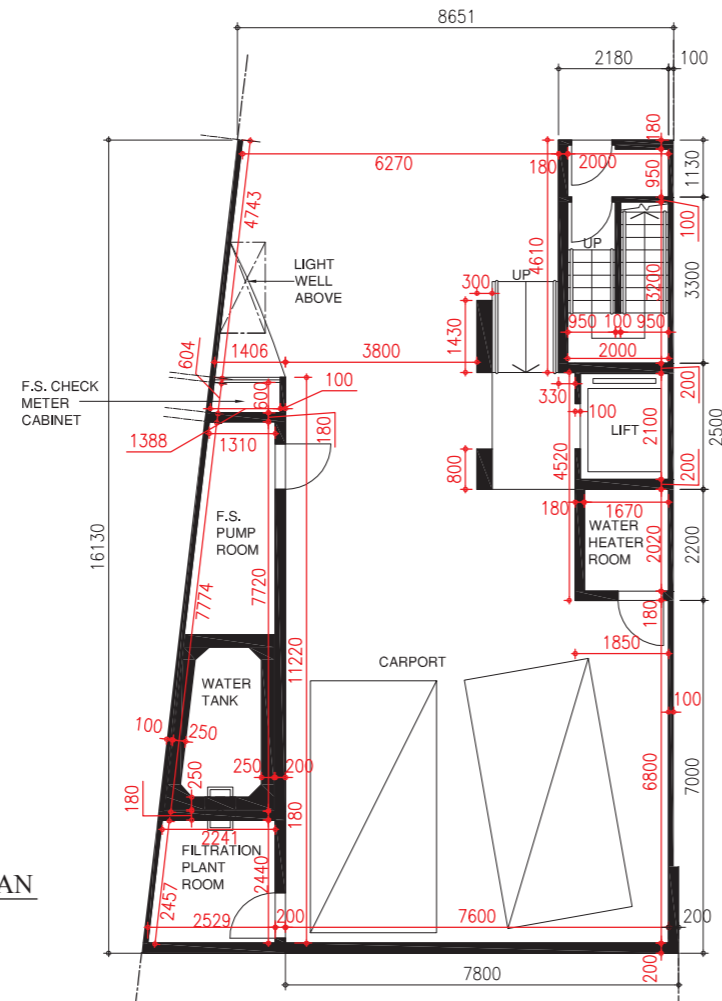
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

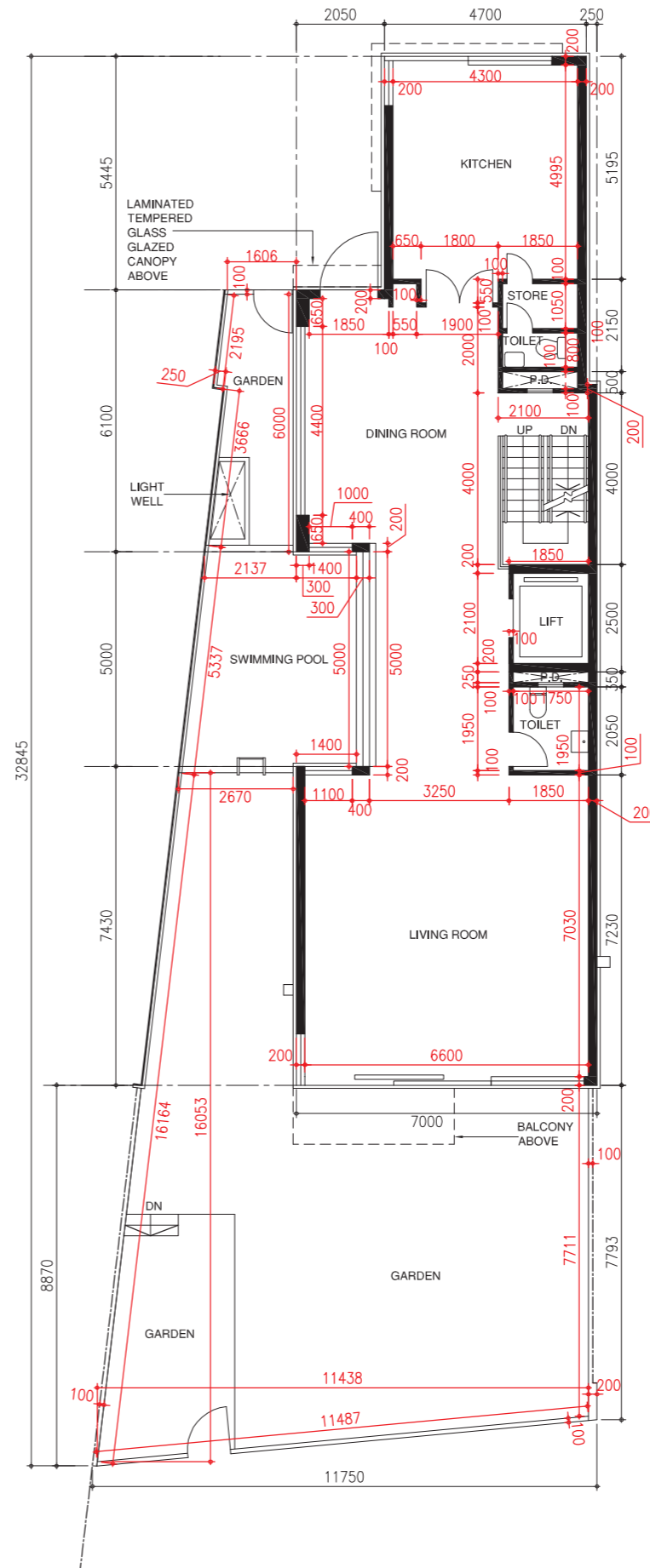
HOUSE 2

2號洋房

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 2 (mm) 2號洋房的樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height of House 2 (m) 2號洋房層與層之間的高度(米)
LG/F 地下低層	175	5.0
G/F 地下	175, 200	4.5
1/F 一樓	125, 150, 200, 250	3.5
2/F 二樓	125, 150, 200	3.5
Roof 天台	150, 175, 200, 225	3.1
Upper Roof 上層天台	150	N/A 不適用

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

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

Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.

以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

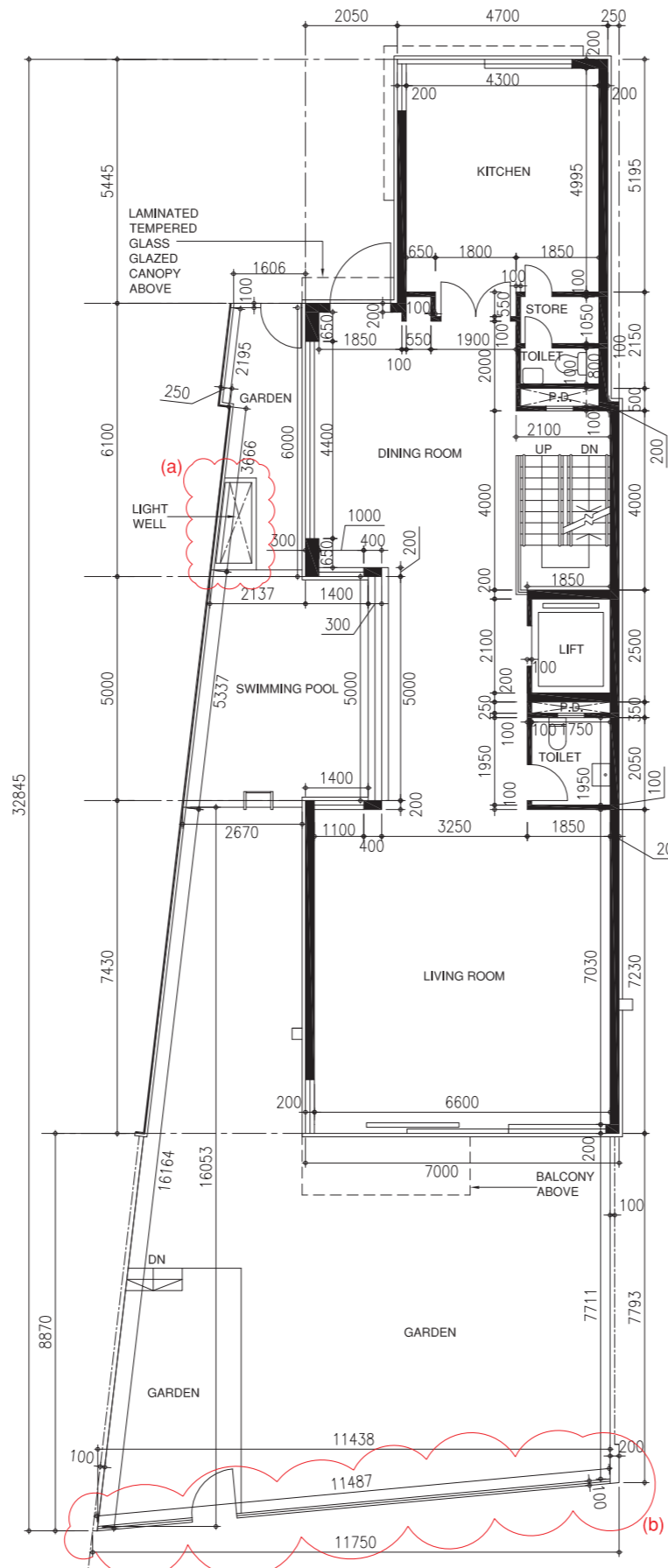
發展項目的住宅物業的樓面平面圖

LATEST FLOOR PLAN

現狀樓面平面圖

HOUSE 2

2 號洋房



GROUND FLOOR PLAN
地下平面圖

House 2 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

- The erection of a canopy from the external wall.
- The addition of glass parapet.

2 號洋房在發展項目落成後進行獲《建築物條例》豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

- 豎立外牆遮篷。
- 加建玻璃低圍牆。



Note 備註:

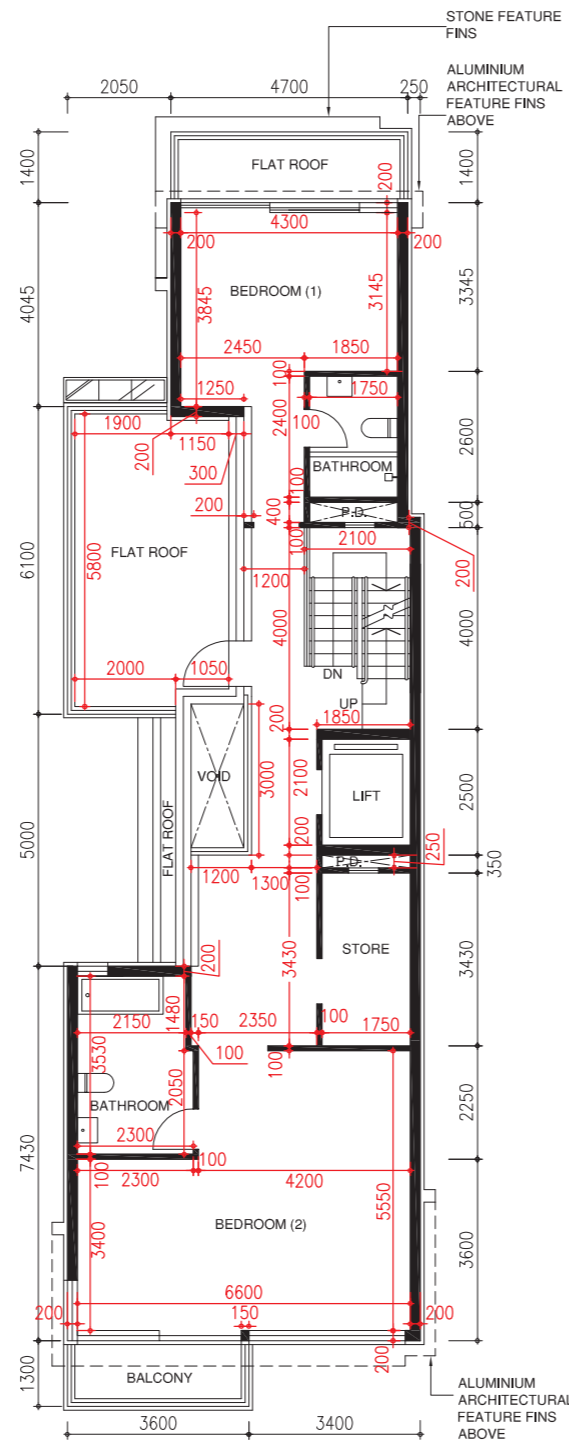
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

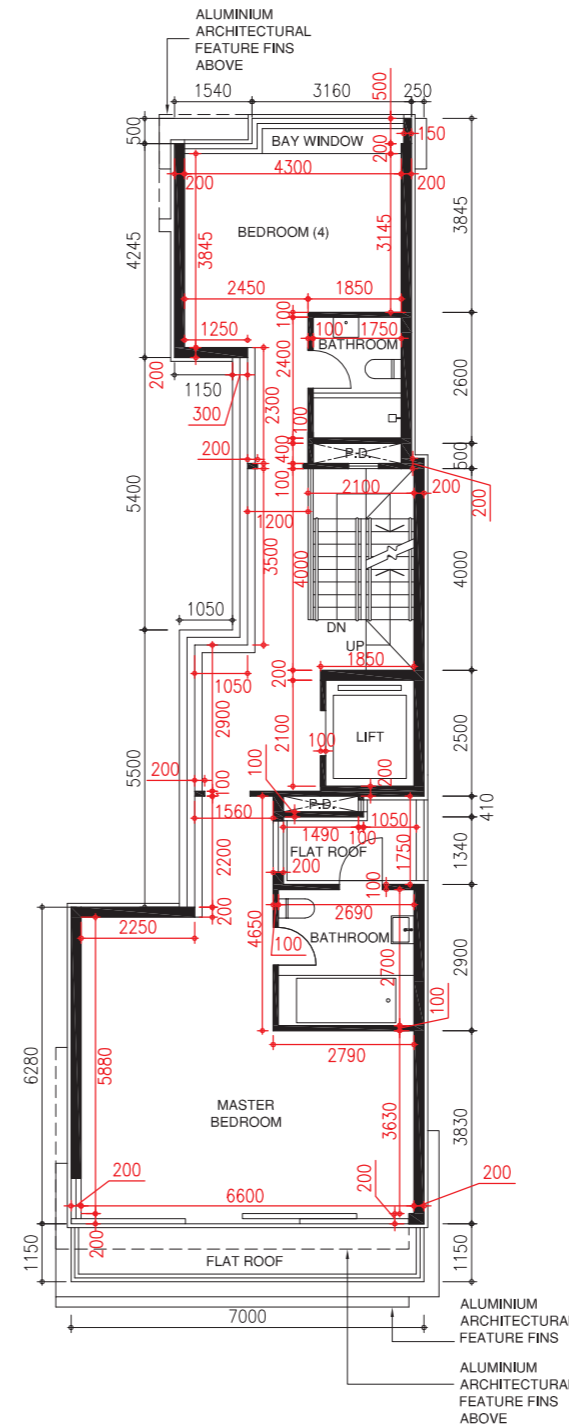
發展項目的住宅物業的樓面平面圖

HOUSE 2

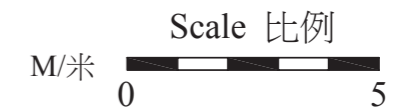
2號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖



Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

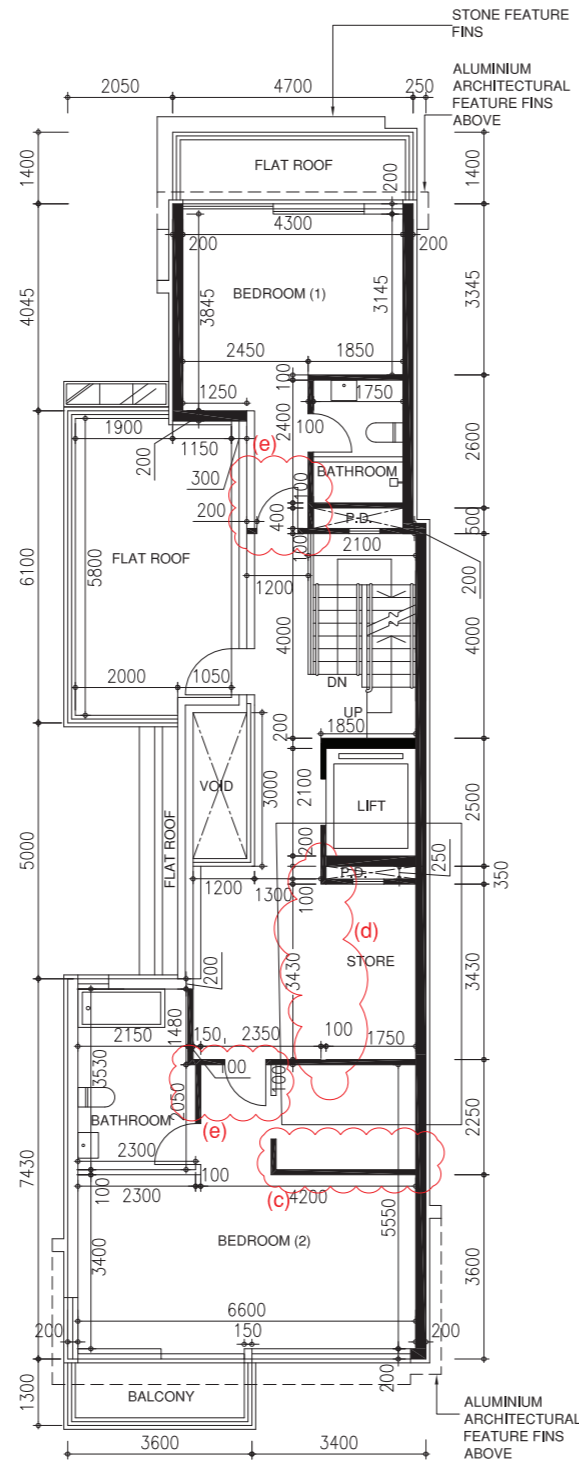
發展項目的住宅物業的樓面平面圖

LATEST FLOOR PLAN

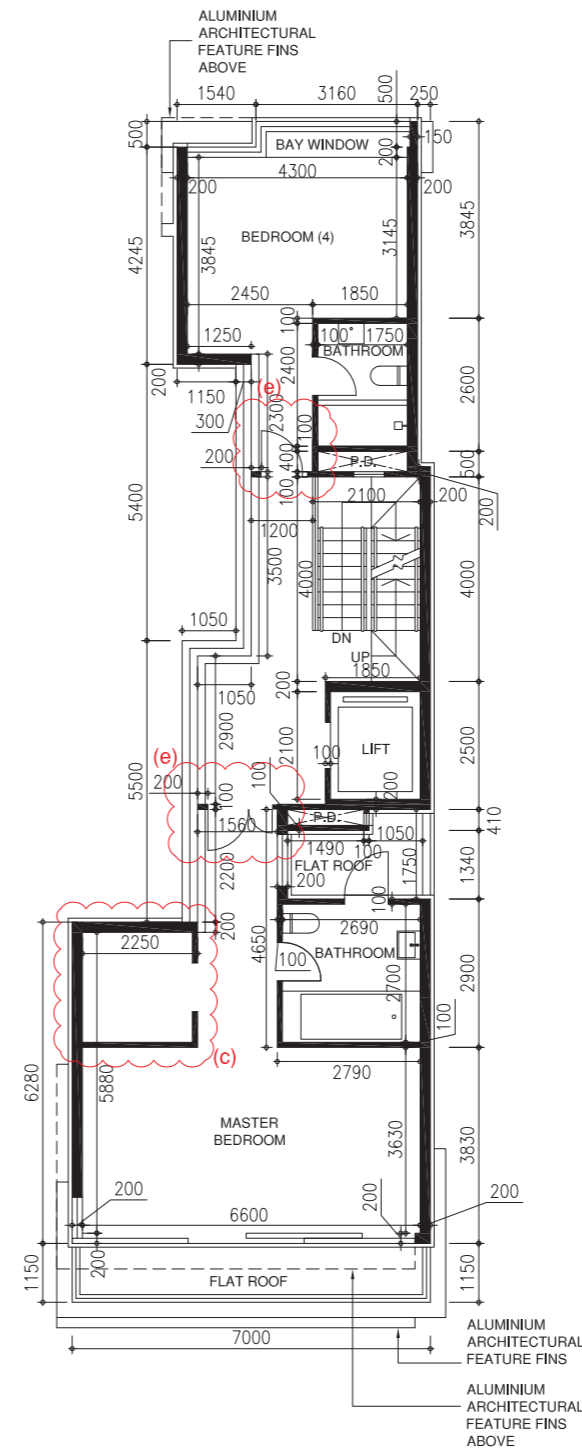
現狀樓面平面圖

HOUSE 2

2號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

House 2 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

- c. The erection of non-structure partition wall.
- d. The non-structural partition wall has been removed.
- e. The erection of new doors.

2號洋房在發展項目落成後進行獲《建築物條例》豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

- c. 豎立非結構分隔牆。
- d. 拆除非結構分隔牆。
- e. 豎立房門。



Note 備註:

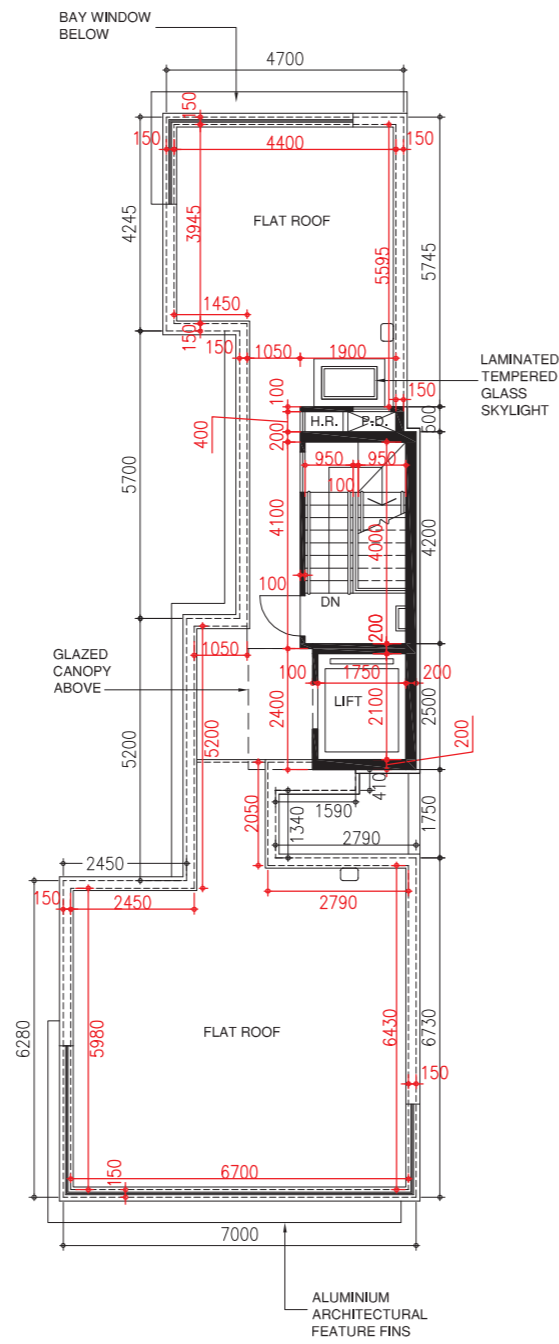
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

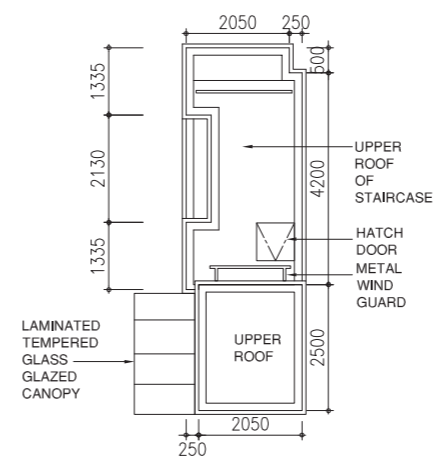
發展項目的住宅物業的樓面平面圖

HOUSE 2

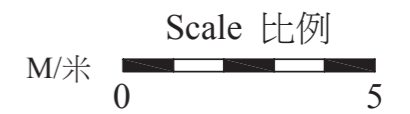
2號洋房



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖



Note 備註:

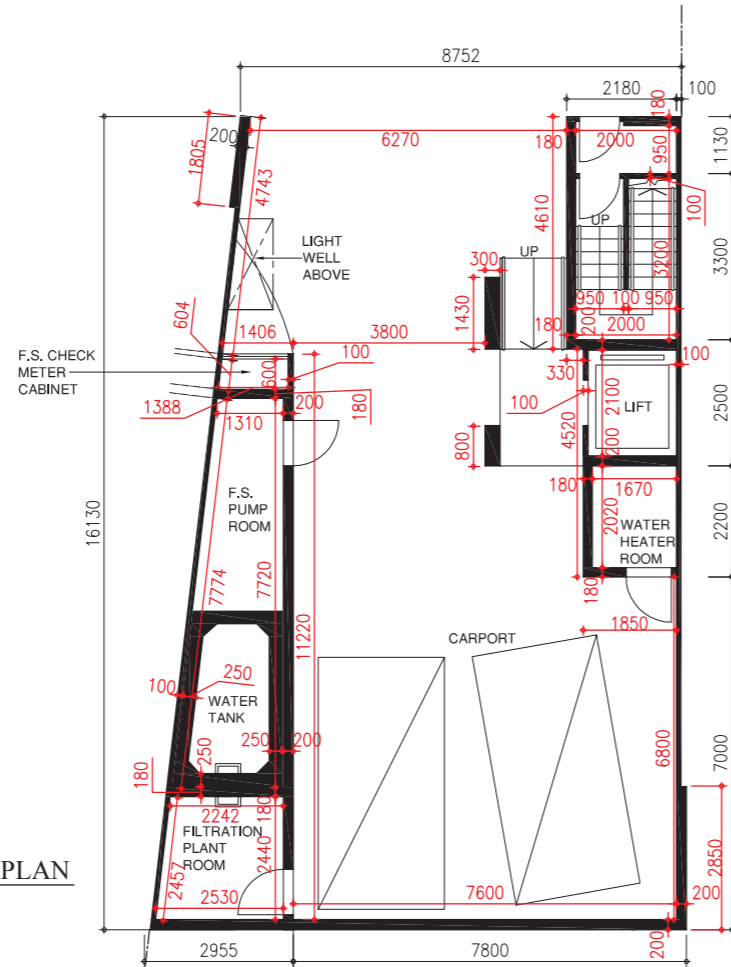
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

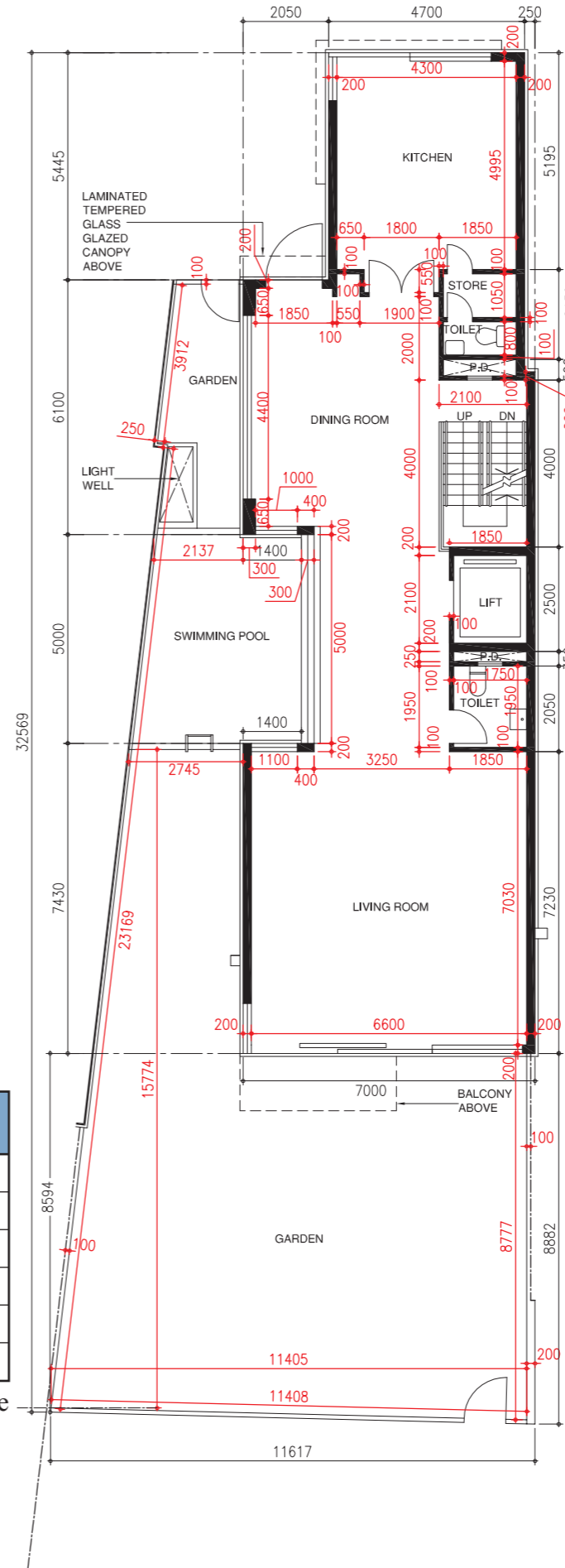
發展項目的住宅物業的樓面平面圖

HOUSE 3 3 號洋房

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 3 (mm) 3 號洋房的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height of House 3 (m) 3 號洋房層與層之間的高度 (米)
LG/F 地下低層	175	5.0
G/F 地下	175, 200	4.5
1/F 一樓	125, 150, 200, 250	3.5
2/F 二樓	125, 150, 200	3.5
Roof 天台	150, 175, 200, 225	3.1
Upper Roof 上層天台	150	N/A 不適用

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

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

Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

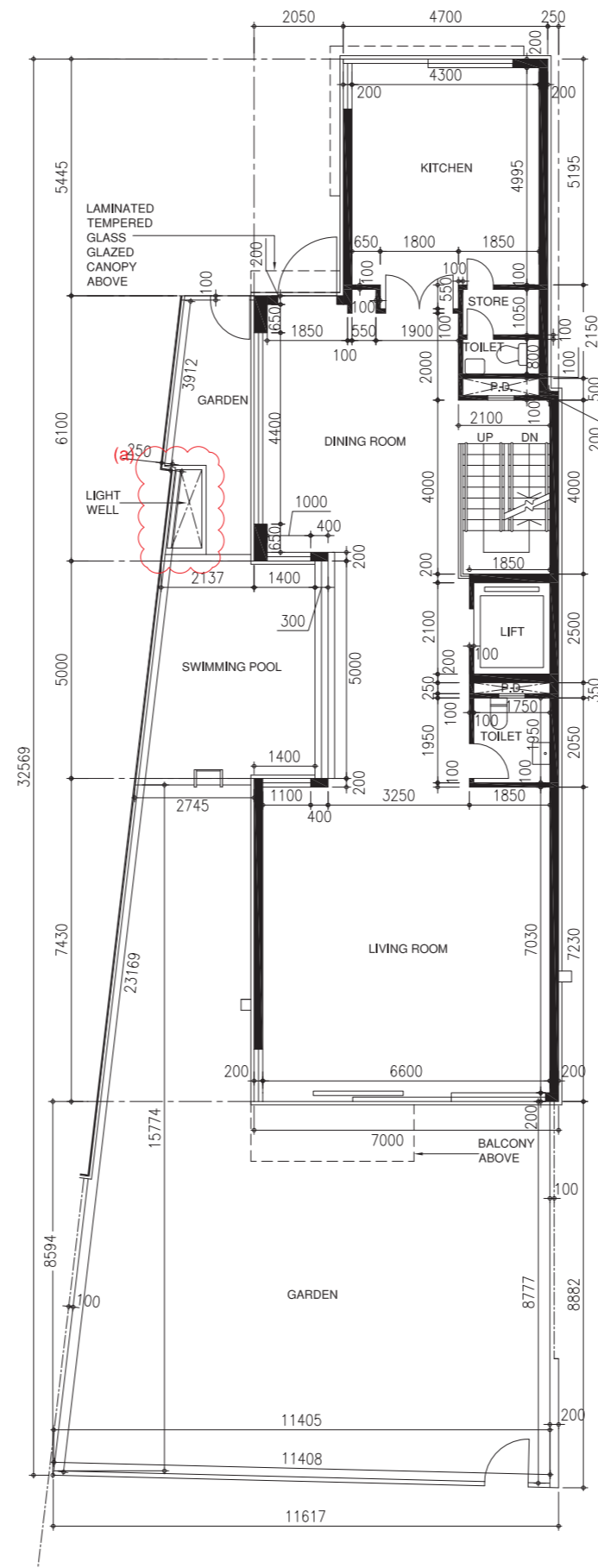
LATEST FLOOR PLAN

現狀樓面平面圖

HOUSE 3

3號洋房

GROUND FLOOR PLAN
地下平面圖



House 3 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate location of the alteration is indicated on the latest floor plan and the detail of the alteration is set out below (the below numbering refers to the marked alteration on the plan):

a. The erection of a canopy from the external wall.

3號洋房在發展項目落成後進行獲《建築物條例》豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

a. 豎立外牆遮篷。



Note 備註:

• Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.

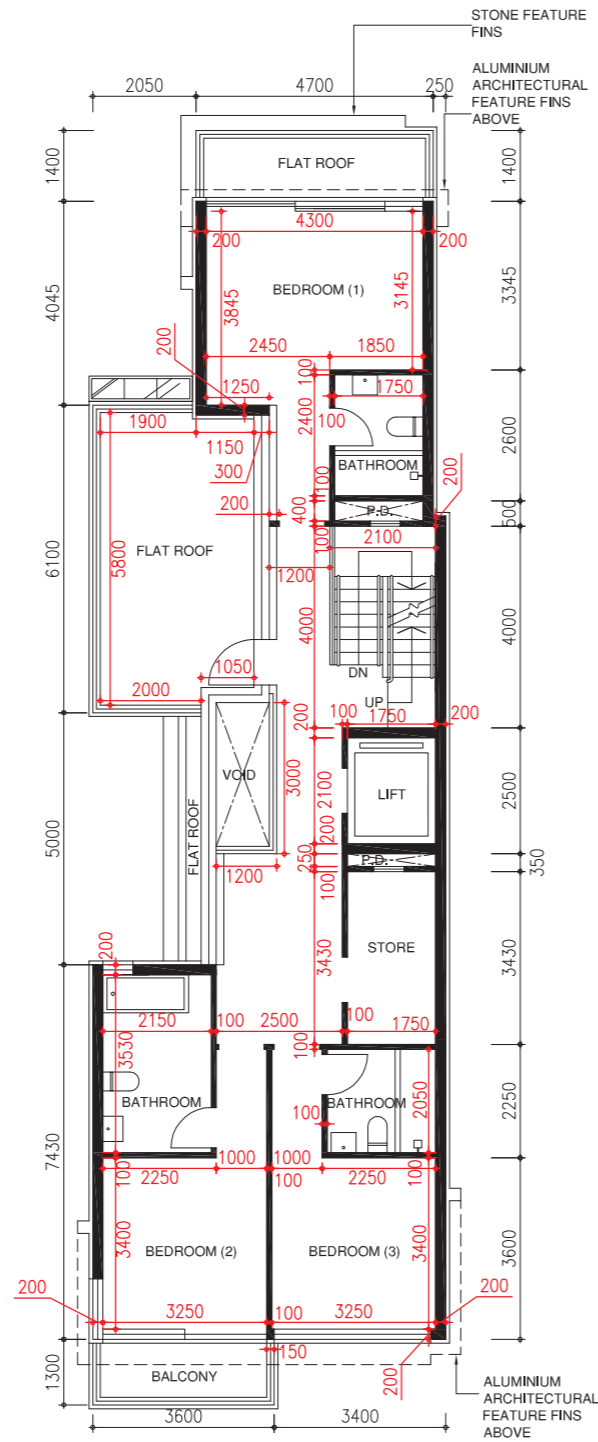
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

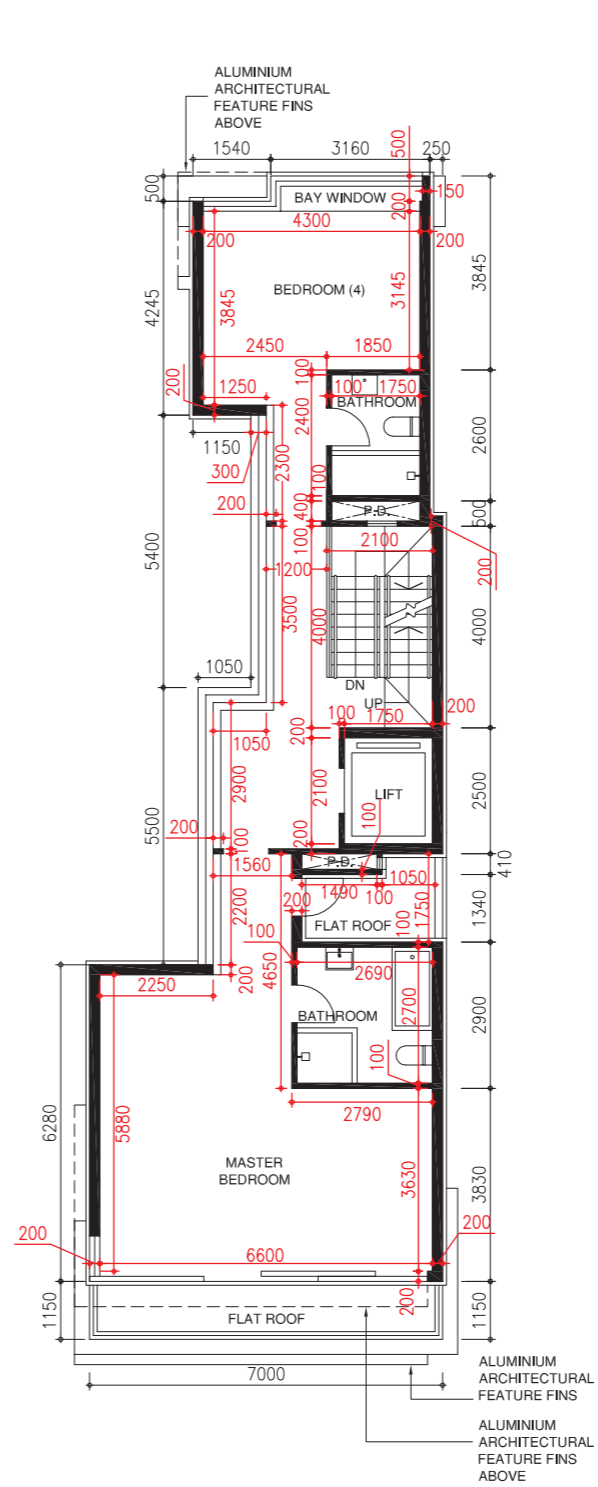
發展項目的住宅物業的樓面平面圖

HOUSE 3

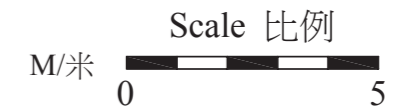
3號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖



Note 備註:

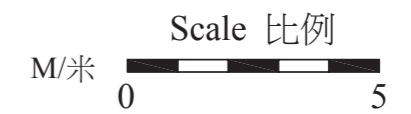
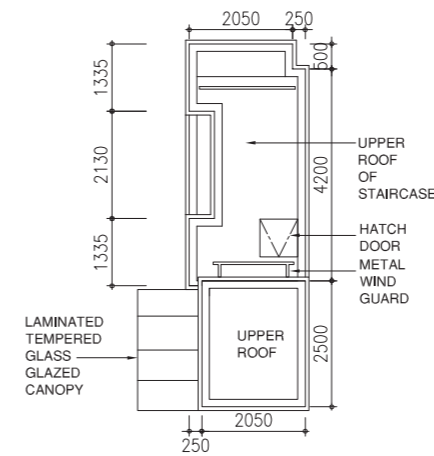
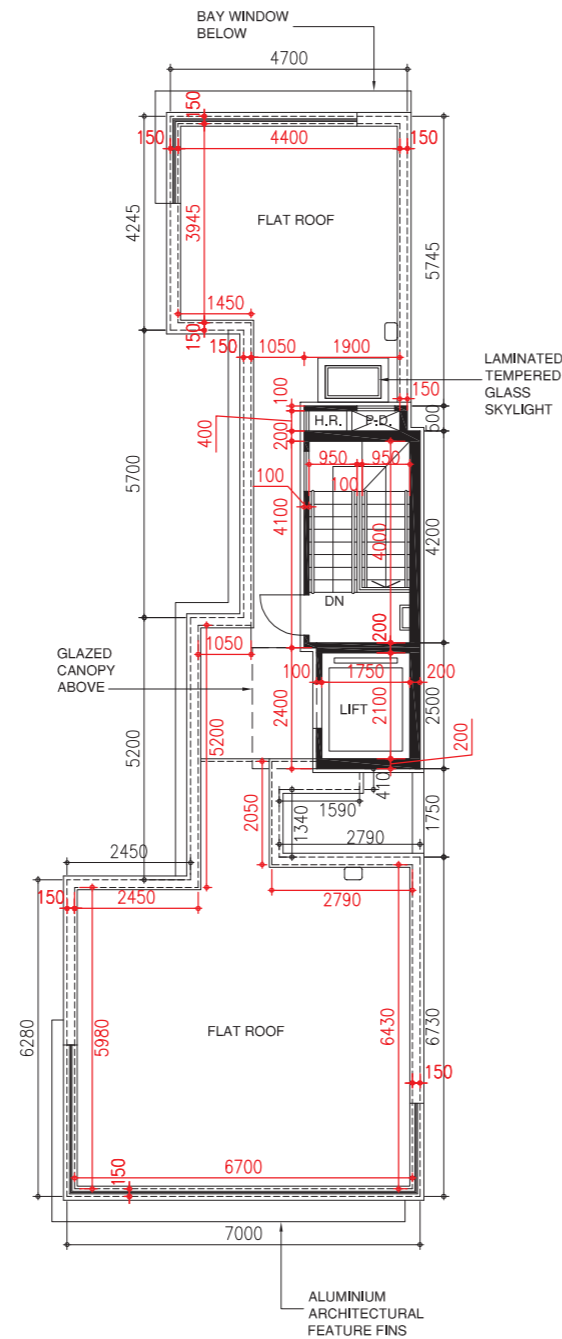
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE 3

3號洋房



Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

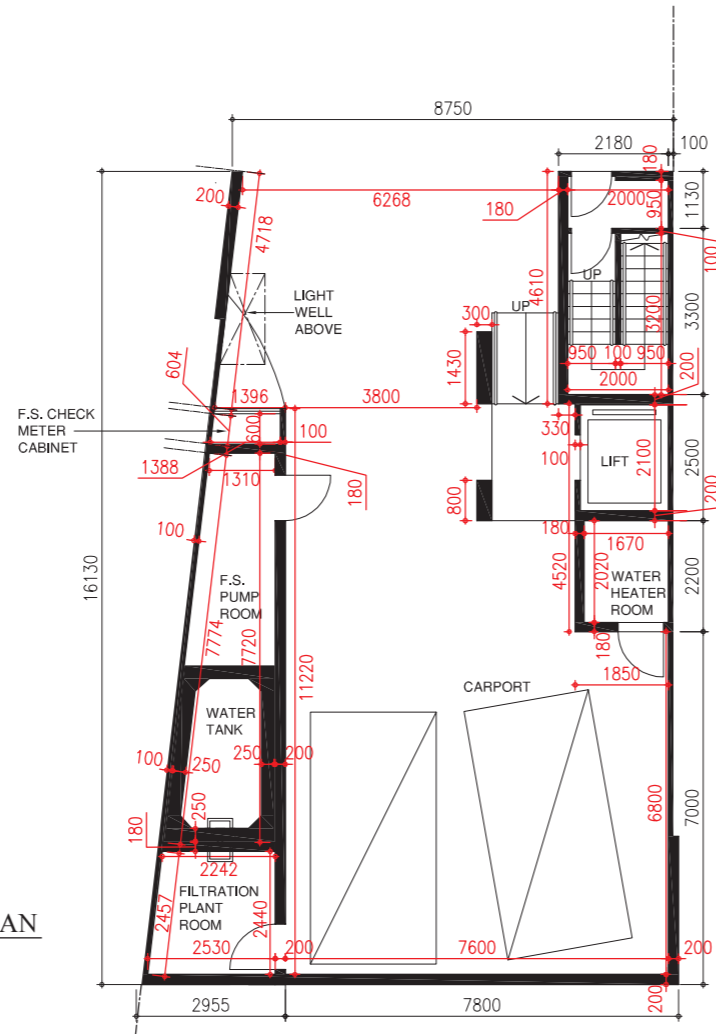
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

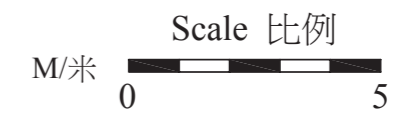
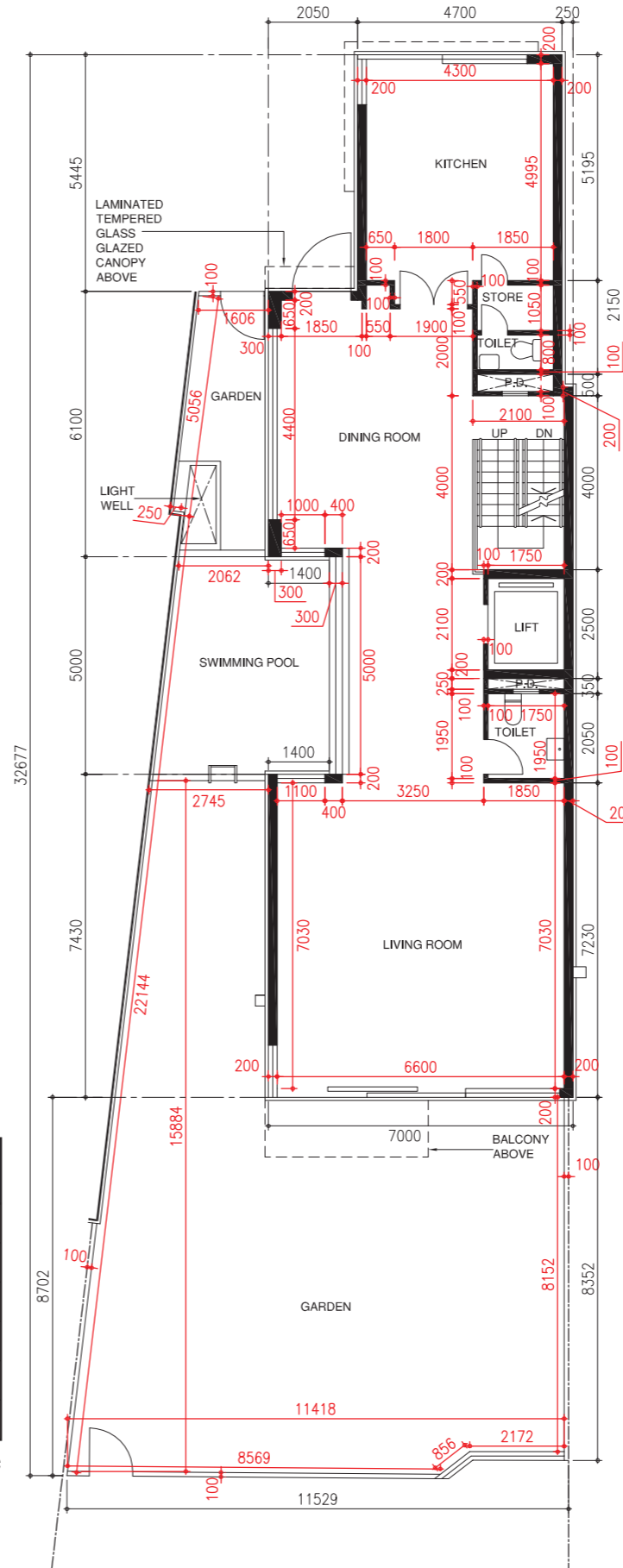
HOUSE 5

5 號洋房

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 5 (mm) 5 號洋房的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height of House 5 (m) 5 號洋房層與層之間的高度 (米)
LG/F 地下低層	175	5.0
G/F 地下	175, 200	4.5
1/F 一樓	125, 150, 200, 250	3.5
2/F 二樓	125, 150, 200	3.5
Roof 天台	150, 175, 200, 225	3.1
Upper Roof 上層天台	150	N/A 不適用

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

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

Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

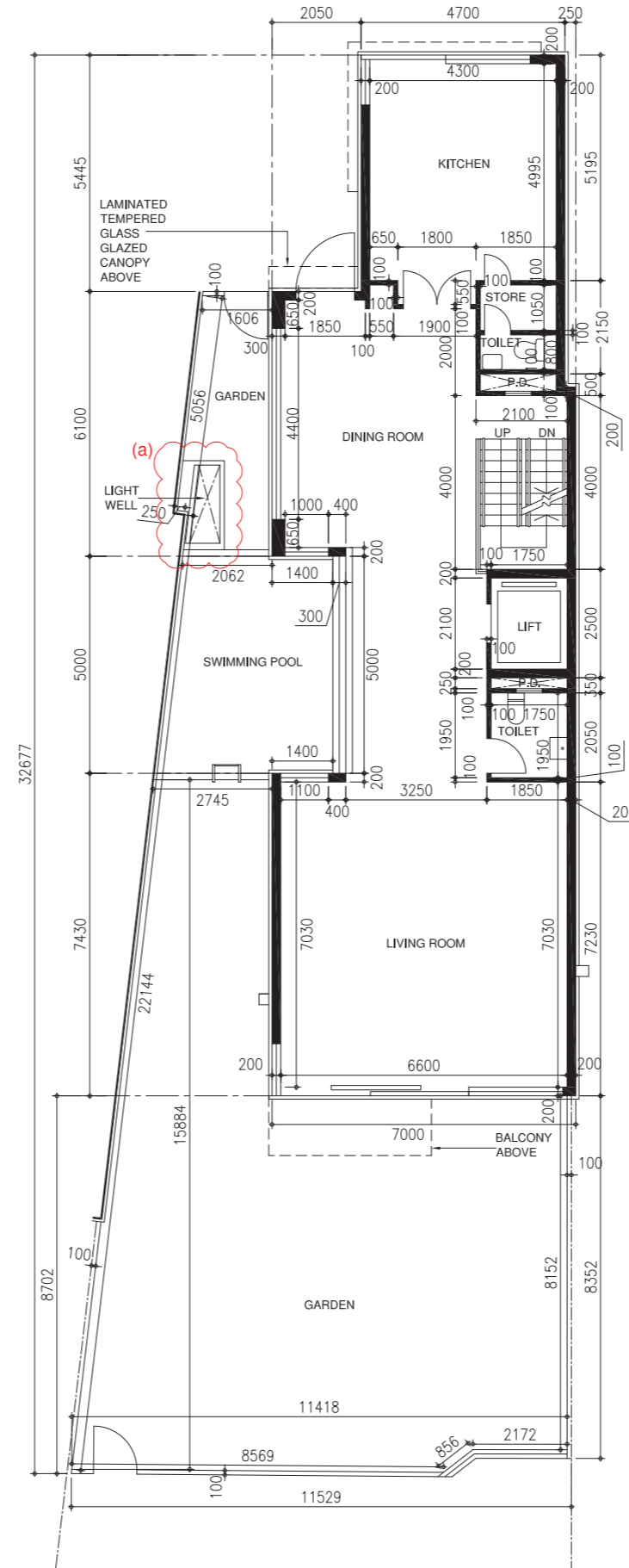
LATEST FLOOR PLAN

現狀樓面平面圖

HOUSE 5

5號洋房

GROUND FLOOR PLAN
地下平面圖



House 5 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate location of the alteration is indicated on the latest floor plan and the detail of the alteration is set out below (the below numbering refers to the marked alteration on the plan):

a. The erection of a canopy from the external wall.

5號洋房在發展項目落成後進行獲《建築物條例》豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

a. 豎立外牆遮篷。



Note 備註:

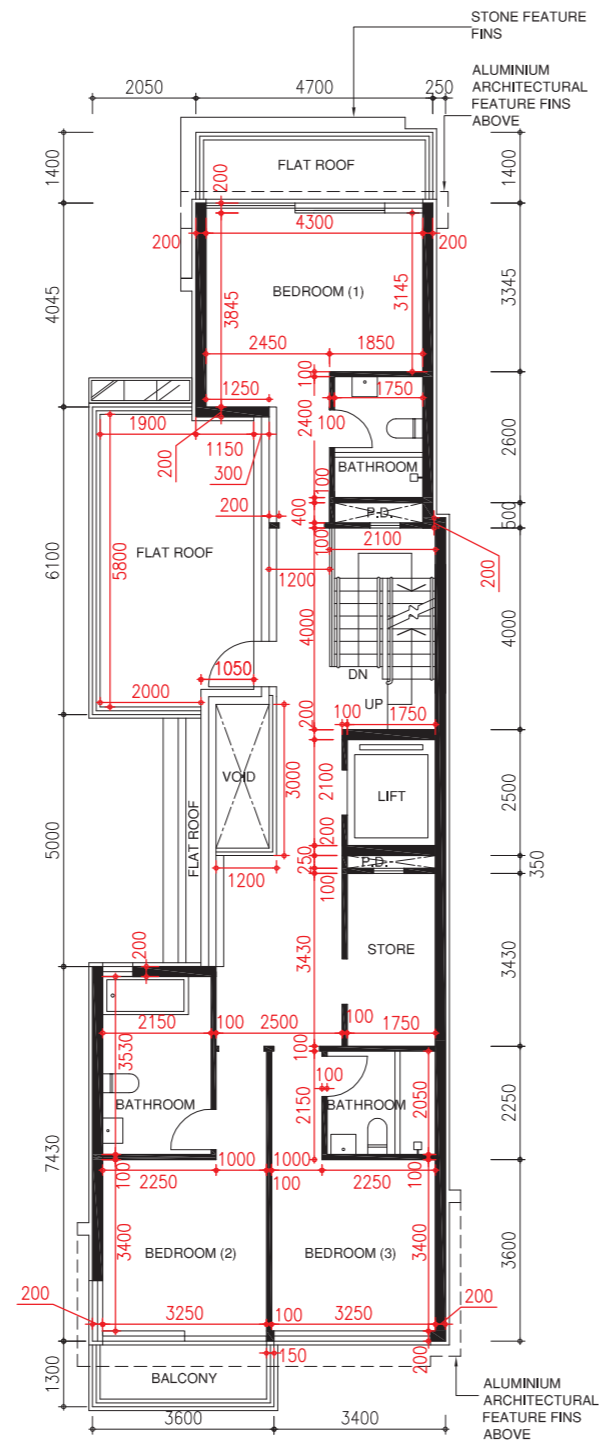
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

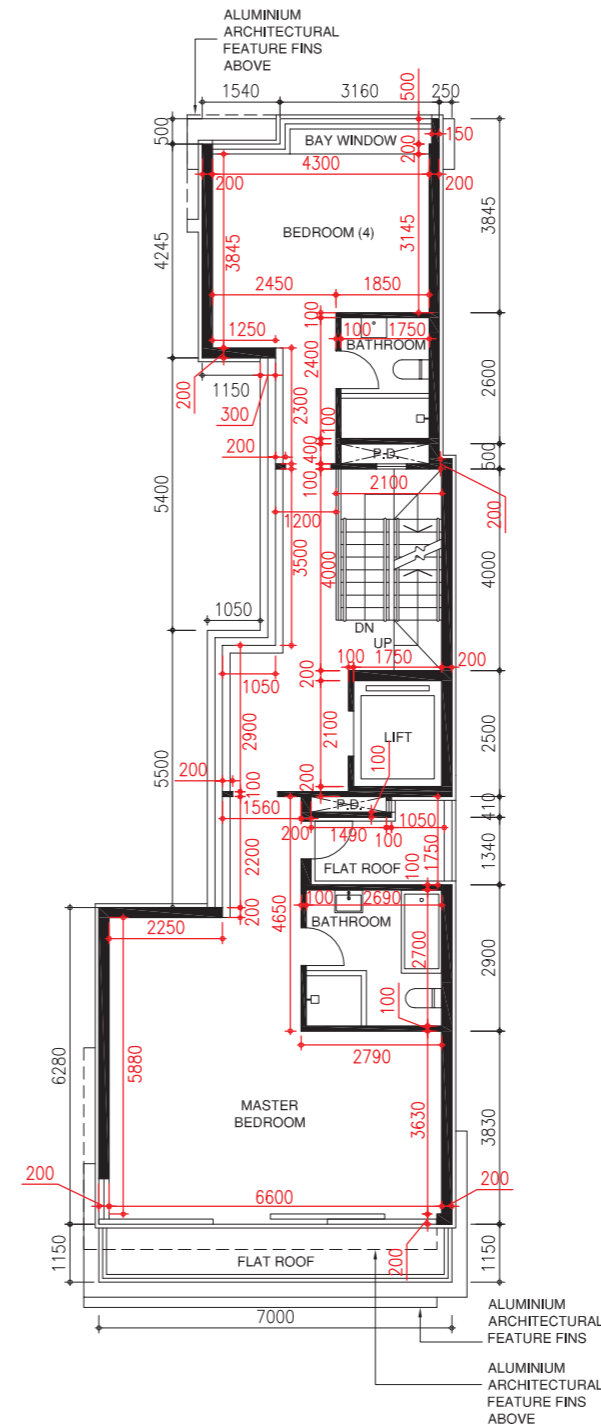
發展項目的住宅物業的樓面平面圖

HOUSE 5

5號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖



Note 備註:

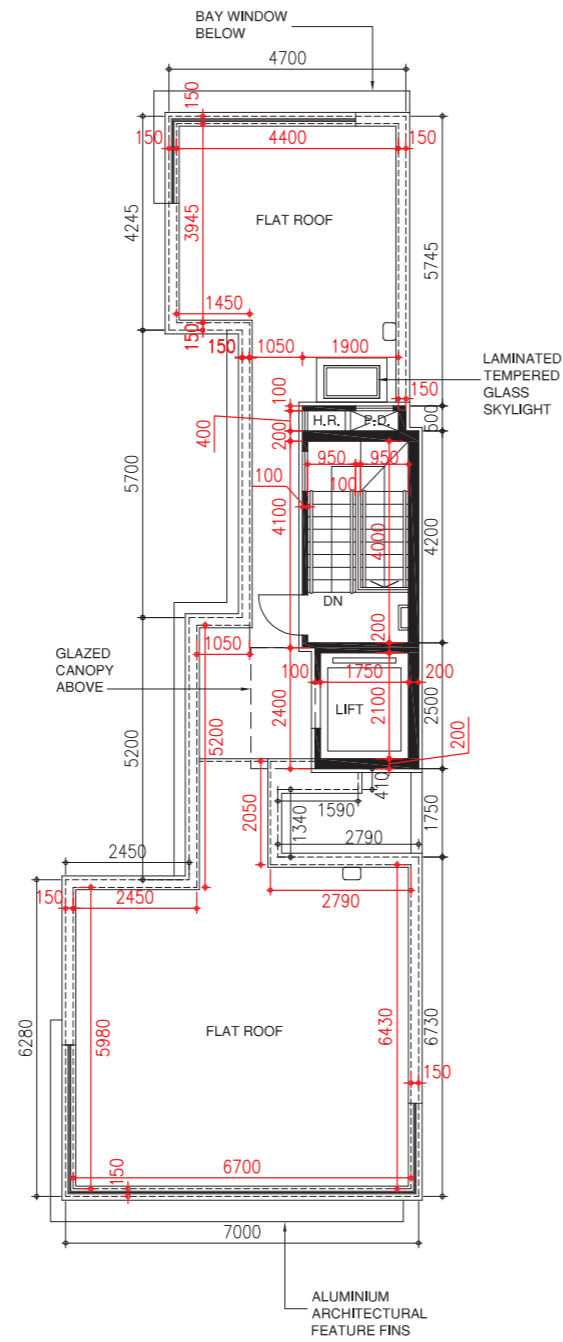
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

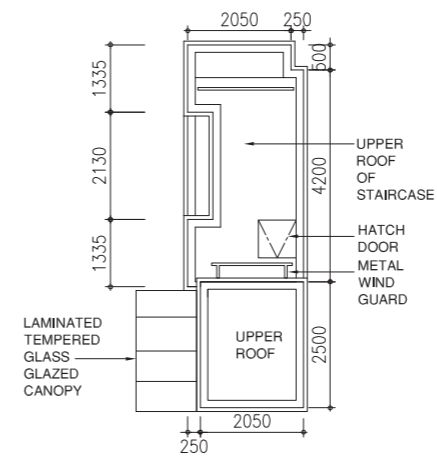
發展項目的住宅物業的樓面平面圖

HOUSE 5

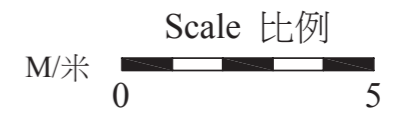
5號洋房



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖



Note 備註:

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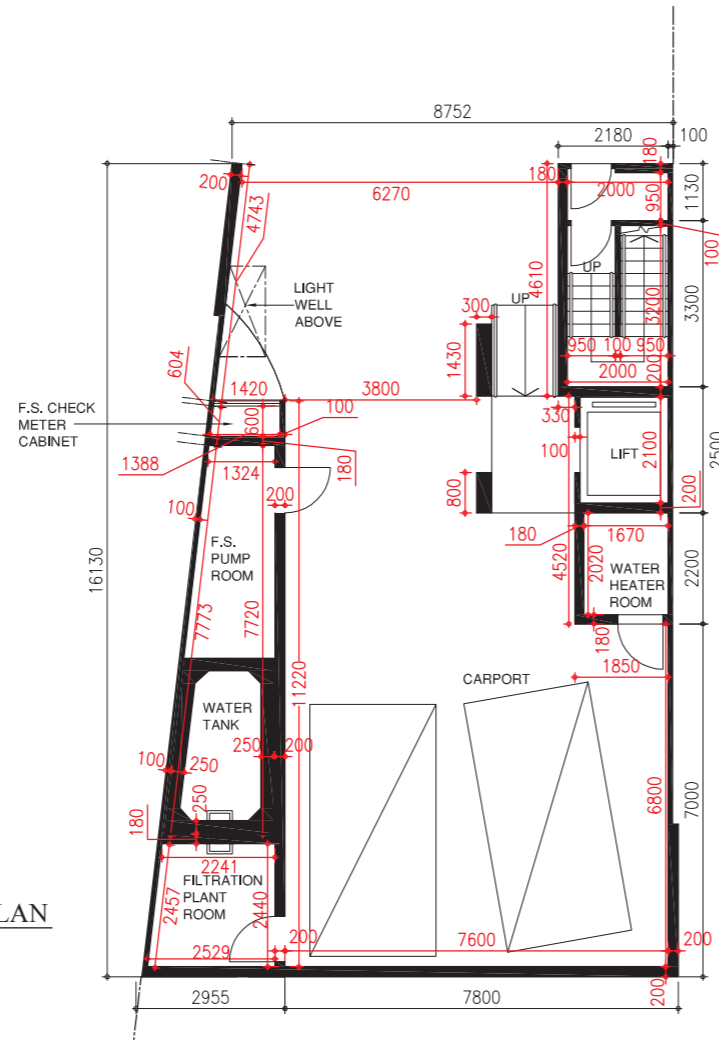
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

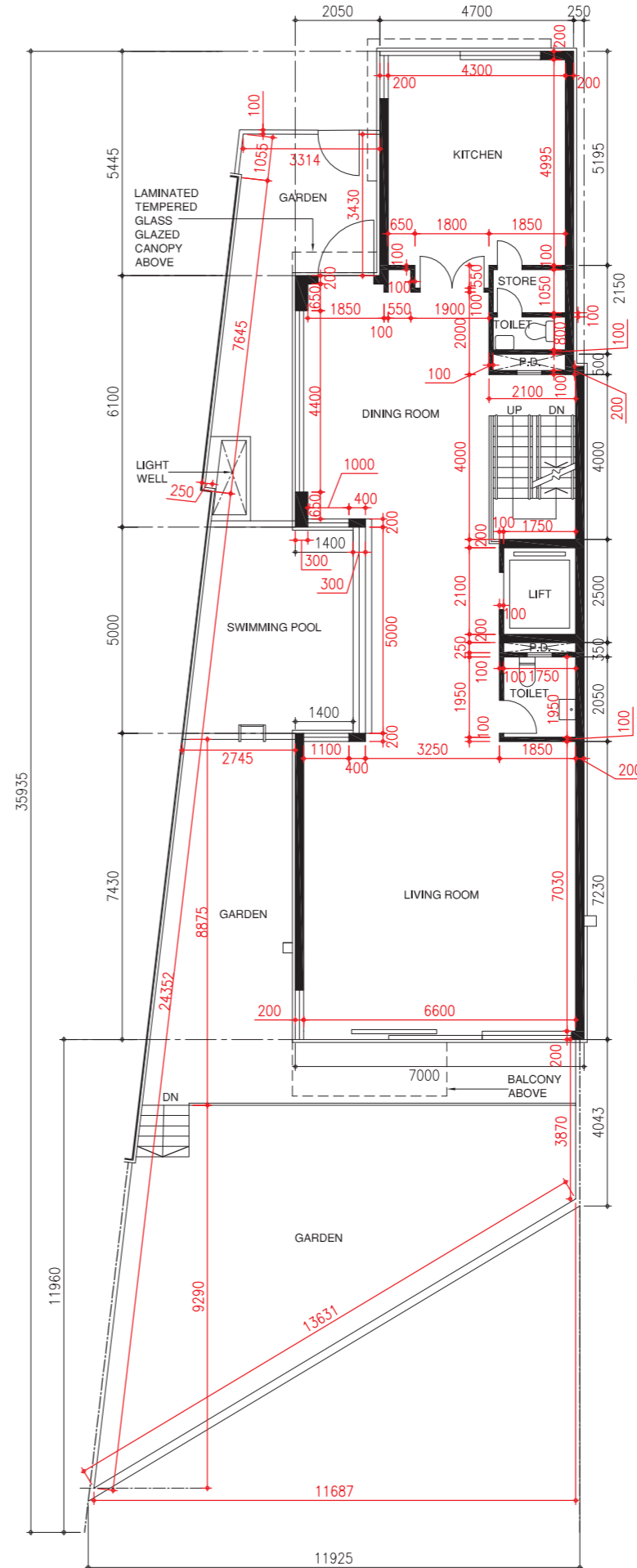
HOUSE 6

6號洋房

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 6 (mm) 6號洋房的樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height of House 6 (m) 6號洋房層與層之間的高度(米)
LG/F 地下低層	175	5.0
G/F 地下	175, 200	4.5
1/F 一樓	125, 150, 200, 250	3.5
2/F 二樓	125, 150, 200	3.5
Roof 天台	150, 175, 200, 225	3.1
Upper Roof 上層天台	150	N/A 不適用

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

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

Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

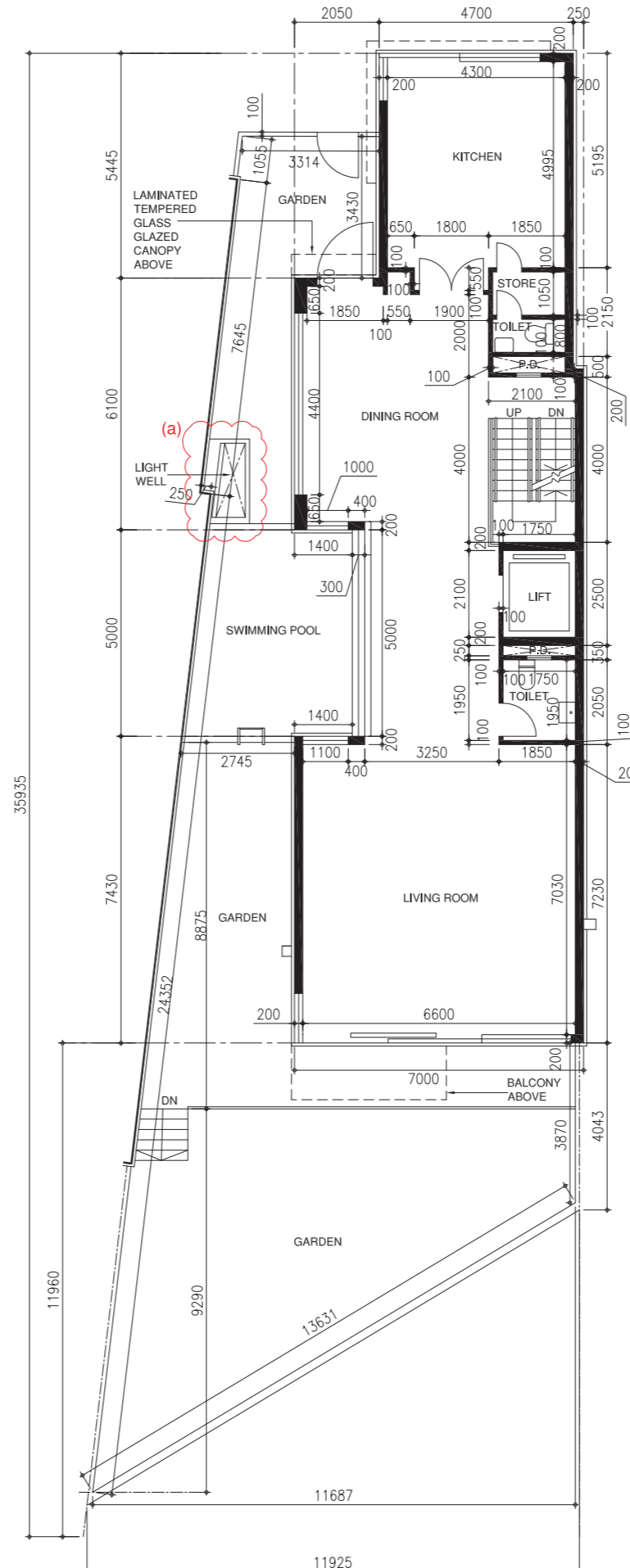
LATEST FLOOR PLAN

現狀樓面平面圖

HOUSE 6

6號洋房

GROUND FLOOR PLAN
地下平面圖



House 6 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate location of the alteration is indicated on the latest floor plan and the detail of the alteration is set out below (the below numbering refers to the marked alteration on the plan):

a. The erection of a canopy from the external wall.

6號洋房在發展項目落成後進行獲《建築物條例》豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

a. 豎立外牆遮篷。



Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.

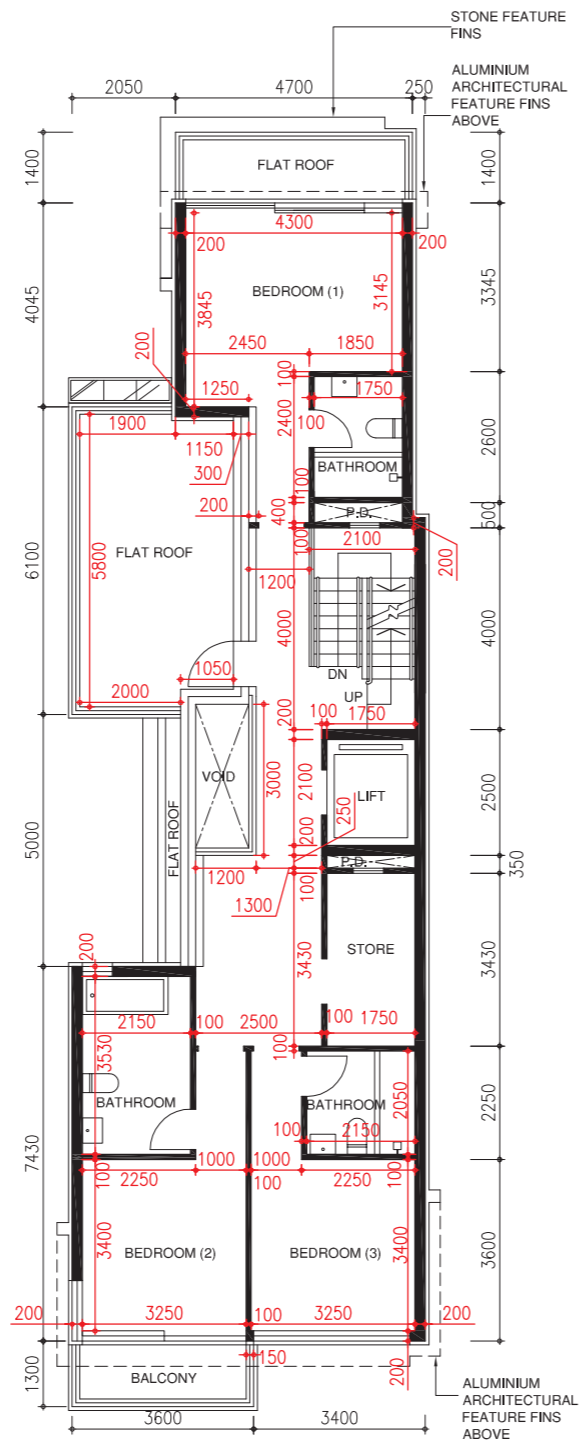
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

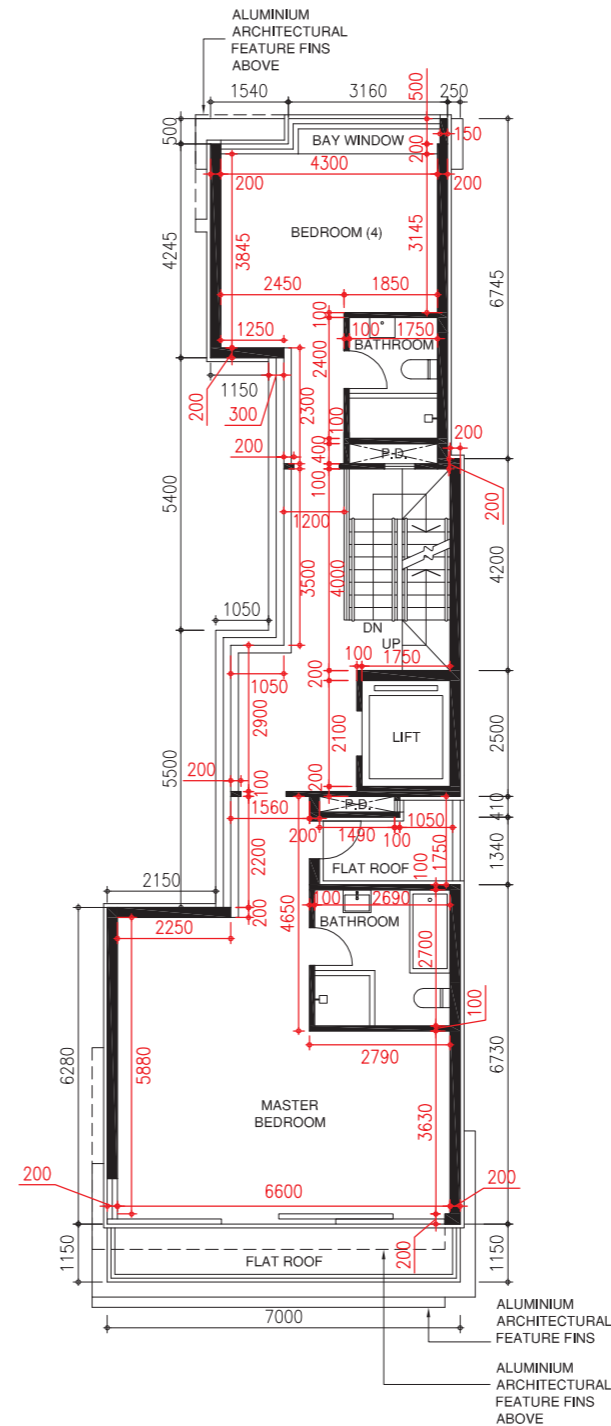
發展項目的住宅物業的樓面平面圖

HOUSE 6

6號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖



Note 備註:

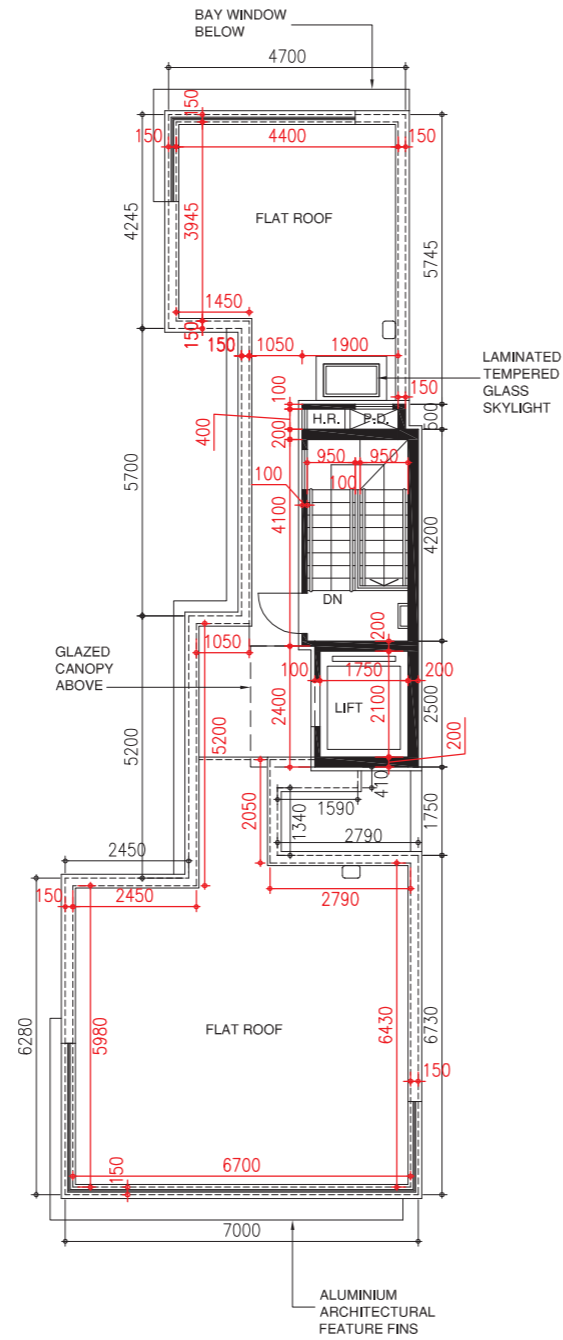
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

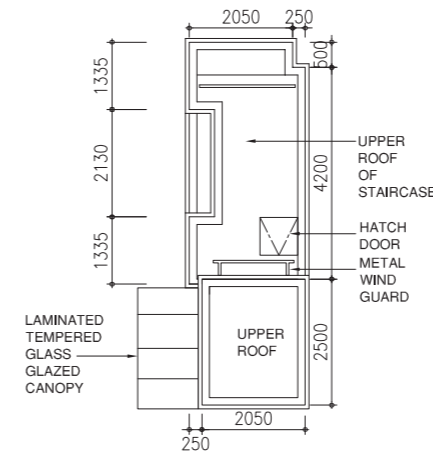
發展項目的住宅物業的樓面平面圖

HOUSE 6

6號洋房



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖



Note 備註:

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以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

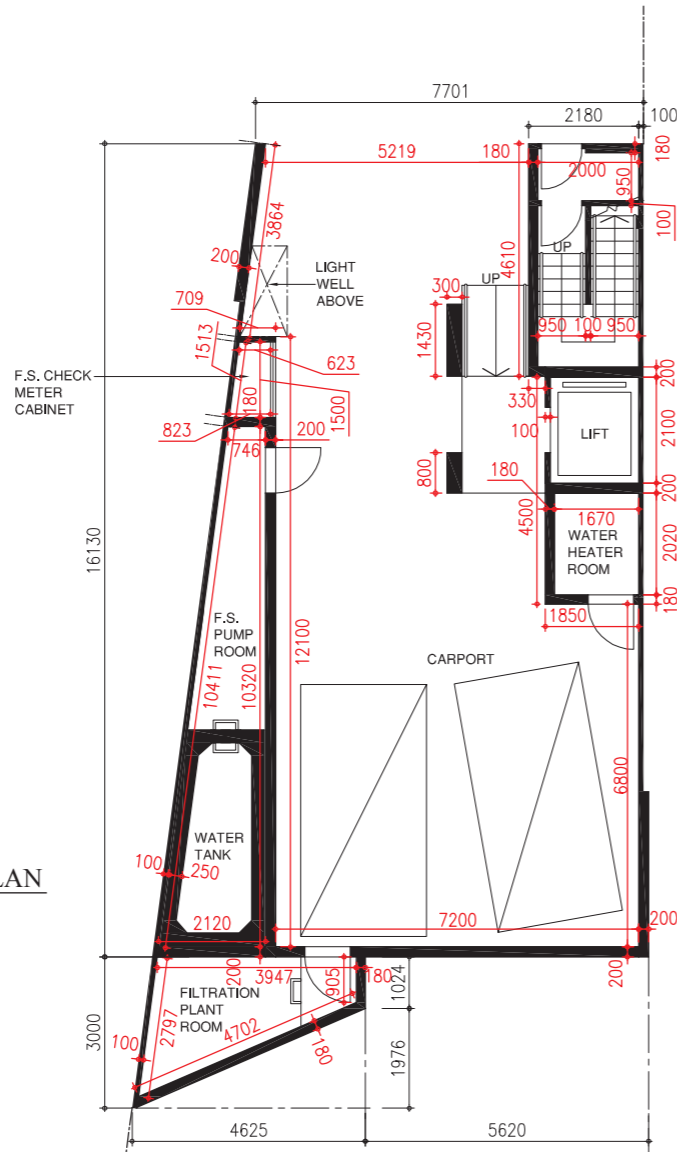
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

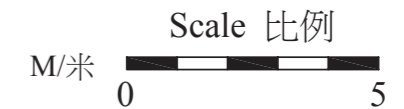
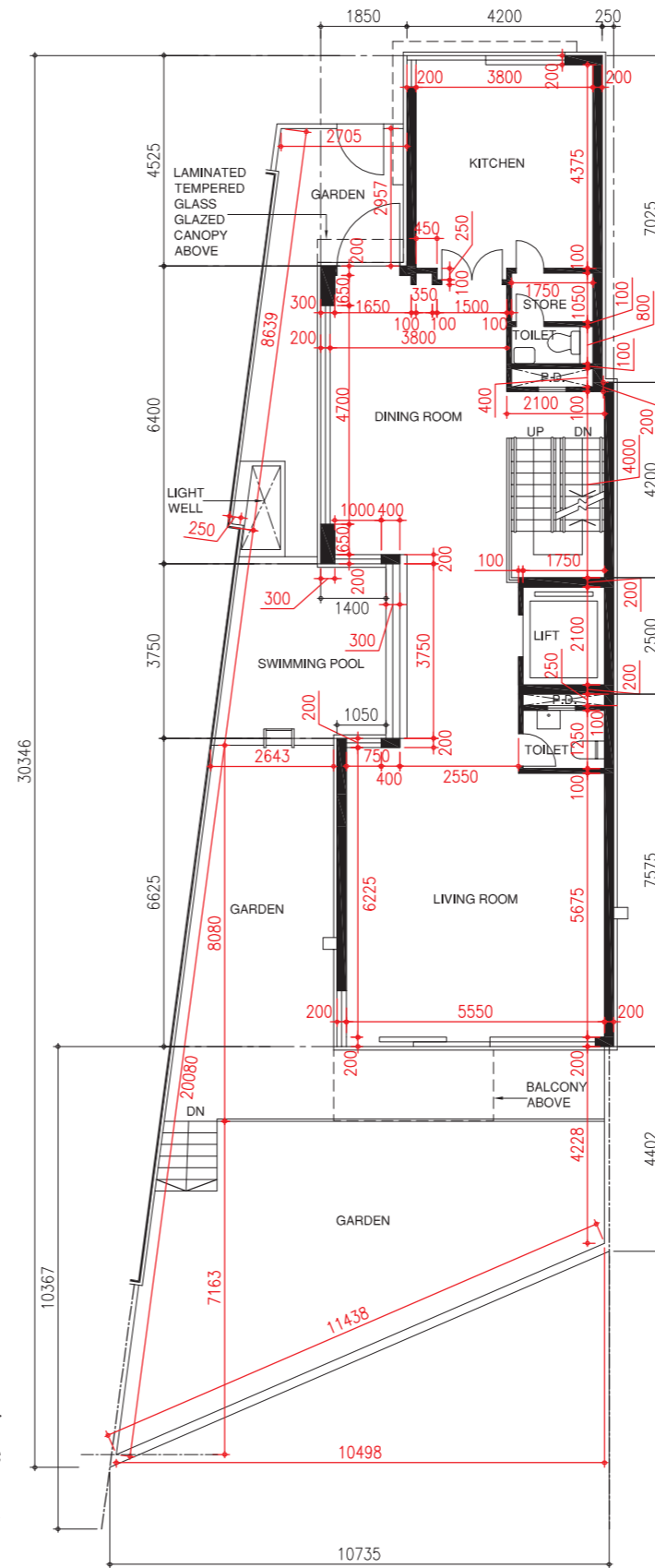
HOUSE 7

7 號洋房

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



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

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

Note 備註:

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以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 7 (mm) 7 號洋房的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height of House 7 (m) 7 號洋房層與層 之間的高度 (米)
LG/F 地下低層	150	5.0
G/F 地下	175, 200	4.5
1/F 一樓	125, 150, 200, 250	3.5
2/F 二樓	125, 175, 200	3.5
Roof 天台	125, 150, 175	3.1
Upper Roof 上層天台	125, 150	N/A 不適用

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

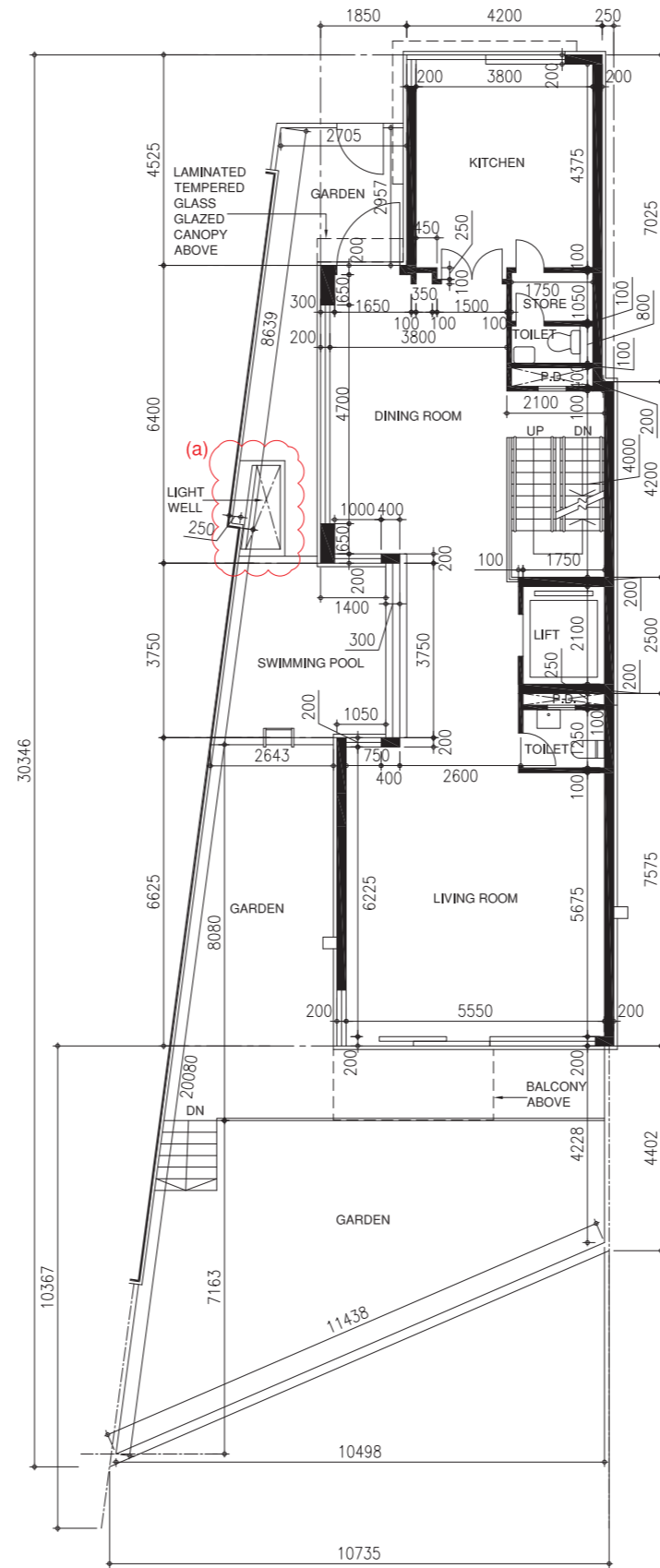
LATEST FLOOR PLAN

現狀樓面平面圖

HOUSE 7

7號洋房

GROUND FLOOR PLAN
地下平面圖

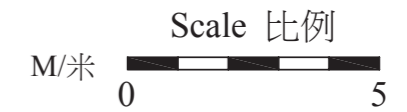


House 7 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate location of the alteration is indicated on the latest floor plan and the detail of the alteration is set out below (the below numbering refers to the marked alteration on the plan):

a. The erection of a canopy from the external wall.

7號洋房在發展項目落成後進行獲《建築物條例》豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

a. 豎立外牆遮篷。



Note 備註:

• Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.

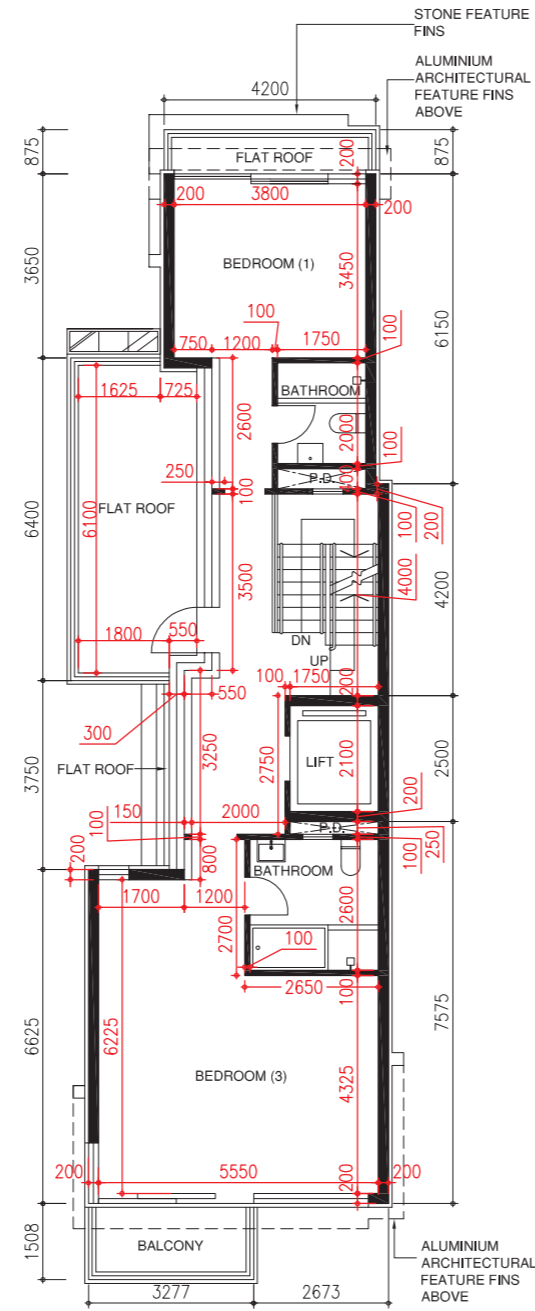
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

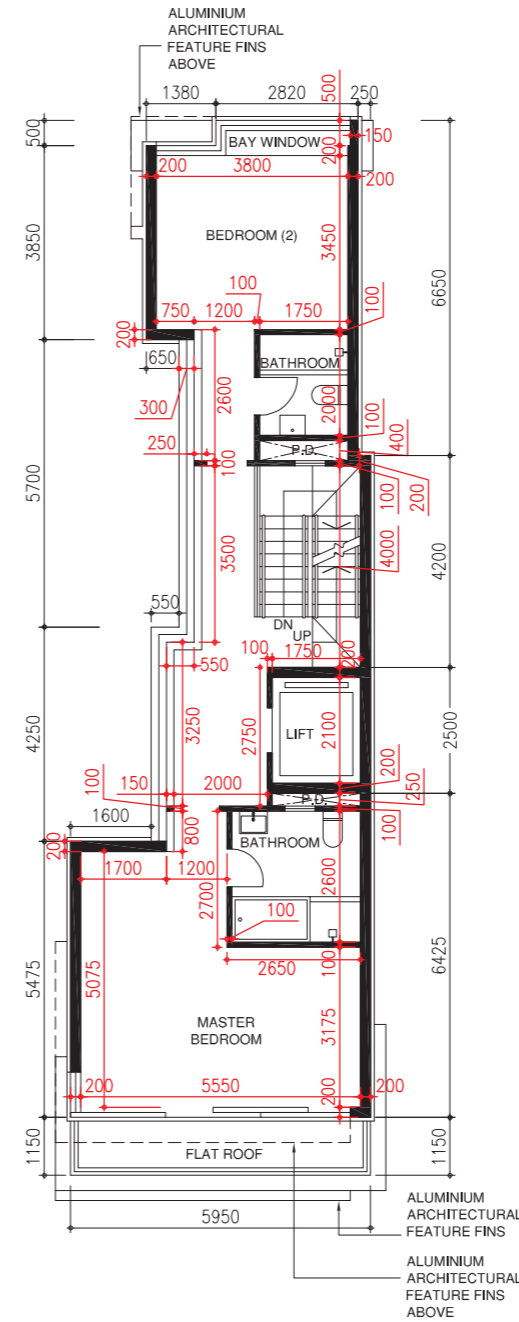
發展項目的住宅物業的樓面平面圖

HOUSE 7

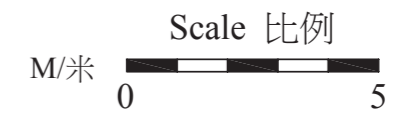
7 號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖



Note 備註:

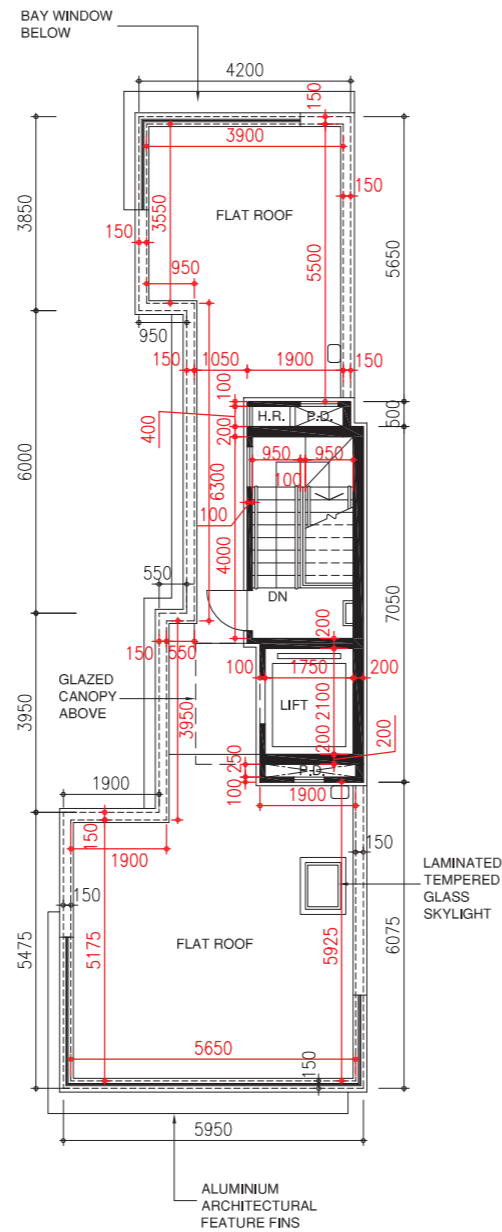
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

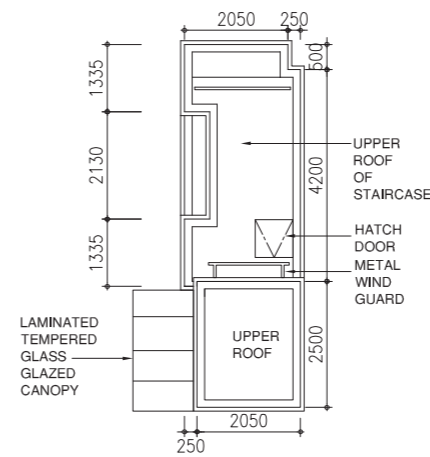
發展項目的住宅物業的樓面平面圖

HOUSE 7

7號洋房



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖



Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

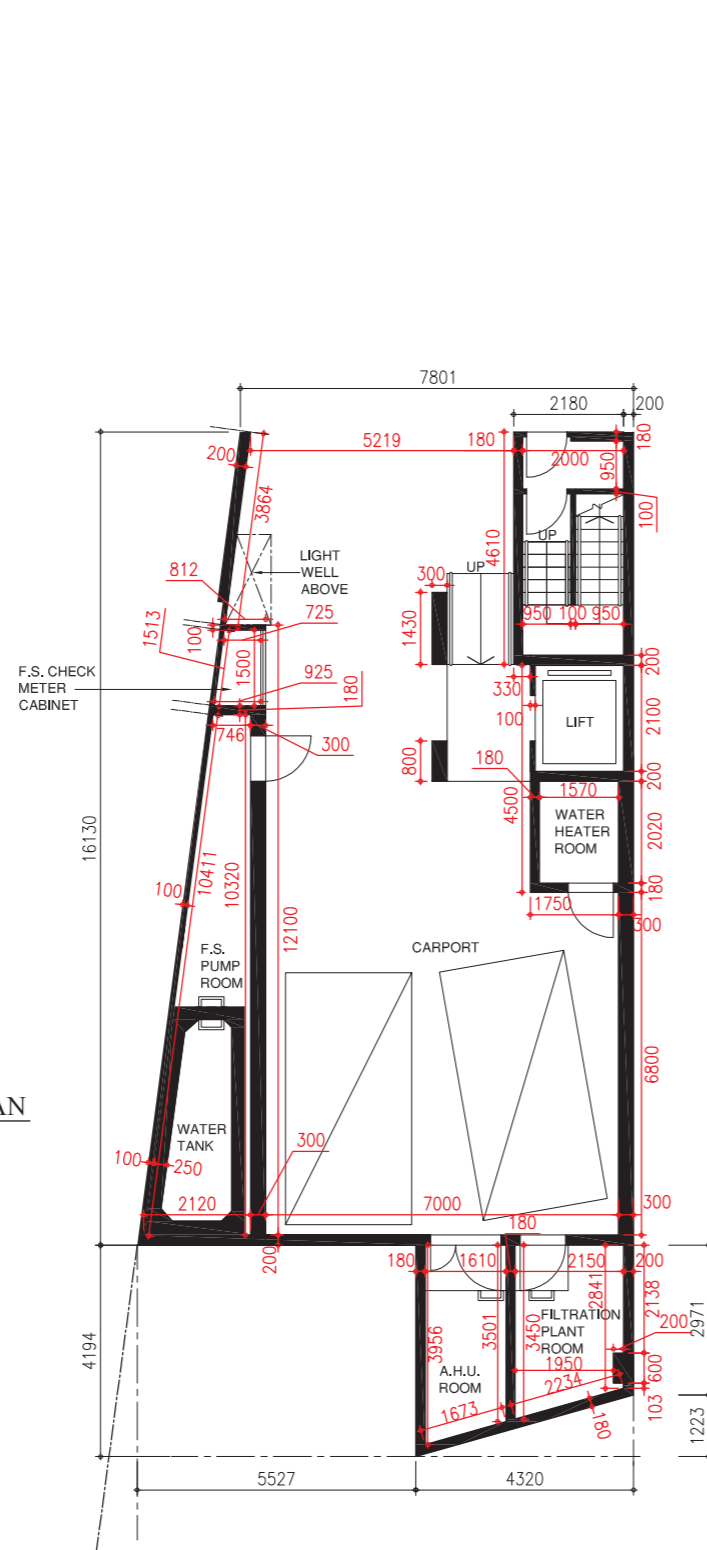
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

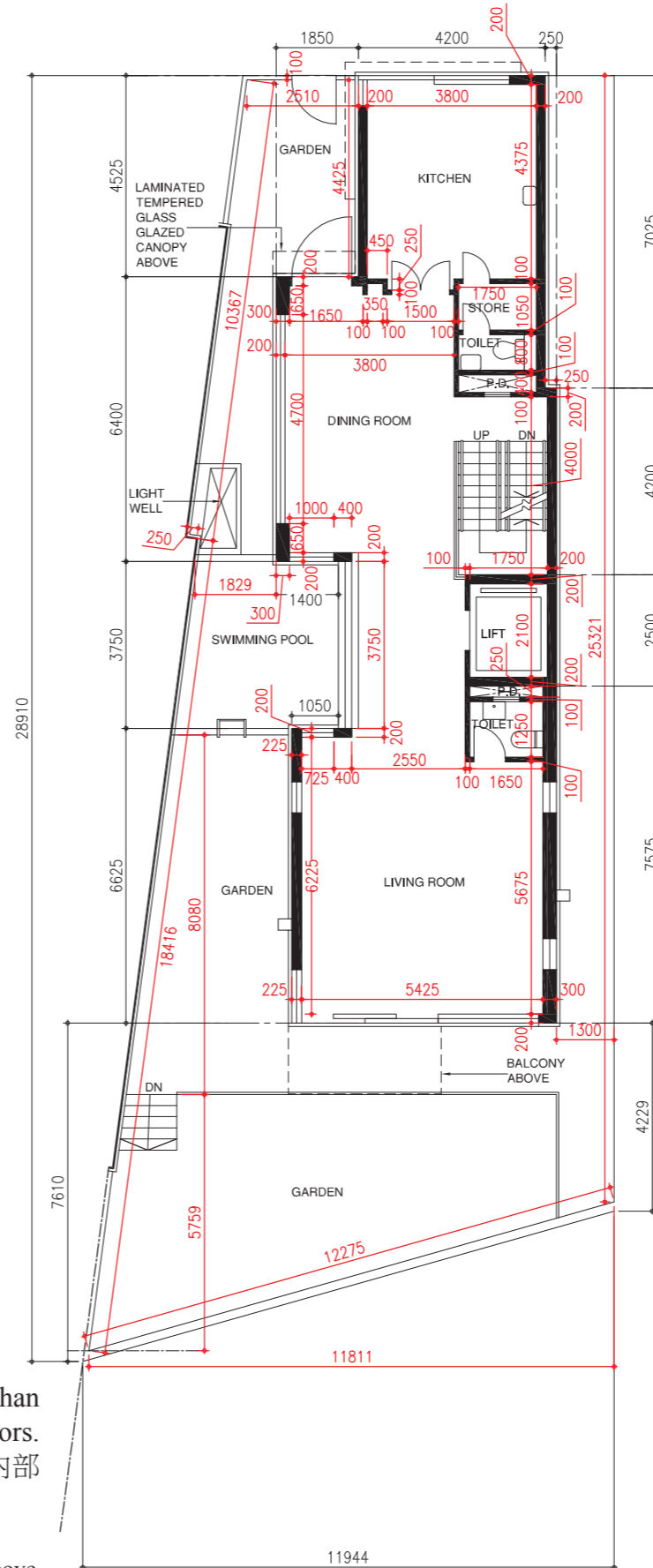
HOUSE 8

8號洋房

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above. 以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

Floor 樓層	Thickness of Floor Slabs (Excluding Plaster) of House 8 (mm) 8號洋房的樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height of House 8 (m) 8號洋房層與層之間的高度(米)
LG/F 地下低層	150	5.0
G/F 地下	175, 200	4.5
1/F 一樓	125, 150, 200, 300	3.5
2/F 二樓	125, 175, 250	3.5
Roof 天台	125, 150, 175, 200	3.1
Upper Roof 上層天台	125, 150	N/A 不適用

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

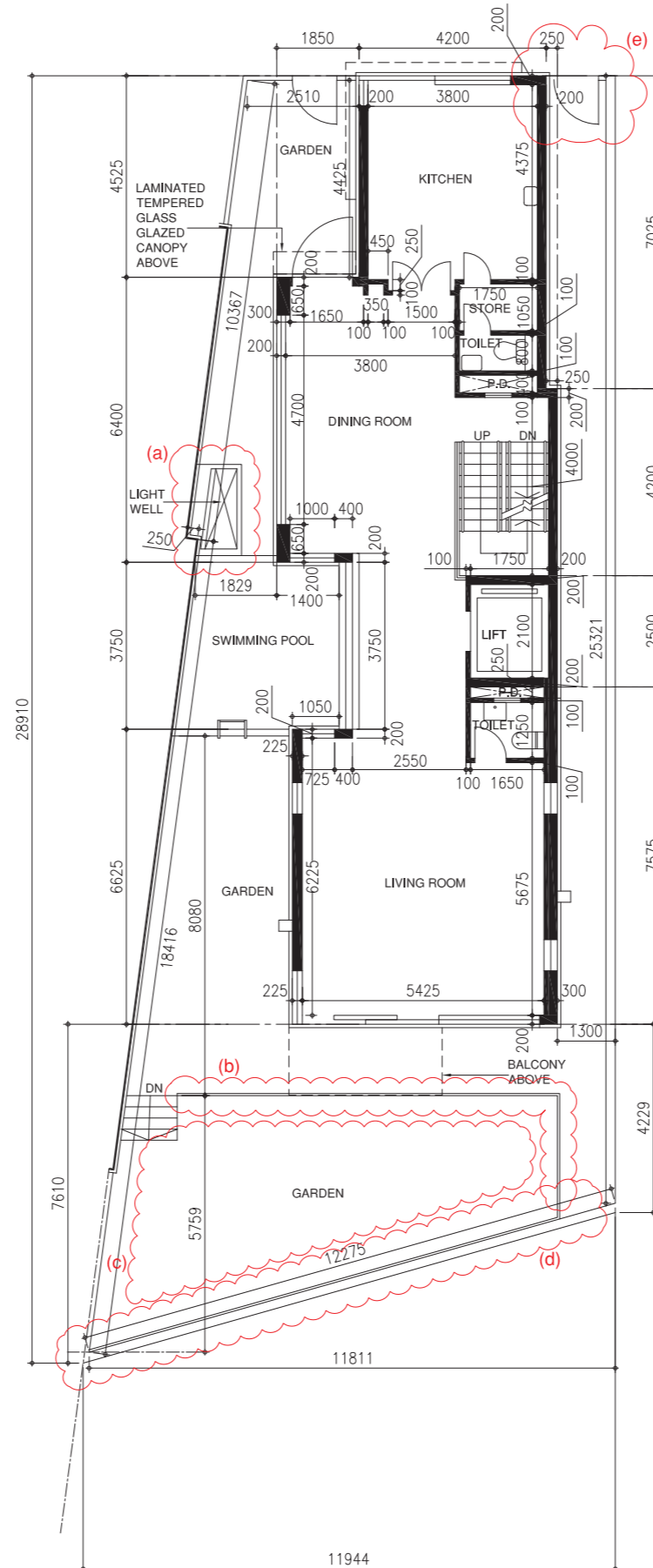
LATEST FLOOR PLAN

現狀樓面平面圖

HOUSE 8

8 號洋房

GROUND FLOOR PLAN
地下平面圖

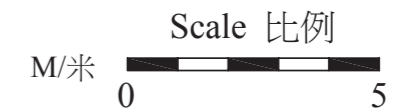


House 8 has been altered by way of minor works and exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

- The erection of a canopy from the external wall.
- The removal of protective barrier.
- The floor slab in the garden has been thickened by laying solid screeding.
- The addition of glass balustrade.
- The metal gate has been erected.

8 號洋房在發展項目落成後進行小型工程及獲《建築物條例》豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

- 豎立外牆遮篷。
- 移除防護屏障。
- 鋪設實心地台，以加厚花園的樓板。
- 加建玻璃欄桿。
- 豎立鐵閘。



Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.

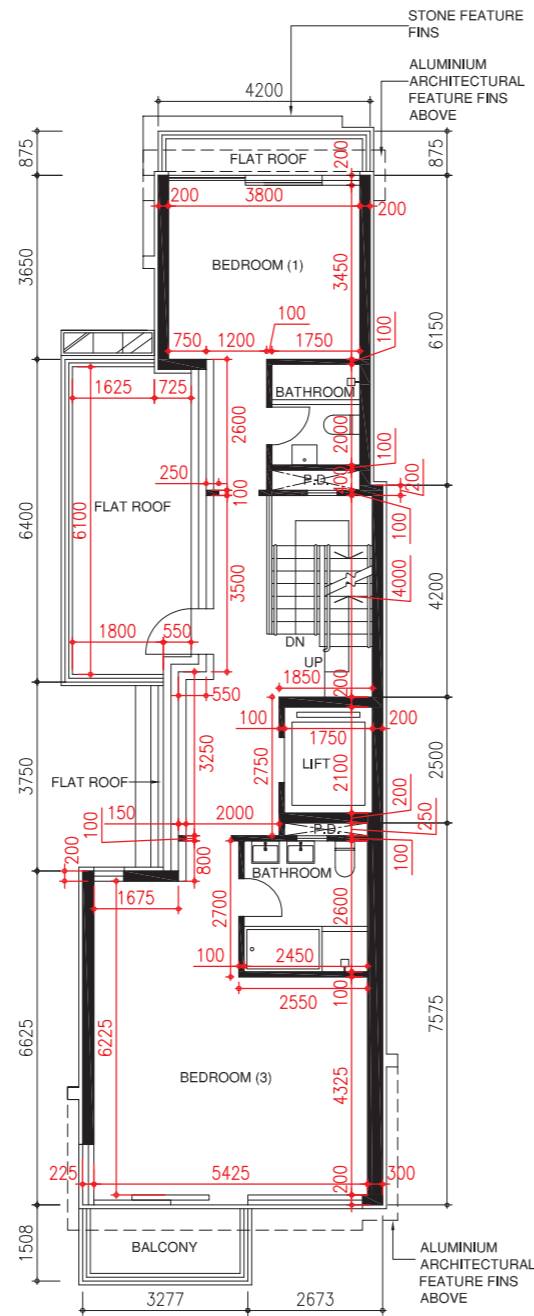
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

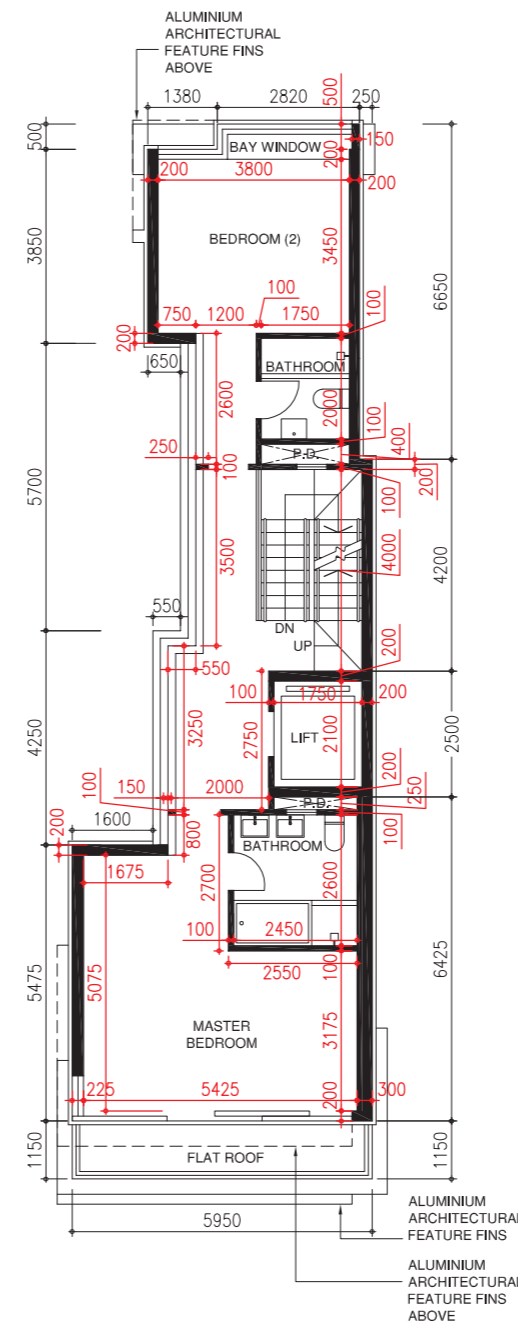
發展項目的住宅物業的樓面平面圖

HOUSE 8

8號洋房



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖



Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

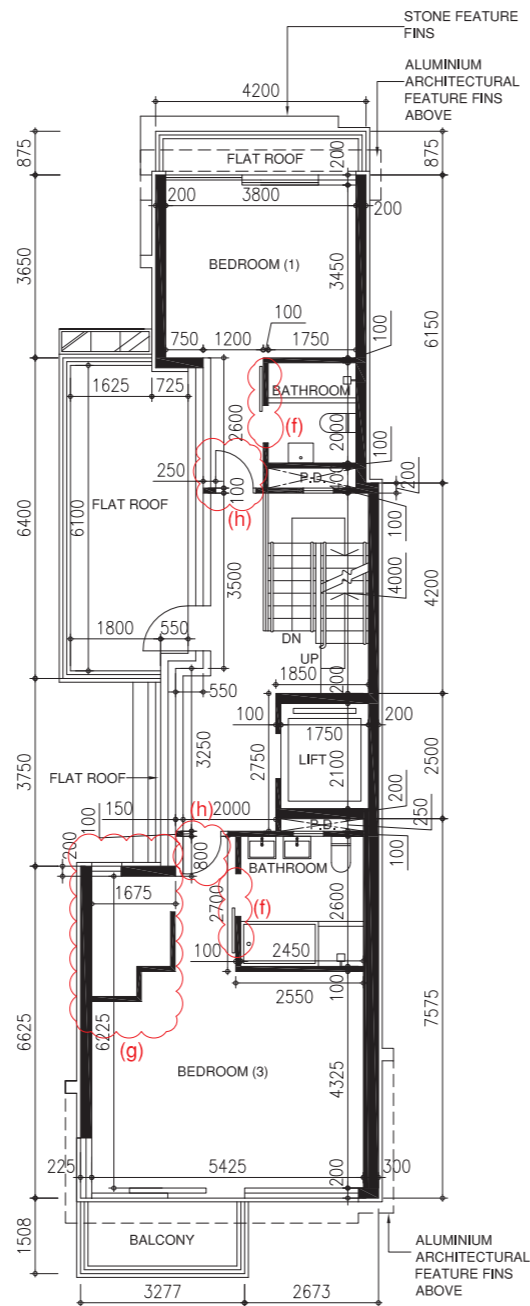
發展項目的住宅物業的樓面平面圖

LATEST FLOOR PLAN

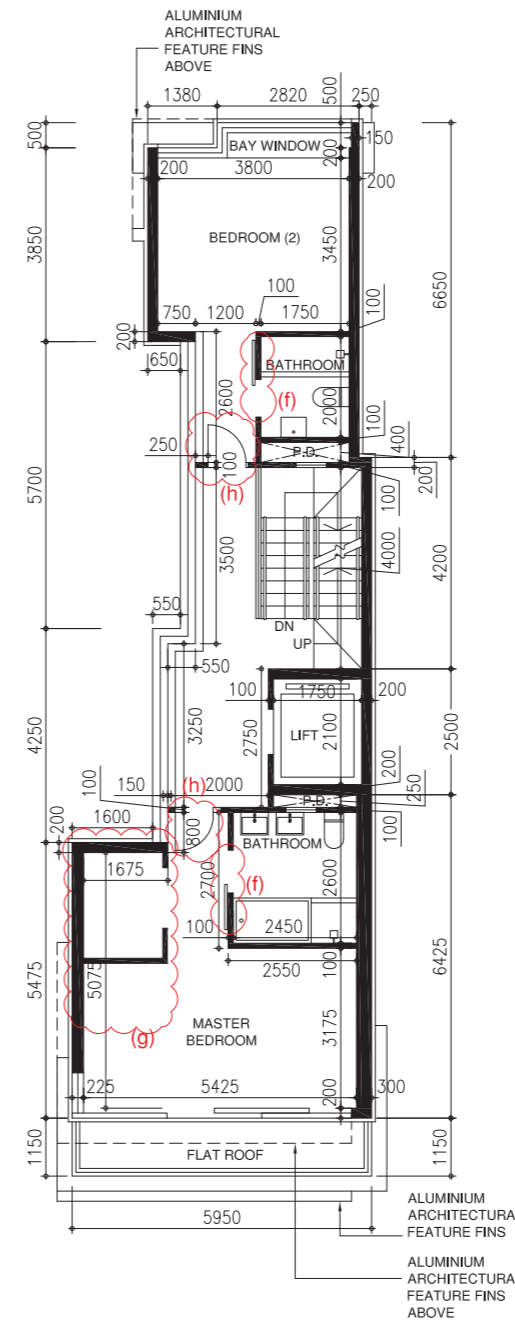
現狀樓面平面圖

HOUSE 8

8 號洋房



FIRST FLOOR PLAN
一樓平面圖



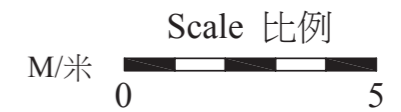
SECOND FLOOR PLAN
二樓平面圖

House No. 8 has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

- f. Removal of doors and erection of sliding doors.
- g. Erection of non-structure partition walls.
- h. Erection of doors.

8 號洋房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。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

- f. 移除房門及豎立趟門。
- g. 豎立非結構分隔牆。
- h. 豎立房門。



Note 備註:

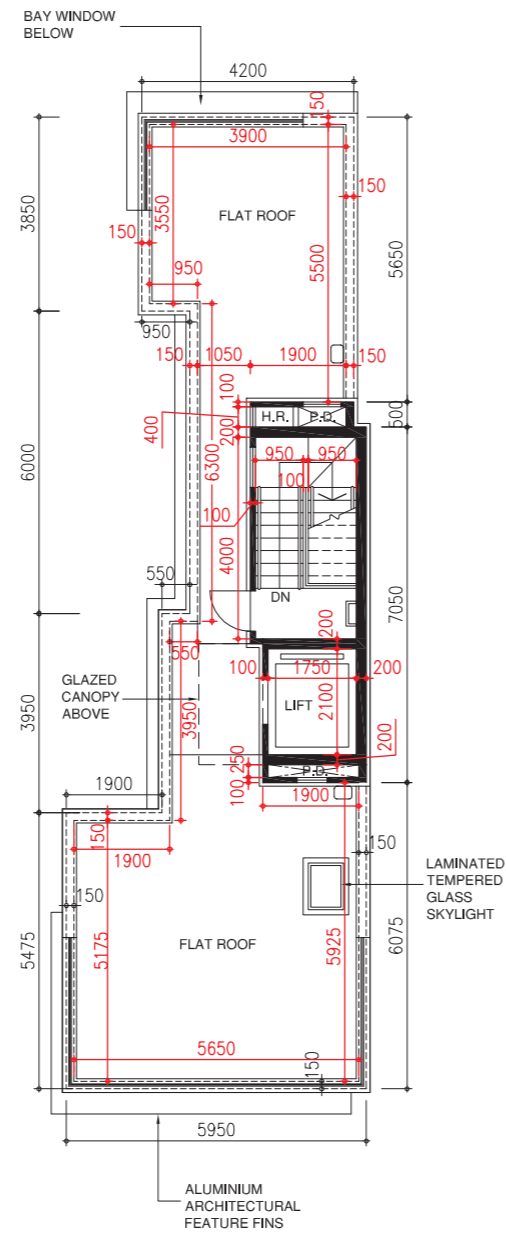
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

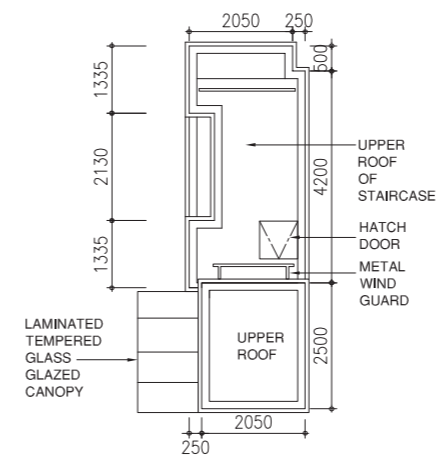
發展項目的住宅物業的樓面平面圖

HOUSE 8

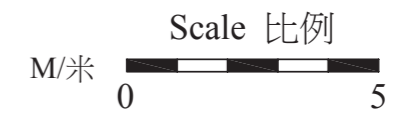
8號洋房



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖



Note 備註:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
以上平面圖所示之名稱及簡稱請參閱售樓說明書第14頁。

12 | 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)									
		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
1	390.038 (4,198) Balcony 露台: 4.680 (50) Utility Platform 工作平台: -	N/A 不適用	1.580 (17)	N/A 不適用	112.930 (1,216)	143.115 (1,540)	108.851 (1,172)	12.356 (133)	8.000 (86)	N/A 不適用	N/A 不適用
2	390.038 (4,198) Balcony 露台: 4.680 (50) Utility Platform 工作平台: -	N/A 不適用	1.580 (17)	N/A 不適用	112.930 (1,216)	142.461 (1,533)	107.964 (1,162)	12.356 (133)	8.000 (86)	N/A 不適用	N/A 不適用
3	390.038 (4,198) Balcony 露台: 4.680 (50) Utility Platform 工作平台: -	N/A 不適用	1.580 (17)	N/A 不適用	112.930 (1,216)	147.349 (1,586)	107.963 (1,162)	12.356 (133)	8.000 (86)	N/A 不適用	N/A 不適用
5	390.038 (4,198) Balcony 露台: 4.680 (50) Utility Platform 工作平台: -	N/A 不適用	1.580 (17)	N/A 不適用	112.930 (1,216)	146.441 (1,576)	107.971 (1,162)	12.356 (133)	8.000 (86)	N/A 不適用	N/A 不適用
6	390.038 (4,198) Balcony 露台: 4.680 (50) Utility Platform 工作平台: -	N/A 不適用	1.580 (17)	N/A 不適用	112.930 (1,216)	144.878 (1,559)	107.973 (1,162)	12.356 (133)	8.000 (86)	N/A 不適用	N/A 不適用
7	321.122 (3,457) Balcony 露台: 4.942 (53) Utility Platform 工作平台: -	N/A 不適用	1.410 (15)	N/A 不適用	84.987 (915)	114.822 (1,236)	98.023 (1,055)	12.356 (133)	8.000 (86)	N/A 不適用	N/A 不適用
8	321.815 (3,464) Balcony 露台: 4.942 (53) Utility Platform 工作平台: -	6.003 (65)	1.410 (15)	N/A 不適用	84.987 (915)	148.754 (1,601)	96.116 (1,035)	12.356 (133)	8.000 (86)	N/A 不適用	N/A 不適用

1. The saleable area 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.

2. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

1. 實用面積、露台、工作平台及陽台(如有)之樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。

2. 其他指明項目的面積(不包括在實用面積內)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Note 備註:

• The areas as specified in the above table in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest square foot.

• 上述面積表內以平方呎顯示的面積, 均依據1平方米 = 10.764平方呎換算, 並四捨五入至整數。

13 | FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目的停車位的樓面平面圖



LOWER GROUND FLOOR PLAN
地下低層平面圖

Note 備註:

- Please refer to the Layout Plan of the Development on page 12 for the House number.
有關洋房編號請參閱第12頁之發展項目布局圖。

13 | FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目的停車位的樓面平面圖

Locations, Numbers, Dimensions and Areas of Parking Spaces of Houses 洋房停車位的位置、數目及停車位的尺寸及面積

House Number 洋房編號	Location 位置	Number 數目	Dimensions of Each Parking Space (L x W)(m) 每個停車位之尺寸(長 x 闊)(米)	Area of Each Parking Space (sq. m.) 每個停車位之面積(平方米)	Area of Carport (Including 2 nos. of parking spaces) sq.m. (sq.ft.) 車庫面積(包括2個停車位) 平方米(平方呎)
1	LG/F 地下低層	2	5 x 2.5	12.5	108.851 (1,172)
2	LG/F 地下低層	2	5 x 2.5	12.5	107.964 (1,162)
3	LG/F 地下低層	2	5 x 2.5	12.5	107.963 (1,162)
5	LG/F 地下低層	2	5 x 2.5	12.5	107.971 (1,162)
6	LG/F 地下低層	2	5 x 2.5	12.5	107.973 (1,162)
7	LG/F 地下低層	2	5 x 2.5	12.5	98.023 (1,055)
8	LG/F 地下低層	2	5 x 2.5	12.5	96.116 (1,035)

Note 備註:

- Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square foot.
以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

14 | SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

The common parts of the Development

- > The “Common Areas and Facilities” of the Estate means and includes
 - the “Estate Common Areas and Facilities”,
 - the “Two Houses Common Areas and Facilities”,
 - the “Four Houses Common Areas and Facilities”,
 - such other parts, areas, devices and facilities in or on or within the Lot and the Estate intended for the common use and benefit of different group(s) of the Owners or all the Owners (as the case may be) of the Estate or any part or parts thereof in accordance with the DMC and any other areas, mechanical systems, devices, facilities, fixtures, fittings, machinery, apparatus, installations and backup emergency systems (if any) from time to time installed or provided for the common use and benefit of different group(s) of the Owners or all the Owners (as the case may be) of the Estate or any part or parts thereof in accordance with the DMC; and
 - such areas within the meaning of “common parts” as defined in the Building Management Ordinance (Cap.344) (save and except such part(s) as specifically included in a House assigned)

BUT EXCLUDING such areas within the Estate the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Estate serving only any particular Owner. Such Common Areas and Facilities (if capable of being shown on plans) are shown coloured yellow, red, brown, green and indigo on the plans certified as to their accuracy by the Authorized Person and annexed to the DMC.

- > The “Estate Common Areas and Facilities” of the Estate means and includes those areas parts and facilities of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners including, but not limited to,
 - the “Non-building Area”, the “Recreational Areas and Facilities”, the “Works and Installations” (except those of the Houses and those that are outside the boundaries of the Lot), a caretakers’ quarter, a caretakers’ office which is also the management office of the Estate, the “Slopes and Retaining Walls” (unless the same are outside the boundaries of the Lot), areas for the installation or use of aerial broadcast distribution or telecommunications network facilities,

- such of the emergency vehicular access, driveways, steps, ramps, open and covered landscape areas, tree nurseries, covered walkways, footpaths, berms, retaining structures, planters, rooftop, roofs, flat roofs (except those of the Houses), external walls (except those of the Houses), parapet walls (except those of the Houses), glass parapet walls (except those of the Houses), fence walls (except those of the Houses), boundary walls (except those forming part of the House 8 and of the Slopes and Retaining Walls), fire resisting period block walls, refuse storage and material recovery chamber, water meter room, master water meter room, fire services water tank, sprinkler water tank, fire services and sprinkler pump room, fire services and sprinkler control valves cabinet, hose reel, fire services and sprinkler inlets, fire services pipe riser, potable and flushing pump room, main switch room, telecommunications and broadcasting equipment room, filtration plant room, air-conditioning plant room for the indoor swimming pool, Hong Kong Electric Company electrical room, cable tray, electrical cable ducts, electrical pillar boxes not for the exclusive use of any Owner or group of Owners and such other parts, areas, devices and facilities in or on or within the Lot and the Estate intended for the common use and benefit of the Owners and occupiers of the Estate and their bona fide visitors in accordance with the DMC,
- such of the drains, gutters, channels, water courses, pipes, ducts, pumps, telephone ducts, sewers, water intakes and mains, sanitary fittings, wires, cables, conduits, electrical installations, fittings, equipment and apparatus and other services and 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, electricity, telecommunication facilities and other services are supplied to or removed from the Estate, lighting facilities, lamp posts and other lighting installation, fire prevention and fighting equipment and apparatus, security systems and installations, equipment and apparatus and any other areas, mechanical systems, devices, facilities, fixtures, fittings, machinery, apparatus, installations and backup emergency systems (if any) from time to time installed or provided for the common use and benefit of the Estate in accordance with the DMC,

BUT EXCLUDING the Two Houses Common Areas and Facilities, the Four Houses Common Areas and Facilities and such areas within the Estate the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Estate serving only any particular Owner. Such Estate Common Areas and Facilities (if capable of being shown on plans) are shown coloured yellow, red and brown on the plans certified as to their accuracy by the Authorized Person and annexed to the DMC

- the “Non-building Area”: means such areas shown coloured pink hatched black on the plan annexed to the land grant referred to in Special Condition No.(15) of the land grant
- the “Recreational Areas and Facilities”: means and includes the Club House and such of the recreational areas and facilities for common use and benefit of all the residents of the Estate and their bona fide visitors as approved in writing by the Director of Lands under Special Condition No.(7) of the land grant and such other recreational areas and facilities as are now or from time to time constructed and designed for such purposes and approved by the Director of Lands
- the “Club House”: means the club house including the facilities comprising of, inter alia, an indoor swimming pool, a pool sundeck and such other areas and facilities as are now or from time to time approved by the Director of Lands
- the “Works and Installations”: means all major works and installations in the Estate or for the benefit of the Estate which will require regular maintenance on a recurrent basis and from time to time revised or issued in accordance with the provisions of the DMC, the maintenance of which is the liability of the Owners under the provisions of the land grant or the DMC; they are:-
 - structural elements;
 - external wall finishes and roofing materials;
 - fire safety elements;
 - the Slopes and Retaining Walls;
 - plumbing system;
 - the drainage system;
 - fire services installations and equipment;
 - electrical wiring system;
 - gas supply system;
 - window installations; and
 - central air-conditioning and ventilation system
- the “Slopes and Retaining Walls”: means such slopes, retaining walls, slope treatment works, boundary walls and/or other structures (if any) within or outside the Lot (if capable of being shown on a plan) as shown coloured red and brown on the “Slopes and Retaining Walls Plan” certified as to their accuracy by the Authorized Person and attached to the DMC the maintenance of which is the liability of the Owners under the provisions of the land grant or the DMC

- > The “Two Houses Common Areas and Facilities” means those areas parts and facilities in on or under the Estate which serve the House 1 and the House 2 only and not for the sole benefit of any Owner or any other group of Owners including, but not limited to, the air handling unit (A.H.U.) room and such other areas within the Estate and such other systems, devices and facilities within the Estate as are now or from time to time installed or provided for the common use and benefit of the House 1 and the House 2 only in accordance with the DMC but EXCLUDING the Estate Common Areas and Facilities, the Four Houses Common Areas and Facilities and such areas within the Estate the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Estate serving only any particular Owner, (if capable of being shown on a plan) as shown coloured green on the plan certified as to their accuracy by the Authorized Person and annexed to the DMC.
- > The “Four Houses Common Areas and Facilities” means those areas parts and facilities in on or under the Estate which serve the House 3, the House 5, the House 6 and the House 7 only and not for the sole benefit of any Owner or any other group of Owners including, but not limited to, the air handling unit (A.H.U.) room and such other areas within the Estate and such other systems, devices and facilities within the Estate as are now or from time to time installed or provided for the common use and benefit of the House 3, the House 5, the House 6 and the House 7 only in accordance with the DMC but EXCLUDING the Estate Common Areas and Facilities, the Two Houses Common Areas and Facilities and such areas within the Estate the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Estate serving only any particular Owner, (if capable of being shown on a plan) as shown coloured indigo on the plan certified as to their accuracy by the Authorized Person and annexed to the DMC.

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

House No.*	No. of the Undivided Shares
House 1	1,750/11,749
House 2	1,748/11,749
House 3	1,750/11,749
House 5	1,750/11,749
House 6	1,749/11,749
House 7	1,441/11,749
House 8	1,461/11,749

* There is no designation of House 4.

15 | SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

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

- > China Overseas Property Services Limited will be appointed as the Manager for an initial term of two (2) years from the date of the DMC subject to the provisions of the Building Management Ordinance (Cap.344). The appointment of the Manager may be terminated according to the provisions of the DMC.

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

- > The management expenditure payable by the Owners during any period of 12 months adopted by the Manager as the financial year and the first financial year is based on the total proposed expenditure during that year as specified by the Manager.
- > Each Owner shall pay in advance on the first day of each calendar month in respect of his House 1/12th of a fraction of the total amount assessed under the first part of the annual budget, such fraction being the number of the Management Shares allocated to his House over the total number of the Management Shares allocated to all Houses as shown in the Table below. Such first part of the annual budget shall cover all expenditure which in the reasonable opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all the Owners as essential or required for the proper management, cleansing, security and maintenance of the Lot, the Estate and the Common Areas and Facilities (but excluding the Two Houses Common Areas and Facilities and the Four Houses Common Areas and Facilities).
- > The Owner of each of the House 1 and the House 2 shall in addition pay in advance on the first day of each calendar month 1/12th of a fraction of the expenditure assessed under the first section of the second part of the annual budget, such fraction being the number of the Management Shares allocated to his House over the total number of the Management Shares allocated to the House 1 and the House 2 as shown in the Table below. Such first section of the second part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the House 1 and House 2 including in such expenditure the operation, maintenance, repair and replacement of the Two Houses Common Areas and Facilities and such proportionate part of the general expenditure for cost of security forces, control, cleansing, lighting, removal and disposal of rubbish therefrom as the Manager shall consider fair and reasonable.

- > The Owner of each of the House 3, the House 5, the House 6 and the House 7 shall in addition pay in advance on the first day of each calendar month 1/12th of a fraction of the expenditure assessed under the second section of the second part of the annual budget, such fraction being the number of the Management Shares allocated to his House over the total number of the Management Shares allocated to the House 3, the House 5, the House 6 and the House 7 as shown in the Table below. Such second section of the second part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the House 3, the House 5, the House 6 and the House 7 including in such expenditure the operation, maintenance, repair and replacement of the Four Houses Common Areas and Facilities and such proportionate part of the general expenditure for cost of security forces, control, cleansing, lighting, the removal and disposal of rubbish therefrom as the Manager shall consider fair and reasonable.

House No.*	No. of the Management Shares
House 1	1,750/11,649
House 2	1,748/11,649
House 3	1,750/11,649
House 5	1,750/11,649
House 6	1,749/11,649
House 7	1,441/11,649
House 8	1,461/11,649

* There is no designation of House 4

The basis on which the management fee deposit is fixed

- > The amount of the management fee deposit is a sum equal to three (3) months' monthly management expenditure.

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

- > Not applicable

Note :

- The words, "Lot" and "Estate" referred to in this section respectively mean the "land" and "Development" in other sections.

15 | SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目的公用部份

➢ 屋苑的「公用地方及設施」指及包括

- 「屋苑公用地方及設施」；
- 「兩間洋房公用地方及設施」；
- 「四間洋房公用地方及設施」；
- 按照公契在該地段及該屋苑內或之上擬供該屋苑或其任何部份的不同群體的業主或所有業主(視屬何情況而定)共同使用和受益的其他部份、地方、設備及設施，及不時按照公契的規定而安裝或提供予該屋苑或其任何部份的不同群體的業主或所有業主(視屬何情況而定)共同使用和受益的其他地方、機動系統設置、設施、固定裝置、設備、機械、器具、裝置及後備緊急系統(如有的話)；及
- 建築物管理條例(第344章)界定的「公用部份」所包含的地方(但特別包括在轉讓的洋房的部份除外)

但不包括某業主在該屋苑內擁有專有權利和特權持有、使用、佔用和享用的地方及該屋苑內只由某業主專用的設施。該公用地方及設施(如可在圖則上顯示)於公契所夾附的由認可人士認證其準確性之公用地方及設施的圖則上以黃色、紅色、棕色、綠色及藍色的部份顯示。

➢ 屋苑的「屋苑公用地方及設施」指及包括擬由該屋苑的整體業主使用而不是任何業主或群體的業主獨有受益的那些地方、部分及設施，包括但不限於，

- 「非建築用地」、「休憩地方及設施」、「工程及裝置」(屬於洋房及位於該地段範圍以外的工程及裝置除外)、管理員宿舍、管理員辦公室即該屋苑的管理處、「斜坡及護土牆」(位於該地段範圍以外的除外)、裝置或使用天線廣播分配系統或電訊網絡設施的地方
- 不是任何業主或群體的業主獨自使用的緊急車輛通道、車道、梯階、斜路、露天及有蓋園景地帶、苗圃、有蓋行人道、行人路、斜水級、擋土構築物、花槽、屋頂、天台、平台(洋房的平台除外)、外牆(洋房的外牆除外)、護牆(洋房的護牆除外)、玻璃護牆(洋房的玻璃護牆除外)、圍牆(洋房的圍牆除外)、邊界牆(8號洋房的邊界牆及斜坡及護土牆的邊界牆除外)、防火阻隔牆、垃圾貯存及物料回收房、水錶房、總水錶房、消防水箱、花灑水箱、消防及花灑泵房、消防及花灑控制閘櫃、消防喉轆、消防及花灑入水口、消防喉管、食水及沖水泵房、總掣房、電訊及廣播設備房、濾水機房、室內泳池冷氣機房、香港電燈公司電力房、線架、電纜管道、電錶箱及按照公契規定擬供該屋苑的所有業主及佔用人及其真正訪客共同使用及受益的在該地段及該屋苑內或之上的其他部份、地方、裝置及設施
- 不時按照公契規定設置或提供予該屋苑共同使用及受益的排水渠、雨水渠、溝渠、水道、喉管、導管、

水泵、電話線管、污水管、入水口及總水管、衛生設備、電線、電纜、管道、電力安裝、裝置、設備及器具和現時或在任何時間無論是否透過該地段內、之下或上或通過該地段的導管供應或排走該屋苑的鹹或淡水、污水、氣體、電力、電訊設施及其他服務的其他服務及設施、照明設施、燈柱及其他照明裝置、防火及滅火器材及設備、保安系統及裝置、器材及設備和任何其他地方、機械系統、器材、設施、固定附着物、裝置、機械、器具、裝置及後備緊急系統(如有的話)，

但不包括兩間洋房公用地方及設施、四間洋房公用地方及設施及某業主在該屋苑內擁有專有權利和特權持有、使用、佔用和享用的地方或該屋苑內只由某業主專用的設施。該屋苑公用地方及設施(如可在圖則上顯示)於公契夾附由認可人士認證其準確性之圖則上以黃色、紅色及棕色的部份顯示

- 「非建築用地」：指批地文件特別條款第(15)條提述的並於批地文件夾附的圖則上以粉紅色加黑色斜線顯示的地方

- 「休憩地方及設施」：指及包括「會所」和按照批地文件特別條款第(7)條規定由地政總署署長以書面批准供該屋苑住戶和其真實訪客共同使用及受益之休憩地方及設施，及經地政總署署長批准而現時或不時興建及設計作休憩用途之其他休憩地方及設施

- 「會所」：指「會所」及包括其設施，其中有室內游泳池、泳池陽光甲板和由地政總署署長現時或不時批准的其他地方及設施

- 「工程及裝置」：指該屋苑內或該屋苑受益及需要經常性定期維修的並按公契條文不時作出修訂或發出的所有重大工程及裝置，而按批地文件或公契的條文規定，該等工程及裝置的維修責任是由業主負責；項目有：

- 結構元件；
- 外牆裝飾及天花物料；
- 消防安全設施元件；
- 斜坡及護土牆；
- 水管系統；
- 排水系統；
- 消防裝置及設備；
- 電線系統；
- 氣體供應系統；
- 窗戶安裝；及
- 中央空調及通風系統

➢ 「斜坡及護土牆」：指在該地段之內或外(如可在圖則上顯示)於公契夾附由認可人士認證其準確性之「斜坡及護土牆圖則」上以紅色及棕色部份顯示之所有斜坡、護土牆、斜坡整理工程、邊界牆及/或其他構築物(如有的話)，而按批地文件或公契規定，業主對其負有維修責任

➢ 「兩間洋房公用地方及設施」指只供1號洋房及2號洋房使用及不可作為任何業主或其他群體的業主獨自受益的在該屋苑內、之上或下的地方、部分及設施，包括但不限於空氣處理裝置房及按照公契規定在該屋苑內現時或不時安裝及提供予1號洋房及2號洋房共同使用及受益的其他地方，及其他系統、裝置及設施，但不包括屋苑公用地方及設施、四間洋房公用地方及設施及某業主在該屋苑內擁有專有權利和特權持有、使用、佔用和享用的地方或該屋苑內只由某業主專用的設施；(如可在圖則上顯示)於公契夾附由認可人士認證其準確性之圖則上以綠色的部份顯示

➢ 「四間洋房公用地方及設施」指只供3號洋房、5號洋房、6號洋房及7號洋房使用及不可作為任何業主或其他群體的業主獨自受益的在該屋苑內、之上或下的地方、部分及設施，包括但不限於空氣處理裝置房及按照公契規定在該屋苑現時或不時安裝及提供予3號洋房、5號洋房、6號洋房及7號洋房共同使用及受益的其他地方，及其他系統、裝置及設施，但不包括屋苑公用地方及設施、兩間洋房公用地方及設施及某業主在該屋苑內擁有專有權利和特權持有、使用、佔用和享用的地方或該屋苑內只由某業主專用的設施；(如可在圖則上顯示)於公契夾附由認可人士認證其準確性之圖則上以藍色的部份顯示

分配予發展項目中的每個住宅物業的不分割份數的數目

洋房編號*	不分割份數的數量
1 號洋房	1,750/11,749
2 號洋房	1,748/11,749
3 號洋房	1,750/11,749
5 號洋房	1,750/11,749
6 號洋房	1,749/11,749
7 號洋房	1,441/11,749
8 號洋房	1,461/11,749

* 不設 4 號洋房

有關發展項目的管理人的委任年期

在不抵觸建築物管理條例(第344章)的情況下，中國海外物業服務有限公司將獲委任為管理人，首次任期由公契日期起計2年，管理人的任命可根據公契條文終止

管理開支按什麼基準在發展項目中的住宅物業的擁有人之間分擔

➢ 業主於任何由管理人採納為財政年度的12個月期間內及首個財政年度內須支付的管理支出，是基於由管理人訂定的該年度的總建議支出而計算得出。

➢ 每名業主須就其洋房在每公曆月的第一天預付在年度預算中的第一部分的評定總額中一部份的1/12，該部分是以下文列表顯示的分配給其洋房的管理分數的數目對分配給所有洋房的管理份數的總數的比例計算。該年度預算的第一部分應包含以管理人的合理意見(除有明顯的錯誤

外，其決定為最終的)認為是為了所有業主的利益，並適當管理、清潔、保安及保養該地段和該屋苑和公用地方及設施(但不包括兩間洋房公用地方及設施及四間洋房公用地方及設施)而耗用的所有的重要及必須的開支。

➢ 此外，1號洋房及2號洋房的業主須在每公曆月的第一天預付在年度預算第二部分的第一分段的評定總額中一部份的1/12，該部份是以下文列表顯示的分配給其洋房管理分數的數目對分配給1號洋房及2號洋房的管理份數的總數的比例計算。該年度預算的第二部分的第一分段應包含以管理人的合理意見(除有明顯的錯誤外，其決定為最終的)認為特別歸入1號洋房及2號洋房的所有開支，其中的開支包括涉及兩間洋房公用地方及設施的營運、保養、維修及更換，及保安、管理、清潔、照明、移除及棄置兩間洋房公用地方及設施的垃圾的一般性開支中管理人視為公平、合理的有關份額。

➢ 此外，3號洋房、5號洋房、6號洋房及7號洋房的業主須在每公曆月的第一天預付在年度預算第二部分的第二分段的評定總額中一部份的1/12，該部份是以下文列表顯示的分配給其洋房管理分數的數目對分配給3號洋房、5號洋房、6號洋房及7號洋房的管理份數的總數的比例計算。該年度預算的第二部分的第二分段應包含以管理人的合理意見(除有明顯的錯誤外，其決定為最終的)認為特別歸入3號洋房、5號洋房、6號洋房及7號洋房的所有開支，其中的開支包括涉及四間洋房公用地方及設施的營運、保養、維修及更換，及保安、管理、清潔、照明、移除及棄置四間洋房公用地方及設施的垃圾的一般性開支中管理人視為公平、合理的有關份額。

洋房編號*	管理份數的數量
1 號洋房	1,750/11,649
2 號洋房	1,748/11,649
3 號洋房	1,750/11,649
5 號洋房	1,750/11,649
6 號洋房	1,749/11,649
7 號洋房	1,441/11,649
8 號洋房	1,461/11,649

* 不設 4 號洋房

計算管理費按金的基準

➢ 管理費按金相等於一筆3個月的按月管理開支的款項。

擁有人在發展項目中保留作自用的範圍(如有的話)

➢ 不適用。

備註：

- 本環節提述的言詞：「該地段」及「該屋苑」，分別指在其他環節的「該土地」及「該發展項目」。

16 | SUMMARY OF LAND GRANT

批地文件的摘要

The lot number of the land on which the Development is situated

- > Rural Building Lot No.1139

The term of years under the lease

- > 50 years commencing from the 19th November 1997

The user restrictions applicable to that land

- > 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
- > the recreational facilities and facilities ancillary thereto, if provided within the lot, shall only be used by the residents of the building or buildings erected or to be erected within the lot and their bona fide visitors and by no other person or persons whatsoever
- > watchmen's or caretakers' office accommodation, if provided within the lot, shall not be used for any purpose other than office accommodation for watchmen or caretakers employed on the lot
- > one watchmen's or caretakers' quarters, if provided in the building or buildings erected or to be erected on the lot, shall not be used for any purpose other than the residential accommodation of watchmen or caretakers employed on the lot
- > parking spaces or car ports or both provided within the lot for the parking of motor vehicles shall be for the parking of private motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the houses erected or to be erected on the lot and their bona fide guests, visitors or invitees, and in particular shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise
- > 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

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

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

The lease conditions that are onerous to a purchaser

- > The Purchaser shall throughout the tenancy maintain all buildings erected or to be erected in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto, and in accordance with the land grant in good and substantial repair and condition
- > The Purchaser shall replace any demolished building or any part thereof 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

- > If any private streets, roads and lanes which are required to be formed, are required to be surrendered to the Government, the surfacing, kerbing, drainage (both foul and stormwater sewers), channeling 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 they 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. The Purchaser shall bear the capital cost of installation of road lighting
- > The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with the land grant 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 30/6/2015
- > The total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 1,400 square metres and shall not exceed 2,392 square metres
- > The total site coverage of any building or buildings erected or to be erected on the lot shall not exceed 33% of the area of the lot
- > Any building or buildings erected or to be erected on the lot shall not exceed 3 storeys (including any floor or space below the level of the ground) provided that one storey of car ports will be permitted and will not be taken into account for the purpose of calculating the maximum number of storeys hereinbefore referred to
- > The Purchaser shall at his own expense maintain the recreational facilities and facilities ancillary thereto erected, constructed or provided within the lot in good and substantial repair and condition and shall operate them to the satisfaction of the Director
- > Any tree growing on the lot or adjacent thereto shall not be 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
- > The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape master plan and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director. The Purchaser shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director
- > "Non-building areas" (shown coloured pink hatched black on the plan annexed to the land grant) – except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed on, over, under, above, below or within these areas except (i) boundary walls or fences or both; and (ii) access road as may first be approved in writing by the Director
- > Spaces or car ports or both shall be provided within the lot to

- the satisfaction of the Director for the parking of motor vehicles at the rate of not less than 1.5 spaces or car ports for every residential unit in the building or buildings erected or to be erected on the lot, or in the event that the lot is developed as detached, semi-detached or terraced houses, at the rate of 2 spaces or car ports for every detached, semi-detached or terraced houses erected or to be erected on the lot; each of such spaces or car ports shall occupy an area of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres
- > The Purchaser shall maintain parking spaces or carports or both in accordance with the approved car park layout plan and shall not alter the layout except with the prior written consent of the Director
- > In the event that the existing run-in to the lot between points X and Y through Z (shown and marked on the plan annexed to the land grant) shall not be used for the purpose of vehicular access into the lot, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director form the existing run-in into a footpath
- > Where 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 within the lot or on any Government land, is required 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 the land grant, the Purchaser shall carry out, construct or bear the cost of the carrying out or construction of 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 maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, and drainage works in good and substantial repair and condition to the satisfaction of the Director
- > In the event that any falling away, landslip or subsidence occurs as a result or arising out of any formation, levelling, development or other works done by the Purchaser, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director
- > The Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said slope treatment works, retaining walls, land or other support, protection, and drainage works or to reinstate and make good any falling away, landslip or subsidence
- > The Purchaser shall at his own expense carry out regular maintenance and regular monitoring of any prestressed ground anchors installed throughout their service life to the satisfaction of the Director and shall supply reports as the Director may require
- > 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 storm-water drain all storm-water or rain-water falling or flowing on to the lot

- > The Purchaser shall pay to the Government on demand the cost of connecting any drains and sewers from the lot to the Government storm-water drains and sewers when laid
- > The Purchaser shall provide, operate and maintain at his expense within the lot or otherwise and to the satisfaction of the Director of Environmental Protection suitable works for the treatment and disposal of trade effluent or foul or contaminated or cooling or hot water, if required by the Director of Environmental Protection
- > The Purchaser shall at his own expense and to the satisfaction of the Director of Fire Services provide and maintain suitable means of access for the passage of Fire Services appliances and Fire Services personnel to any building or buildings, structure or structures erected or placed or to be erected or placed on the lot
- > The Purchaser shall at his own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the lot (or subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require, and maintain them at his own expense in good condition and to the satisfaction of the Director of Fire Services

Notes:

1. The reference to the "lot" in the land grant in this section means the land on which the Development is situated.
2. The reference to the "Purchaser" in the land grant in this section means Fairio Limited and where the context in the land grant so admits or requires, includes Fairio Limited's successors and assigns.
3. The reference to the "Director" in the land grant in this section means the "Director of Lands".

16 | SUMMARY OF LAND GRANT

批地文件的摘要

發展項目所位於的土地的地段編號

- > 鄉郊建屋地段第1139號

有關租契規定的年期

- > 為50年，由1997年11月19日起計

適用於該土地的用途限制

- > 該地段或其任何部分或已經或將會於其上興建的任何建築物或任何建築物的部份只可用作私人住宅用途
- > 該地段的休憩設施及其附屬設施(如在該地段內提供)只可供已經或將會在該地段上興建的建築物的住戶及其真正訪客使用，不得由其他人使用
- > 看更或管理員辦公室(如在該地段內提供)只可供受僱在該地段上的看更或管理員作辦公室使用
- > 看更或管理員宿舍(如在已經或將會在該地段上興建的建築物內提供)只可供受僱在該地段上的看更或管理員作住宅居所使用
- > 在該地段提供泊車的車位或車庫或兩者，只可用於停泊屬於已經或將會在該地段上興建的洋房之住戶或其真正訪客按道路交通條例或其規例或任何已修改的法例下登記之車輛，特別是不得為了銷售或其他目的而存放、展示或展覽車輛
- > 不得在該地段上建造墓穴或骨灰龕所，亦不得在該地段內埋葬或存放任何不論是放在陶瓷罐、骨灰甕或其他器皿裏的人類遺骸或動物遺骸

按規定須興建並提供予政府或供公眾使用的設施

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

對買方造成負擔的租用條件

- > 買方須在整個租賃期內，按照已獲批准的設計、規劃或高度及任何獲批准的建築圖則，在沒有更改或修改的情況下，及按照批地文件的條文，維持所有已建造或將建造的建築物在修葺良好堅固的狀態
- > 買方須以相同類型和不低於原本總建築樓面面積的完好及穩固的建築物，或署長核准的類型和價值的建築物取代任何被拆卸的建築物或其任何部份
- > 如任何須經塑造的私家街、道路及巷須交回政府，政府將負責鋪建其路面、邊石、排水設施(污水渠及雨水渠)、管道及照明設施，費用由買方支付；其後的保養費用則由公費支付；如該等私家街、道路及巷仍為將予以出租的地方的一部份時，則買方須自費鋪建其照明設施、路面、邊石、排水渠、管道及作出保養，以在各方面達致署長滿意的程度。買方並須負責道路照明設施的安裝費用

- > 買方須興建在各方面附合批地文件及所有在任何時間適用或可能適用於香港及有關建築物、環境衛生及規劃的條例、則例及規例的規定的建築物，以發展該地段。有關建築物須於2015年6月30日或之前建成至適宜佔用
- > 已經或將會在該地段上興建的任何建築物的整體樓面總面積不得少於1,400平方米及不得超過2,392平方米
- > 已經或將會在該地段上興建的任何建築物的總上蓋面積不得超過該地段的面積百分之33
- > 已經或將會在該地段上興建的任何建築物不得超過3層高(包括任何地下水平之下的樓層或空間)，惟一層的車庫將予以准許及將不會計入前文提述的最高層數
- > 買方須自費保養已經在該地段內興建或提供的休憩設施及其附屬設施在修葺良好堅固的狀態並營運該等設施以達致署長滿意的程度
- > 未經署長事先書面同意，不得干擾在該地段或其鄰近生長的樹木。而在作出該批准時，署長可能按其可能認為合適的情況施加關於移植植物、補償綠化或重植之條件
- > 買方須根據已獲批准的景觀總體設計圖自費為該地段進行景觀設計，及未經署長事先書面同意下，不得作出修訂、更改、變更、修改或取代。此後買方須自費對園景工程作出保養、維持在安全、清潔、整齊、整潔、可運作及健康的狀況以達致署長滿意的程度
- > 「非建築用地」(於批地文件所夾附的圖則上以粉紅色並加黑色斜線顯示) - 除非事先得到署長書面批准，否則不得在其上、其下或在該地方內建造或興建任何建築物或構築物或任何建築物或構築物的支撐物；但(i)邊界牆或圍欄或兩者及(ii)由署長事先書面批准的通行路則除外
- > 在該地段內須提供以達署長滿意程度的供泊車的車位或車庫或兩者，按已經或將會在該地段興建的建築物中的每個住宅單位不少於1.5個停車位或車庫計，或如該地段是發展為獨立、半獨立或梯台洋房，則按已經或將會在該地段興建的每間獨立、半獨立或梯台洋房有2個停車位或車庫計；每個該停車位或車庫須佔用2.5米闊及5.0米長及不少於2.4米高的地方
- > 買方須按已批准的車位平面圖維持該等車位或車庫或兩者，未經署長事先書面同意，不得修改車位的布局設計
- > 如透過X點及Y點之間的Z點(於批地文件所夾附的圖則上顯示及標識)進入該地段的現有車輛出入通道不用作車輛通道進入該地段，買方須自費把該現有車輛出入通道塑造為行人路，並在各方面達致署長滿意的程度
- > 當任何土地被削去、移除或後移，或當在該地段或政府土地內進行任何建設、填補或任何種類的斜坡整理的工程時，只要是為了該地段或其任何部份的開拓、土地平整或發展或其他一切按批地文件而買方須要進行的工程或在與該等情況有關的事宜上，買方須進行及建造斜坡處理工程、護土牆或其他支撐物、保障物、排水、輔助

或其他(可能)有需要的工程或承擔有關進行及建造的費用，以保護及支持該地段的土地及任何鄰近或相鄰的政府或已批租土地，並防止之後任何泥土傾瀉、滑坡或地陷的發生

- > 買方須自費時刻保養該土地、斜坡處理工程、護土牆或其他支撐物、保障物及排水工程在修葺良好堅固的狀況，以達致署長滿意的程度
- > 若因或源於買方展開任何開拓、平整、發展或其他工程，而導致泥土傾瀉、滑坡或地陷，買方須自費復原及修復該部份，以達至署長滿意的程度
- > 署長有權書面要求買方進行、興建及維修有關斜坡整治工程、護土牆、土地或其他支撐物、保障物及排水工程，或復原及修理任何泥土傾瀉、滑坡或地陷的地方
- > 買方須自費進行定期保養及定期監察任何安裝在該地段上的預應力地錨，直至其使用壽命完結為止，並達致署長滿意的程度並須按署長可能提出的要求提交報告
- > 買方須自費及以署長滿意的程度建造及保養不論在該地段範圍內或在政府土地上按署長認為需要以截取及傳送所有落在該地段上或在該地段上流動的暴雨或雨水至最近的水道、集水井、管道或政府雨水渠的排水渠及管道
- > 買方須按政府要求支付連接該地段的排水渠及污水渠至已敷設的政府雨水渠及污水渠的工程費用
- > 若環境保護署署長要求，買方須自費及以環境保護署署長滿意的程度在該地段內或其他地方提供、運作及保養處理及棄置工商業污水或髒水或受污染的水或冷卻水或熱水的合適工程
- > 買方須自費及以消防處處長滿意的程度提供及保養合適的通道讓消防用具及消防人員進入任何已經或將會在該地段上興建或放置的建築物或構築物
- > 買方須自費及以消防處處長滿意的程度及其完全酌情決定權而指示的方式，在該地段內(或取得署長事先的書面同意及批准的情況下，在任何相鄰或毗鄰的政府土地上)及已經或將會在其上興建的建築物內，於消防處處長可能要求的地點提供消防栓、消防器具、水泵連接及其他消防裝置及設備(定義見《消防條例》)，並由買方自費保養他們在良好狀況及達致消防處處長滿意的程度

備註：

1. 本環節提述的批地文件內的「該地段」一詞乃指該發展項目所位於的土地。
2. 本環節提述的批地文件內的「買方」乃指Fairio Limited，若批地文件文意許可，該詞包括Fairio Limited的繼任人及轉讓人。
3. 本環節提述的批地文件內的「署長」一詞乃指「地政總署署長」。

17 | INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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

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	不適用
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	不適用
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	不適用
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	不適用

18 | WARNING TO PURCHASERS

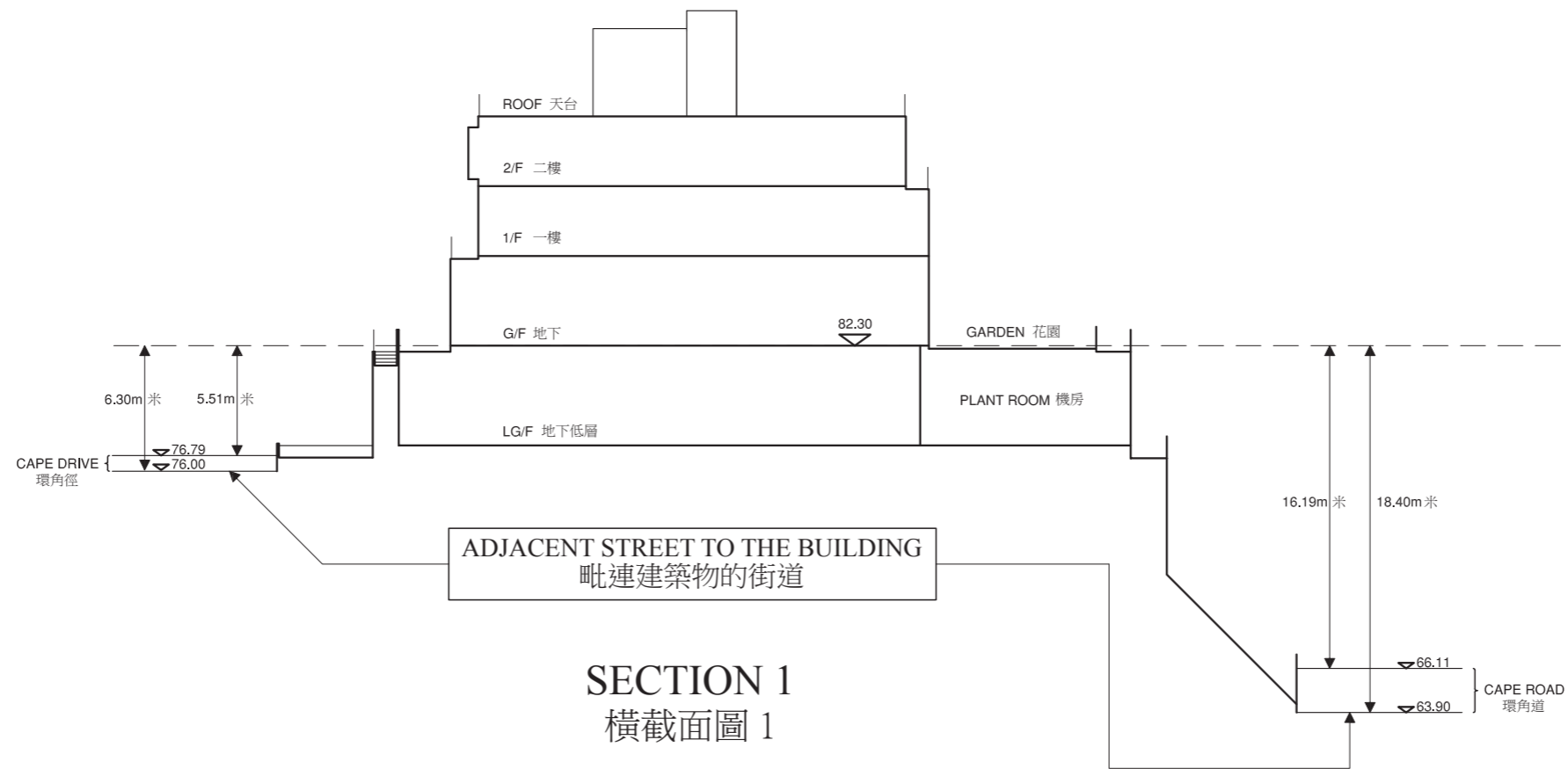
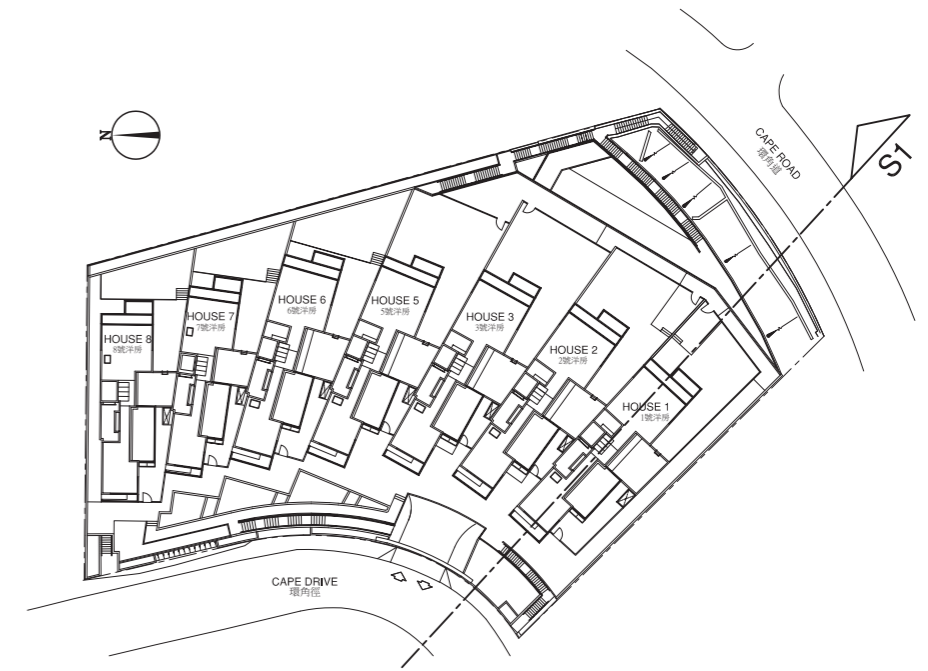
對買方的警告

1. Purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. (a) 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;
 - (b) 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
 - (c) In the case of paragraph (b)(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.
1. 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. (a) 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；
 - (b) 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
 - (c) 如屬(b)(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。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE 1
1 號洋房



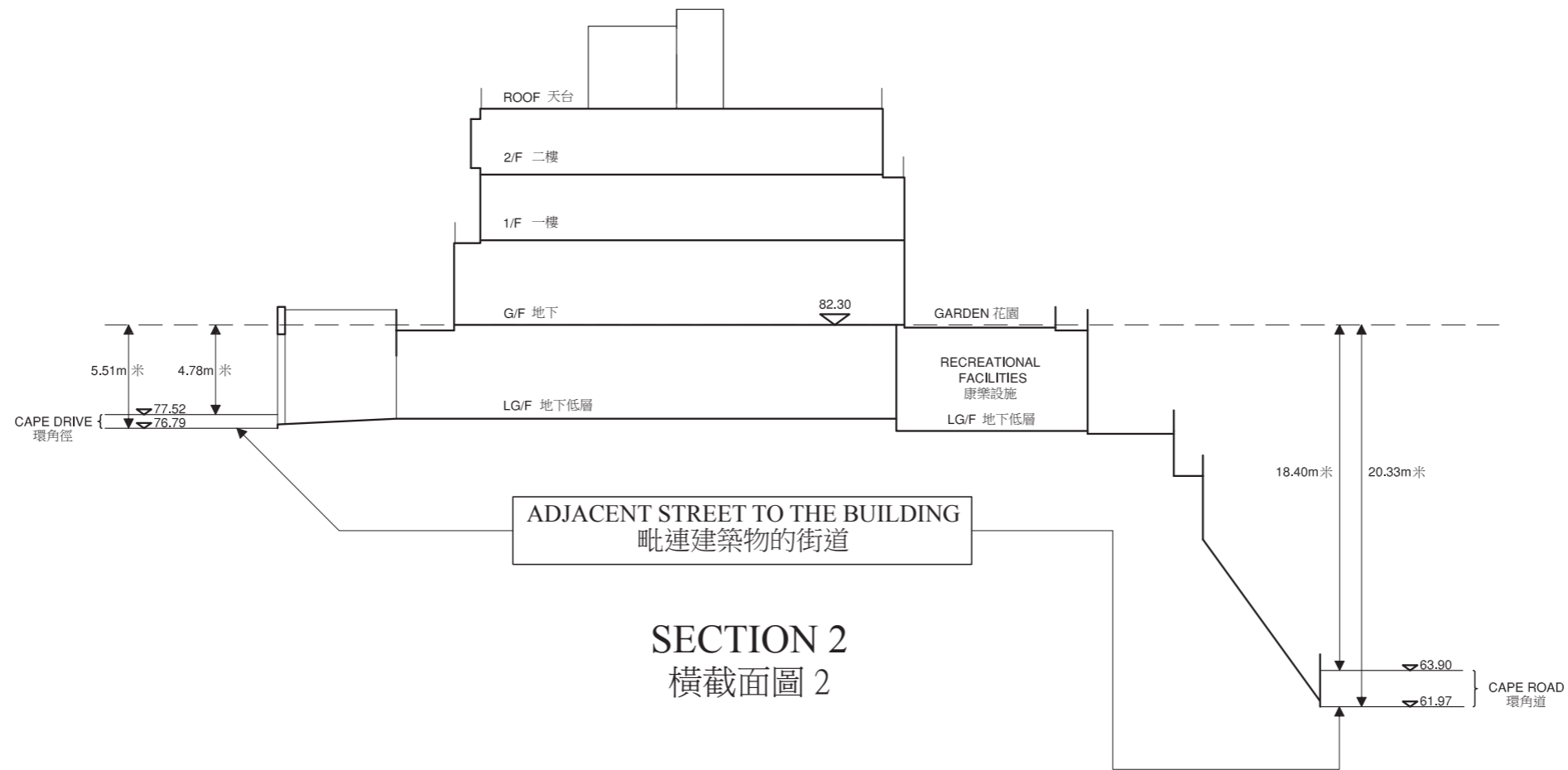
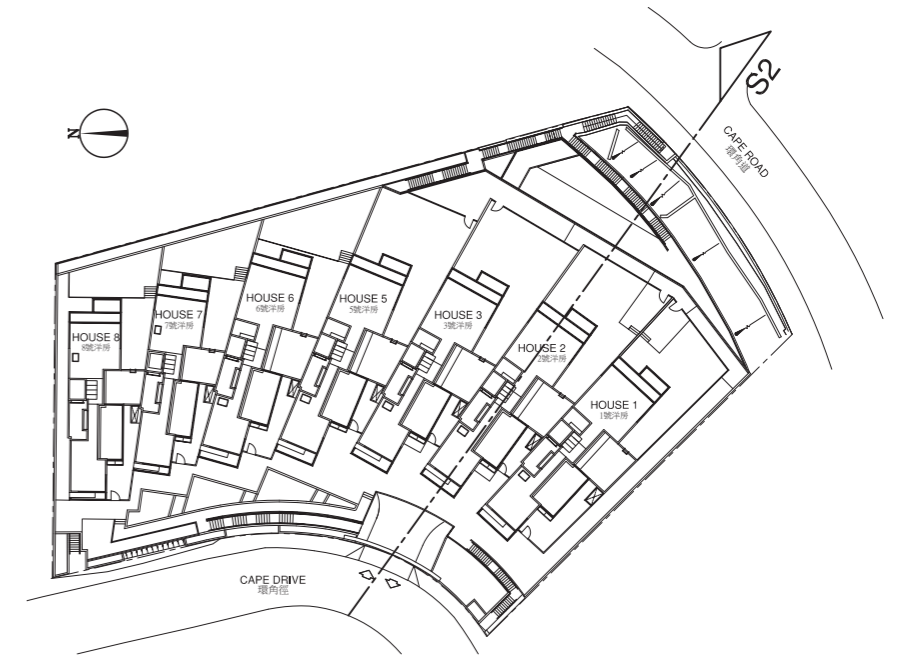
- The part of Cape Drive adjacent to the building is 76.00 to 76.79 metres above the Hong Kong Principal Datum.
- The part of Cape Road adjacent to the building is 63.90 to 66.11 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.
- 毗連建築物的一段環角徑為香港主水平基準以上76.00至76.79米。
- 毗連建築物的一段環角道為香港主水平基準以上63.90至66.11米。
- 虛線為最低住宅樓層水平。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE 2

2號洋房



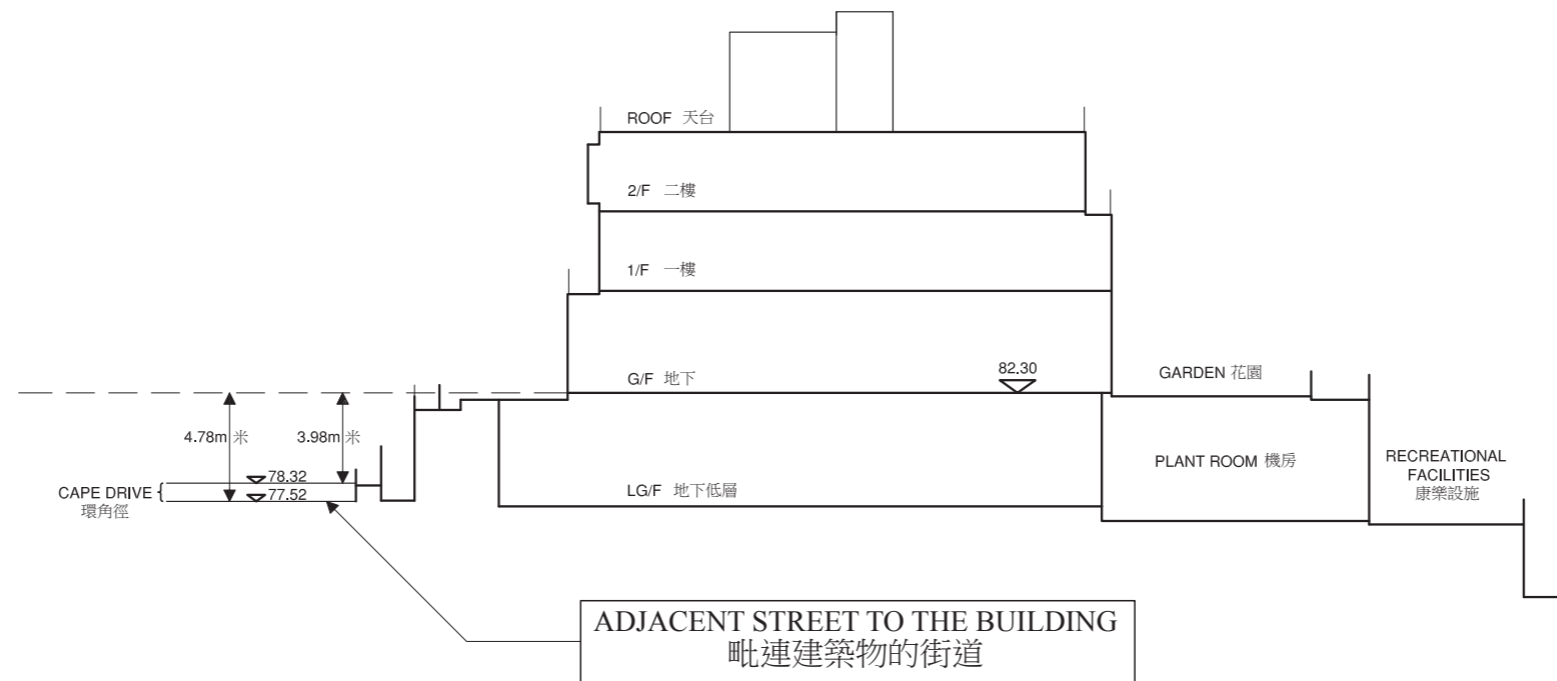
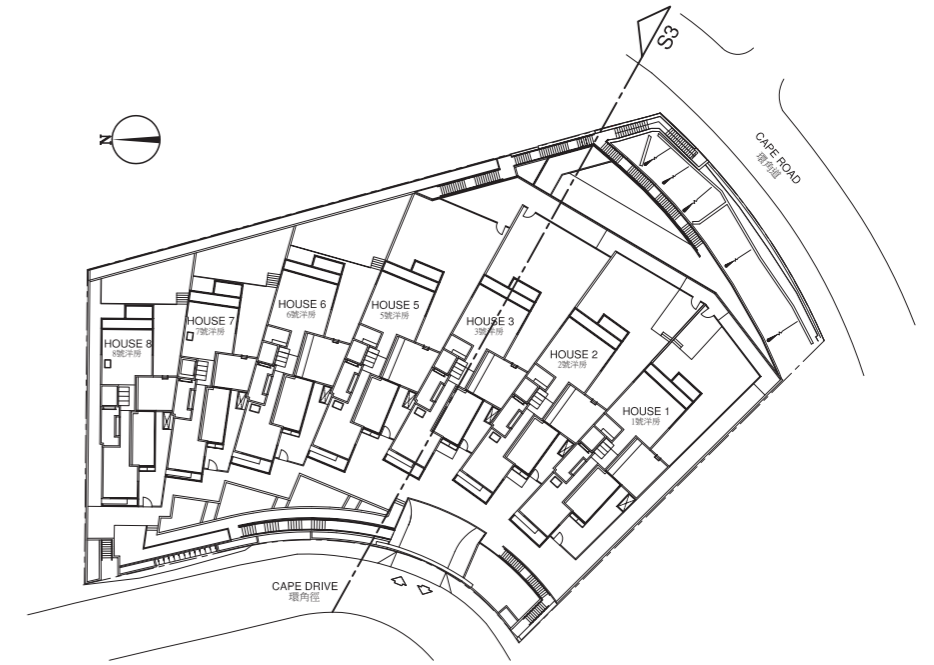
- The part of Cape Drive adjacent to the building is 76.79 to 77.52 metres above Hong Kong Principal Datum.
- The part of Cape Road adjacent to the building is 61.97 to 63.90 metres above Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.
- 毗連建築物的一段環角徑為香港主水平基準以上76.79至77.52米。
- 毗連建築物的一段環角道為香港主水平基準以上61.97至63.90米。
- 虛線為最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE 3

3號洋房



SECTION 3
橫截面圖 3

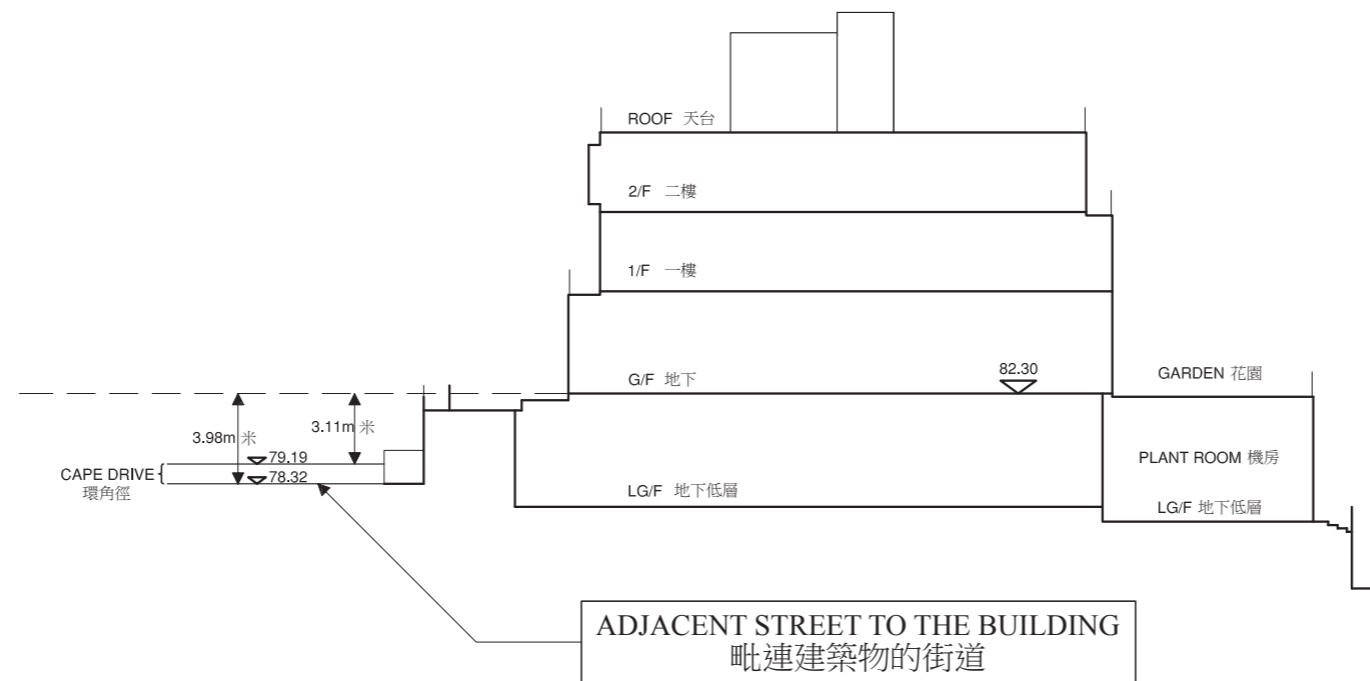
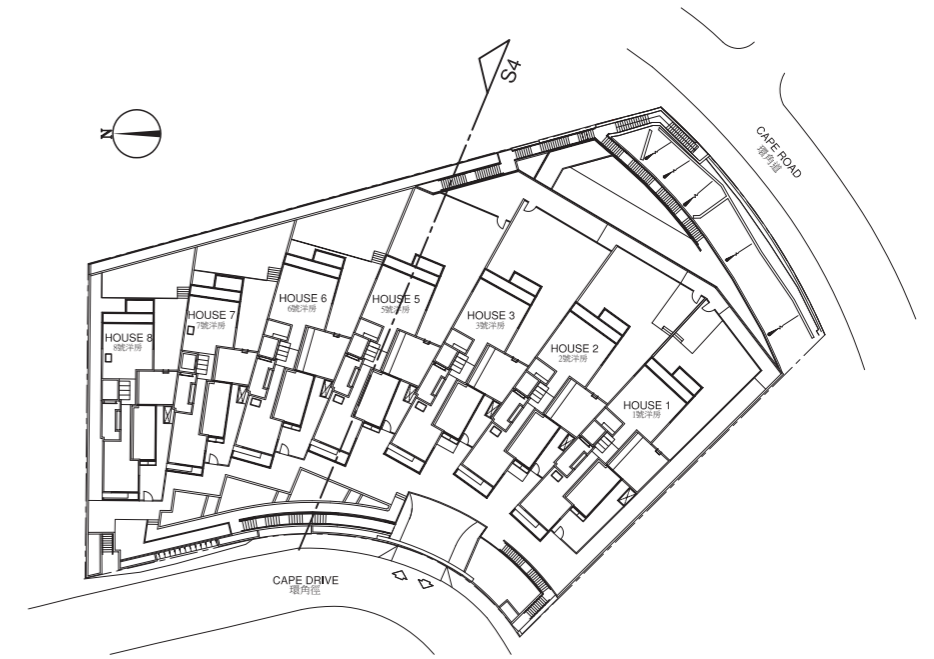
- The part of Cape Drive adjacent to the building is 77.52 to 78.32 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.
- 毗連建築物的一段環角徑為香港主水平基準以上77.52至78.32米。
- 虛線為最低住宅樓層水平。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE 5

5 號洋房



SECTION 4
橫截面圖 4

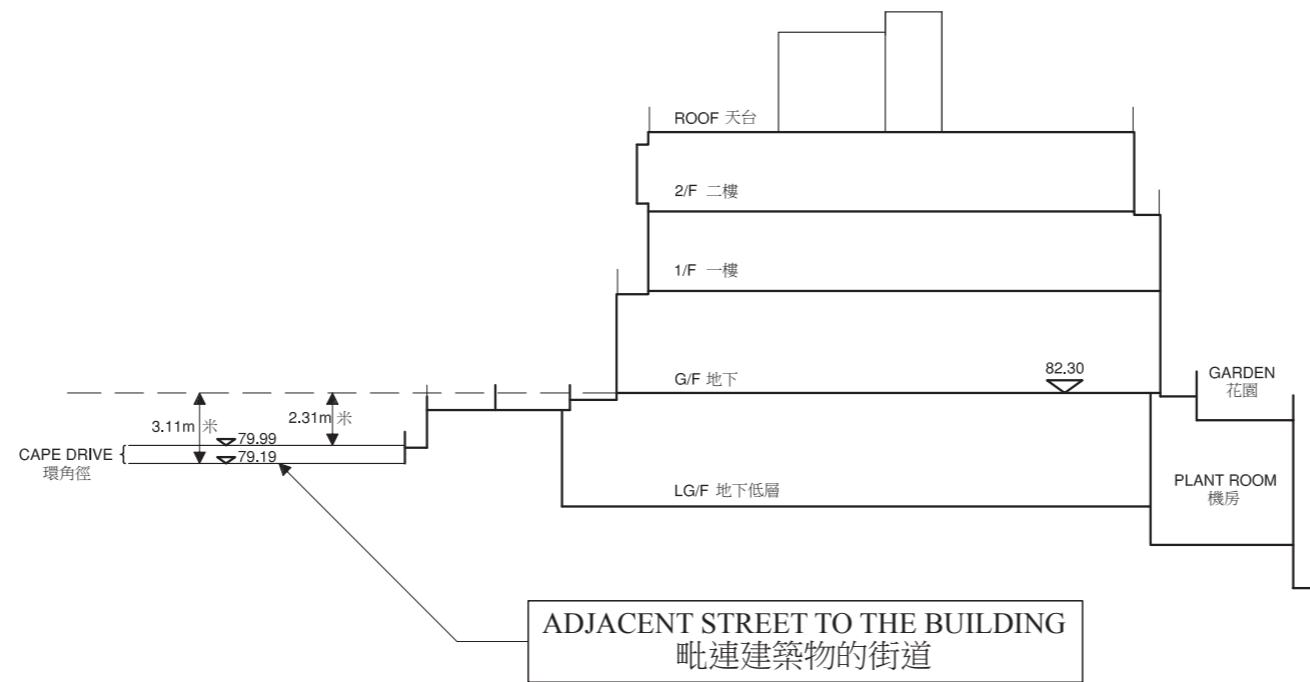
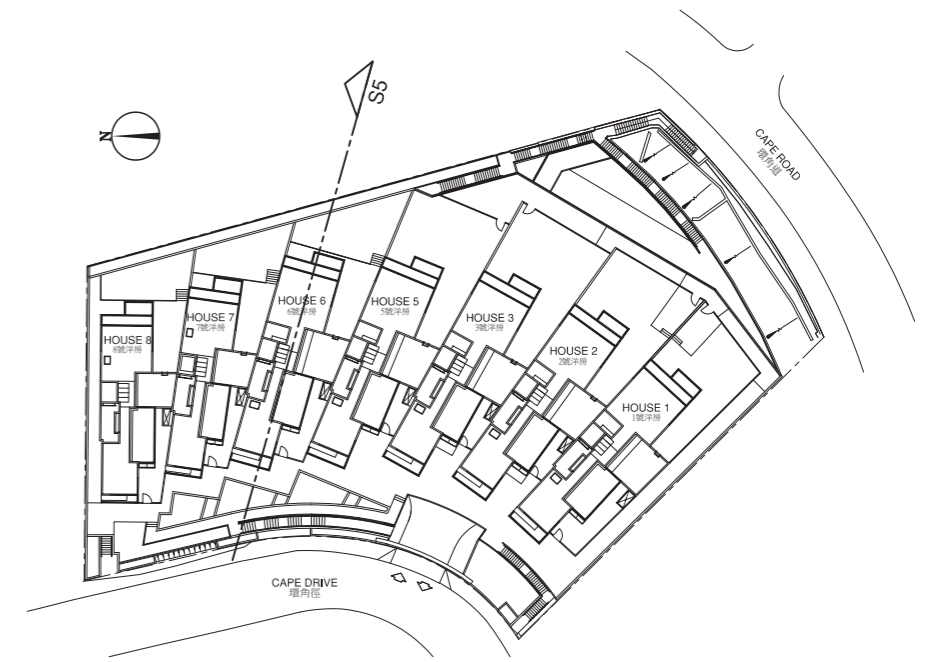
- The part of Cape Drive adjacent to the building is 78.32 to 79.19 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.
- 毗連建築物的一段環角徑為香港主水平基準以上78.32至79.19米。
- 虛線為最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE 6

6號洋房



SECTION 5
橫截面圖 5

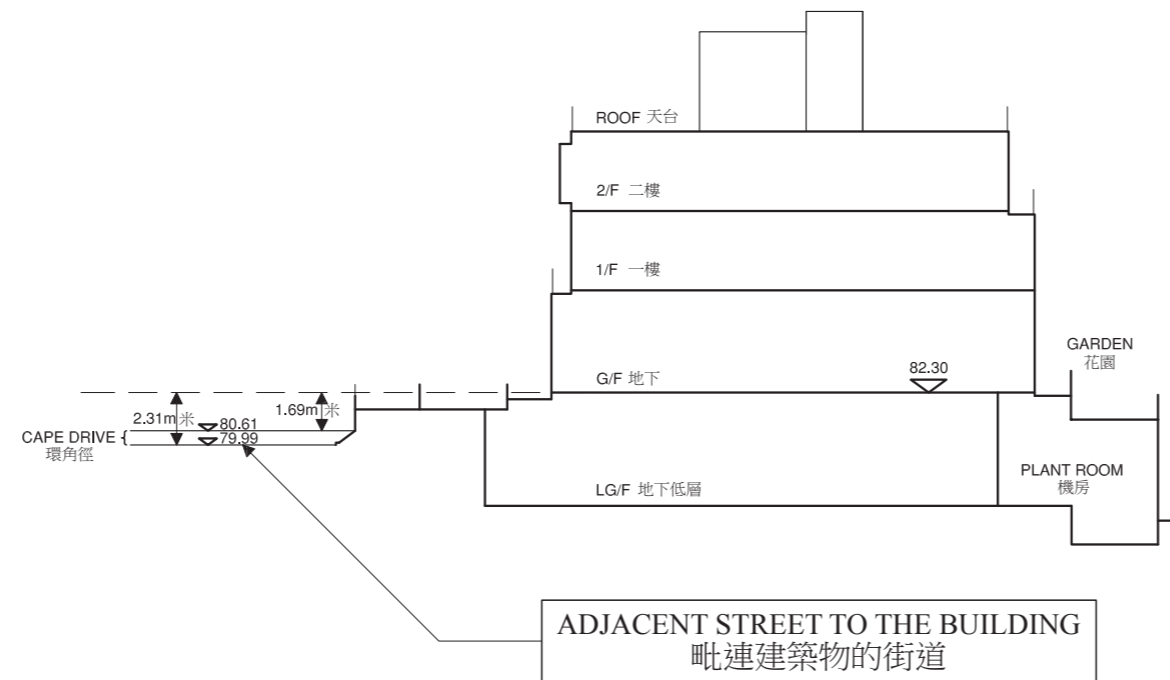
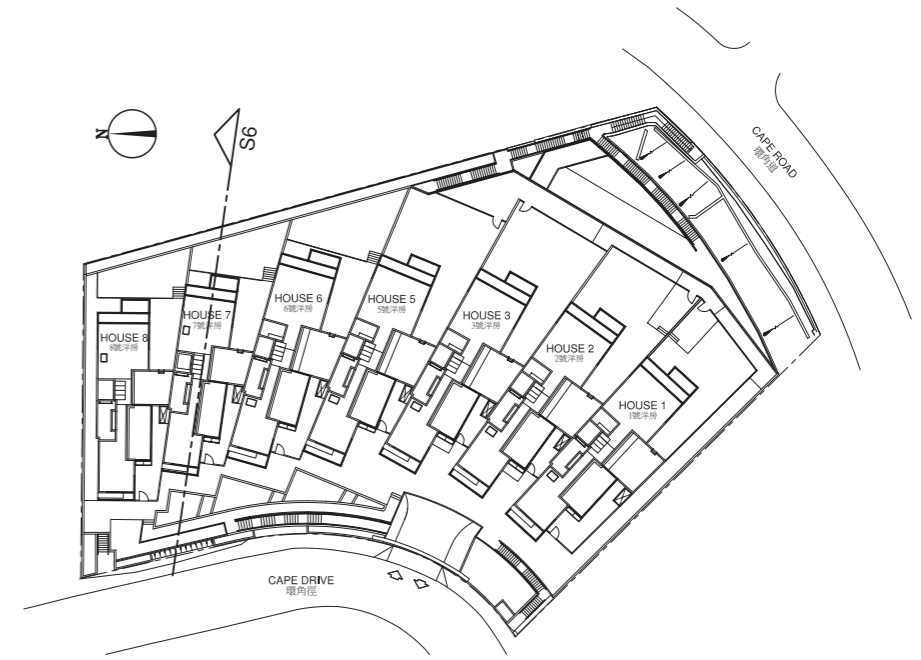
- The part of Cape Drive adjacent to the building is 79.19 to 79.99 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.
- 毗連建築物的一段環角徑為香港主水平基準以上79.19至79.99米。
- 虛線為最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE 7

7號洋房



SECTION 6
橫截面圖 6

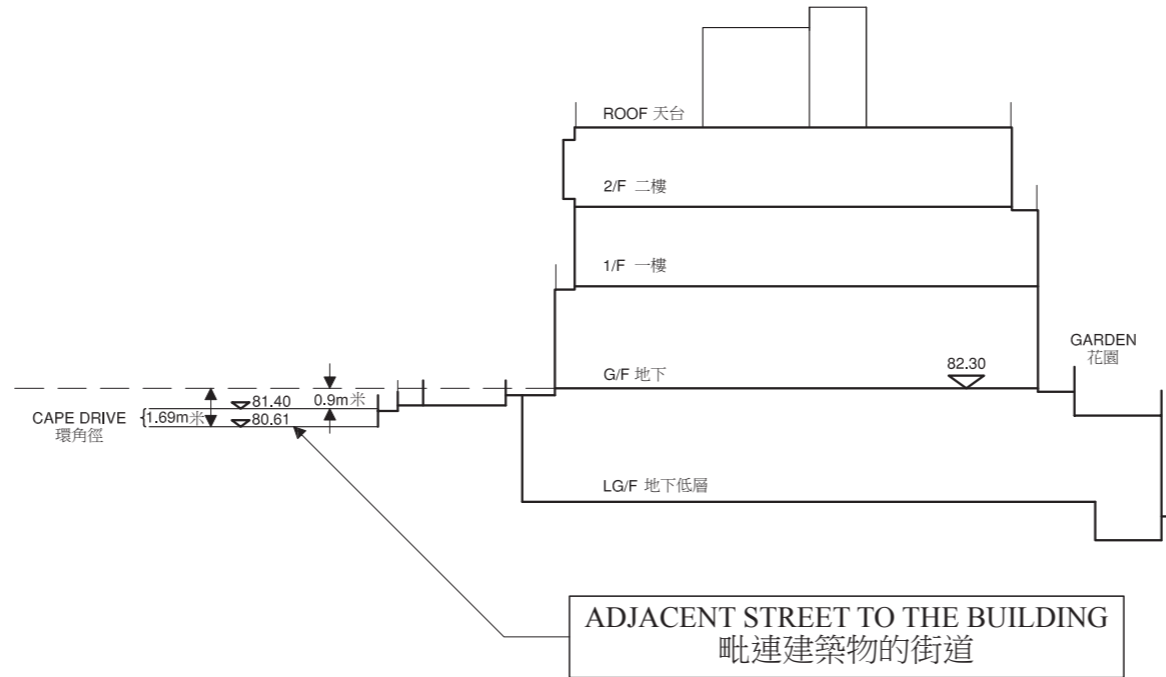
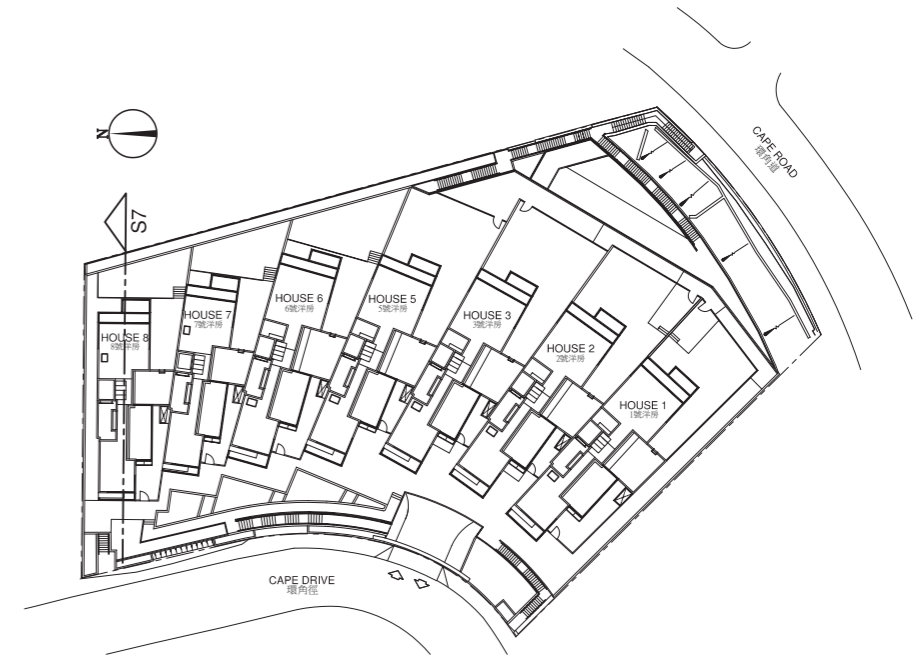
- The part of Cape Drive adjacent to the building is 79.99 to 80.61 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.
- 毗連建築物的一段環角徑為香港主水平基準以上79.99至80.61米。
- 虛線為最低住宅樓層水平。

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE 8

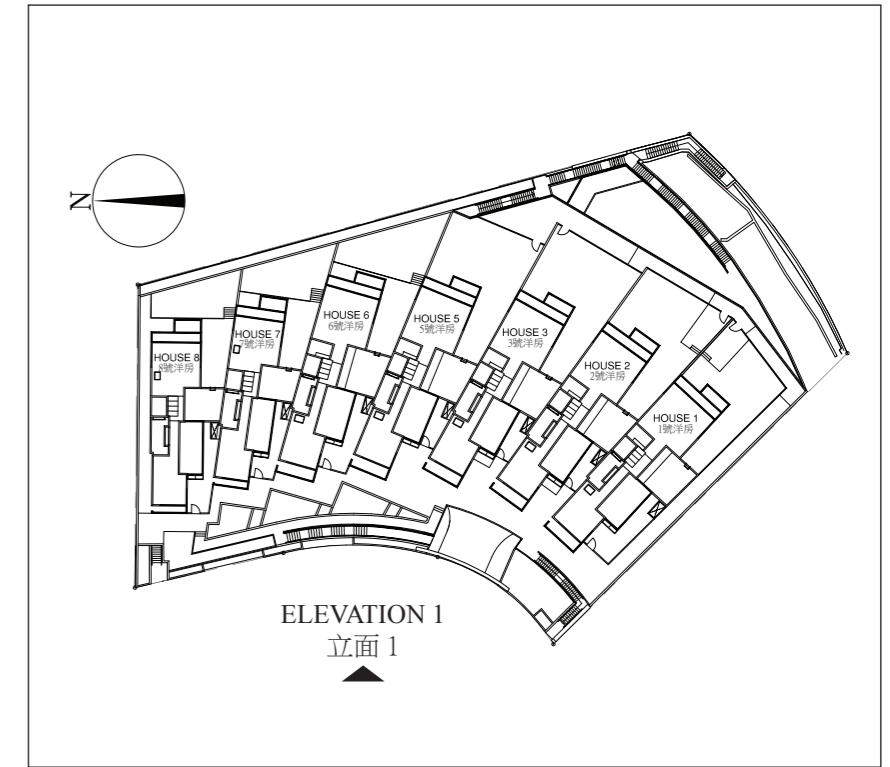
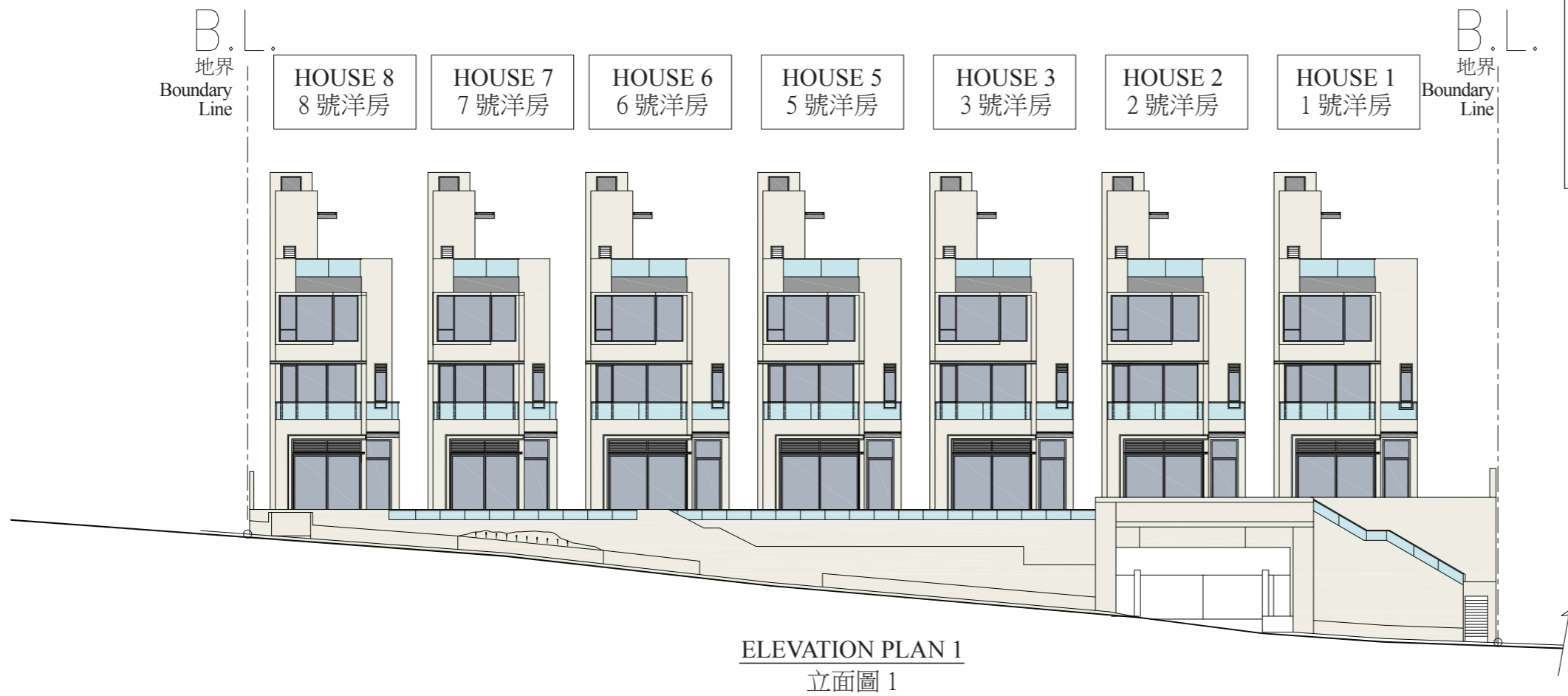
8號洋房



SECTION 7
橫截面圖 7

- The part of Cape Drive adjacent to the building is 80.61 to 81.40 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.
- 毗連建築物的一段環角徑為香港主水平基準以上80.61至81.40米。
- 虛線為最低住宅樓層水平。

20 | ELEVATION PLAN 立面圖

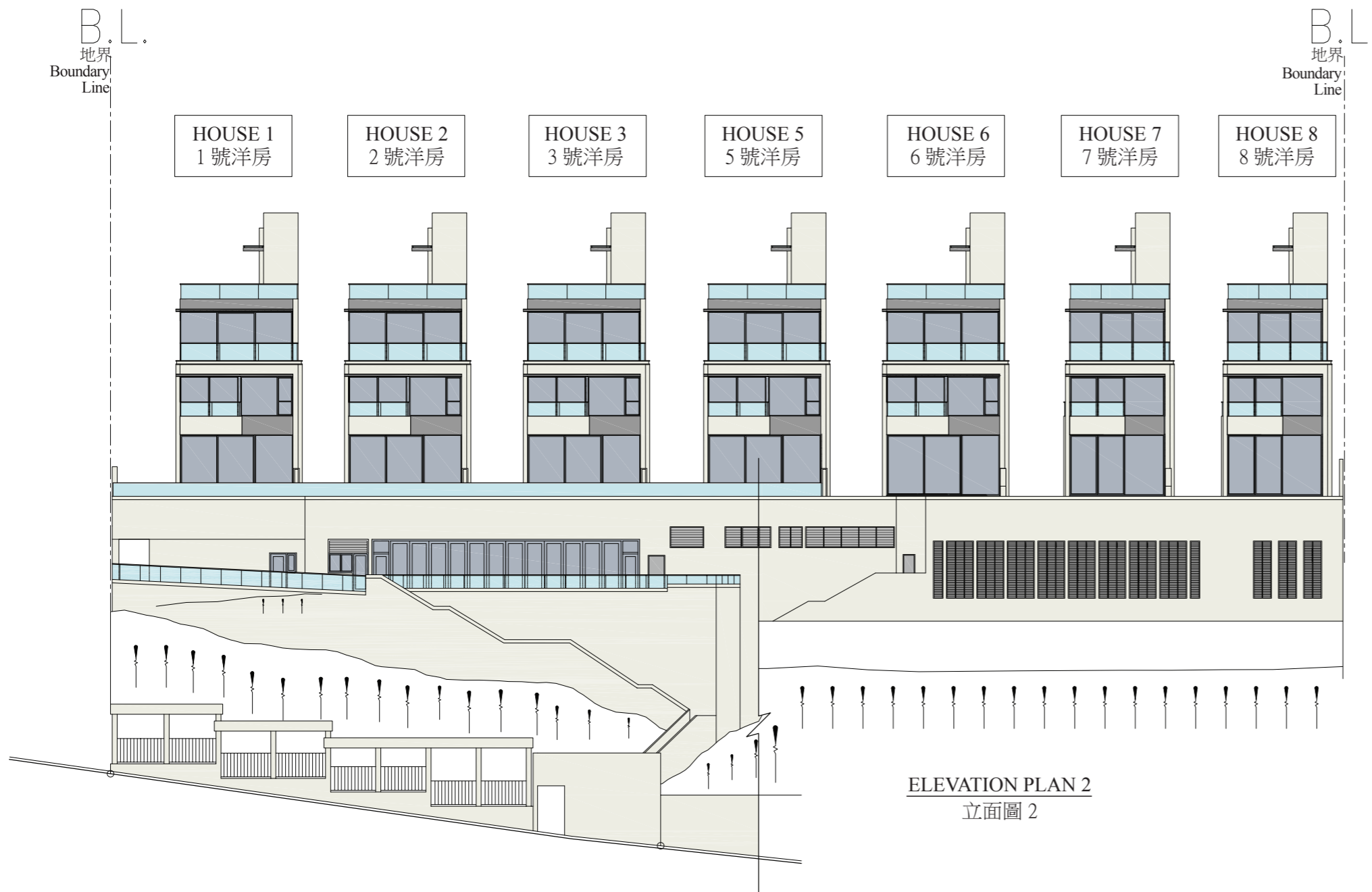


KEY PLAN
示意圖

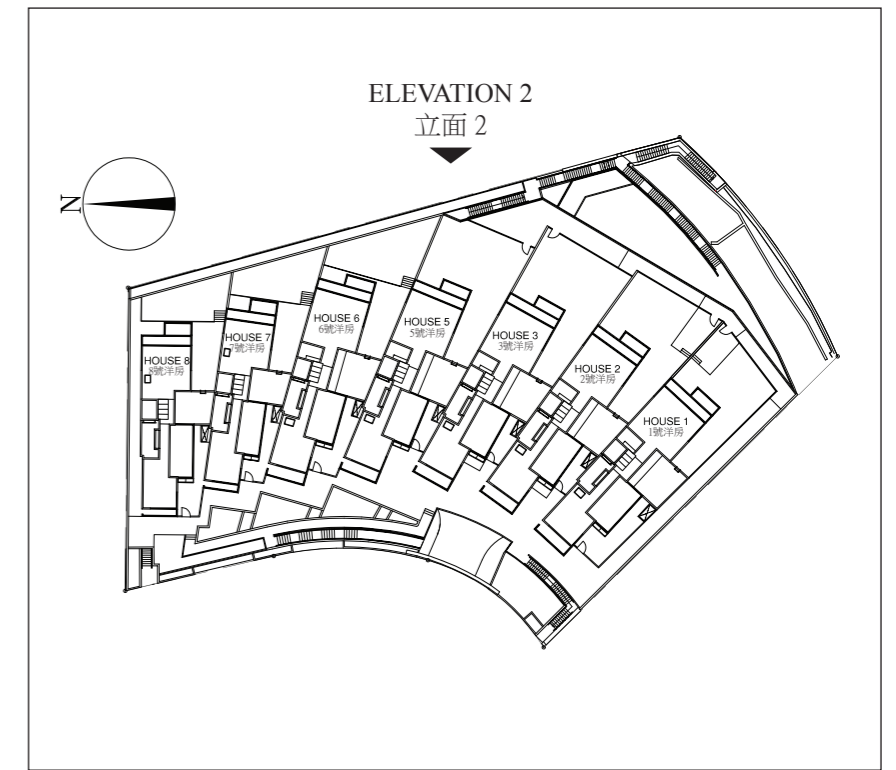
Authorized person for the Development certified that the elevations shown on this plan:
 (a) are prepared on the basis of the approved building plans for the Development as of 8 January 2014; and
 (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
 (a) 以2014年1月8日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
 (b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖



ELEVATION PLAN 2
立面圖 2



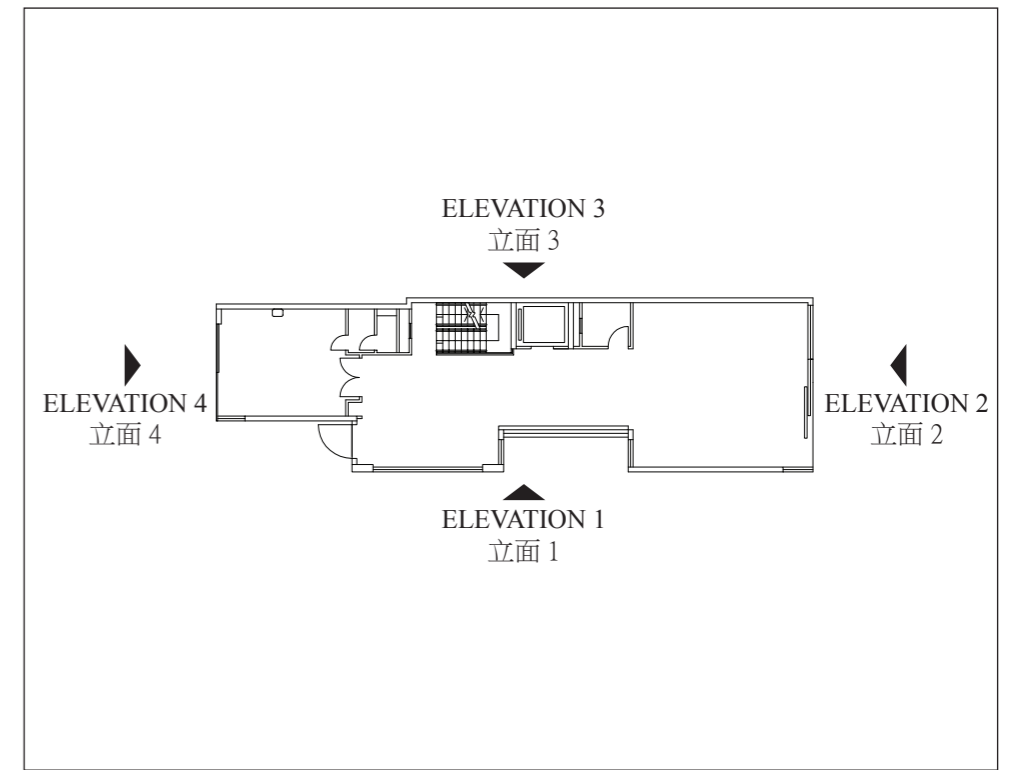
KEY PLAN
示意圖

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發展項目的認可人士證明本圖所顯示的立面：
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 (b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖

For House 1, 2, 3, 5 & 6
適用於1、2、3、5及6號洋房



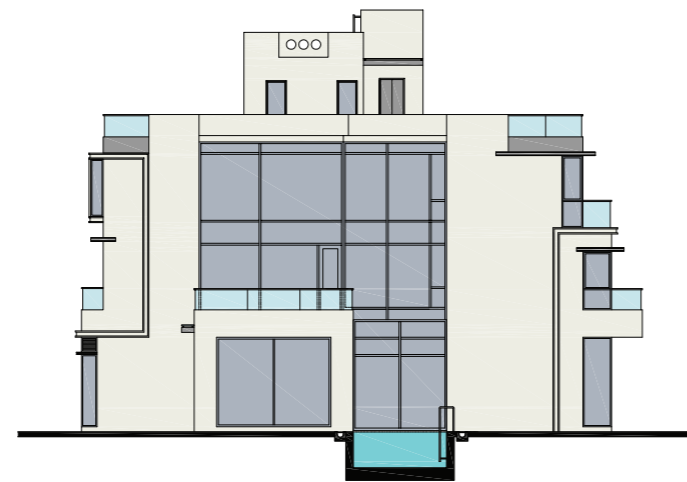
KEY PLAN
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(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖

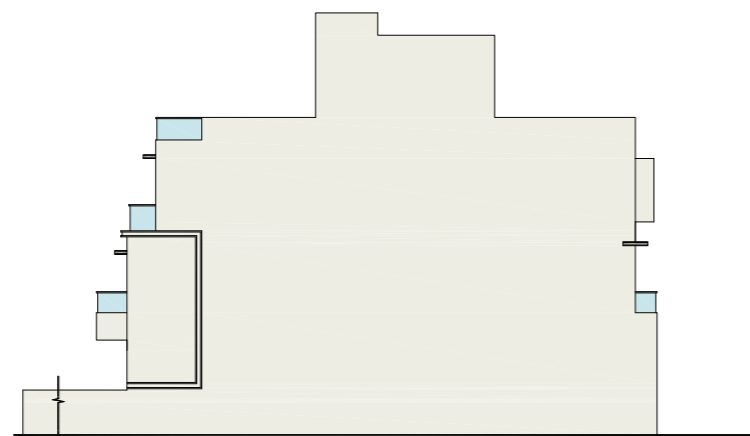
For House 7
適用於 7 號洋房



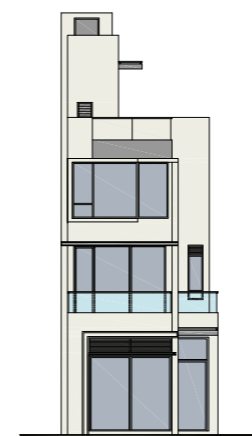
ELEVATION PLAN 1
立面圖 1



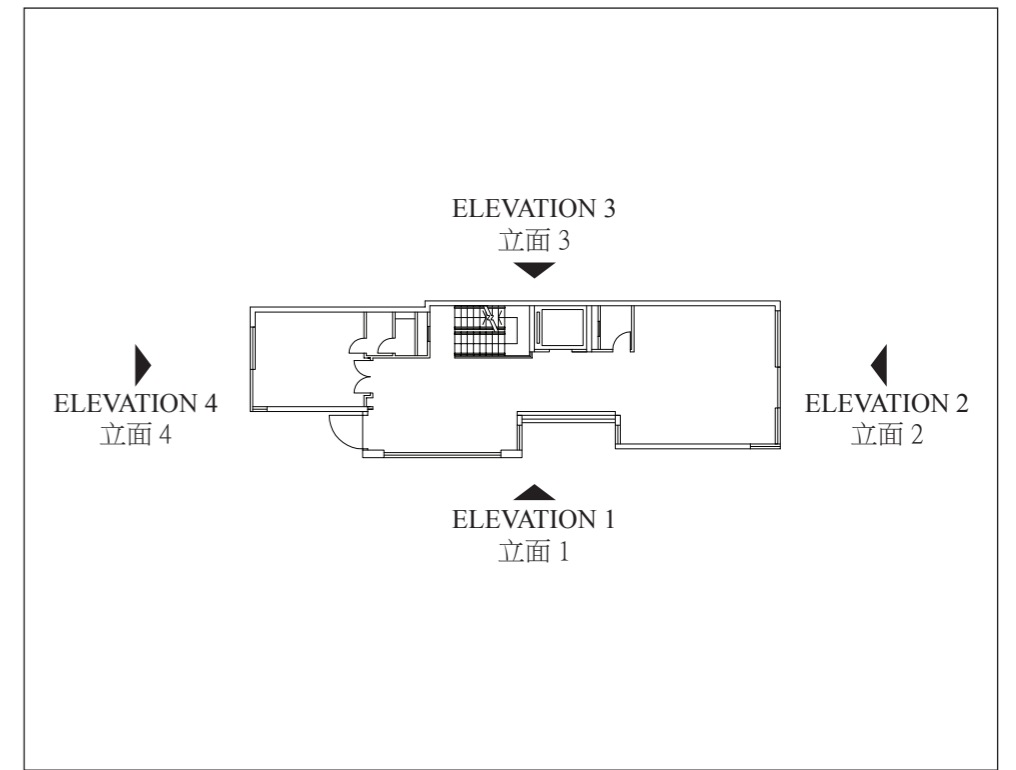
ELEVATION PLAN 2
立面圖 2



ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4



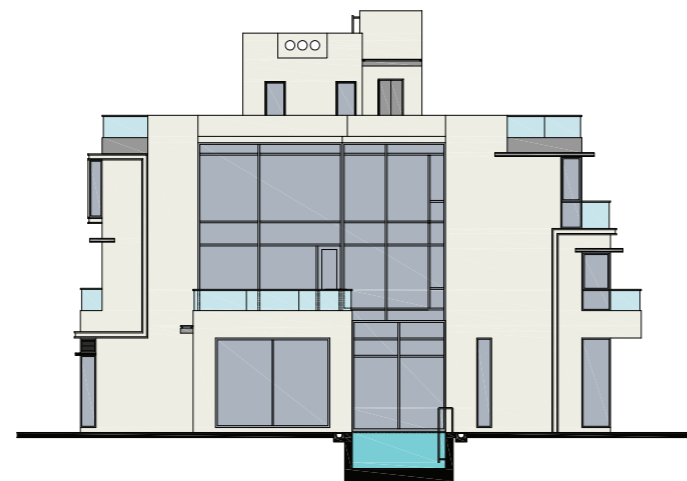
KEY PLAN
示意圖

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(a) are prepared on the basis of the approved building plans for the Development as of 8 January 2014; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2014年1月8日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

20 | ELEVATION PLAN 立面圖

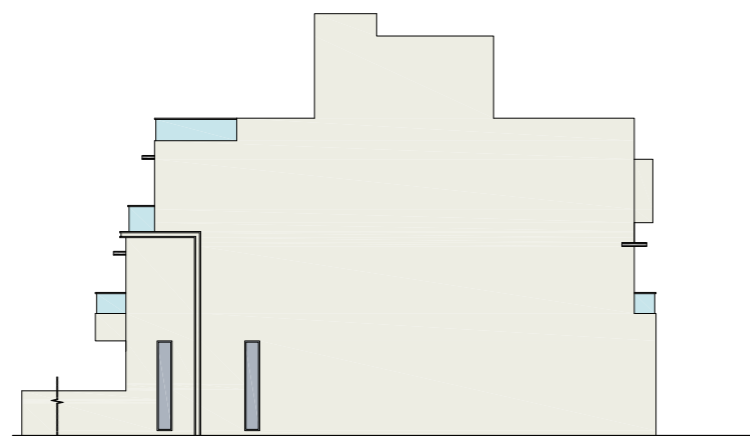
For House 8
適用於 8 號洋房



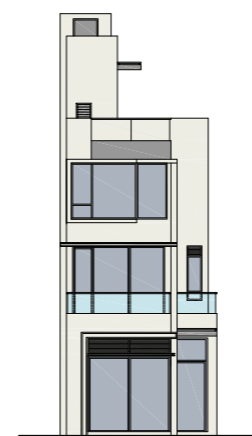
ELEVATION PLAN 1
立面圖 1



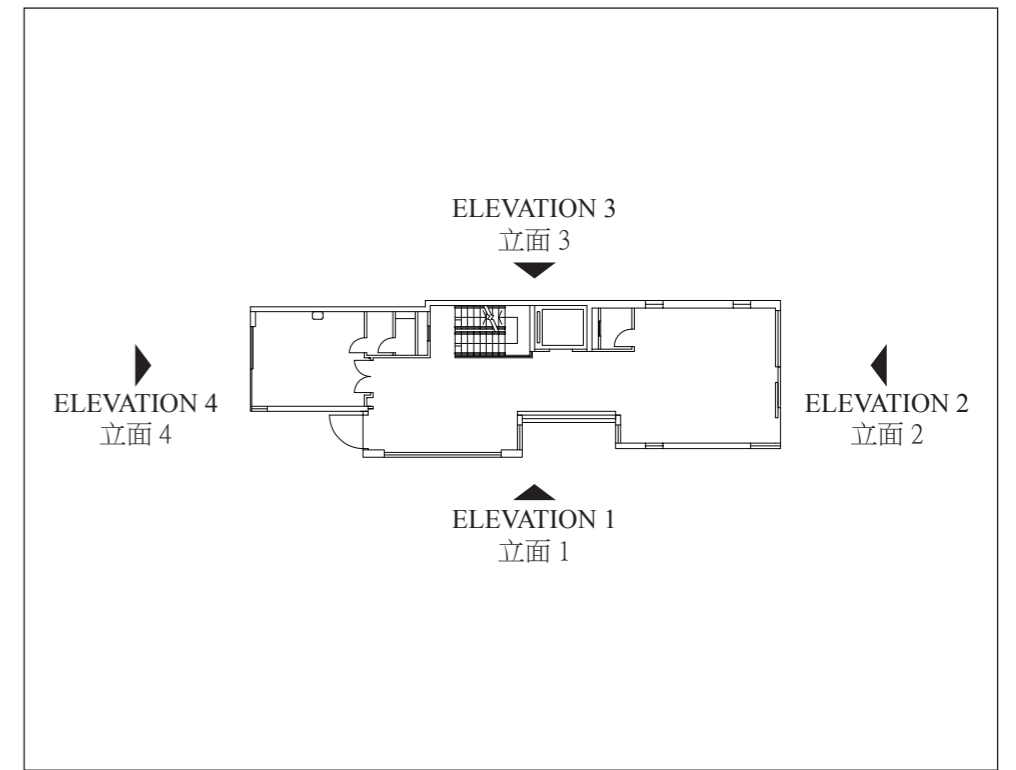
ELEVATION PLAN 2
立面圖 2



ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4



KEY PLAN
示意圖

Authorized person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 8 January 2014; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以2014年1月8日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Covered 有上蓋		Uncovered 沒有上蓋	
	Area 面積 (sq.m. 平方米)	Area 面積 (sq.ft. 平方呎)	Area 面積 (sq.m. 平方米)	Area 面積 (sq.ft. 平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	118.615	1,277	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	N/A 不適用	N/A 不適用	591.779	6,370
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層之下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	N/A 不適用	N/A 不適用	111.841	1,204

Note:

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

備註:

上述所列以平方米顯示之面積乃依據最近的經批准的建築圖則。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

22 | 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

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

(b) The inspection is free of charge.

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

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

(b) 無須為閱覽付費。

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

1. Exterior Finishes

	Houses 1, 3, 5 and 6	House 2	House 7	House 8
a. External Wall	External wall of each house is finished with natural stone and aluminium cladding. Garden fence wall is finished with natural stone and outdoor paint.	External wall of each house is finished with natural stone and aluminium cladding. Garden fence wall is finished with natural stone and outdoor paint.	External wall of each house is finished with natural stone and aluminium cladding. Garden fence wall is finished with natural stone and outdoor paint.	External wall of each house is finished with natural stone and aluminium cladding. Garden fence wall is finished with natural stone and outdoor paint.
b. Window	Aluminium window frame fitted with clear glass.	Aluminium window frame fitted with clear glass.	Aluminium window frame fitted with clear glass.	Aluminium window frame fitted with clear glass.
c. Bay Window	The material of bay windows is reinforced concrete and window sill is finished with cement sand finishes.	The material of bay windows is reinforced concrete and window sill is finished with natural stone.	The material of bay windows is reinforced concrete and window sill is finished with cement sand finishes.	The material of bay windows is reinforced concrete and window sill is finished with natural stone.
d. Planter	Not applicable	Not applicable	Not applicable	Not applicable
e. Verandah or Balcony	Uncovered balcony is finished with natural stone and outdoor wooden flooring and is fitted with glass balustrade. There is no verandah.	Uncovered balcony is finished with natural stone and outdoor wooden flooring and is fitted with glass balustrade. There is no verandah.	Uncovered balcony is finished with natural stone and outdoor wooden flooring and is fitted with glass balustrade. There is no verandah.	Uncovered balcony is finished with natural stone and outdoor wooden flooring and is fitted with glass balustrade. There is no verandah.
f. Drying Facilities for Clothing	Not applicable	Not applicable	Not applicable	Not applicable

2. Interior Finishes

	Houses 1, 3, 5 and 6	House 2	House 7	House 8
a. Lobby	Not applicable	Not applicable	Not applicable	Not applicable
b. Internal Wall and Ceiling	<p>Exposed Parts of Internal Wall Living room, dining room and bedroom are plastered and finished with emulsion paint.</p> <p>Exposed Parts of Ceiling Living room, dining room, and bedroom are plastered and finished with emulsion paint.</p>	<p>Exposed Parts of Internal Wall Living Room and dining room are finished with natural stone, mirror, faux leather panel, fabric panel, metal, glass, timber veneer, wallpaper and emulsion paint. Master bedroom is finished with fabric panel, mirror, metal, timber veneer, wallpaper and emulsion paint. Bedroom 1 is finished with fabric panel, timber veneer, wallpaper and emulsion paint. Bedroom 2 is finished with fabric panel, mirror, metal, timber veneer, wallpaper and emulsion paint. Bedroom 4 is finished with fabric panel, timber veneer and wallpaper.</p> <p>Exposed Parts of Ceiling Living Room and dining room are fitted with suspended gypsum board ceiling, finished with mirror, metal, timber veneer, wallpaper and emulsion paint. Master Bedroom is fitted with suspended gypsum board ceiling, finished with timber veneer, wallpaper, emulsion paint and special paint. Bedroom 1 is fitted with suspended gypsum board ceiling, finished with timber veneer, wallpaper and emulsion paint. Bedroom 2 is fitted with suspended gypsum board ceiling, finished with metal, timber veneer, wallpaper and emulsion paint. Bedroom 4 is fitted with suspended gypsum board ceiling, finished with timber veneer, wallpaper and emulsion paint.</p>	<p>Exposed Parts of Internal Wall Living room, dining room and bedroom are plastered and finished with emulsion paint.</p> <p>Exposed Parts of Ceiling Living room, dining room and bedroom are plastered and finished with emulsion paint.</p>	<p>Exposed Parts of Internal Wall Living room and dining room are finished with natural stone, leather panel, metal, timber veneer and special paint. Master bedroom is finished with leather panel, mirror, metal, timber veneer and wallpaper. Bedroom 1 is finished with timber veneer, metal and wallpaper. Bedroom 2 is finished with fabric panel, timber veneer, metal and wallpaper. Bedroom 3 is finished with fabric panel, mirror, metal, timber veneer, wallpaper and special paint.</p> <p>Exposed Parts of Ceiling Living room and dining room are fitted with suspended gypsum board and painted special paint and emulsion paint. Master Bedroom is fitted with suspended gypsum board ceiling painted with emulsion paint. Bedroom 1 is fitted with suspended gypsum board ceiling painted with emulsion paint. Bedroom 2 is fitted with suspended gypsum board ceiling painted with emulsion paint. Bedroom 3 is fitted with suspended gypsum board ceiling painted with emulsion paint.</p>
c. Internal Floor	Living room, dining room, bedroom and staircase are finished with cement sand flooring, without skirting.	Living Room and dining room are finished with natural stone flooring with wooden and natural stone skirting. Master bedroom is finished with carpet and natural stone flooring with wooden skirting. Bedroom 1, bedroom 2 and bedroom 4 are finished with carpet and natural stone flooring with wooden skirting. Staircase is finished with engineered timber and natural stone flooring with wooden skirting, and carpet runner with metal rod.	Bedroom, staircase, living room and dining room are finished with cement sand flooring, without skirting.	Living room and dining room are finished with natural stone flooring and metal skirting. Master Bedroom, bedroom 1, bedroom 2 and bedroom 3 are finished with engineered timber flooring with metal skirting. Staircase is finished with engineered timber flooring with metal skirting.

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

2. Interior Finishes

	Houses 1, 3, 5 and 6	House 2	House 7	House 8
d. Bathroom	<p>Bathroom of Master Bedroom Wall is finished with ceramic tile and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint.</p> <p>Bathrooms of Bedroom 1, 2 and 3 Wall is finished with ceramic tile and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint.</p> <p>Bathroom of Bedroom 4 Wall is finished with ceramic tile and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogenous tile. Ceiling is fitted with glass, aluminium and emulsion paint.</p> <p>Living Room Lavatory Wall is finished with ceramic tile and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint.</p> <p>Store Room Lavatory Wall is finished with ceramic tiles which run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint.</p>	<p>Bathroom of Master Bedroom Exposed parts of wall are finished with natural stone, glass and mirror up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board and painted with emulsion paint.</p> <p>Bathroom of Bedroom 1 Exposed parts of wall are finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board and painted with emulsion paint.</p> <p>Bathroom of Bedroom 2 Exposed parts of wall are finished with natural stone and mirror up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board and painted with emulsion paint.</p> <p>Bathroom of Bedroom 4 Exposed parts of wall are finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board and finished with glass, aluminum and emulsion paint.</p> <p>Living Room Lavatory Exposed parts of wall are finished with natural stone and mirror up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board and painted with emulsion paint.</p> <p>Store Room Lavatory Exposed parts of wall are finished with homogeneous tiles up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminum false ceiling.</p>	<p>Bathroom of Master Bedroom Wall is finished with ceramic tile and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with glass, aluminum and emulsion paint.</p> <p>Bathrooms of Bedroom 1, 2 and 3 Wall is finished with ceramic tile and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint.</p> <p>Living Room Lavatory Wall is finished with ceramic tile and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint.</p> <p>Store Room Lavatory Wall is finished with ceramic tiles which run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint.</p>	<p>Bathroom of Master Bedroom Exposed parts of wall are finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with fabric panel ceiling, suspended gypsum board, glass and aluminum and painted with emulsion paint.</p> <p>Bathrooms of Bedroom 1 and 2 Exposed parts of wall are finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with fabric panel ceiling, suspended gypsum board and painted with emulsion paint.</p> <p>Bathroom of Bedroom 3 Exposed parts of wall are finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with fabric panel ceiling, suspended gypsum board and painted with emulsion paint.</p> <p>Living Room Lavatory Exposed parts of wall are finished with natural stone and mirror up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with fabric panel ceiling, suspended gypsum board and painted with emulsion paint.</p> <p>Store Room Lavatory Exposed parts of wall are finished with homogeneous tiles up to false ceiling. Floor is finished with homogenous tiles. Ceiling is fitted with suspended gypsum board and painted with emulsion paint.</p>
e. Kitchen	<p>Exposed parts of wall is finished with ceramic tiles and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint. There is no cooking bench.</p>	<p>Exposed parts of wall are finished with natural stone up to false ceiling. Exposed parts of Floor are finished with natural stone. Ceiling is fitted with suspended gypsum board and painted with emulsion paint. Cooking bench is finished with natural stone.</p>	<p>Exposed parts of wall is finished with ceramic tiles and emulsion paint. Wall finishes do not run up to the ceiling. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint. There is no cooking bench.</p>	<p>Exposed parts of wall are finished with glass panel and stainless steel up to false ceiling. Exposed parts of floor are finished with natural stone. Ceiling is fitted with suspended gypsum board and painted with emulsion paint. Cooking bench is finished with artificial stone.</p>

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

3. Interior Fittings

	Houses 1, 3, 5 and 6	Houses 2	Houses 7	Houses 8
a. Door	<p>Lower Ground Floor Entrance Door (exterior) Solid core veneered finished timber door fitted with door frame, lockset, door closer and hinge.</p> <p>Lower Ground Floor Entrance Door (interior) Solid core plastic laminated finished timber door fitted with door frame, handle, door closer and hinge.</p> <p>Ground Floor Entrance Door Aluminium door fitted with aluminium door frame, tempered glass, lockset and hinge.</p> <p>Bathroom Doors, Living Room Lavatory Door and Store Room Lavatory Door Hollow core plastic laminated finished timber door fitted with door frame, lockset and hinge.</p> <p>Kitchen Door Solid core plastic laminated finished timber door fitted with door frame, hinge, handle and door closer.</p> <p>Garden Door, Balcony Door, the Bigger Door of the Flat Roof of Master Bedroom and the Door of Flat Roof of Bedroom 1 Aluminium sliding door fitted with aluminum door frame, tempered glass and lockset.</p> <p>Flat Roof Door on Roof, the Smaller Door of the Flat Roof of Master Bedroom and Flat Roof Door on 1/F (Next to staircase) Aluminium door fitted with alumium door frame, tempered glass, lockset and hinge.</p> <p>Doors of Filtration Plant Room, FS Pump Room and Water Heater Room Solid core plastic laminated finished timber door fitted with door frame, lockset and hinge.</p> <p>Garden Gate Door Metal gate fitted with lockset and hinge.</p>	<p>Lower Ground Floor Entrance Door (exterior) Solid core veneered finished timber door fitted with door frame, lockset, door closer and hinge.</p> <p>Lower Ground Floor Entrance Door (interior) Solid core plastic laminated finished timber door fitted with door frame, handle, door closer and hinge.</p> <p>Ground Floor Entrance Door Aluminium door fitted with aluminium door frame, tempered glass, lockset and hinge.</p> <p>Door of Master Bedroom Solid core veneered finished timber door fitted with door frame, lockset, door closer and hinge.</p> <p>Doors of Bedroom 1, 2 and 4 Solid core veneered finished timber door fitted with door frame, lockset and hinge.</p> <p>Doors of Bathrooms of Master Bedroom, Bedroom 1, 2 and 4 Solid core veneered finished timber door fitted with door frame, lockset and hinge.</p> <p>Living Room Lavatory Door Solid core veneered and stone finished timber door fitted with door frame, door closer, lockset and hinge.</p> <p>Kitchen Door Solid core veneered finished timber door fitted with door frame, glass, door closer, handle and hinge.</p> <p>Store Room Door Solid core veneered finished timber door fitted with door frame, lockset and hinge.</p> <p>Store Room Lavatory Glass sliding door fitted with metal frame.</p> <p>Garden Door, Balcony Door, the Bigger Door of the Flat Roof of Master Bedroom and the Door of Flat Roof of Bedroom 1 Aluminium sliding door with aluminium door frame, tempered glass and lockset.</p> <p>Flat Roof Door on Roof, the Smaller Door of the Flat Roof of Master Bedroom and Flat Roof Door on 1/F (Next to staircase) Aluminium door fitted with aluminium door frame, tempered glass, lockset and hinge.</p> <p>Doors of Filtration Plant Room, FS Pump Room and Water Heater Room Solid core plastic laminated finished timber door fitted with door frame, lockset and hinge.</p> <p>Garden Gate Door Metal gate fitted with lockset and hinge.</p>	<p>Lower Ground Floor Entrance Door (exterior) Solid core veneered finished timber door fitted with door frame, lockset, door closer and hinge.</p> <p>Lower Ground Floor Entrance Door (interior) Solid core plastic laminated finished timber door fitted with door frame, handle, door closer and hinge.</p> <p>Ground Floor Entrance Door Aluminium door fitted with aluminium door frame, tempered glass, lockset and hinge.</p> <p>Bathroom Doors and Living Room Lavatory Door Hollow core plastic laminated finished timber door fitted with door frame, lockset and hinge.</p> <p>Kitchen Door Solid core plastic laminated finished timber door fitted with door frame, hinge, handle and door closer.</p> <p>Garden Door, Balcony Door, the Door of the Flat Roof of Master Bedroom and the Door of Flat Roof of Bedroom 1 Aluminium sliding door fitted with aluminum door frame, tempered glass and lockset.</p> <p>Flat Roof Door on Roof and Flat Roof Door on 1/F (Next to staircase) Aluminium door fitted with aluminium door frame, tempered glass, lockset and hinge.</p> <p>Doors of Filtration Plant Room, FS Pump Room and Water Heater Room Solid core plastic laminated finished timber door fitted with door frame, lockset and hinge.</p> <p>Garden Gate Door Metal gate fitted with hinge and lockset.</p>	<p>Lower Ground Floor Entrance Door (exterior) Solid core veneered finished timber door fitted with door frame, lockset, door closer and hinge.</p> <p>Lower Ground Floor Entrance Door (interior) Solid core plastic laminated finished timber door fitted with door frame, handle, door closer and hinge.</p> <p>Ground Floor Entrance Door Aluminium door fitted with aluminium door frame, tempered glass, lockset and hinge.</p> <p>Doors of Master Bedroom, Bedroom 1, 2 and 3 Solid core veneered finished timber door fitted with door frame, lockset, door closer and hinge.</p> <p>Doors of Bathrooms of Master Bedroom, Bedroom 1, 2 and 3 Solid core veneered finished timber sliding door fitted with lockset.</p> <p>Living Room Lavatory Door Solid core veneered finished timber sliding door fitted with hinge.</p> <p>Kitchen Door Double glass door fitted with metal door frame and handle.</p> <p>Store Room Door Glass finished timber door fitted with door closer, lockset and hinge.</p> <p>Store Room Lavatory Veneered finished sliding door with handle.</p> <p>Garden Door, Balcony Door, the Door of the Flat Roof of Master Bedroom and the Door of Flat Roof of Bedroom 1 Aluminium sliding door with aluminium door frame, tempered glass and lockset.</p> <p>Flat Roof Door on Roof and Flat Roof Door on 1/F (Next to staircase) Aluminium door fitted with aluminium door frame, tempered glass, lockset and hinge.</p> <p>Doors of Filtration Plant Room, FS Pump Room and Water Heater Room Solid core plastic laminated finished timber door fitted with door frame, lockset and hinge.</p> <p>Garden Gate Door Metal gate fitted with lockset and hinge.</p>
b. Bathroom	<p>Bathroom at Master Bedroom Fitted with vitreous China water closet, vitreous China wash hand basin, acrylic bathtub (1500mm x 700mm x 600 mm), nickel plated basin mixer, nickel plated shower mixer and nickel plated bathtub mixer.</p> <p>Bathroom at Bedroom 1, 3 and 4 Fitted with vitreous China water closet, vitreous China wash hand basin, nickel plated basin mixer and nickel plated shower mixer.</p> <p>Bathroom at Bedroom 2 Fitted with vitreous China water closet, vitreous China wash hand basin, nickel plated basin mixer, nickel plated shower mixer, nickel plated bathtub mixer, acrylic bathtub (1500mm x 700mm x 600mm).</p> <p>Living Room Lavatory Fitted with vitreous China water closet, vitreous China wash hand basin and nickel plated basin mixer.</p>	<p>Bathroom at Master Bedroom Wooden counter top fitted with natural stone. Sanitary wares and accessories include enamel steel bathtub (1800mm x 800mm x 600mm), vitreous China water closet, vitreous china wash basin, chrome plated bathtub mixer, chrome plated shower mixer, chrome plated basin mixer, chrome plated towel hook and chrome plated paper holder.</p> <p>Bathroom at Bedroom 1 Countertop fitted with natural stone and metal, wooden vanity unit with mirror, sanitary wares and accessories including shower cubicle fitted with natural stone and glazing, vitreous China water closet, vitreous China wash basin, oil rubbed bronze shower mixer, oil rubbed bronze basin mixer and oil rubbed bronze paper holder.</p>	<p>Bathroom at Master Bedroom Fitted with vitreous China water closet, vitreous China wash hand basin, acrylic bathtub (1500mm x 700mm x 600mm), nickel plated basin mixer, nickel plated shower mixer and nickel plated bathtub mixer.</p> <p>Bathroom at Bedroom 1 and 2 Fitted with vitreous China water closet, vitreous China wash hand basin, nickle plated basin mixer and nickle plated shower mixer.</p> <p>Bathroom at Bedroom 3 Fitted with vitreous China water closet, vitreous China wash hand basin, nickel plated basin mixer, nickel plated shower mixer, nickel plated bathtub mixer, acrylic bathtub (1500mm x 700mm x 600mm).</p> <p>Living Room Lavatory Fitted with vitreous China water closet, vitreous China wash hand basin and nickel plated basin mixer.</p>	<p>Bathroom at Master Bedroom Countertop fitted with artificial solid surfacing material, wooden vanity unit with mirror. Sanitary wares and accessories include Quarrycast® material bathtub (1500mm x 800mm x 600mm), shower cubicle fitted with natural stone and glazing, vitreous China water closet, vitreous China wash basin, chrome plated bathtub mixer, chrome plated shower set, rain shower, chrome plated basin mixer, chrome plated towel rack and chrome plated paper holder.</p> <p>Bathroom at Bedroom 1 and 2 Countertop fitted with artificial solid surfacing material. Wooden vanity unit with mirror. Sanitary wares and accessories include shower cubicle fitted with natural stone and glazing, vitreous China water closet, vitreous China wash basin, chrome plated shower set, chrome plated basin mixer and chrome plated paper holder.</p>

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

3. Interior Fittings

	Houses 1, 3, 5 and 6	Houses 2	Houses 7	Houses 8
b. Bathroom	<p>Store Room Lavatory Fitted with vitreous China water closet, vitreous China wash hand basin, nickel plated basin mixer. Bathrooms and lavatories are fitted with ventilation fans. For details of type and material of water supply system, please refer to item (j) Water Supply.</p>	<p>Bathroom at Bedroom 2 Countertop fitted with natural stone, sanitary wares and accessories include enamel steel bathtub (1700mm x 750mm x 600mm), shower cubicle fitted with natural stone and glazing, vitreous China water closet, vitreous china wash basin, chrome plated bathtub mixer, chrome plated shower set, chrome plated basin mixer and chrome plated paper holder. Bathroom at Bedroom 4 Countertop fitted with natural stone and metal, wooden vanity unit with mirror, sanitary wares and accessories include shower cubicle fitted with natural stone and glazing, vitreous China water closet, vitreous china wash basin, chrome plated shower set, chrome plated basin mixer, chrome plated towel rack and chrome plated paper holder. Living Room Lavatory Wooden countertop fitted with natural stone. Sanitary wares and accessories include vitreous china water closet, Alumix® material wash basin, chrome plated basin mixer and chrome plated tower rack. Store Room Lavatory Sanitary wares and accessories including vitreous China water closet, vitreous China wash basin, chrome plated shower set and chrome plated basin mixer. Bathrooms and Lavatories are fitted with ventilation fans. For details of type and material of water supply system, please refer to item (j) Water Supply. For brand name & provisions of appliances, please refer to “Appliance Schedules”.</p>	<p>Store Room lavatory Fitted with vitreous china water closet, vitreous China wash hand basin, nickel plated basin mixer. Bathrooms and lavatories are fitted with ventilation fans. For details of type and material of water supply system, please refer to item (j) Water Supply.</p>	<p>Bathroom at Bedroom 3 Countertop fitted with artificial solid surfacing material. Wooden vanity unit with mirror. Sanitary wares and accessories include Quarrycast® material bathtub (1500mm x 800mm x 600mm), shower cubicle fitted with natural stone and glazing, vitreous China water closet, vitreous China wash basin, chrome plated bathtub mixer, chrome plated shower set, chrome plated basin mixer and chrome plated paper holder. Living Room Lavatory Fitted with vitreous China water closet and wash hand basin set, chrome plated basin mixer, chrome plated towel rack, chrome plated towel hook and chrome plated paper holder. Store Room Lavatory Vitreous China water closet, vitreous China wash basin, chrome plated shower mixer and chrome plated basin mixer. Bathrooms and lavatories are fitted with ventilation fans. For details of type and material of water supply system, please refer to item (j) Water Supply. For brand name & provisions of appliances, please refer to “Appliance Schedules”.</p>
c. Kitchen	<p>Fitted with stainless steel sink with nickel plated sink mixer and ventilation fan. There is no kitchen cabinet. For details of type and material of water supply system, please refer to item (j) Water Supply.</p>	<p>Wooden kitchen cabinet fitted with timber veneer and high gloss lacquer cabinet door, natural stone finished countertop and stainless steel sink, and fitted with chrome plated single lever sink mixer, single wok burner, 2 zone wok burner, induction cooktop, exhaust hood, microwave, oven, steamer, coffee machine, refrigerator, wine fridge and ventilation fan. For details of type and material of water supply system, please refer to item (j) Water Supply. For brand name & provisions of appliances, please refer to “Appliance Schedules”.</p>	<p>Fitted with stainless steel sink with nickel plated sink mixer and ventilation fan. There is no kitchen cabinet. For details of type and material of water supply system, please refer to item (j) Water Supply.</p>	<p>Wooden kitchen cabinet fitted with high gloss lacquer cabinet door, artificial solid surface countertop and stainless steel sink, and fitted with chrome plated single lever sink mixer, single wok burner, 2 Zone wok burner, exhaust hood, microwave, oven, steamer, coffee machine, refrigerator, wine fridge and ventilation fan. For details of type and material of water supply system, please refer to item (j) Water Supply. For brand name & provisions of appliances, please refer to “Appliance Schedules”.</p>
d. Bedroom	<p>Not applicable</p>	<p>Master Bedroom Veneered, mirror and metal finished wardrobe, with curtain. Bedroom 1 Veneered finished wardrobe, with curtain. Bedroom 2 Veneered and mirror finished wardrobe, with curtain. Bedroom 4 Veneered, mirror, faux leather panel and metal finished wardrobe, with curtain.</p>	<p>Not applicable</p>	<p>Master Bedroom Veneered finished wardrobe, with curtain. Bedroom 1 Veneered finished wardrobe, with curtain. Bedroom 2 Veneered finished wardrobe, with curtain. Bedroom 3 Veneered finished wardrobe, with curtain.</p>

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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3. Interior Fittings

	Houses 1, 3, 5 and 6	Houses 2	Houses 7	Houses 8
e. Telephone	Telephone outlet boxes are fitted in living room, dining room and bedrooms. For the location and number of connection points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".	Telephone outlet boxes are fitted in living room and bedrooms. For the location and number of connection points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".	Telephone outlet boxes are fitted in living room, dining room and bedrooms. For the location and number of connection points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".	Telephone outlet boxes are fitted in living room and bedrooms. For the location and number of connection points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".
f. Aerials	Communal TV and FM outlets are fitted in living room, dining room and bedrooms. For the location and number of connection points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".	Communal TV and FM outlets are fitted in living room and bedrooms. For the location and number of connection points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".	Communal TV and FM outlets are fitted in living room, dining room and bedrooms. For the location and number of connection points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".	Communal TV and FM outlets are fitted in living room and bedrooms. For the location and number of connection points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".
g. Electrical Installations	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Mechanical & Electrical Schedule" and "Mechanical & Electrical Plans".			
h. Gas Supply	Gas pipes are provided and connected to water heater. For the location of connection points, please refer to the "Mechanical & Electrical Plans".			
i. Washing Machine Connection Point	Water inlet and outlet are provided for washing machine. Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Mechanical & Electrical Plans".			
j. Water Supply	Concealed and exposed PVC coated copper pipes for hot and cold water are provided.			

4. Miscellaneous

	Houses 1, 3, 5 and 6	House 2	Houses 7	House 8
a. Lifts	One passenger lift serving from LG/F, G/F, 1/F, 2/F and R/F. Brand HITACHI, Model UAG-630-CO60.			
b. Letter Box	Fitted with veneered finished letter box.			
c. Refuse Collection	Refuse collection bins, refuse storage and material recovery chamber are provided in the common area on the LG/F for collection of refuse by cleaners.			
d. Water/Electricity/ Gas Meters	Individual water meter is installed at water meter cabinet located at Water Meter Room. Individual electricity meter is installed at Main Switch Room. Individual gas meter is installed in Kitchen of each house.			

5. Security Facilities

	Houses 1, 3, 5 and 6	House 2	House 7	House 8
a. Security System and Equipment	CCTV system and infra-red detector are provided along the boundary of the Development. Electric gate, CCTV system and smart card access system are provided for the vehicle entrance gate of the Development. Smart card access system is provided for the main entrance of each house. Video doorphone, panic alarm and CCTV system are provided for each house.			

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

1. 外部裝修物料

	1號、3號、5號及6號洋房	2號洋房	7號洋房	8號洋房
a. 外牆	洋房外牆鋪砌天然石材及鋁質裝飾物。花園圍牆鋪砌天然石材及戶外油漆。	洋房外牆鋪砌天然石材及鋁質裝飾物。花園圍牆鋪砌天然石材及戶外油漆。	洋房外牆鋪砌天然石材及鋁質裝飾物。花園圍牆鋪砌天然石材及戶外油漆。	洋房外牆鋪砌天然石材及鋁質裝飾物。花園圍牆鋪砌天然石材及戶外油漆。
b. 窗	窗戶採用鋁質窗框及安裝清玻璃。	窗戶採用鋁質窗框及安裝清玻璃。	窗戶採用鋁質窗框及安裝清玻璃。	窗戶採用鋁質窗框及安裝清玻璃。
c. 窗台	窗台用料為混凝土，窗台鋪砌英泥沙面。	窗台用料為混凝土，窗台鋪砌天然石材。	窗台用料為混凝土，窗台鋪砌英泥沙面。	窗台用料為混凝土，窗台鋪砌天然石材。
d. 花槽	不適用	不適用。	不適用	不適用。
e. 陽台或露台	露天露台地台鋪砌天然石材、戶外木地台及裝有玻璃欄河。不設陽台。	露天露台地台鋪砌天然石材、戶外木地台及裝有玻璃欄河。不設陽台。	露天露台地台鋪砌天然石材、戶外木地台及裝有玻璃欄河。不設陽台。	露天露台地台鋪砌天然石材、戶外木地台及裝有玻璃欄河。不設陽台。
f. 乾衣設施	不適用	不適用。	不適用	不適用。

2. 室內裝修物料

	1號、3號、5號及6號洋房	2號洋房	7號洋房	8號洋房
a. 大堂	不適用	不適用	不適用	不適用
b. 內牆及天花板	<p>內牆外露部份 客廳、飯廳及睡房鋪批盪塗上乳膠漆。</p> <p>天花外露部份 客廳、飯廳及睡房鋪批盪塗上乳膠漆。</p>	<p>內牆外露部份 客廳及飯廳鋪砌天然石材、鏡面、捫仿皮、捫布、金屬、玻璃、木飾面、牆紙及塗上乳膠漆。 主人睡房鋪砌捫布、鏡面、金屬、木飾面、牆紙及塗上乳膠漆。 睡房1鋪砌捫布、木飾面、牆紙及塗上乳膠漆。 睡房2鋪砌捫布、鏡面、金屬、木飾面、牆紙及塗上乳膠漆。 睡房4鋪砌捫布及木飾面及牆紙。</p> <p>天花外露部份 客廳及飯廳安裝石膏板假天花、鏡面、金屬、木飾面、牆紙、塗上乳膠漆及特別漆。 主人睡房安裝石膏板假天花、木飾面、牆紙及塗上乳膠漆。 睡房1安裝石膏板假天花、木飾面、牆紙及塗上乳膠漆。 睡房2安裝石膏板假天花、金屬、木飾面、牆紙及塗上乳膠漆。 睡房4安裝石膏板假天花、木飾面、牆紙及塗上乳膠漆。</p>	<p>內牆外露部份 客廳、飯廳及睡房鋪批盪塗上乳膠漆。</p> <p>天花外露部份 客廳、飯廳及睡房鋪批盪塗上乳膠漆。</p>	<p>內牆外露部份 客廳及飯廳鋪砌天然石材、捫皮、金屬、木飾面及塗上特別油漆。 主人睡房鋪砌捫皮、鏡面、金屬、木飾面及牆紙。 睡房1鋪砌木飾面、金屬及牆紙。 睡房2鋪砌捫布、木飾面、金屬、及牆紙。 睡房3鋪砌捫布、鏡面、金屬、木飾面、牆紙及塗上特別油漆。</p> <p>天花外露部份 地下客廳及飯廳安裝石膏板假天花，塗上特別油漆及塗上乳膠漆。 主人睡房安裝石膏板假天花及塗上乳膠漆。 睡房1安裝石膏板假天花及塗上乳膠漆。 睡房2安裝石膏板假天花及塗上乳膠漆。 睡房3安裝石膏板假天花及塗上乳膠漆。</p>
c. 內部地板	客廳、飯廳、睡房及樓梯鋪砌英泥沙地台，不設腳線。	客廳及飯廳地台鋪砌天然石材，設木腳線及天然石材腳線。 主人睡房鋪砌地氈及天然石材，設木腳線。 睡房1、睡房2及睡房4鋪砌地氈及天然石材，設木腳線。 樓梯鋪砌複合木地板及天然石材，設木腳線及地氈連金屬棒。	客廳、飯廳、睡房及樓梯鋪砌英泥沙地台，不設牆腳線。	客廳及飯廳鋪砌天然石材地台，設金屬腳線。 主人睡房、睡房1、睡房2、睡房3地台鋪砌複合木地板，設金屬腳線。 樓梯地台鋪砌複合木地板，設金屬腳線。
d. 浴室	<p>主人睡房浴室 牆身鋪砌瓷磚，塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。</p> <p>睡房1、2及3浴室 牆身鋪砌瓷磚，塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。</p> <p>睡房4浴室 牆身鋪砌瓷磚，塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花安裝玻璃、鋁及塗上乳膠漆。</p>	<p>主人睡房浴室 牆身外露部份鋪砌天然石材，玻璃及鏡面至假天花。 地台鋪砌天然石材。 天花安裝石膏板假天花及塗上乳膠漆。</p> <p>睡房1浴室 牆身外露部份鋪砌天然石材至假天花。 地台鋪砌天然石材。 天花安裝石膏板假天花及塗上乳膠漆。</p> <p>睡房2浴室 牆身外露部份鋪砌天然石材及鏡面至假天花。 地台鋪砌天然石材。 天花安裝石膏板假天花及塗上乳膠漆。</p>	<p>主人睡房浴室 牆身鋪砌瓷磚及塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花安裝玻璃、鋁及塗上乳膠漆。</p> <p>睡房1、2及3浴室 牆身鋪砌瓷磚及塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。</p> <p>客廳洗手間 牆身鋪砌瓷磚及塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。</p>	<p>主人睡房浴室 牆身外露部份鋪砌天然石材至假天花。 地台鋪砌天然石材。 天花安裝捫布、玻璃、鋁、石膏板假天花及塗上乳膠漆。</p> <p>睡房1及2浴室 牆身外露部份鋪砌天然石材至假天花。 地台鋪砌天然石材。 天花安裝捫布、石膏板假天花及塗上乳膠漆。</p> <p>睡房3浴室 牆身外露部份鋪砌天然石材至假天花。 地台鋪砌天然石材。 天花安裝捫布、石膏板假天花及塗上乳膠漆。</p>

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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2. 室內裝修物料

	1 號、3 號、5 號及 6 號洋房	2 號洋房	7 號洋房	8 號洋房
d. 浴室	<p>客廳洗手間 牆身外露部份鋪砌瓷磚，塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。</p> <p>儲物室洗手間 牆身鋪砌瓷磚至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。</p>	<p>睡房4浴室 牆身外露部份鋪砌天然石材至假天花。 地台鋪砌天然石材。 天花安裝石膏板假天花、玻璃、鋁及塗上乳膠漆。</p> <p>客廳洗手間 牆身外露部份鋪砌天然石材及鏡面至假天花。 地台鋪砌天然石材。 天花安裝石膏板假天花及塗上乳膠漆。</p> <p>儲物室洗手間 牆身外露部份鋪砌同質磚至假天花。 地台鋪砌同質磚。 天花安裝鋁質假天花。</p>	<p>儲物室洗手間 牆身鋪砌瓷磚至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。</p>	<p>客廳洗手間 牆身外露部份鋪砌天然石材及鏡面至假天花。 地台鋪砌天然石材。 天花安裝門布、石膏板假天花及塗上乳膠漆。</p> <p>儲物室洗手間 牆身外露部份鋪砌同質磚至假天花。 地台鋪砌同質磚。 天花安裝石膏板假天花及塗上乳膠漆。</p>
e. 廚房	<p>牆身外露部份鋪砌瓷磚及塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。 不設灶台。</p>	<p>牆身外露部份鋪砌天然石材至假天花。 地台外露部份鋪砌天然石材。 天花安裝石膏板假天花及塗上乳膠漆。 灶台面鋪砌天然石材。</p>	<p>牆身外露部份鋪砌瓷磚及塗上乳膠漆不至天花。 地台鋪砌同質磚。 天花塗上乳膠漆。 不設灶台。</p>	<p>牆身外露部份鋪砌玻璃及不銹鋼至假天花。 地台外露部份鋪砌天然石材。 天花安裝石膏板假天花及塗上乳膠漆。 灶台面鋪砌人造石材。</p>

3. 室內裝置

	1 號、3 號、5 號及 6 號洋房	2 號洋房	7 號洋房	8 號洋房
a. 門	<p>低層地下大門(外門) 實心木門木皮飾面，裝妥門框、門鎖、氣鼓及門鉸。</p> <p>低層地下大門(內門) 實心木門膠板飾面，裝妥門框、手抽、氣鼓及門鉸。</p> <p>地下大門 鋁門裝妥鋁框、透明強化玻璃、門鎖及門鉸。</p> <p>浴室門、客廳洗手間門及儲物室洗手間門 空心膠板飾面木門，裝妥門框、門鎖及門鉸。</p> <p>廚房門 實心木門膠板飾面，裝妥門框、手抽、氣鼓及門鉸。</p> <p>花園、露台、主人睡房平台門(較大的)及睡房1平台門 鋁趟門裝妥鋁框、透明強化玻璃及門鎖。</p> <p>天台平台門、主人睡房平台門(較細的)及一樓平台門(近樓梯) 鋁門裝妥鋁框、透明強化玻璃、門鎖及門鉸。</p> <p>泳池過濾房、消防泵房及熱水爐房門 實心膠板飾面木門，裝妥門框、門鎖及門鉸。</p> <p>花園閘門 金屬門裝妥門鎖及門鉸。</p>	<p>低層地下大門(外門) 實心木門木皮飾面，裝妥門框、門鎖、氣鼓及門鉸。</p> <p>低層地下大門(內門) 實心木門膠板飾面，裝妥門框、手抽、氣鼓及門鉸。</p> <p>地下大門 鋁門裝妥鋁框、透明強化玻璃、門鎖及門鉸。</p> <p>主人睡房 實心木門木皮飾面，裝妥門框、門鎖、氣鼓及門鉸。</p> <p>睡房1、2及4門 實心木門木皮飾面，裝妥門框、門鎖及門鉸。</p> <p>主人睡房浴室、睡房1、2及4浴室門 實心木皮飾面木門，裝妥門框、門鎖及門鉸。</p> <p>客廳洗手間門 天然石及木皮飾面實心木門，裝有門框、氣鼓、門鎖及門鉸。</p> <p>廚房門 實心木門木皮飾面，裝妥門框、玻璃、手抽、氣鼓及門鉸。</p> <p>儲物室門 實心木門木皮飾面，裝妥門框、門鎖及門鉸。</p> <p>儲物室洗手間門 玻璃趟門，裝有金屬框。</p> <p>花園、露台、主人睡房平台門(較大的)及睡房1平台門 鋁趟門裝妥鋁框、透明強化玻璃及門鎖。</p> <p>天台平台門、主人睡房平台門(較細的)及一樓平台門(近樓梯) 鋁門裝妥鋁框、透明強化玻璃、門鎖及門鉸。</p> <p>泳池過濾房、消防泵房及熱水爐房門 實心膠板飾面木門，裝妥門框、門鎖及門鉸。</p> <p>花園閘門 金屬門裝妥門鎖及門鉸。</p>	<p>低層地下大門(外門) 實心木門木皮飾面，裝妥門框、門鎖、氣鼓、門鉸。</p> <p>低層地下大門(內門) 實心木門膠板飾面，裝妥門框、手抽、氣鼓及門鉸。</p> <p>地下大門 鋁門裝妥鋁框，透明強化玻璃、門鎖及門鉸。</p> <p>浴室門及客廳洗手間門 空心膠板飾面木門，裝妥門框、門鎖及門鉸。</p> <p>廚房門 實心木門膠板飾面，裝妥門框、手抽、氣鼓及門鉸。</p> <p>花園、露台、主人睡房平台門及睡房1平台門 鋁趟門裝妥鋁框、透明強化玻璃及門鎖。</p> <p>天台平台門及一樓平台門(近樓梯) 鋁門裝妥鋁框、透明強化玻璃、門鎖及門鉸。</p> <p>泳池過濾房、消防泵房及熱水爐房門 實心膠板飾面木門，裝妥門框、門鎖及門鉸。</p> <p>花園閘門 金屬門裝妥門鎖及門鉸。</p>	<p>低層地下大門(外門) 實心木門木皮飾面，裝妥門框、門鎖、氣鼓及門鉸。</p> <p>低層地下大門(內門) 實心木門膠板飾面，裝妥門框、手抽、氣鼓及門鉸。</p> <p>地下大門 鋁門裝妥鋁框，透明強化玻璃、門鎖及門鉸。</p> <p>主人睡房、睡房1、2及3門 實心木門木皮飾面，裝妥門框、門鎖、氣鼓及門鉸。</p> <p>主人睡房浴室、睡房1、2及3浴室門 木皮飾面實心趟門及門鎖。</p> <p>客廳洗手間門 實心木門木皮飾面，裝妥門框、門鎖及氣鼓。</p> <p>廚房門 金屬框配玻璃雙掩門連手抽。</p> <p>儲物室門 玻璃飾面木門，裝妥門鎖、氣鼓及門鉸。</p> <p>儲物室洗手間門 木皮飾面趟門，裝妥手抽。</p> <p>花園、露台、主人睡房平台門及睡房1平台門 鋁趟門裝妥鋁框、透明強化玻璃及門鎖。</p> <p>天台平台門及一樓平台門(近樓梯) 鋁門裝妥鋁框、透明強化玻璃及門鎖。</p> <p>冷氣機房、泳池過濾房、消防泵房及熱水爐房門 實心膠板飾面木門，裝妥門框及門鎖。</p> <p>花園閘門 金屬門裝妥門鎖及門鉸。</p>

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

3. 室內裝置

	1號、3號、5號及6號洋房	2號洋房	7號洋房	8號洋房
b. 浴室	<p>主人睡房浴室 安裝搪瓷坐廁、搪瓷洗手盆、亞架力纖維浴缸(1500毫米 x 700毫米 x 600毫米)、電鍍洗手盆水龍頭、電鍍花灑水龍頭及電鍍浴缸水龍頭。</p> <p>睡房1、3及4浴室 安裝搪瓷坐廁、搪瓷洗手盆、電鍍洗手盆水龍頭及電鍍花灑水龍頭。</p> <p>睡房2浴室 安裝搪瓷坐廁、搪瓷洗手盆、電鍍洗手盆水龍頭、電鍍花灑水龍頭、電鍍浴缸水龍頭及亞架力纖維浴缸(1500毫米 x 700毫米 x 600毫米)。</p> <p>客廳洗手間 安裝搪瓷坐廁、搪瓷洗手盆及電鍍水龍頭。</p> <p>儲物室洗手間 安裝搪瓷坐廁、搪瓷洗手盆及電鍍水龍頭。 浴室及洗手間均裝設抽氣扇。 供水系統的類型及用料，請參考(j)「供水」一欄。</p>	<p>主人睡房浴室 木製洗手盆台安裝天然石材，配浴室潔具及配件，包括搪瓷鋼製浴缸(1800毫米 x 800毫米 x 600毫米)及搪瓷坐廁、搪瓷洗手盆、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻洗手盆水龍頭、鍍鉻掛鉤及鍍鉻廁紙架。</p> <p>睡房1浴室 洗手盆枱安裝天然石材及金屬連木鏡箱，配浴室潔具及配件，包括以天然石材鋪砌的玻璃間隔淋浴間、搪瓷坐廁、搪瓷洗手盆、鍍銅花灑套裝、鍍銅洗手盆水龍頭及鍍銅廁紙架。</p> <p>睡房2浴室 洗手盆枱安裝天然石材，配浴室潔具及配件，包括搪瓷鋼製浴缸(1700毫米 x 750毫米 x 600毫米)及天然石材鋪砌的玻璃間隔淋浴間、搪瓷坐廁、搪瓷洗手盆、鍍鉻毛巾架、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。</p> <p>睡房4浴室 洗手盆枱安裝天然石材枱面及金屬連木鏡箱，配浴室潔具及配件，包括以天然石材鋪砌的玻璃間隔淋浴間、搪瓷坐廁、搪瓷洗手盆、鍍鉻花灑套裝、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>客廳洗手間 木製洗手盆台安裝天然石材枱面，配浴室潔具及配件，包括搪瓷坐廁、艾林力(Alumix®)物料製洗手盆、鍍鉻洗手盆水龍頭及鍍鉻毛巾架。</p> <p>儲物室洗手間 浴室潔具及配件，包括搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭及鍍鉻花灑套裝。 浴室及洗手間均裝設抽氣扇。 供水系統的類型及用料，請參考(j)「供水」一欄。設備及品牌，請參考「設備表」。</p>	<p>主人睡房浴室 安裝搪瓷坐廁、搪瓷洗手盆、亞架力纖維浴缸(1500毫米 x 700毫米 x 600毫米)、電鍍洗手盆水龍頭、電鍍花灑水龍頭、電鍍浴缸水龍頭。</p> <p>睡房1及2浴室 安裝搪瓷坐廁、搪瓷洗手盆、電鍍洗手盆水龍頭及電鍍花灑水龍頭。</p> <p>睡房3浴室 安裝搪瓷坐廁、搪瓷洗手盆、電鍍洗手盆水龍頭、電鍍花灑水龍頭、電鍍浴缸水龍頭及亞架力纖維浴缸(1500毫米 x 700毫米 x 600毫米)。</p> <p>客廳洗手間 安裝搪瓷坐廁、搪瓷洗手盆及電鍍水龍頭。</p> <p>儲物室洗手間 安裝搪瓷坐廁、搪瓷洗手盆及電鍍水龍頭。 浴室及洗手間均裝設抽氣扇。 供水系統的類型及用料，請參考(j)「供水」一欄。</p>	<p>主人睡房浴室 安裝人造枱面物料洗手盆台連木鏡箱，配浴室潔具及配件，包括歌爾卡(Quarrycast®)物料製浴缸(1500毫米 x 800毫米 x 600毫米)及以天然石材鋪砌的玻璃間隔淋浴間、搪瓷坐廁、搪瓷洗手盆、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、淋浴花灑、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>睡房1及2浴室 安裝人造枱面物料洗手盆台連木鏡箱，配浴室潔具及配件，包括以天然石材鋪砌的玻璃間隔淋浴間、搪瓷坐廁、搪瓷洗手盆、鍍鉻花灑套裝、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。</p> <p>睡房3浴室 安裝人造枱面物料連木鏡箱，配浴室潔具及配件，包括歌爾卡(Quarrycast®)物料浴缸(1500毫米 x 800毫米 x 600毫米)及以天然石材鋪砌的玻璃間隔淋浴間、搪瓷坐廁、搪瓷洗手盆、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。</p> <p>客廳洗手間 安裝搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻毛巾架、鍍鉻掛鉤及鍍鉻廁紙架。</p> <p>儲物室洗手間 安裝搪瓷坐廁、搪瓷洗手盆、鍍鉻花灑套裝及鍍鉻洗手盆水龍頭。 浴室及洗手間均裝設抽氣扇。 供水系統的類型及用料，請參考(j)「供水」一欄。設備及品牌，請參考「設備表」。</p>
c. 廚房	<p>配以不銹鋼洗滌盆及電鍍洗滌盆水龍頭，內置抽氣扇。 不設廚櫃。 供水系統的類型及用料，請參考(j)「供水」一欄。</p>	<p>木製組合廚櫃配以木皮飾面高光塗漆櫃門，天然石檯面及不銹鋼洗滌盆連鍍鉻單槓洗滌盆水龍頭，內置中式煤氣爐、雙頭煤氣爐、電磁爐、抽油煙機、微波爐、焗爐、蒸爐、咖啡機、雪櫃、酒櫃及抽氣扇。 供水系統的類型及用料，請參考(j)「供水」一欄。設備及品牌，請參考「設備表」。</p>	<p>配以不銹鋼洗滌盆及電鍍洗滌盆水龍頭，內置抽氣扇。 不設廚櫃。 供水系統的類型及用料，請參考(j)「供水」一欄。</p>	<p>木製組合廚櫃配以鋁板面及高光塗漆櫃門，無縫人造塑料檯面及不銹鋼洗滌盆，連鍍鉻單槓洗滌盆水龍頭，內置中式煤氣爐、雙頭煤氣爐、抽油煙機、微波爐、電焗爐、蒸爐、咖啡機、雪櫃、酒櫃及抽氣扇。 供水系統的類型及用料，請參考(j)「供水」一欄。設備及品牌，請參考「設備表」。</p>
d. 睡房	<p>不適用。</p>	<p>主人睡房 裝置木皮、鏡面及金屬飾面櫃，設窗簾。</p> <p>睡房1 裝置木皮飾面櫃，設窗簾。</p> <p>睡房2 裝置木皮、鏡面飾面櫃，設窗簾。</p> <p>睡房4 裝置木皮、鏡面、捫仿皮、金屬飾面櫃，設窗簾。</p>	<p>不適用。</p>	<p>主人睡房 裝置木皮飾面櫃，設窗簾。</p> <p>睡房1 裝置木皮飾面櫃，設窗簾。</p> <p>睡房2 裝置木皮飾面櫃，設窗簾。</p> <p>睡房3 裝置木皮飾面櫃，設窗簾。</p>

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裝置、裝修物料及設備

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3. 室內裝置

	1 號、3 號、5 號及 6 號洋房	2 號洋房	7 號洋房	8 號洋房
e. 電話	客廳、飯廳及睡房均裝有電話插座。有關接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。	客廳及睡房均裝有電話插座。有關接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。	客廳、飯廳及睡房均裝有電話插座。有關接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。	客廳及睡房均裝有電話插座。有關接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。
f. 天線	客廳、飯廳及睡房均裝有電視及電台天線插座。有關接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。	客廳及睡房均裝有電視及電台天線插座。有關接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。	客廳、飯廳及睡房均裝有電視及電台天線插座。有關接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。	客廳及睡房均裝有電視及電台天線插座。有關接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。
g. 電力裝置	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。有關電插座及空調機接駁點的位置及數目，請參考「機電裝備數目表」及「機電裝置圖」。			
h. 氣體供應	裝妥煤氣喉接駁熱水爐。有關接駁點的位置，請參考「機電裝置圖」。			
i. 洗衣機接駁點	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑22毫米來水位及直徑40毫米去水位。有關接駁點的位置，請參考「機電裝置圖」。			
j. 供水	裝妥隱藏及外露有膠層保護之銅喉冷熱水喉管。			

4. 雜項

	1 號、3 號、5 號及 6 號洋房	2 號洋房	7 號洋房	8 號洋房
a. 升降機	設1部升降機，到達地下低層、地下、一樓、二樓及天台。品牌為日立，型號 UAG-630-CO60。			
b. 信箱	每戶設有木皮飾面的信箱。			
c. 垃圾收集	設垃圾箱、垃圾收集及物料回收箱置於地下低層，由清潔工人定期收集。			
d. 水錶、電錶及氣體錶	獨立水錶設於水錶房內。 獨立電錶設於總制房內。 獨立氣體錶設於洋房廚房內。			

5. 保安設施

	1 號、3 號、5 號及 6 號洋房	2 號洋房	7 號洋房	8 號洋房
a. 保安系統及設備	發展項目外圍邊界設有閉路電視及紅外線監察系統。 發展項目車閘入口設有電動大閘、閉路電視及智能卡系統。 每戶洋房大門設有智能卡系統。 每戶洋房設有視像對講機、警報器及閉路電視系統。			

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

House 1 1號洋房

Gas Water Heater Appliance Schedule 煤氣熱水爐設備

Provided in House 1 附設於 1 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW160TFQL
2	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL
3	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL

Lift Equipment Appliance Schedule 升降機設備

Provided in House 1 附設於 1 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F to R/F 地下低層至天台	Lift 升降機	Hitachi 日立	UAG-630-CO60

Air-conditioning Appliance Schedule 空調設備

Provided in House 1 附設於 1 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
2	G/F Kitchen 地下廚房	Exhaust air fan 抽氣扇	Ostberg	DFE133-20
3	G/F Store Room Lavatory 儲物室洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
4	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
5	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
6	G/F Living Room Lavatory 地下客廳洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
7	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
8	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
9	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
10	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
11	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
12	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
13	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
14	1/F Store 一樓儲物室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
15	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
16	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
17	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
18	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
19	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
20	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
21	2/F Corridor 二樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45N
22	2/F Master Bedroom 二樓主人睡房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
23	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
24	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
25	AHU Room 空調機房	VRV outdoor unit VRV 室外機	Daikin 大金	RHXYQ32SY1

Security Appliance Schedule 保安設備

Provided in House 1 附設於 1 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	1/F Flat Roof & R/F 一樓平台及天台	CCTV Camera 閉路電視	Samsung 三星	SNV-1080
2	G/F Garden 地下花園	CCTV Camera c/w Motion Detection 閉路電視 (動態偵測)	Samsung 三星	SNV-6084R

Intercom Appliance Schedule 對講機設備

Provided in House 1 附設於 1 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F 地下低層	Smart Card Reader 智能讀卡器	HID	R10
2	LG/F & R/F 地下低層及天台	Fingerprint Module with Code Lock 智能指紋及密碼鎖	SSS Siedle	FPM 611-01
3	G/F 地下	Video Door Phone 視像對講機	Samsung 三星	SM-T210 (Galaxy Tab 3 7.0 Wifi)

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

House 2 2號洋房

Gas Water Heater Appliance Schedule 煤氣熱水爐設備

Provided in House 2 附設於 2 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW160TFQL
2	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL
3	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL

Lift Equipment Appliance Schedule 升降機設備

Provided in House 2 附設於 2 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F to R/F 地下低層至天台	Lift 升降機	Hitachi 日立	UAG-630-CO60

Air-conditioning Appliance Schedule 空調設備

Provided in House 2 附設於 2 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
2	G/F Kitchen 地下廚房	Exhaust air fan 抽氣扇	Ostberg	DFE133-20
3	G/F Store Room Lavatory 儲物室洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
4	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
5	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
6	G/F Living Room Lavatory 地下客廳洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
7	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
8	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
9	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
10	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
11	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
12	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
13	1/F Store 一樓儲物室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
14	1/F Bedroom(2) 一樓睡房(2)	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
15	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
16	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
17	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
18	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
19	2/F Corridor 二樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45N
20	2/F Master Bedroom 二樓主人睡房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
21	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
22	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
23	AHU Room 空調機房	VRV outdoor unit VRV 室外機	Daikin 大金	RHXYQ32SY1

Security Appliance Schedule 保安設備

Provided in House 2 附設於 2 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	1/F Flat Roof & R/F 一樓平台及天台	CCTV Camera 閉路電視	Samsung 三星	SNV-1080
2	G/F Garden 地下花園	CCTV Camera c/w Motion Detection 閉路電視 (動態偵測)	Samsung 三星	SNV-6084R

Intercom Appliance Schedule 對講機設備

Provided in House 2 附設於 2 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F 地下低層	Smart Card Reader 智能讀卡器	HID	R10
2	LG/F & R/F 地下低層及天台	Fingerprint Module with Code Lock 智能指紋及密碼鎖	SSS Siedle	FPM 611-01
3	G/F 地下	Video Door Phone 視像對講機	Samsung 三星	SM-T210(Galaxy Tab 3 7.0 Wifi)

Kitchen Appliance Schedule 廚房設備

Provided in House 2 附設於 2 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Exhaust Hood 抽油煙機	Gaggenau 嘉格納	AH 900 191
2	G/F Kitchen 地下廚房	Refrigerator 雪櫃	Gaggenau 嘉格納	RB 280 302
3	G/F Kitchen 地下廚房	Steamer 蒸爐	Gaggenau 嘉格納	BS 254 110
4	G/F Kitchen 地下廚房	Oven 焗爐	Gaggenau 嘉格納	BO 251 111
5	G/F Kitchen 地下廚房	Microwave Oven 微波爐	Gaggenau 嘉格納	BM 221 110
6	G/F Kitchen 地下廚房	Wine Fridge 酒櫃	Gaggenau 嘉格納	RW 404 260
7	G/F Kitchen 地下廚房	Coffee Machine 咖啡機	Gaggenau 嘉格納	CM 250 110
8	G/F Kitchen 地下廚房	Gas Wok Burner 煤氣煮食爐	Gaggenau 嘉格納	VG 231 334 SG
9	G/F Kitchen 地下廚房	Induction Cooktop 電磁爐	Gaggenau 嘉格納	VI 230 134
10	G/F Kitchen 地下廚房	Waterproof TV 電視	Platina	PWP-M190

Bathroom Appliance Schedule 浴室設備

Provided in House 2 附設於 2 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Waterproof TV 電視	Platina	PWP-M190
2	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Waterproof TV 電視	Platina	PWP-M190
3	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Waterproof TV 電視	Platina	PWP-M190
4	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Waterproof TV 電視	Platina	PWP-M190

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

House 3 3號洋房

Gas Water Heater Appliance Schedule 煤氣熱水爐設備

Provided in House 3 附設於 3 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW160TFQL
2	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL
3	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL

Lift Equipment Appliance Schedule 升降機設備

Provided in House 3 附設於 3 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F to R/F 地下低層至天台	Lift 升降機	Hitachi 日立	UAG-630-CO60

Air-conditioning Appliance Schedule 空調設備

Provided in House 3 附設於 3 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
2	G/F Kitchen 地下廚房	Exhaust air fan 抽氣扇	Ostberg	DFE133-20
3	G/F Store Room Lavatory 儲物室洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
4	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
5	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
6	G/F Living Room Lavatory 地下客廳洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
7	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
8	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
9	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
10	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
11	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
12	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
13	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
14	1/F Store 一樓儲物室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
15	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
16	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
17	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
18	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
19	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
20	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
21	2/F Corridor 二樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45N
22	2/F Master Bedroom 二樓主人睡房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
23	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
24	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
25	AHU Room 空調機房	VRV outdoor unit VRV 室外機	Daikin 大金	RHXYQ32SY1

Security Appliance Schedule 保安設備

Provided in House 3 附設於 3 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	1/F Flat Roof & R/F 一樓平台及天台	CCTV Camera 閉路電視	Samsung 三星	SNV-1080
2	G/F Garden 地下花園	CCTV Camera c/w Motion Detection 閉路電視 (動態偵測)	Samsung 三星	SNV-6084R

Intercom Appliance Schedule 對講機設備

Provided in House 3 附設於 3 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F 地下低層	Smart Card Reader 智能讀卡器	HID	R10
2	LG/F & R/F 地下低層及天台	Fingerprint Module with Code Lock 智能指紋及密碼鎖	SSS Siedle	FPM 611-01
3	G/F 地下	Video Door Phone 視像對講機	Samsung 三星	SM-T210(Galaxy Tab 3 7.0 Wifi)

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

House 5 5號洋房

Gas Water Heater Appliance Schedule 煤氣熱水爐設備

Provided in House 5 附設於 5 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW160TFQL
2	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL
3	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL

Lift Equipment Appliance Schedule 升降機設備

Provided in House 5 附設於 5 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F to R/F 地下低層至天台	Lift 升降機	Hitachi 日立	UAG-630-CO60

Air-conditioning Appliance Schedule 空調設備

Provided in House 5 附設於 5 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
2	G/F Kitchen 地下廚房	Exhaust air fan 抽氣扇	Ostberg	DFE133-20
3	G/F Store Room Lavatory 儲物室洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
4	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
5	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
6	G/F Living Room Lavatory 地下客廳洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
7	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
8	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
9	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
10	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
11	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
12	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
13	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
14	1/F Store 一樓儲物室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
15	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
16	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
17	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
18	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
19	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
20	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
21	2/F Corridor 二樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45N
22	2/F Master Bedroom 二樓主人睡房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
23	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
24	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
25	AHU Room 空調機房	VRV outdoor unit VRV 室外機	Daikin 大金	RHXYQ32SY1

Security Appliance Schedule 保安設備

Provided in House 5 附設於 5 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	1/F Flat Roof & R/F 一樓平台及天台	CCTV Camera 閉路電視	Samsung 三星	SNV-1080
2	G/F Garden 地下花園	CCTV Camera c/w Motion Detection 閉路電視 (動態偵測)	Samsung 三星	SNV-6084R

Intercom Appliance Schedule 對講機設備

Provided in House 5 附設於 5 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F 地下低層	Smart Card Reader 智能讀卡器	HID	R10
2	LG/F & R/F 地下低層及天台	Fingerprint Module with Code Lock 智能指紋及密碼鎖	SSS Siedle	FPM 611-01
3	G/F 地下	Video Door Phone 視像對講機	Samsung 三星	SM-T210(Galaxy Tab 3 7.0 Wifi)

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

House 6 6號洋房

Gas Water Heater Appliance Schedule 煤氣熱水爐設備

Provided in House 6 附設於 6 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW160TFQL
2	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL
3	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL

Lift Equipment Appliance Schedule 升降機設備

Provided in House 6 附設於 6 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F to R/F 地下低層至天台	Lift 升降機	Hitachi 日立	UAG-630-CO60

Air-conditioning Appliance Schedule 空調設備

Provided in House 6 附設於 6 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
2	G/F Kitchen 地下廚房	Exhaust air fan 抽氣扇	Ostberg	DFE133-20
3	G/F Store Room Lavatory 儲物室洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
4	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
5	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
6	G/F Living Room Lavatory 地下客廳洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
7	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
8	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
9	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
10	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
11	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
12	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
13	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
14	1/F Store 一樓儲物室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
15	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
16	1/F Bathroom in Bedroom(2) 一樓睡房(2)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
17	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
18	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
19	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
20	2/F Bathroom in Bedroom(4) 二樓睡房(4)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
21	2/F Corridor 二樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45N
22	2/F Master Bedroom 二樓主人睡房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
23	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
24	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
25	AHU Room 空調機房	VRV outdoor unit VRV 室外機	Daikin 大金	RHXYQ32SY1

Security Appliance Schedule 保安設備

Provided in House 6 附設於 6 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	1/F Flat Roof & R/F 一樓平台及天台	CCTV Camera 閉路電視	Samsung 三星	SNV-1080
2	G/F Garden 地下花園	CCTV Camera c/w Motion Detection 閉路電視(動態偵測)	Samsung 三星	SNV-6084R

Intercom Appliance Schedule 對講機設備

Provided in House 6 附設於 6 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F 地下低層	Smart Card Reader 智能讀卡器	HID	R10
2	LG/F & R/F 地下低層及天台	Fingerprint Module with Code Lock 智能指紋及密碼鎖	SSS Siedle	FPM 611-01
3	G/F 地下	Video Door Phone 視像對講機	Samsung 三星	SM-T210(Galaxy Tab 3 7.0 Wifi)

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

House 7 7號洋房

Gas Water Heater Appliance Schedule 煤氣熱水爐設備

Provided in House 7 附設於 7 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW160TFQL
2	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL
3	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL

Lift Equipment Appliance Schedule 升降機設備

Provided in House 7 附設於 7 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F to R/F 地下低層至天台	Lift 升降機	Hitachi 日立	UAG-630-CO60

Air-conditioning Appliance Schedule 空調設備

Provided in House 7 附設於 7 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
2	G/F Kitchen 地下廚房	Exhaust air fan 抽氣扇	Ostberg	DFE133-20
3	G/F Store Room Lavatory 儲物室洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
4	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
5	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
6	G/F Living Room Lavatory 地下客廳洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
7	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
8	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
9	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
10	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
11	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
12	1/F Bedroom(3) 一樓睡房(3)	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
13	1/F Bedroom(3) 一樓睡房(3)	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
14	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
15	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
16	2/F Bathroom in Bedroom(2) 二樓睡房(2)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
17	2/F Bathroom in Bedroom(2) 二樓睡房(2)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
18	2/F Corridor 二樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
19	2/F Master Bedroom 二樓主人睡房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45M
20	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45M
21	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
22	AHU Room 空調機房	VRV outdoor unit VRV 室外機	Daikin 大金	RHXYQ30SY1

Security Appliance Schedule 保安設備

Provided in House 7 附設於 7 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	1/F Flat Roof & R/F 一樓平台及天台	CCTV Camera 閉路電視	Samsung 三星	SNV-1080
2	G/F Garden 地下花園	CCTV Camera c/w Motion Detection 閉路電視 (動態偵測)	Samsung 三星	SNV-6084R

Intercom Appliance Schedule 對講機設備

Provided in House 7 附設於 7 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F 地下低層	Smart Card Reader 智能讀卡器	HID	R10
2	LG/F & R/F 地下低層及天台	Fingerprint Module with Code Lock 智能指紋及密碼鎖	SSS Siedle	FPM 611-01
3	G/F 地下	Video Door Phone 視像對講機	Samsung 三星	SM-T210(Galaxy Tab 3 7.0 Wifi)

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

House 8 8號洋房

Gas Water Heater Appliance Schedule 煤氣熱水爐設備

Provided in House 8 附設於 8 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW160TFQL
2	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL
3	Upper Roof 天台上層	Gas water heater 煤氣熱水爐	TGC	TGC NJW220TFQL

Lift Equipment Appliance Schedule 升降機設備

Provided in House 8 附設於 8 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F to R/F 地下低層至天台	Lift 升降機	Hitachi 日立	UAG-630-CO60

Air-conditioning Appliance Schedule 空調設備

Provided in House 8 附設於 8 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
2	G/F Kitchen 地下廚房	Exhaust air fan 抽氣扇	Ostberg	DFE133-20
3	G/F Store Room Lavatory 儲物室洗手間	Exhaust air fan 抽氣扇	Ostberg	RFE140B
4	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
5	G/F Dining Room 地下飯廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
6	G/F Living Room Lavatory 地下客廳洗手間	Duct type A/C unit 管道式冷氣機	Ostberg	RFE140B
7	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
8	G/F Living Room 地下客廳	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
9	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
10	1/F Bathroom in Bedroom(1) 一樓睡房(1)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
11	1/F Corridor 一樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
12	1/F Bedroom(3) 一樓睡房(3)	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
13	1/F Bedroom(3) 一樓睡房(3)	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP71M
14	1/F Bathroom in Bedroom(3) 一樓睡房(3)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
15	2/F Bathroom in Bedroom(2) 二樓睡房(2)浴室	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP56M
16	2/F Bathroom in Bedroom(2) 二樓睡房(2)浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
17	2/F Corridor 二樓走廊	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP32N
18	2/F Master Bedroom 二樓主人睡房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45M
19	2/F Master Bedroom 二樓主人睡房	Duct type A/C unit 管道式冷氣機	Daikin 大金	FXDP45M
20	2/F Bathroom in Master Bedroom 二樓主人睡房浴室	Exhaust air fan 抽氣扇	Ostberg	RFE140B
21	空調機房 AHU Room	VRV outdoor unit VRV 室外機	Daikin 大金	RHXYQ30SY1

Security Appliance Schedule 保安設備

Provided in House 8 附設於 8 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	1/F Flat Roof & R/F 一樓平台及天台	CCTV Camera 閉路電視	Samsung 三星	SNV-1080
2	G/F Garden 地下花園	CCTV Camera c/w Motion Detection 閉路電視 (動態偵測)	Samsung 三星	SNV-6084R

Intercom Appliance Schedule 對講機設備

Provided in House 8 附設於 8 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	LG/F 地下低層	Smart Card Reader 智能讀卡器	HID	R10
2	LG/F & R/F 地下低層及天台	Fingerprint Module with Code Lock 智能指紋及密碼鎖	SSS Siedle	FPM 611-01
3	G/F 地下	Video Door Phone 視像對講機	Samsung 三星	SM-T210(Galaxy Tab 3 7.0 Wifi)

Kitchen Appliance Schedule 廚房設備

Provided in House 8 附設於 8 號洋房				
Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
1	G/F Kitchen 地下廚房	Single wok burner 單頭煮食爐	Gaggenau 嘉格納	VG 231 334 SG
2	G/F Kitchen 地下廚房	2 Zone wok burner 雙頭煮食爐	Gaggenau 嘉格納	VG 232 334 SG
3	G/F Kitchen 地下廚房	Wall mounted cooker hood 掛牆式抽油煙機	Gaggenau 嘉格納	AH 900 191
4	G/F Kitchen 地下廚房	Combi-steamer 蒸爐	Gaggenau 嘉格納	BS 251 110
5	G/F Kitchen 地下廚房	Coffee maker 咖啡機	Gaggenau 嘉格納	CM 250 110
6	G/F Kitchen 地下廚房	Combi-microwave 微波爐	Gaggenau 嘉格納	BM 270 110
7	G/F Kitchen 地下廚房	Oven 焗爐	Gaggenau 嘉格納	BO 250 111
8	G/F Kitchen 地下廚房	Refrigerator 雪櫃	Gaggenau 嘉格納	RB 280 302
9	G/F Kitchen 地下廚房	Winecellar 酒櫃	Gaggenau 嘉格納	RW 404 260
10	G/F Kitchen 地下廚房	Refrigerator 雪櫃	Siemens 西門子	KU15LA65

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Mechanical and Electrical Schedule
機電裝備數目表

House 1 1號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量	
LG/F 地下低層	Carport 車庫	Weatherproof Socket Outlet 防水插座	2	
		Fused Spur Unit 保險絲電源接線位	3	
		MCB Board (Lift) 配電箱 (升降機)	1	
	Water Heater Room 熱水爐房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	4	
		MCB Board 總配電箱	1	
	Filtration Plant Room 瀘水機房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	F.S. Pump Room 消防泵房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	G/F 地下	Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視及收音機天線插座	3
			Data Outlet 數據插座	3
Telephone Outlet 電話插座			2	
Twin Socket Outlet 雙位電插座			3	
Fused Spur Unit 保險絲電源接線位			10	
Kitchen 廚房			Twin Socket Outlet 雙位電插座	8
		Fused Spur Unit 保險絲電源接線位	3	
		Water Inlet Connection Point for Washing Machine 洗衣機來水位	1	
		Water Drain Point for Washing Machine 洗衣機去水位	1	
		Town Gas Connection Point 煤氣接駁點	1	
Garden 花園		Weatherproof Socket Outlet 防水插座	1	
		CCTV Camera 閉路電視	5	
Store Room Lavatory 儲物室洗手間		Fused Spur Unit 保險絲電源接線位	1	
Living Room Lavatory 客廳洗手間		Fused Spur Unit 保險絲電源接線位	1	
1/F 一樓		Bedroom(1) 睡房 (1)	TV/FM Outlet 電視及收音機天線插座	2
			Data Outlet 數據插座	2
			Telephone Outlet 電話插座	1
			Twin Socket Outlet 雙位電插座	2
		Bedroom(2) 睡房 (2)	TV/FM Outlet 電視及收音機天線插座	2
			Data Outlet 數據插座	2
	Telephone Outlet 電話插座		1	
	Twin Socket Outlet 雙位電插座		2	
	Bedroom(3) 睡房 (3)	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	2	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	2	
	Bathroom in Bedroom(1) 睡房(1)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(2) 睡房(2)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(3) 睡房(3)浴室	Fused Spur Unit 保險絲電源接線位	2	

House 1 1號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量
1/F 一樓	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	2
		CCTV Camera 閉路電視	1
	Store 儲物室	Fused Spur Unit 保險絲電源接線位	1
		Single Socket Outlet 單位電插座	1
2/F 二樓	Bedroom(4) 睡房(4)	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	2
	Master Bedroom 主人睡房	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	3
		Fused Spur Unit 保險絲電源接線位	3
	Bathroom in Bedroom(4) 睡房(4)浴室	Fused Spur Unit 保險絲電源接線位	2
	Bathroom in Master Bedroom 主人睡房浴室	Fused Spur Unit 保險絲電源接線位	2
	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	1
Flat Roof 平台	CCTV Camera 閉路電視	1	
R/F 天台	Flat Roof 平台	Weatherproof Socket Outlet 防水插座	2
		CCTV Camera 閉路電視	2
UR/F 天台上層	Upper Roof 天台上層	Fused Spur Unit 保險絲電源接線位	3

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裝置、裝修物料及設備

Mechanical and Electrical Schedule
機電裝備數目表

House 2 2號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量
LG/F 地下低層	Carport 車庫	Single Socket Outlet 單位電插座	2
		Twin Socket Outlet 雙位電插座	1
		Fused Spur Unit 保險絲電源接線位	3
		MCB Board (Lift) 配電箱 (升降機)	1
	Water Heater Room 熱水爐房	Weatherproof Socket Outlet 防水插座	1
		Fused Spur Unit 保險絲電源接線位	4
		MCB Board 總配電箱	1
	Filtration Plant Room 濾水機房	Weatherproof Socket Outlet 防水插座	1
		Fused Spur Unit 保險絲電源接線位	1
	F.S. Pump Room 消防泵房	Weatherproof Socket Outlet 防水插座	1
		Fused Spur Unit 保險絲電源接線位	1
	Staircase 樓梯	Single Socket Outlet 單位電插座	1
	G/F 地下	Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視及收音機天線插座
Telephone Outlet 電話插座			2
Single Socket Outlet 單位電插座			6
Twin Socket Outlet 雙位電插座			5
Kitchen 廚房		Fused Spur Unit 保險絲電源接線位	8
		Single Socket Outlet 單位電插座	2
		Twin Socket Outlet 雙位電插座	5
		Fused Spur Unit 保險絲電源接線位	2
Garden 花園		Town Gas Connection Point 煤氣接駁點	1
		Weatherproof Socket Outlet 防水插座	3
Store 儲物室		CCTV Camera 閉路電視	5
		Weatherproof Socket Outlet 防水插座	3
Store 儲物室		Twin Socket Outlet 雙位電插座	1
Store Room Lavatory 儲物室洗手間		Fused Spur Unit 保險絲電源接線位	1
Living Room Lavatory 客廳洗手間		Single Socket Outlet 單位電插座	1
		Fused Spur Unit 保險絲電源接線位	1
1/F 一樓		Bedroom(1) 睡房(1)	TV/FM Outlet 電視及收音機天線插座
	Data Outlet 數據插座		1
	Telephone Outlet 電話插座		2
	Single Socket Outlet 單位電插座		1
	Twin Socket Outlet 雙位電插座		3
	Bedroom(2) 睡房(2)	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	1
		Telephone Outlet 電話插座	1
		Single Socket Outlet 單位電插座	6
	Bathroom in Bedroom(1) 睡房(1)浴室	Twin Socket Outlet 雙位電插座	3
		TV/FM Outlet 電視及收音機天線插座	1
		Telephone Outlet 電話插座	1
		Single Socket Outlet 單位電插座	1

House 2 2號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量	
1/F 一樓	Bathroom in Bedroom(1) 睡房(1)浴室	Fused Spur Unit 保險絲電源接線位	2	
		Bathroom in Bedroom(2) 睡房(2)浴室	TV/FM Outlet 電視及收音機天線插座	1
		Telephone Outlet 電話插座	1	
		Single Socket Outlet 單位電插座	2	
		Fused Spur Unit 保險絲電源接線位	2	
	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	1	
		Store 儲物室	TV/FM Outlet 電視及收音機天線插座	2
	Store 儲物室	Data Outlet 數據插座	1	
		Telephone Outlet 電話插座	1	
		Single Socket Outlet 單位電插座	2	
		Twin Socket Outlet 雙位電插座	2	
		Fused Spur Unit 保險絲電源接線位	2	
	Staircase 樓梯	Single Socket Outlet 單位電插座	2	
2/F 二樓	Bedroom(4) 睡房(4)	TV/FM Outlet 電視及收音機天線插座	2	
		Telephone Outlet 電話插座	2	
		Single Socket Outlet 單位電插座	1	
		Twin Socket Outlet 雙位電插座	2	
	Master Bedroom 主人睡房	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	1	
		Telephone Outlet 電話插座	1	
		Single Socket Outlet 單位電插座	7	
		Twin Socket Outlet 雙位電插座	3	
		Fused Spur Unit 保險絲電源接線位	3	
	Bathroom in Bedroom(4) 睡房(4)浴室	Single Socket Outlet 單位電插座	1	
		Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Master Bedroom 主人睡房浴室	Single Socket Outlet 單位電插座	2	
Fused Spur Unit 保險絲電源接線位		2		
Corridor 走廊	Single Socket Outlet 單位電插座	1		
	Fused Spur Unit 保險絲電源接線位	1		
Staircase 樓梯	Single Socket Outlet 單位電插座	1		
R/F 天台	Flat Roof	Weatherproof Socket Outlet 防水插座	2	
		CCTV Camera 閉路電視	2	
UR/F 天台層	Upper Roof 天台層	Fused Spur Unit 保險絲電源接線位	3	

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Mechanical and Electrical Schedule
機電裝備數目表

House 3 3號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量	
LG/F 地下低層	Carport 車庫	Weatherproof Socket Outlet 防水插座	2	
		Fused Spur Unit 保險絲電源接線位	3	
		MCB Board (Lift) 配電箱 (升降機)	1	
	Water Heater Room 熱水爐房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	4	
		MCB Board 總配電箱	1	
	Filtration Plant Room 瀘水機房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	F.S. Pump Room 消防泵房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	G/F 地下	Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視及收音機天線插座	3
			Data Outlet 數據插座	3
Telephone Outlet 電話插座			2	
Twin Socket Outlet 雙位電插座			3	
Fused Spur Unit 保險絲電源接線位			10	
Kitchen 廚房		Twin Socket Outlet 雙位電插座	8	
		Fused Spur Unit 保險絲電源接線位	3	
		Water Inlet Connection Point for Washing Machine 洗衣機來水位	1	
		Water Drain Point for Washing Machine 洗衣機去水位	1	
		Town Gas Connection Point 煤氣接駁點	1	
Garden 花園		Weatherproof Socket Outlet 防水插座	3	
		CCTV Camera 閉路電視	5	
Store Room Lavatory 儲物室洗手間		Fused Spur Unit 保險絲電源接線位	1	
Living Room Lavatory 客廳洗手間		Fused Spur Unit 保險絲電源接線位	1	
1/F 一樓		Bedroom(1) 睡房(1)	TV/FM Outlet 電視及收音機天線插座	2
			Data Outlet 數據插座	2
			Telephone Outlet 電話插座	1
	Twin Socket Outlet 雙位電插座		2	
	Bedroom(2) 睡房(2)	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	2	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	2	
	Bedroom(3) 睡房(3)	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	2	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	2	
	Bathroom in Bedroom(1) 睡房(1)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(2) 睡房(2)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(3) 睡房(3)浴室	Fused Spur Unit 保險絲電源接線位	2	

House 3 3號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量
1/F 一樓	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	2
		CCTV Camera 閉路電視	1
	Store 儲物室	Fused Spur Unit 保險絲電源接線位	1
		Single Socket Outlet 單位電插座	1
2/F 二樓	Bedroom(4) 睡房(4)	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	2
	Master Bedroom 主人睡房	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	3
	Bathroom in Bedroom(4) 睡房(4)浴室	Fused Spur Unit 保險絲電源接線位	2
	Bathroom in Master Bedroom 主人睡房浴室	Fused Spur Unit 保險絲電源接線位	2
	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	1
	Flat Roof 平台	CCTV Camera 閉路電視	1
R/F 天台	Flat Roof 平台	Weatherproof Socket Outlet 防水插座	2
		CCTV Camera 閉路電視	2
UR/F 天台上層	Upper Roof 天台上層	Fused Spur Unit 保險絲電源接線位	3

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裝置、裝修物料及設備

Mechanical and Electrical Schedule
機電裝備數目表

House 5 5號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量	
LG/F 地下低層	Carport 車庫	Weatherproof Socket Outlet 防水插座	2	
		Fused Spur Unit 保險絲電源接線位	3	
		MCB Board (Lift) 配電箱 (升降機)	1	
	Water Heater Room 熱水爐房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	4	
		MCB Board 總配電箱	1	
	Filtration Plant Room 瀘水機房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	F.S. Pump Room 消防泵房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	G/F 地下	Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視及收音機天線插座	3
			Data Outlet 數據插座	3
Telephone Outlet 電話插座			2	
Twin Socket Outlet 雙位電插座			3	
Fused Spur Unit 保險絲電源接線位			10	
Kitchen 廚房			Twin Socket Outlet 雙位電插座	8
Kitchen 廚房		Fused Spur Unit 保險絲電源接線位	3	
		Water Inlet Connection Point for Washing Machine 洗衣機來水位	1	
		Water Drain Point for Washing Machine 洗衣機去水位	1	
		Town Gas Connection Point 煤氣接駁點	1	
Garden 花園		Weatherproof Socket Outlet 防水插座	3	
		CCTV Camera 閉路電視	5	
Store Room Lavatory 儲物室洗手間		Fused Spur Unit 保險絲電源接線位	1	
Living Room Lavatory 客廳洗手間		Fused Spur Unit 保險絲電源接線位	1	
1/F 一樓		Bedroom(1) 睡房(1)	TV/FM Outlet 電視及收音機天線插座	2
			Data Outlet 數據插座	2
			Telephone Outlet 電話插座	1
			Twin Socket Outlet 雙位電插座	2
		Bedroom(2) 睡房(2)	TV/FM Outlet 電視及收音機天線插座	2
			Data Outlet 數據插座	2
	Telephone Outlet 電話插座		1	
	Twin Socket Outlet 雙位電插座		2	
	Bedroom(3) 睡房(3)	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	2	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	2	
	Bathroom in Bedroom(1) 睡房(1)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(2) 睡房(2)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(3) 睡房(3)浴室	Fused Spur Unit 保險絲電源接線位	2	

House 5 5號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量
1/F 一樓	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	2
		CCTV Camera 閉路電視	1
	Store 儲物室	Fused Spur Unit 保險絲電源接線位	1
		Single Socket Outlet 單位電插座	1
2/F 二樓	Bedroom(4) 睡房(4)	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	2
	Master Bedroom 主人睡房	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	3
	Bathroom in Bedroom(4) 睡房(4)浴室	Fused Spur Unit 保險絲電源接線位	2
		Bathroom in Master Bedroom 主人睡房浴室	Fused Spur Unit 保險絲電源接線位
Corridor 走廊	Fused Spur Unit 保險絲電源接線位	1	
	Flat Roof 平台	CCTV Camera 閉路電視	1
R/F 天台	Flat Roof 平台	Weatherproof Socket Outlet 防水插座	2
		CCTV Camera 閉路電視	2
UR/F 天台上層	Upper Roof 天台上層	Fused Spur Unit 保險絲電源接線位	3

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Mechanical and Electrical Schedule
機電裝備數目表

House 6 6號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量	
LG/F 地下低層	Carport 車庫	Weatherproof Socket Outlet 防水插座	2	
		Fused Spur Unit 保險絲電源接線位	3	
		MCB Board (Lift) 配電箱 (升降機)	1	
	Water Heater Room 熱水爐房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	4	
		MCB Board 總配電箱	1	
	Filtration Plant Room 瀘水機房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	F.S. Pump Room 消防泵房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	G/F 地下	Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視及收音機天線插座	3
			Data Outlet 數據插座	3
Telephone Outlet 電話插座			2	
Twin Socket Outlet 雙位電插座			3	
Fused Spur Unit 保險絲電源接線位			10	
Kitchen 廚房		Twin Socket Outlet 雙位電插座	8	
		Fused Spur Unit 保險絲電源接線位	3	
		Water Inlet Connection Point for Washing Machine 洗衣機來水位	1	
		Water Drain Point for Washing Machine 洗衣機去水位	1	
		Town Gas Connection Point 煤氣接駁點	1	
Garden 花園		Weatherproof Socket Outlet 防水插座	3	
		CCTV Camera 閉路電視	5	
Store Room Lavatory 儲物室洗手間		Fused Spur Unit 保險絲電源接線位	1	
Living Room Lavatory 客廳洗手間		Fused Spur Unit 保險絲電源接線位	1	
1/F 一樓		Bedroom(1) 睡房(1)	TV/FM Outlet 電視及收音機天線插座	2
			Data Outlet 數據插座	2
			Telephone Outlet 電話插座	1
			Twin Socket Outlet 雙位電插座	2
	Bedroom(2) 睡房(2)	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	2	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	2	
	Bedroom(3) 睡房(3)	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	2	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	2	
	Bathroom in Bedroom(1) 睡房(1)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(2) 睡房(2)浴室	Fused Spur Unit 保險絲電源接線位	2	
Bathroom in Bedroom(3) 睡房(3)浴室	Fused Spur Unit 保險絲電源接線位	2		

House 6 6號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量
1/F 一樓	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	2
		CCTV Camera 閉路電視	1
	Store 儲物室	Fused Spur Unit 保險絲電源接線位	1
		Single Socket Outlet 單位電插座	1
2/F 二樓	Bedroom(4) 睡房(4)	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	2
	Master Bedroom 主人睡房	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	3
		Fused Spur Unit 保險絲電源接線位	3
Bathroom in Bedroom(4) 睡房(4)浴室	Fused Spur Unit 保險絲電源接線位	2	
Bathroom in Master Bedroom 主人睡房浴室	Fused Spur Unit 保險絲電源接線位	2	
Corridor 走廊	Fused Spur Unit 保險絲電源接線位	1	
Flat Roof 平台	CCTV Camera 閉路電視	1	
R/F 天台	Flat Roof 平台	Weatherproof Socket Outlet 防水插座	2
		CCTV Camera 閉路電視	2
UR/F 天台上層	Upper Roof 天台上層	Fused Spur Unit 保險絲電源接線位	3

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Mechanical and Electrical Schedule
機電裝備數目表

House 7 7號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量	
LG/F 地下低層	Carport 車庫	Weatherproof Socket Outlet 防水插座	2	
		Fused Spur Unit 保險絲電源接線位	3	
		MCB Board (Lift) 配電箱 (升降機)	1	
	Water Heater Room 熱水爐房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	4	
		MCB Board 總配電箱	1	
	Filtration Plant Room 瀘水機房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	F.S. Pump Room 消防泵房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	G/F 地下	Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視及收音機天線插座	3
			Data Outlet 數據插座	3
Telephone Outlet 電話插座			2	
Twin Socket Outlet 雙位電插座			3	
Fused Spur Unit 保險絲電源接線位			7	
Kitchen 廚房		Twin Socket Outlet 雙位電插座	8	
		Fused Spur Unit 保險絲電源接線位	3	
		Water Inlet Connection Point for Washing Machine 洗衣機來水位	1	
		Water Drain Point for Washing Machine 洗衣機去水位	1	
		Town Gas Connection Point 煤氣接駁點	1	
Garden 花園		Weatherproof Socket Outlet 防水插座	3	
		CCTV Camera 閉路電視	5	
Store Room Lavatory 儲物室洗手間		Fused Spur Unit 保險絲電源接線位	1	
Living Room Lavatory 客廳洗手間		Fused Spur Unit 保險絲電源接線位	1	
1/F 一樓	Bedroom(1) 睡房(1)	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	2	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	2	
	Bedroom(3) 睡房(3)	TV/FM Outlet 電視及收音機天線插座	2	
		Data Outlet 數據插座	2	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	2	
		Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(1) 睡房(1)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(3) 睡房(3)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	2	
		CCTV Camera 閉路電視	1	

House 7 7號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量
2/F 二樓	Bedroom(2) 睡房(2)	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	2
	Master Bedroom 主人睡房	TV/FM Outlet 電視及收音機天線插座	2
		Data Outlet 數據插座	2
		Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	3
		Fused Spur Unit 保險絲電源接線位	3
Bathroom in Bedroom(2) 睡房(2)浴室	Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Master Bedroom 主人睡房浴室	Fused Spur Unit 保險絲電源接線位	2
	Corridor 走廊	Fused Spur Unit 保險絲電源接線位	1
R/F 天台	Flat Roof 平台	Weatherproof Socket Outlet 防水插座	2
		CCTV Camera 閉路電視	2
UR/F 天台上層	Upper Roof 天台上層	Fused Spur Unit 保險絲電源接線位	3

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Mechanical and Electrical Schedule
機電裝備數目表

House 8 8號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量	
LG/F 地下低層	Carport 車庫	Weatherproof Socket Outlet 防水插座	2	
		Fused Spur Unit 保險絲電源接線位	3	
		MCB Board (Lift) 配電箱 (升降機)	1	
	Water Heater Room 熱水爐房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	4	
		MCB Board 總配電箱	1	
	Filtration Plant Room 濾水機房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	F.S. Pump Room 消防泵房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	AHU Room 空調機房	Weatherproof Socket Outlet 防水插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
	G/F 地下	Living and Dining Room 廳及飯廳	TV/FM Outlet 電視及收音機天線插座	1
			Telephone Outlet 電話插座	1
Single Socket Outlet 單位電插座			2	
Twin Socket Outlet 雙位電插座			7	
Fused Spur Unit 保險絲電源接線位			4	
Kitchen 廚房		Single Socket Outlet 單位電插座	10	
		Fused Spur Unit 保險絲電源接線位	3	
		Water Inlet Connection Point for Washing Machine 洗衣機來水位	1	
		Water Drain Point for Washing Machine 洗衣機去水位	1	
		Town Gas Connection Point 煤氣接駁點	1	
Garden 花園		Weatherproof Socket Outlet 防水插座	3	
		CCTV Camera 閉路電視	5	
Store 儲物室		Twin Socket Outlet 雙位電插座	1	
Living Room Lavatory 客廳洗手間		Fused Spur Unit 保險絲電源接線位	1	
1/F 一樓	Bedroom(1) 睡房(1)	TV/FM Outlet 電視及收音機天線插座	1	
		Telephone Outlet 電話插座	1	
		Twin Socket Outlet 雙位電插座	5	
	Bedroom(3) 睡房(3)	TV/FM Outlet 電視及收音機天線插座	1	
		Twin Socket Outlet 雙位電插座	6	
		Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(1) 睡房(1)浴室	Single Socket Outlet 單位電插座	1	
		Fused Spur Unit 保險絲電源接線位	2	
	Bathroom in Bedroom(3) 睡房(3)浴室	Single Socket Outlet 單位電插座	1	
		Fused Spur Unit 保險絲電源接線位	1	
Staircase 樓梯	Fused Spur Unit 保險絲電源接線位	1		
2/F 二樓	Bedroom(2) 睡房(2)	TV/FM Outlet 電視及收音機天線插座	1	
		Telephone Outlet 電話插座	1	
		Single Socket Outlet 單位電插座	1	

House 8 8號洋房

Floor 樓層	Location 位置	Mechanical & Electrical Provision 機電裝備	No. 數量
2/F 二樓	Bedroom(2) 睡房(2)	Twin Socket Outlet 雙位電插座	4
		TV/FM Outlet 電視及收音機天線插座	1
	Master Bedroom 主人睡房	Telephone Outlet 電話插座	1
		Twin Socket Outlet 雙位電插座	8
		Fused Spur Unit 保險絲電源接線位	2
		Bathroom in Bedroom(2) 睡房(2)浴室	Single Socket Outlet 單位電插座
	Bathroom in Master Bedroom 主人睡房浴室	Fused Spur Unit 保險絲電源接線位	2
		Single Socket Outlet 單位電插座	1
Corridor 走廊	Fused Spur Unit 保險絲電源接線位	1	
	Fused Spur Unit 保險絲電源接線位	1	
R/F 天台	Flat Roof 平台	CCTV Camera 閉路電視	2
UR/F 天台上層	Upper Roof 天台上層	Fused Spur Unit 保險絲電源接線位	3

23 | FITTINGS, FINISHES AND APPLIANCES

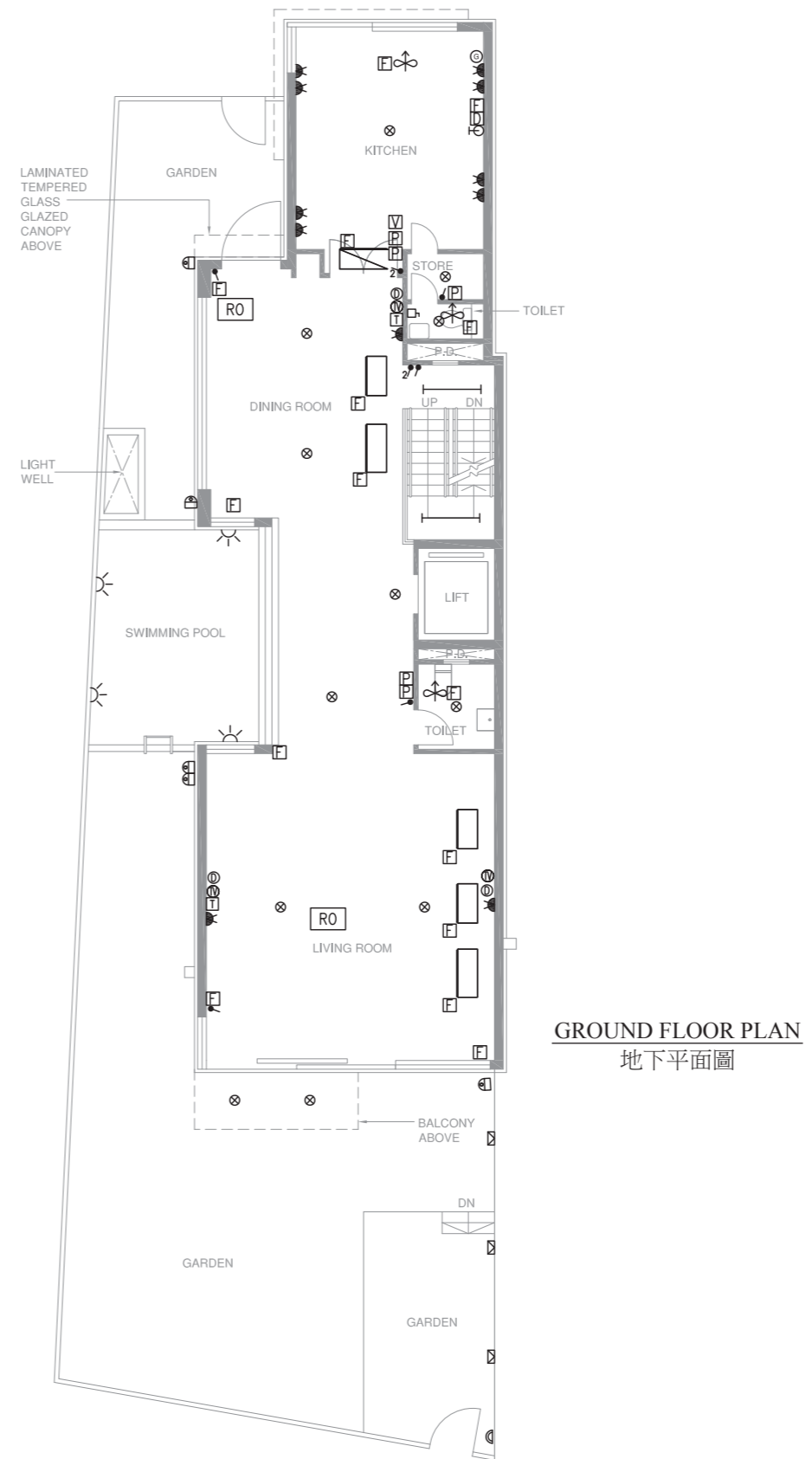
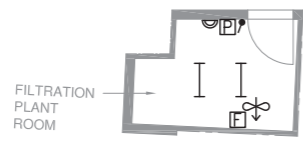
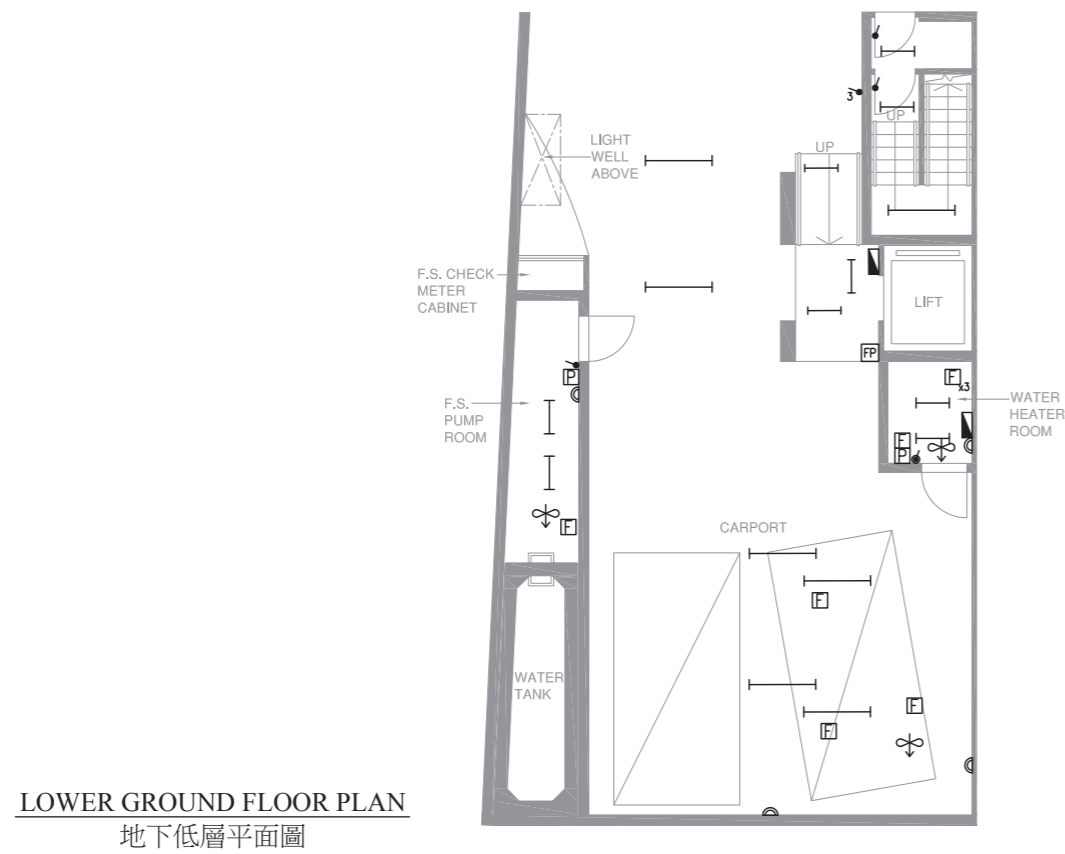
裝置、裝修物料及設備

HOUSE 1

1 號洋房

Mechanical & Electrical Plans

機電裝置圖



- Notes:
- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
 - Please refer to page 111 of this sales brochure for legend of mechanical and electrical provisions shown on the floor plans above.
- 備註：
- 上圖所示之名稱及簡稱請參閱售樓說明書第14頁。
 - 上圖所示之機電裝置符號說明請參閱售樓說明書第111頁。

23 FITTINGS, FINISHES AND APPLIANCES

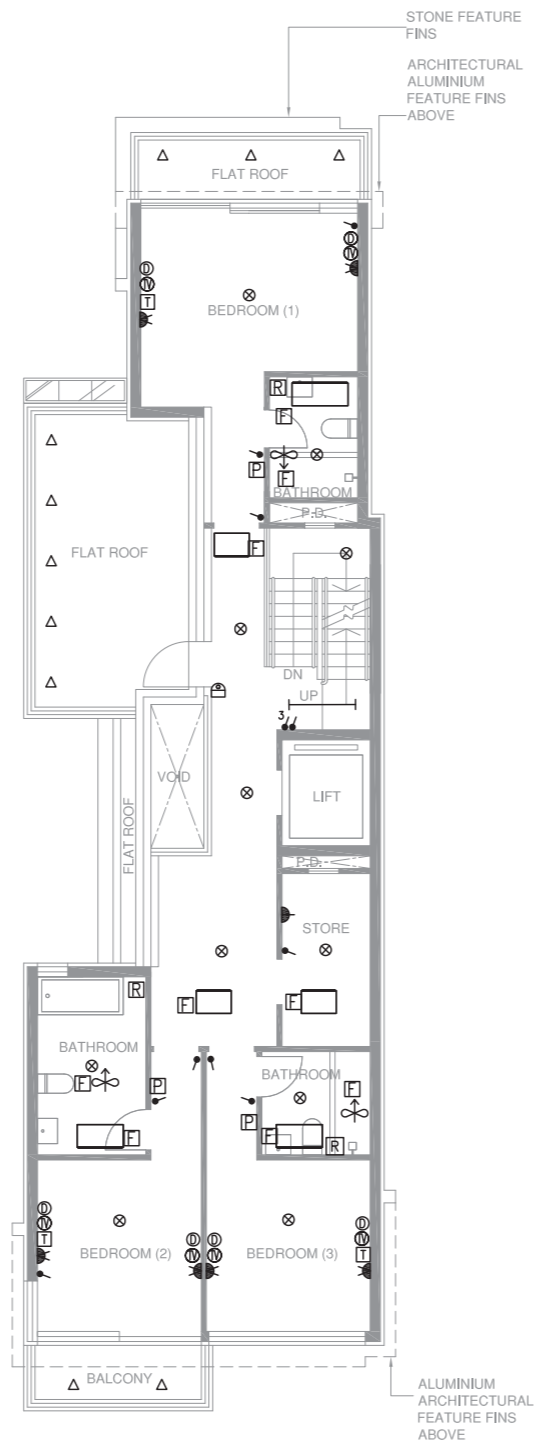
裝置、裝修物料及設備

HOUSE 1

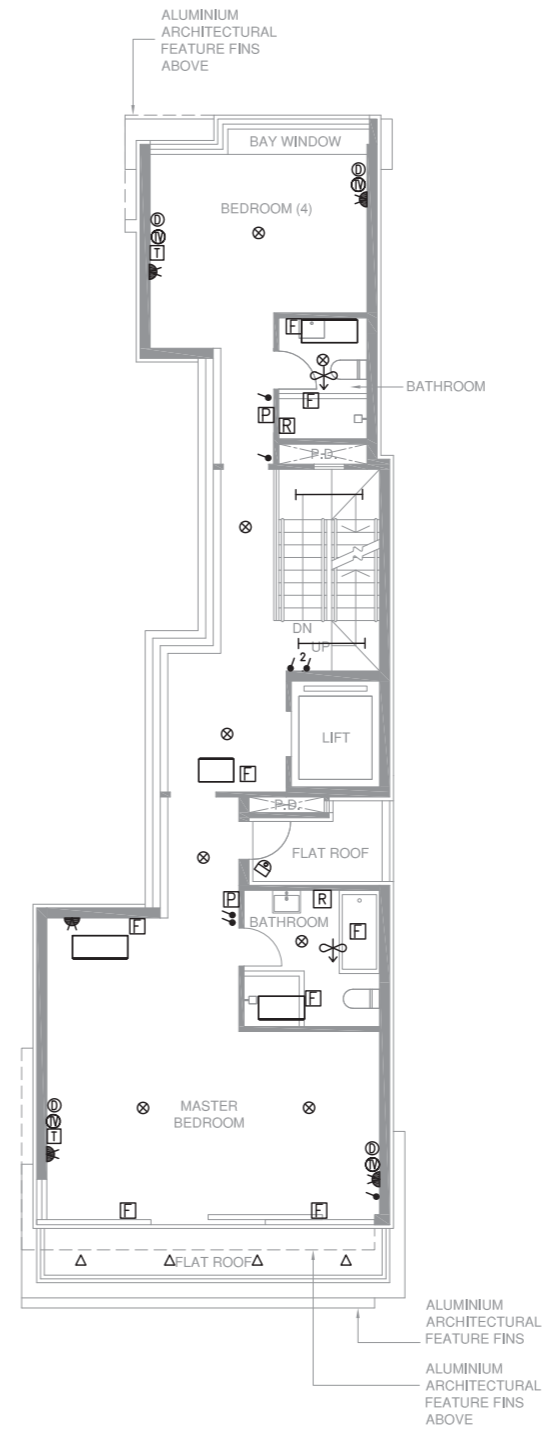
1 號洋房

Mechanical & Electrical Plans

機電裝置圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Notes:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
- Please refer to page 111 of this sales brochure for legend of mechanical and electrical provisions shown on the floor plans above.

備註：

- 上圖所示之名稱及簡稱請參閱售樓說明書第14頁。
- 上圖所示之機電裝置符號說明請參閱售樓說明書第111頁。

23 | FITTINGS, FINISHES AND APPLIANCES

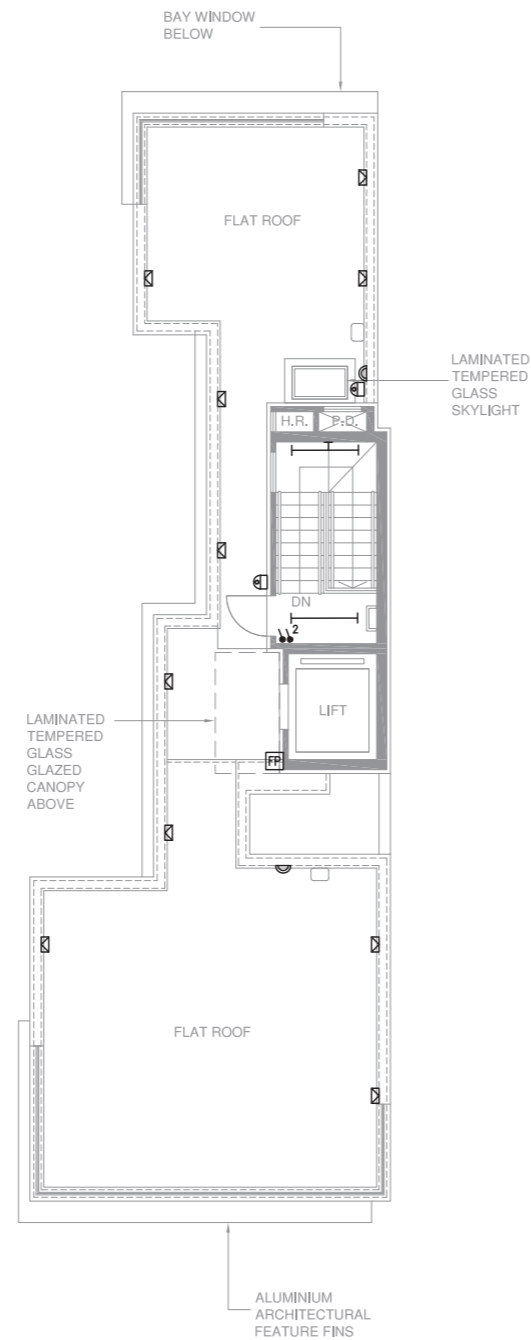
裝置、裝修物料及設備

HOUSE 1

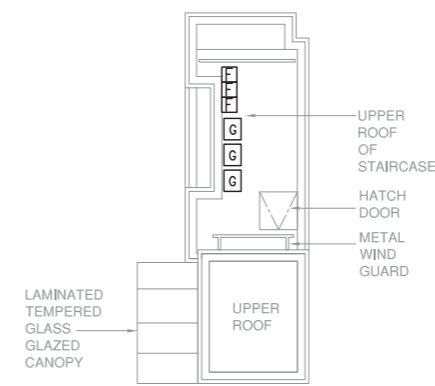
1 號洋房

Mechanical & Electrical Plans

機電裝置圖



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖

Notes:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
- Please refer to page 111 of this sales brochure for legend of mechanical and electrical provisions shown on the floor plans above.

備註：

- 上圖所示之名稱及簡稱請參閱售樓說明書第14頁。
- 上圖所示之機電裝置符號說明請參閱售樓說明書第111頁。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

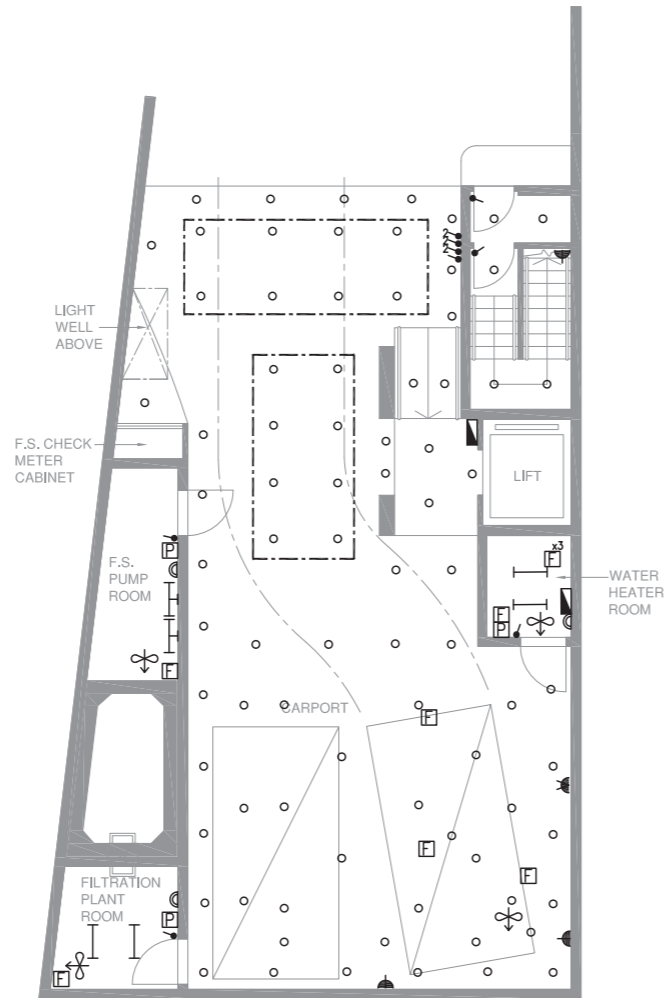
HOUSE 2

2 號洋房

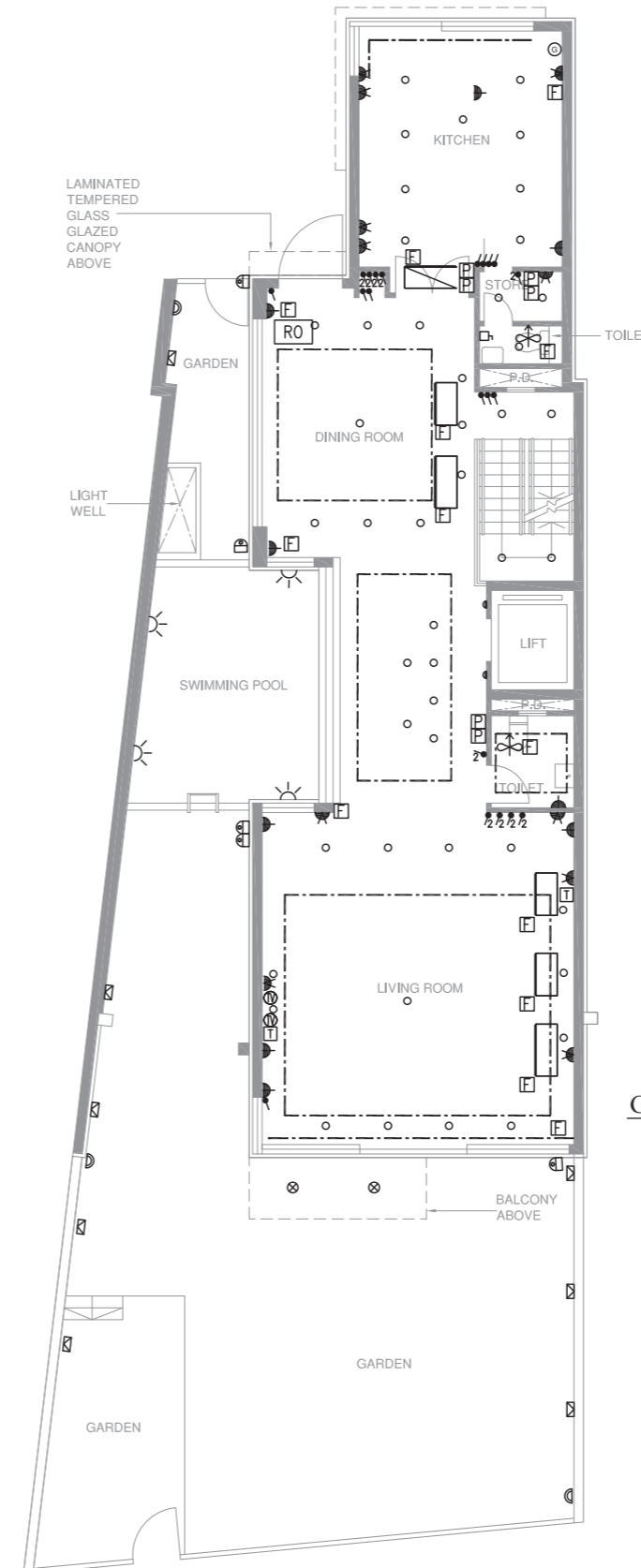
Mechanical & Electrical Plans

機電裝置圖

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



Notes:

- Please refer to page 14 of this sales brochure for legend of the terms and abbreviations shown on the floor plans above.
- Please refer to page 111 of this sales brochure for legend of mechanical and electrical provisions shown on the floor plans above.

備註：

- 上圖所示之名稱及簡稱請參閱售樓說明書第14頁。
- 上圖所示之機電裝置符號說明請參閱售樓說明書第111頁。

23 | FITTINGS, FINISHES AND APPLIANCES

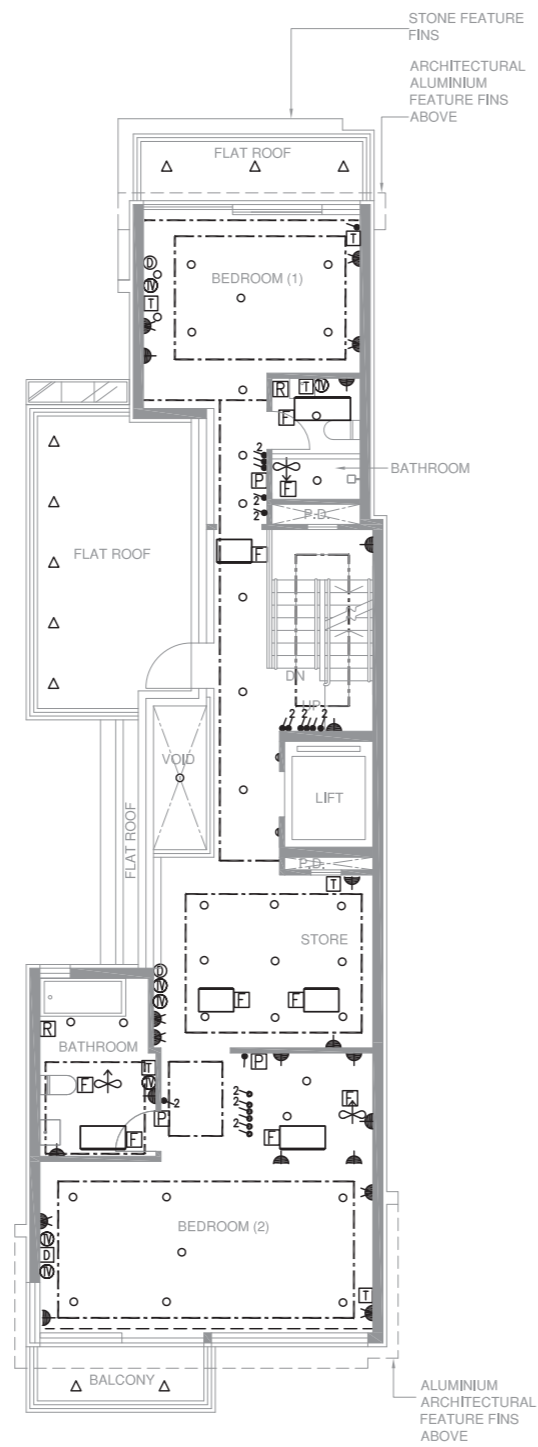
裝置、裝修物料及設備

HOUSE 2

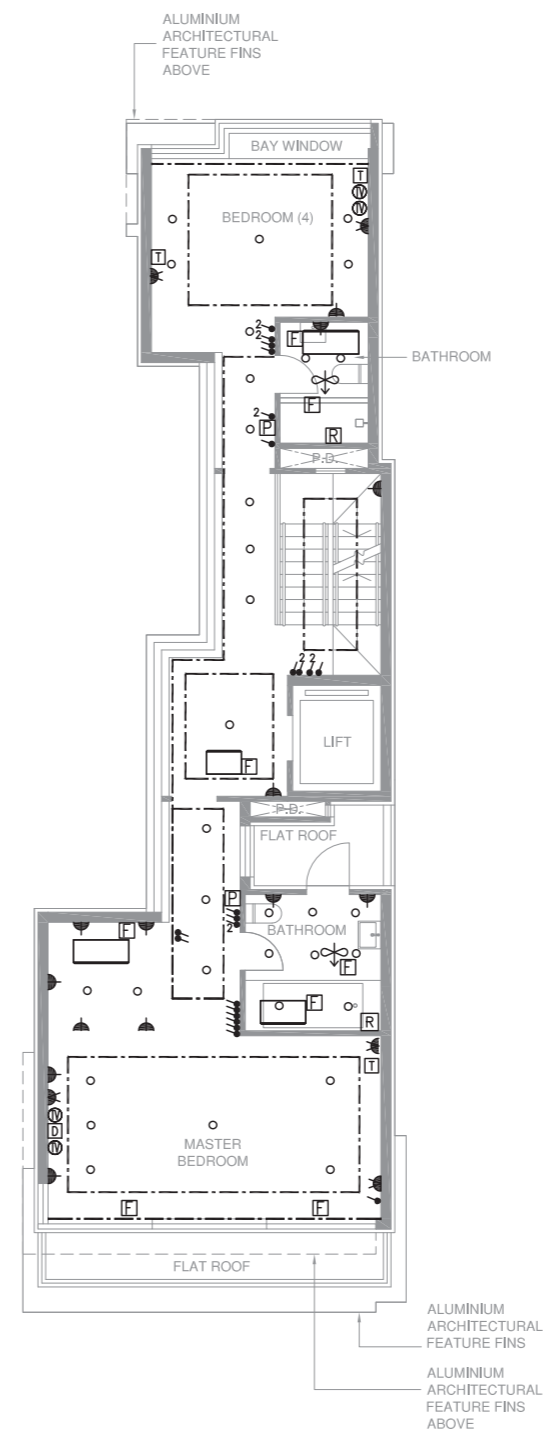
2號洋房

Mechanical & Electrical Plans

機電裝置圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Notes:

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23 | FITTINGS, FINISHES AND APPLIANCES

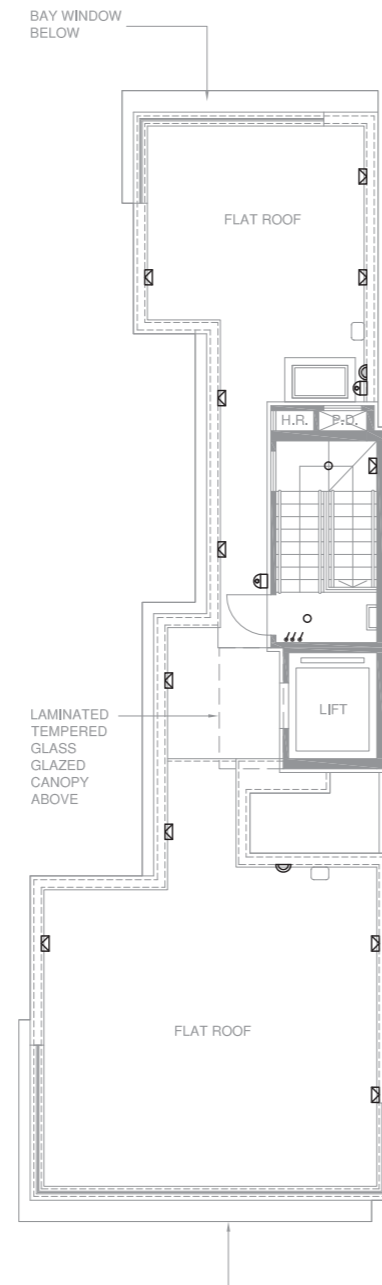
裝置、裝修物料及設備

HOUSE 2

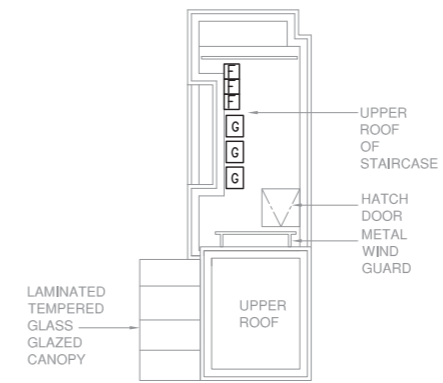
2 號洋房

Mechanical & Electrical Plans

機電裝置圖



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖

Notes:

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23 | FITTINGS, FINISHES AND APPLIANCES

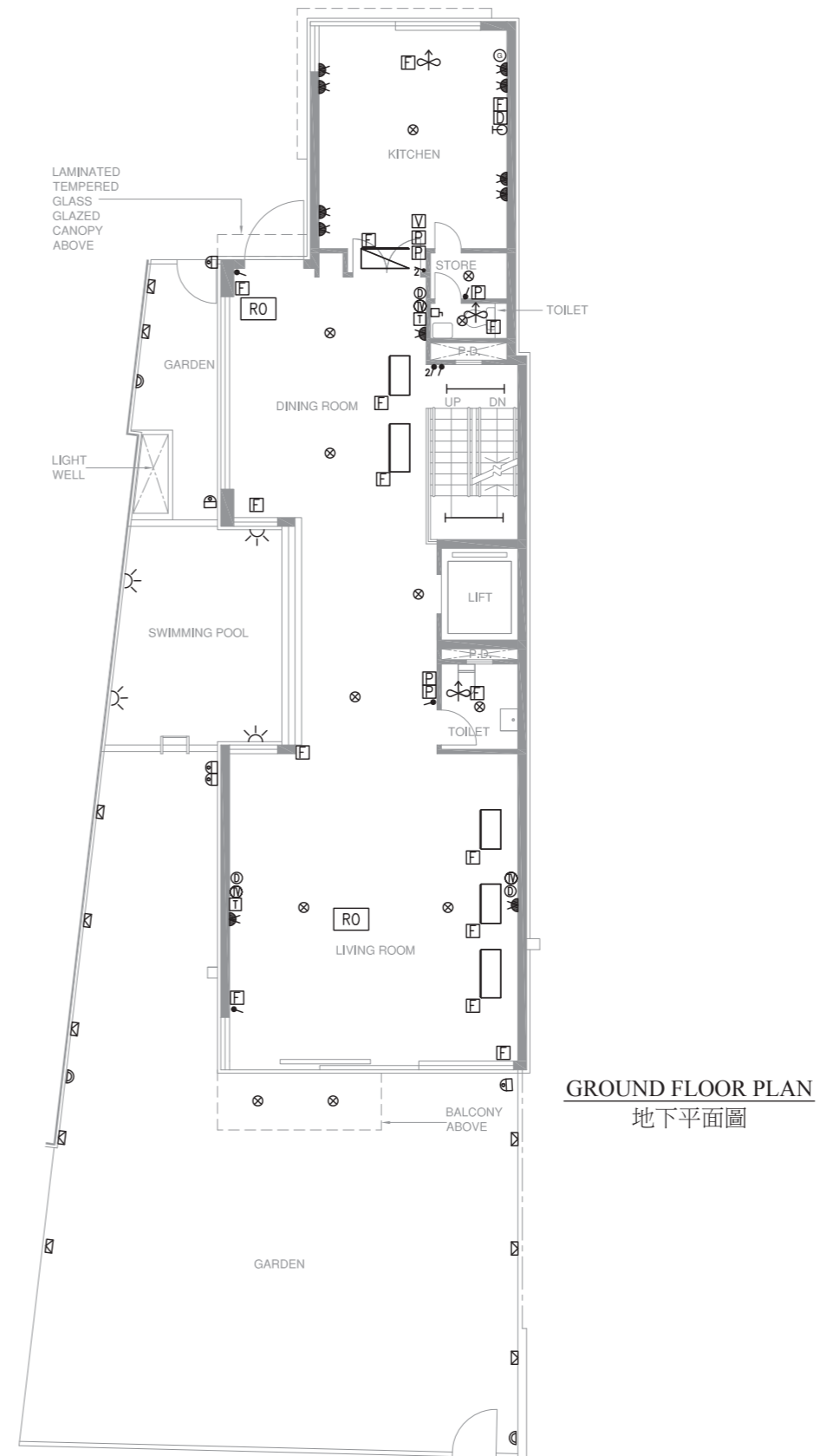
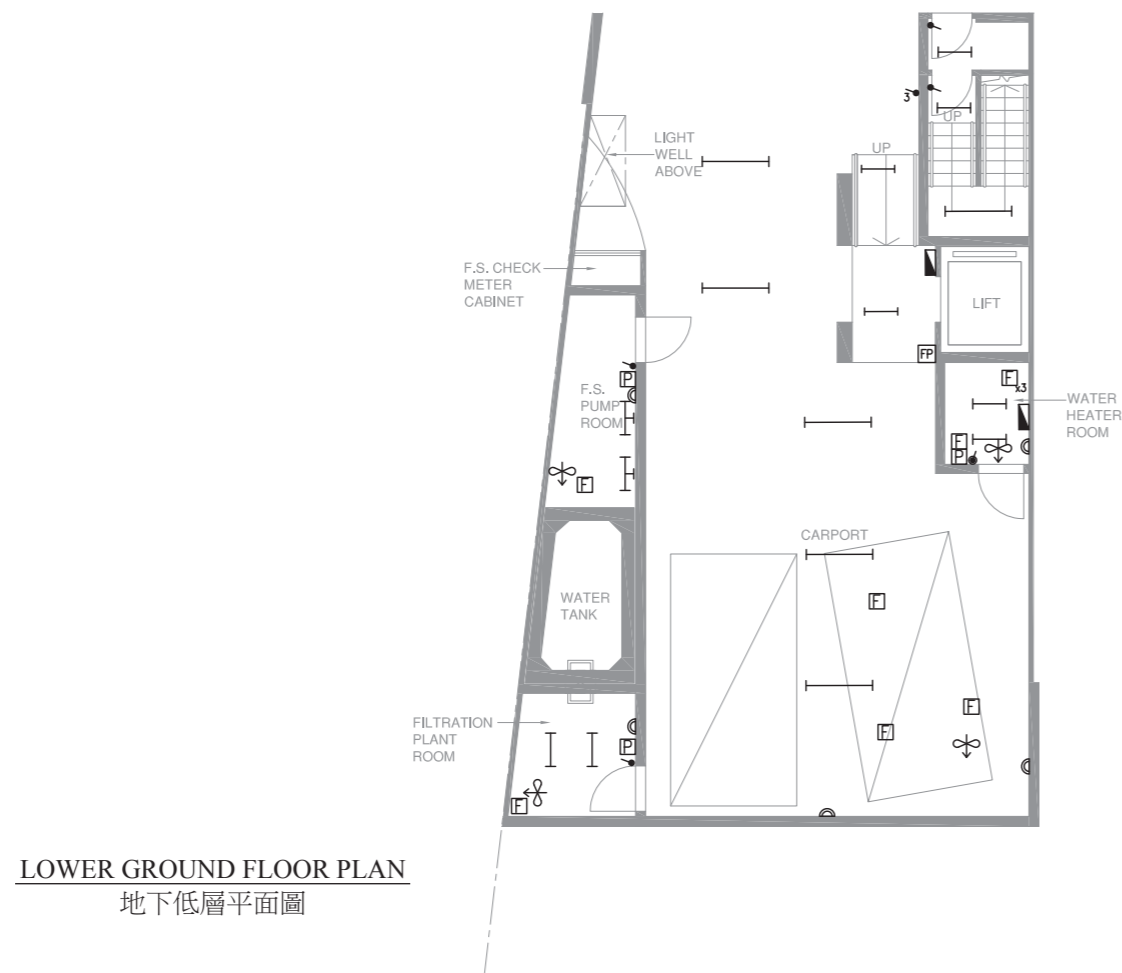
裝置、裝修物料及設備

HOUSE 3

3號洋房

Mechanical & Electrical Plans

機電裝置圖



Notes:

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23 FITTINGS, FINISHES AND APPLIANCES

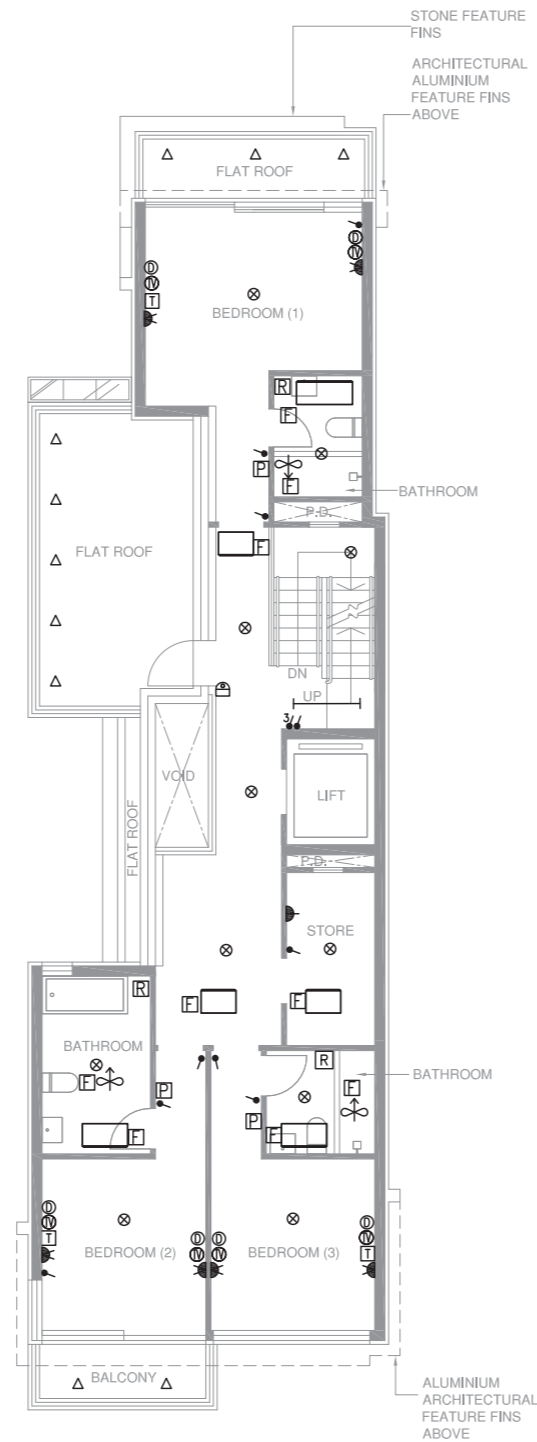
裝置、裝修物料及設備

HOUSE 3

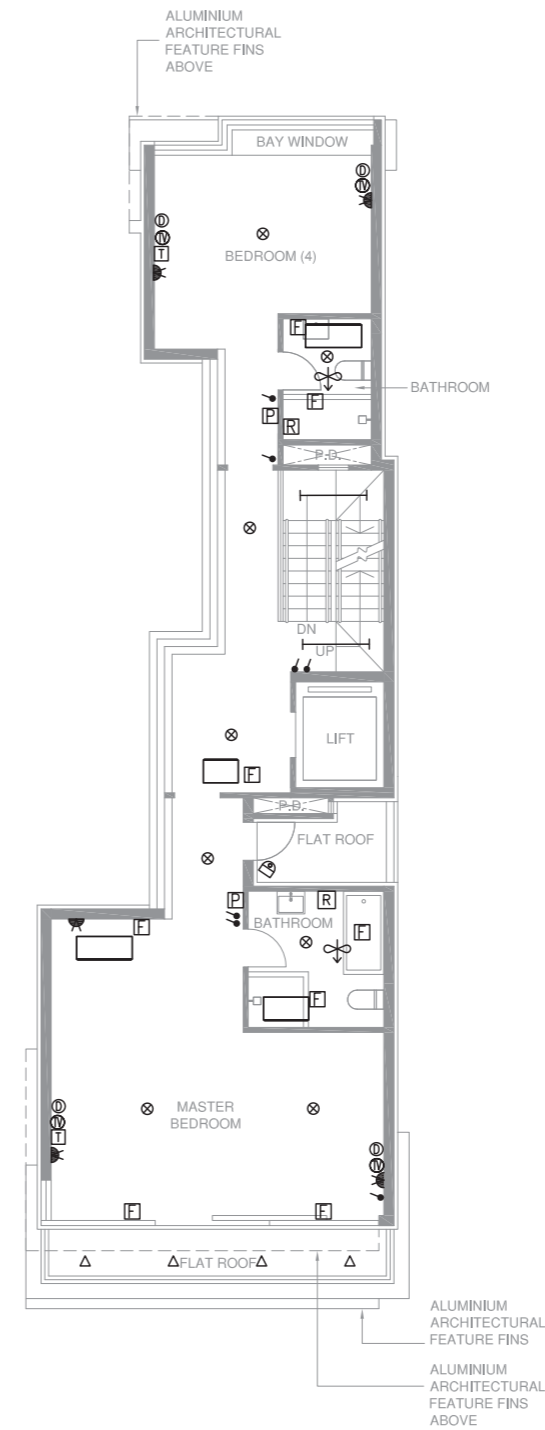
3號洋房

Mechanical & Electrical Plans

機電裝置圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

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23 | FITTINGS, FINISHES AND APPLIANCES

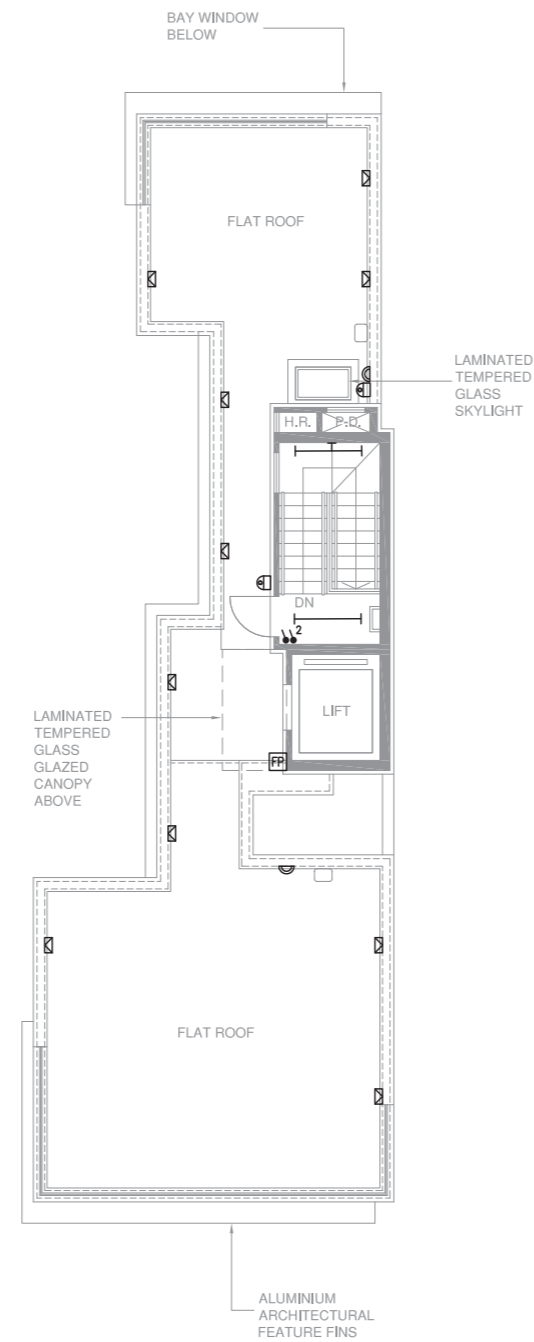
裝置、裝修物料及設備

HOUSE 3

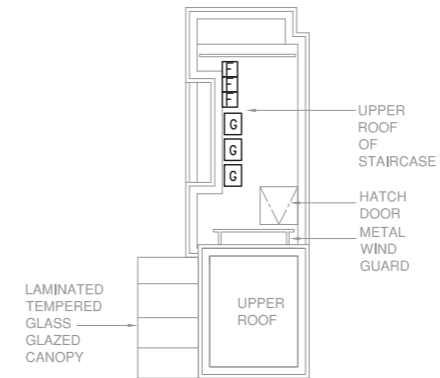
3號洋房

Mechanical & Electrical Plans

機電裝置圖



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖

Notes:

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23 FITTINGS, FINISHES AND APPLIANCES

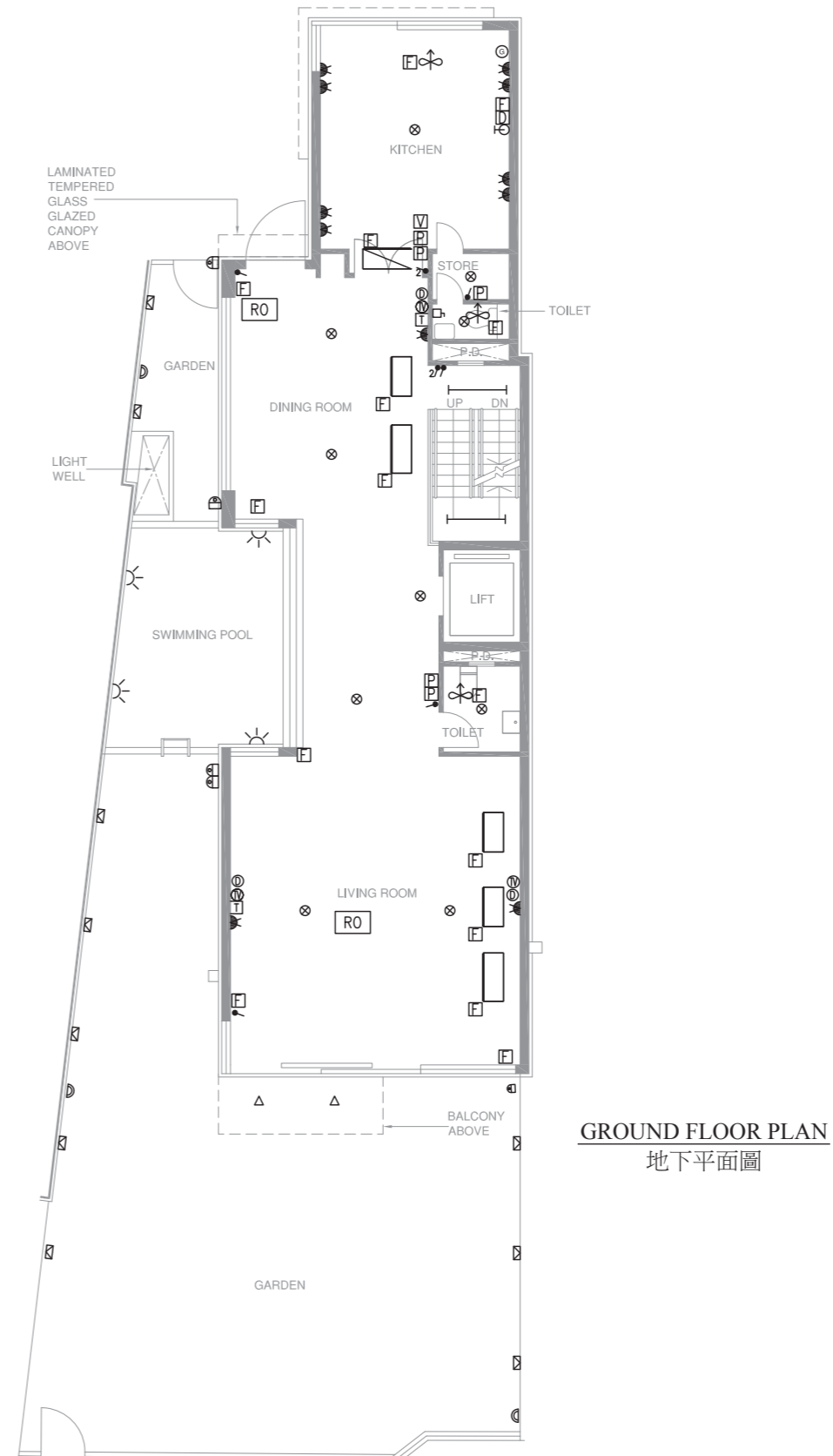
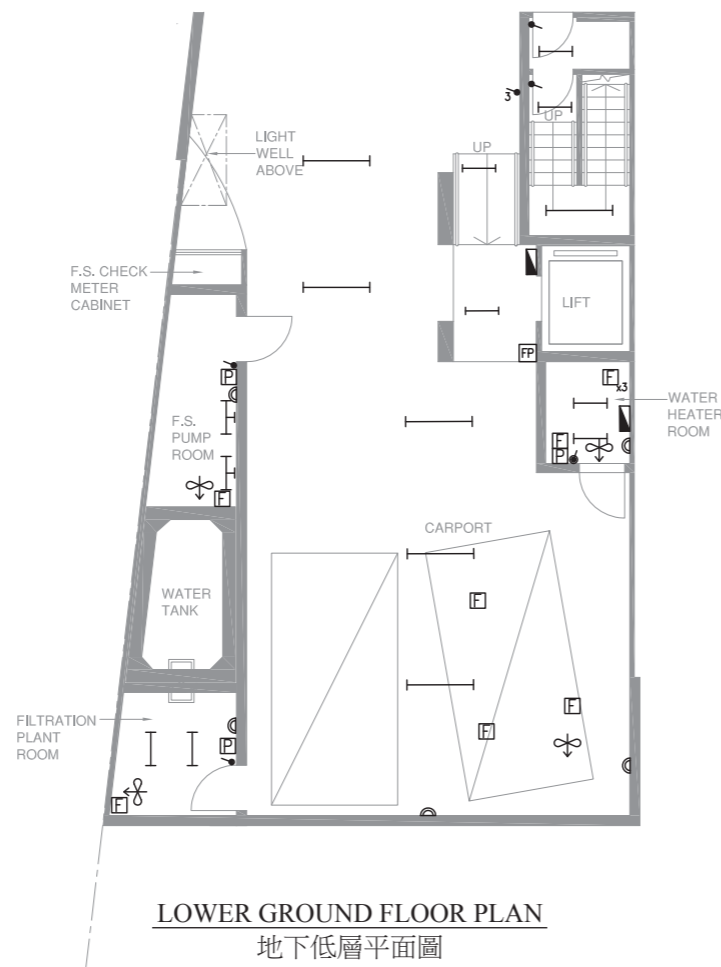
裝置、裝修物料及設備

HOUSE 5

5號洋房

Mechanical & Electrical Plans

機電裝置圖



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23 | FITTINGS, FINISHES AND APPLIANCES

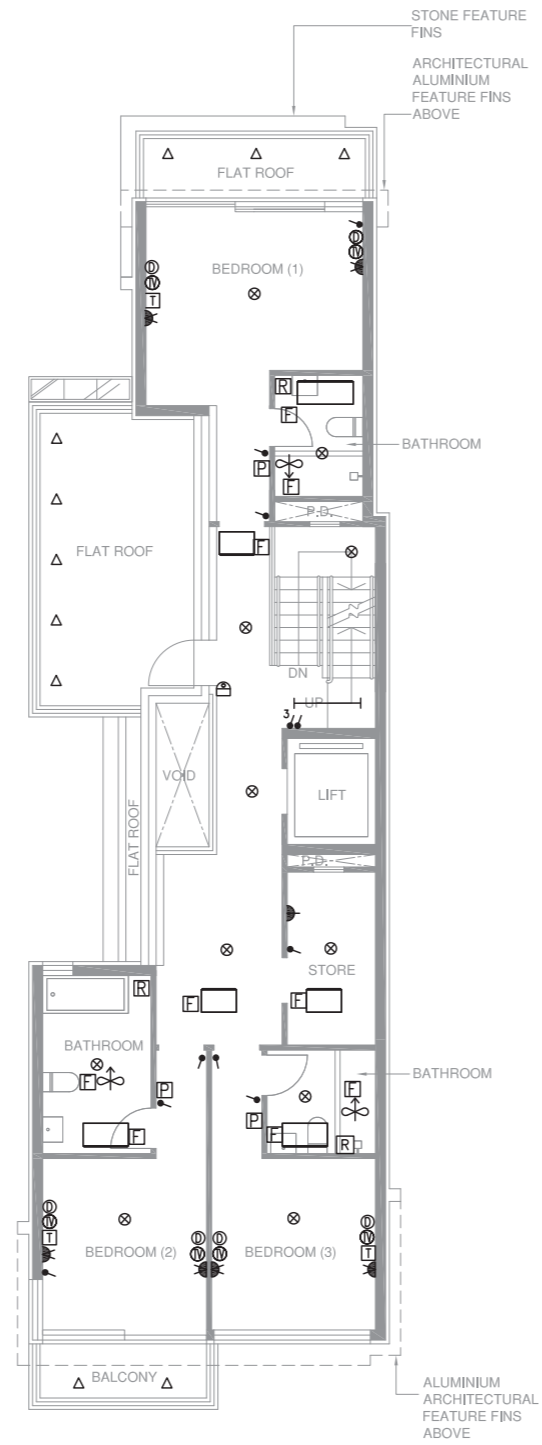
裝置、裝修物料及設備

HOUSE 5

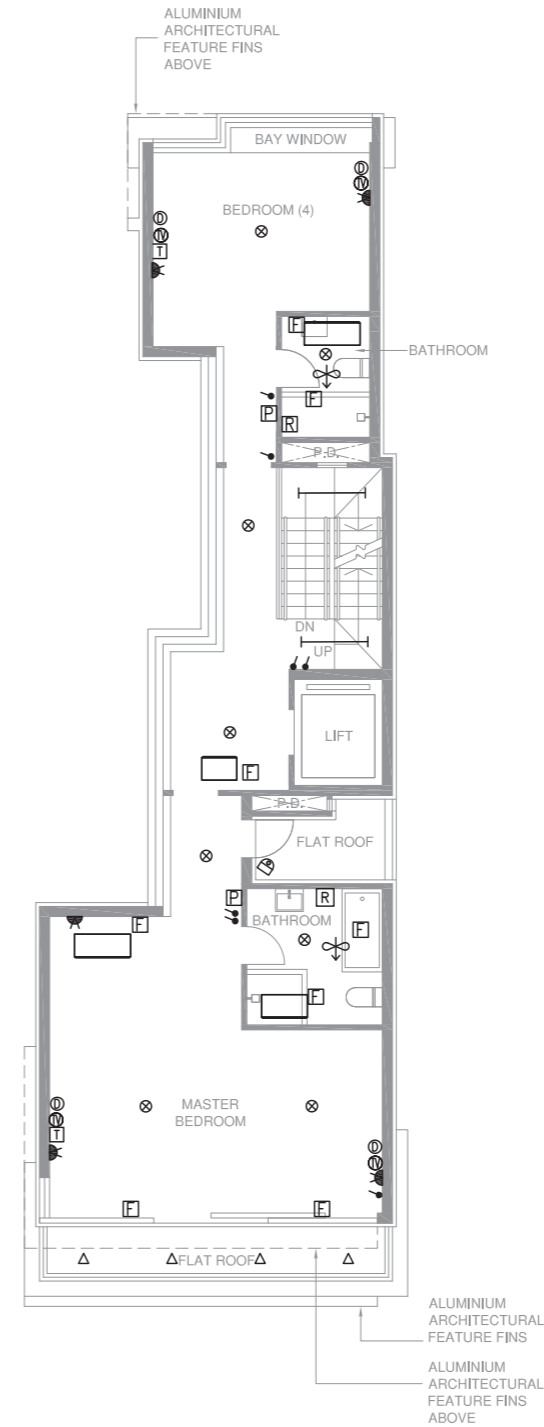
5號洋房

Mechanical & Electrical Plans

機電裝置圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

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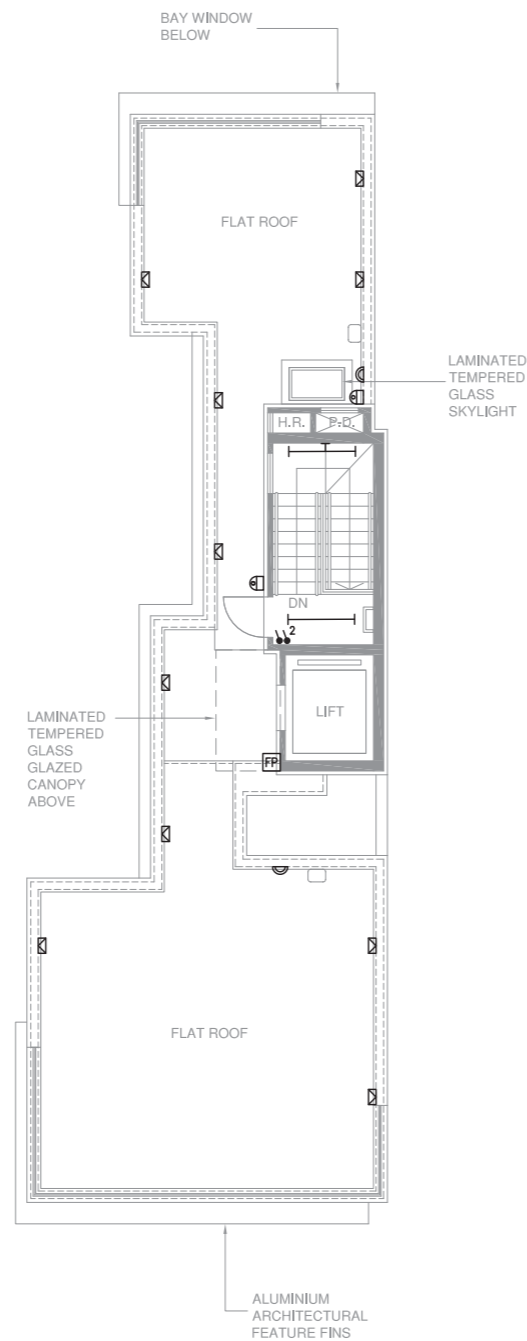
裝置、裝修物料及設備

HOUSE 5

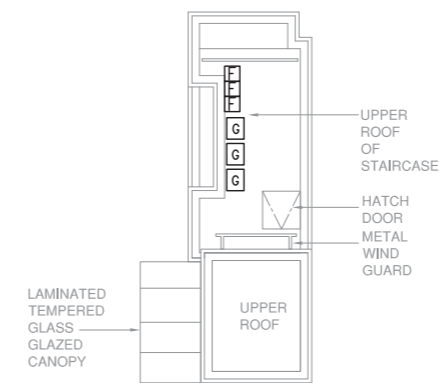
5 號洋房

Mechanical & Electrical Plans

機電裝置圖



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖

Notes:

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23 | FITTINGS, FINISHES AND APPLIANCES

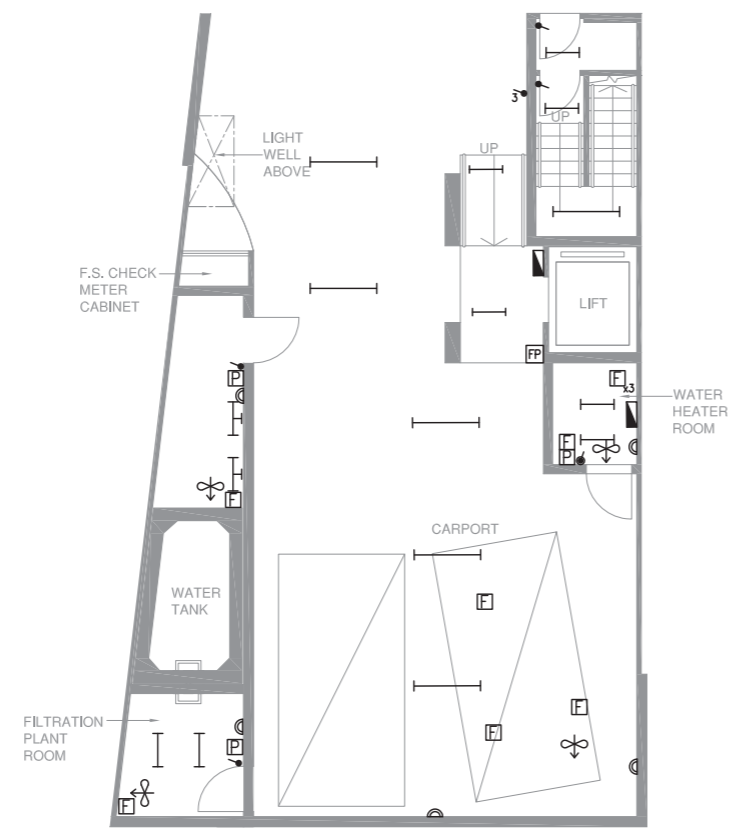
裝置、裝修物料及設備

HOUSE 6

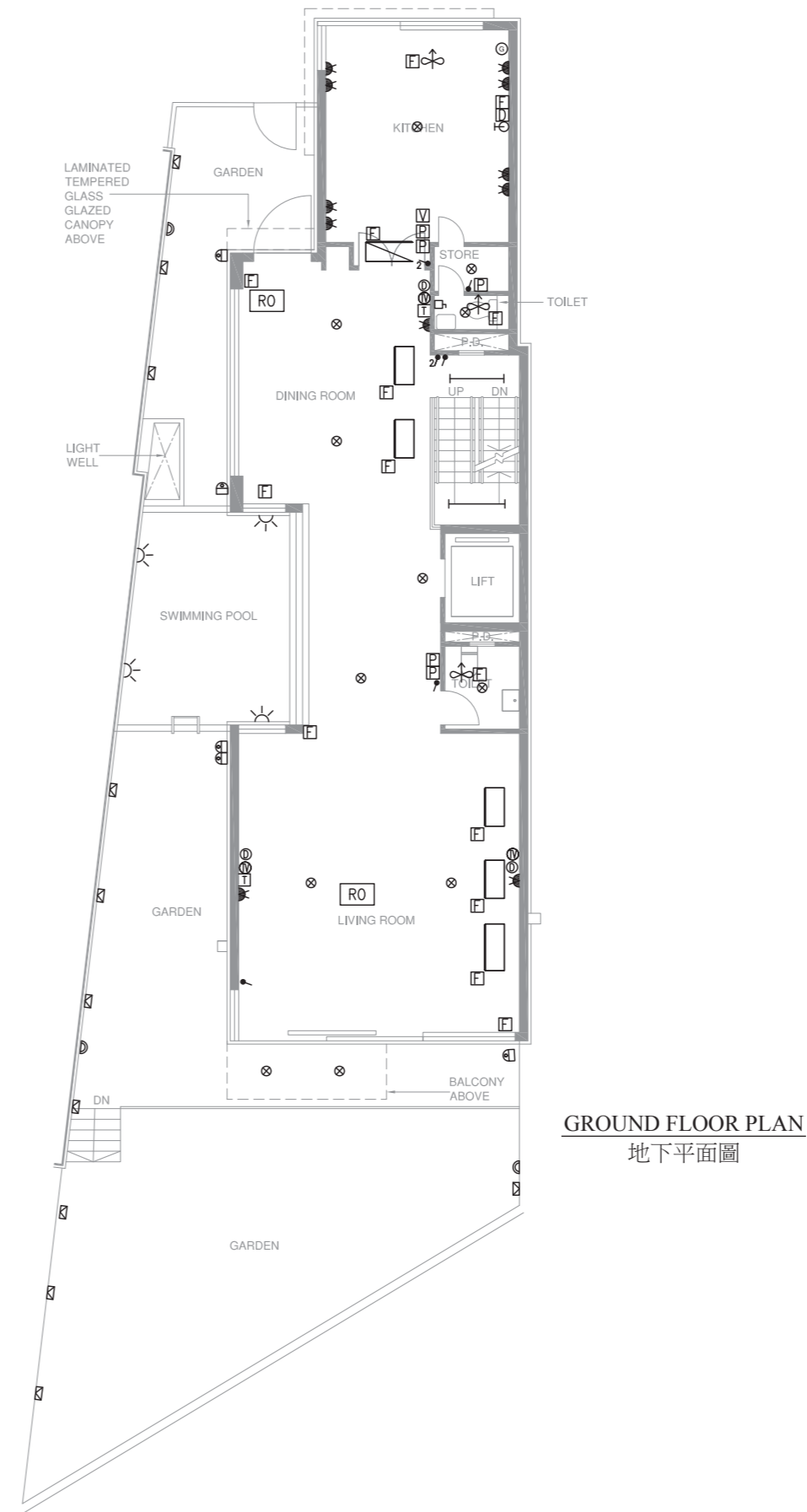
6號洋房

Mechanical & Electrical Plans

機電裝置圖



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

Notes:

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23 FITTINGS, FINISHES AND APPLIANCES

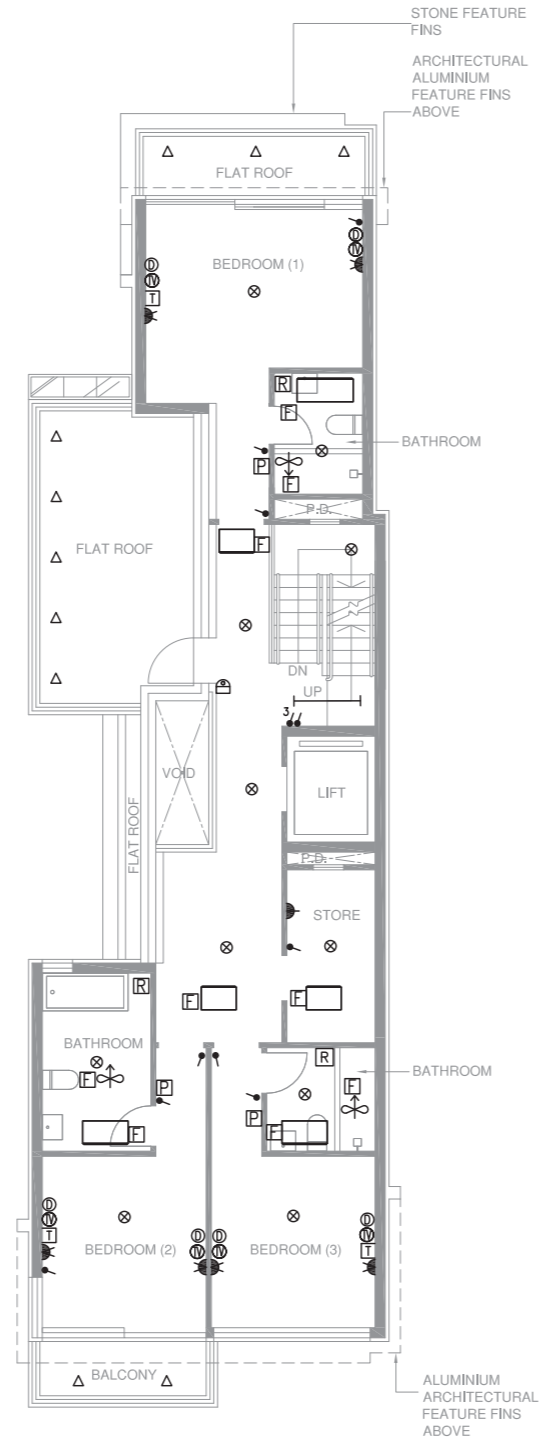
裝置、裝修物料及設備

HOUSE 6

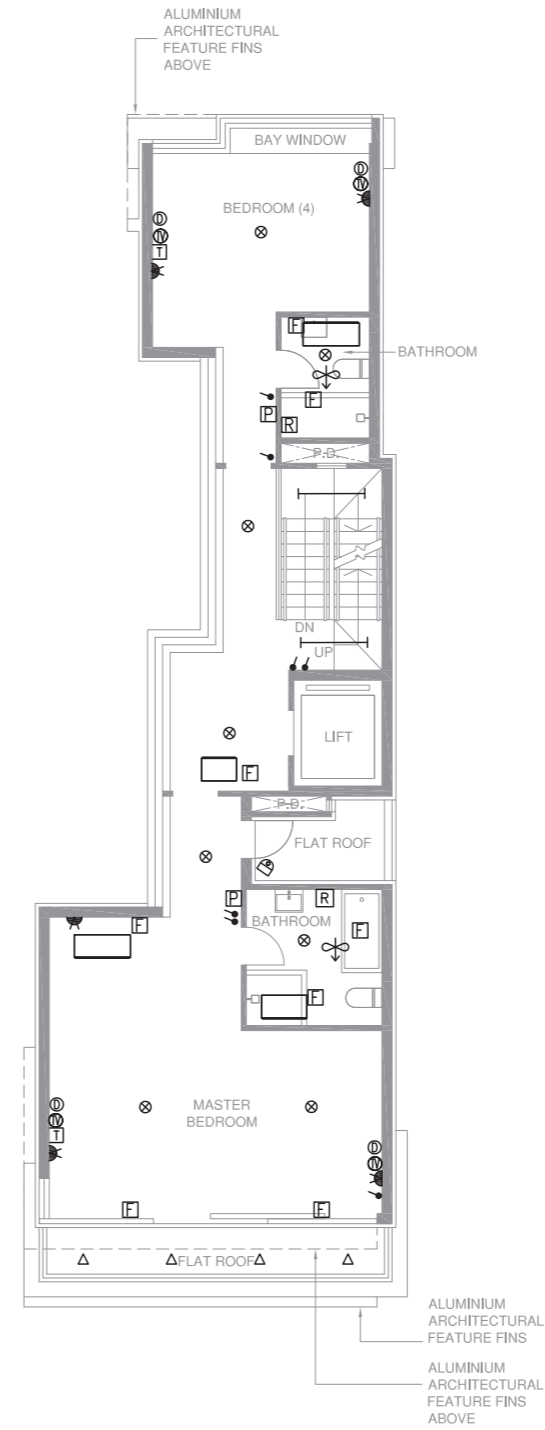
6號洋房

Mechanical & Electrical Plans

機電裝置圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Notes:

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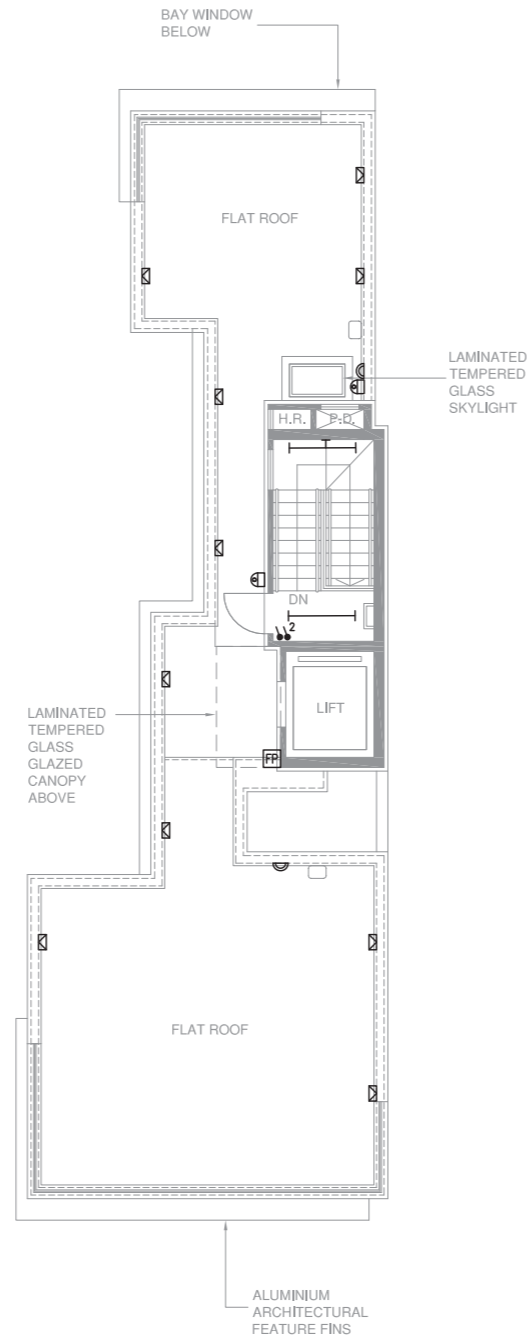
裝置、裝修物料及設備

HOUSE 6

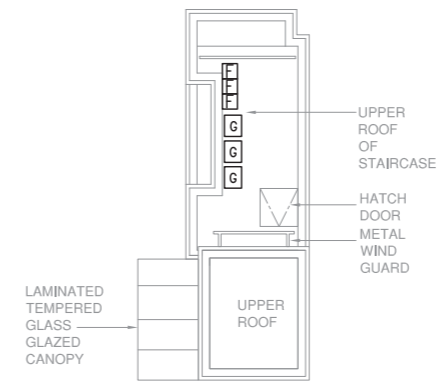
6號洋房

Mechanical & Electrical Plans

機電裝置圖



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖

Notes:

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23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

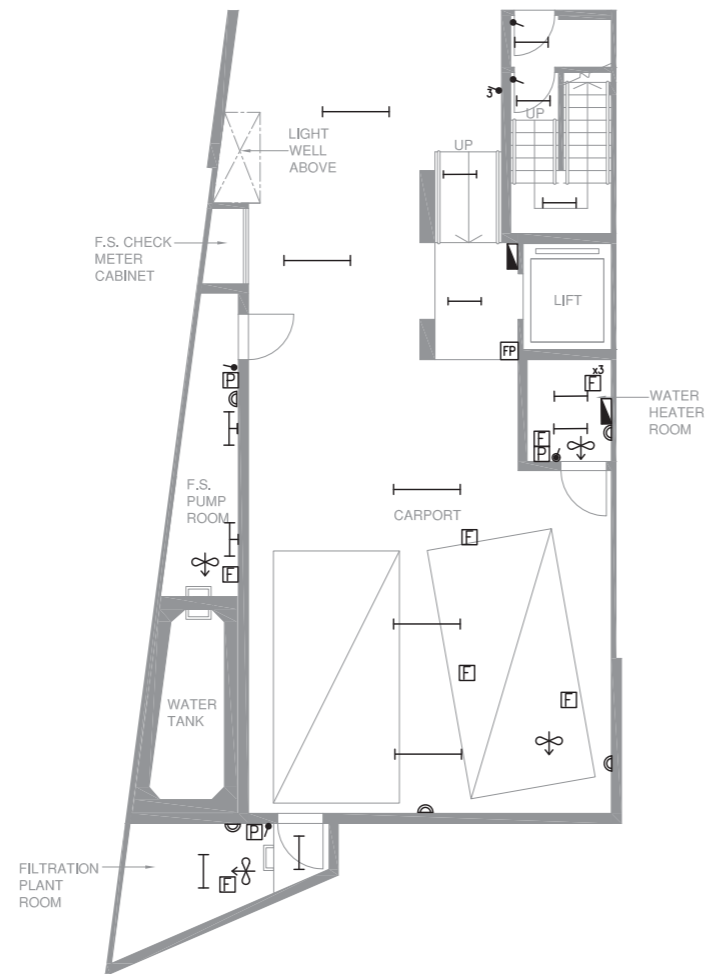
HOUSE 7

7 號洋房

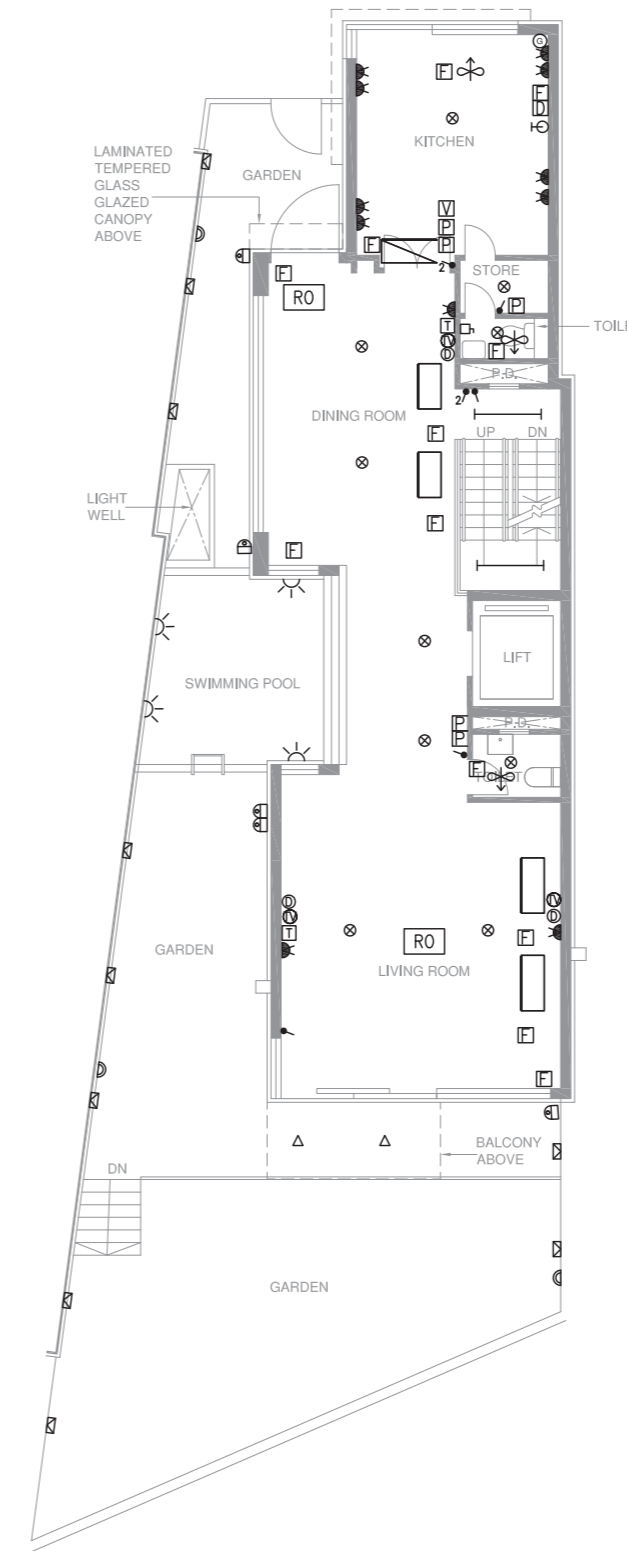
Mechanical & Electrical Plans

機電裝置圖

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



Notes:

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23 | FITTINGS, FINISHES AND APPLIANCES

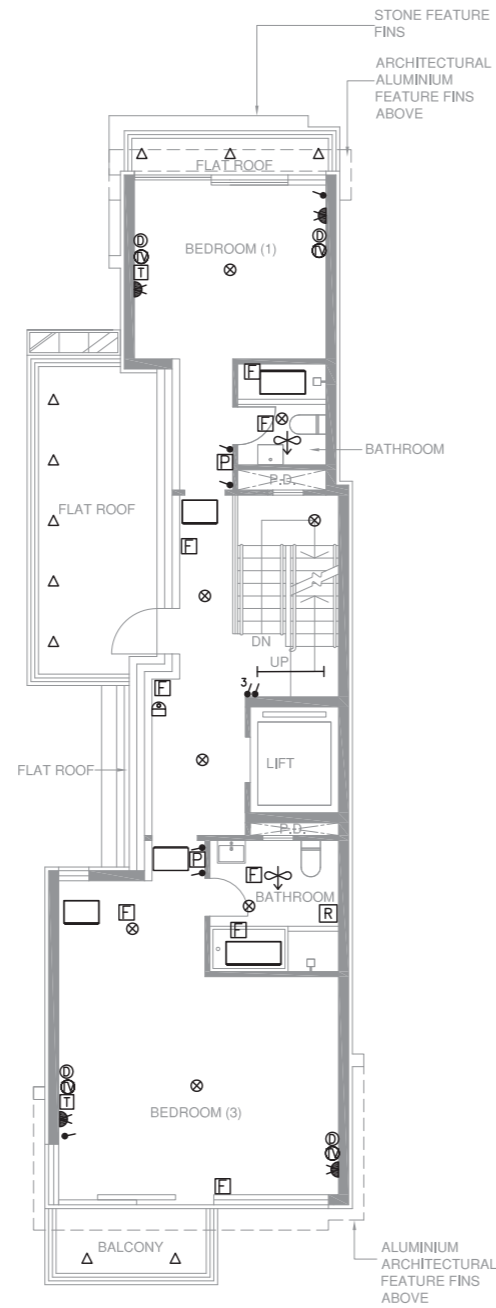
裝置、裝修物料及設備

HOUSE 7

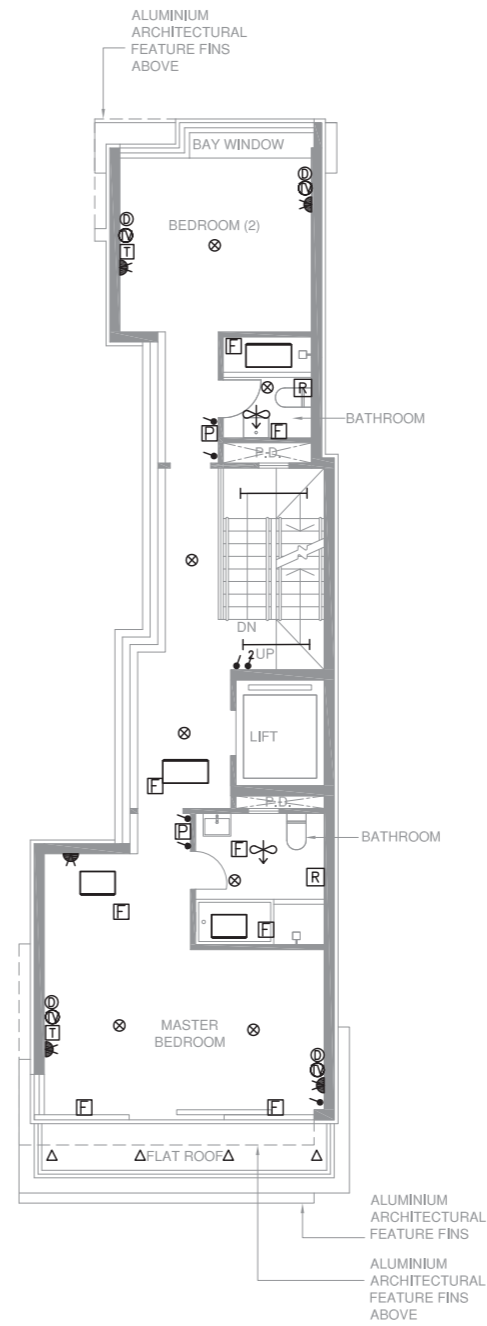
7號洋房

Mechanical & Electrical Plans

機電裝置圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

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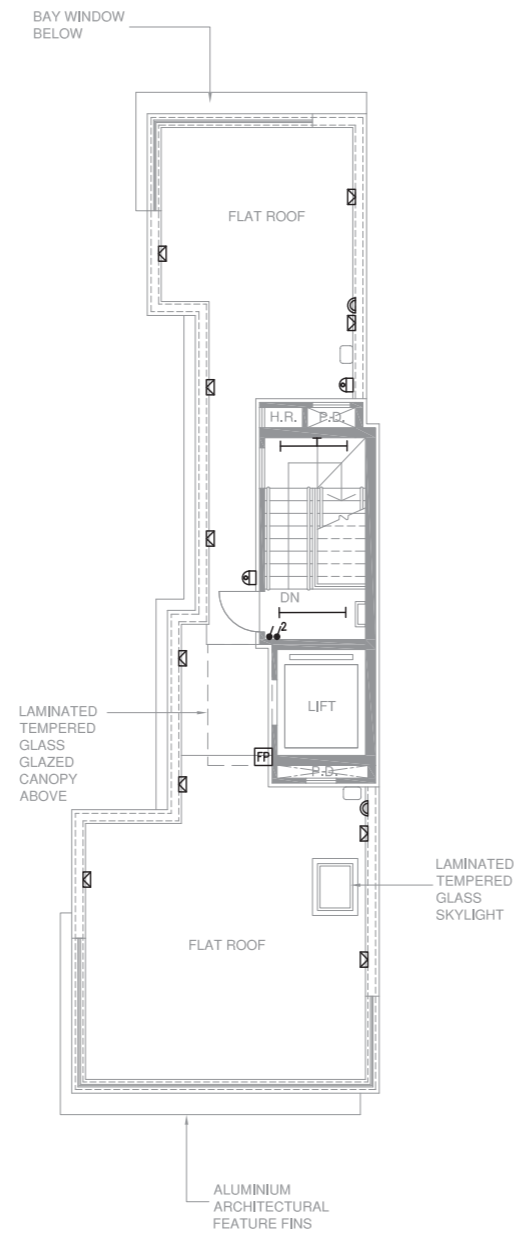
裝置、裝修物料及設備

HOUSE 7

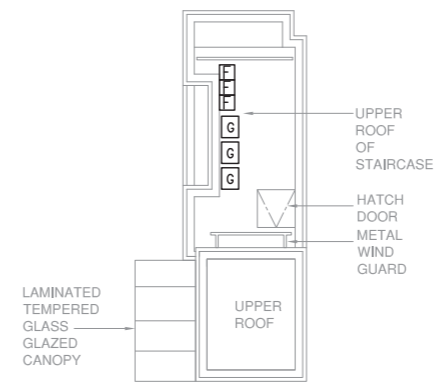
7號洋房

Mechanical & Electrical Plans

機電裝置圖



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖

Notes:

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23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

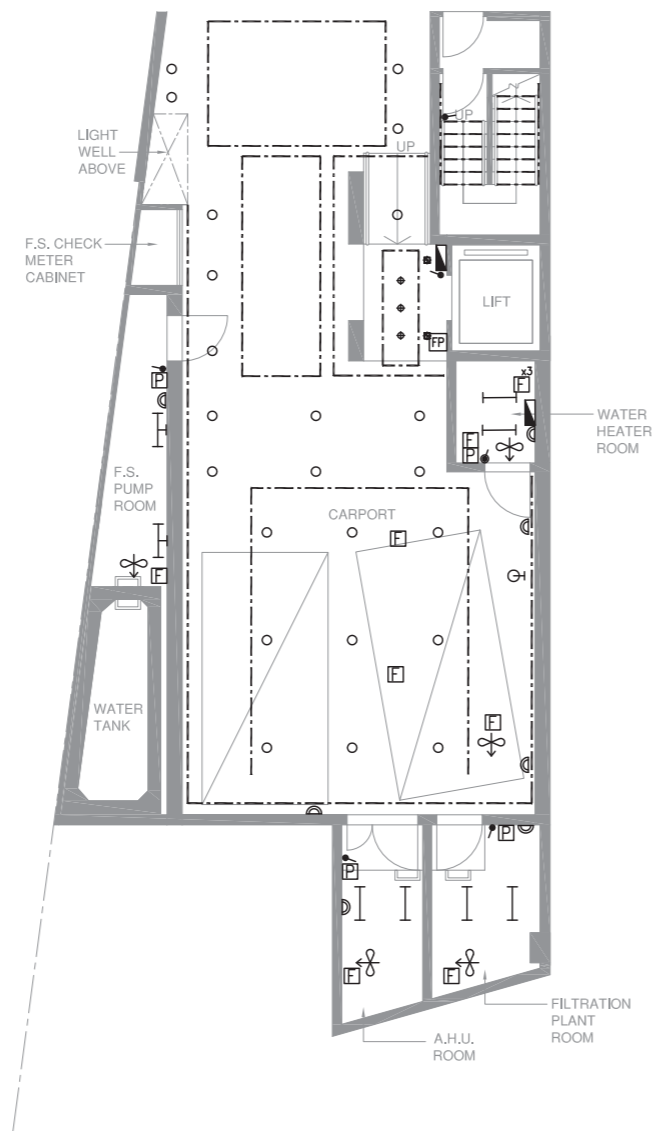
HOUSE 8

8號洋房

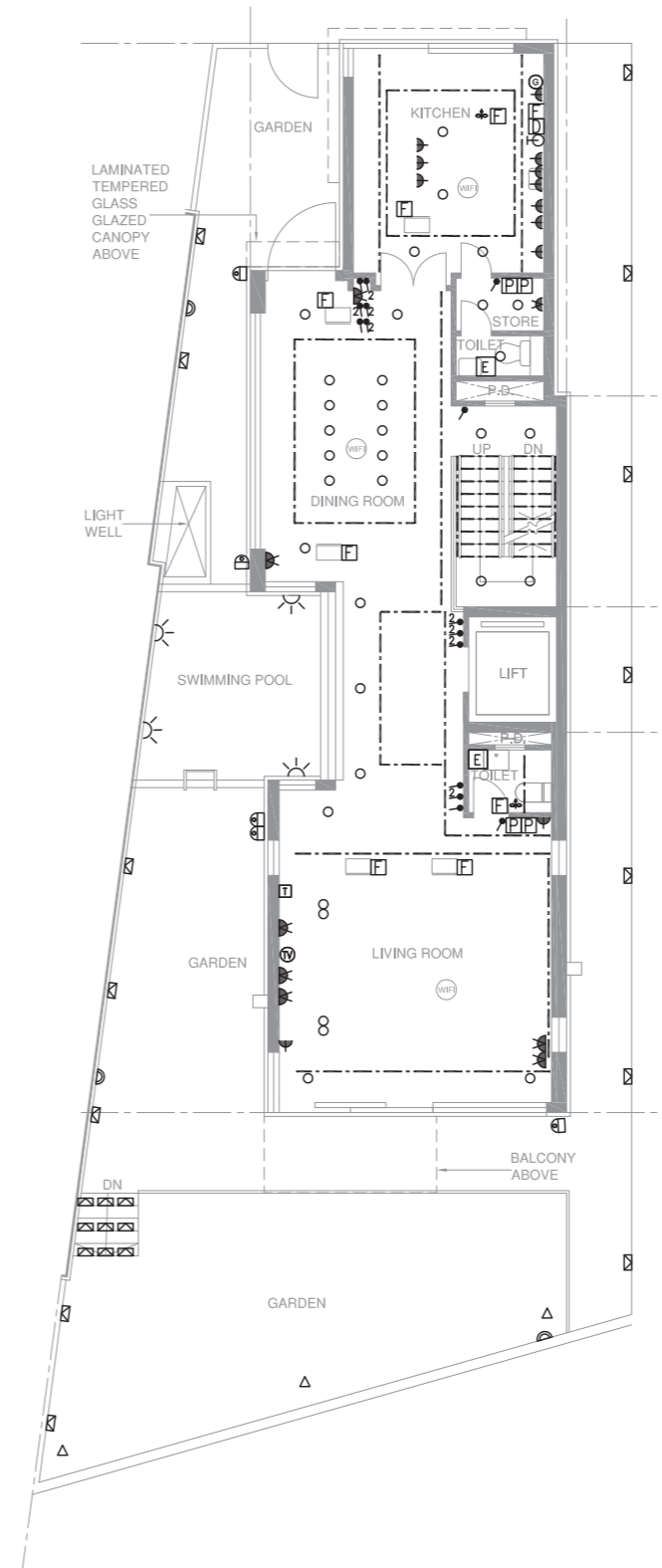
Mechanical & Electrical Plans

機電裝置圖

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖



Notes:

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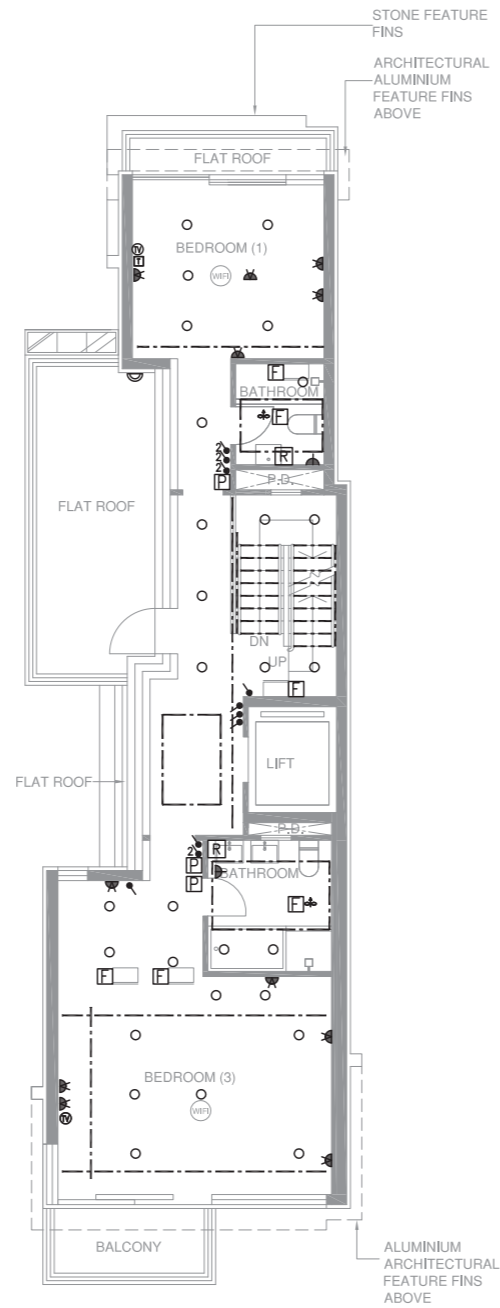
裝置、裝修物料及設備

HOUSE 8

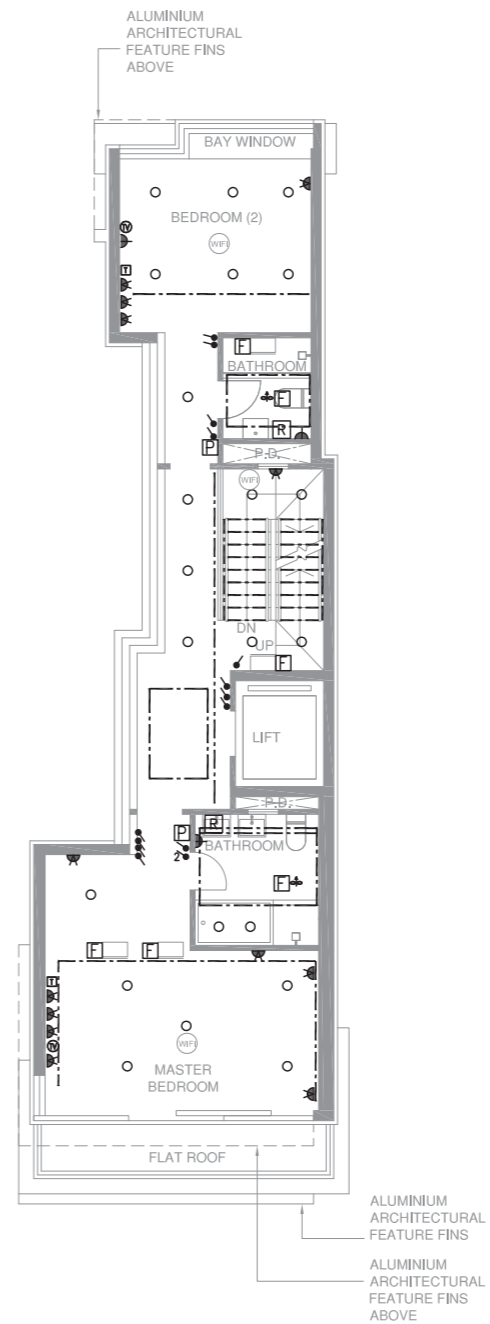
8 號洋房

Mechanical & Electrical Plans

機電裝置圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

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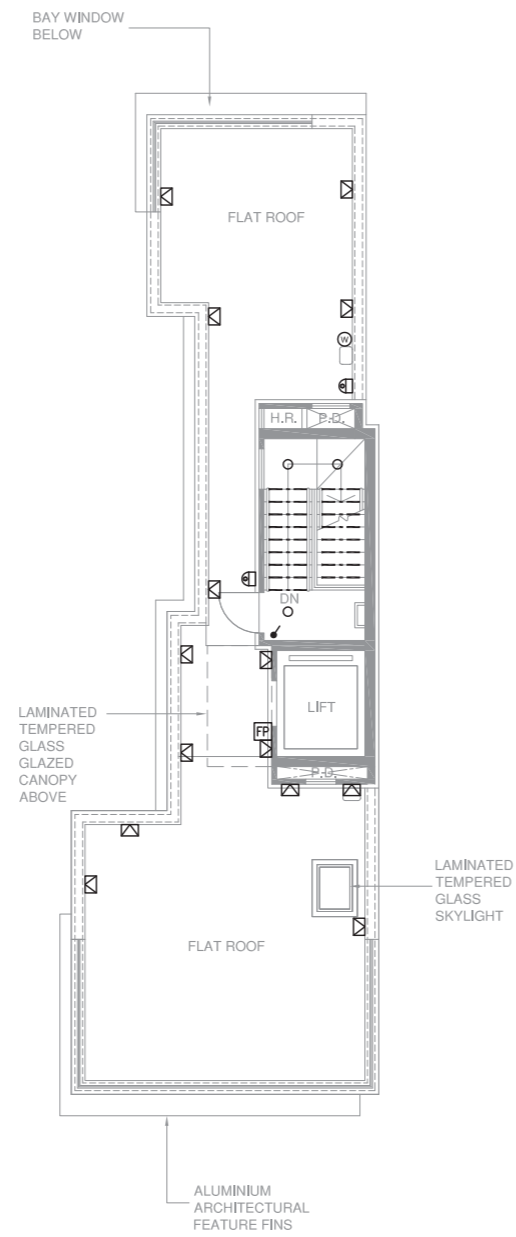
裝置、裝修物料及設備

HOUSE 8

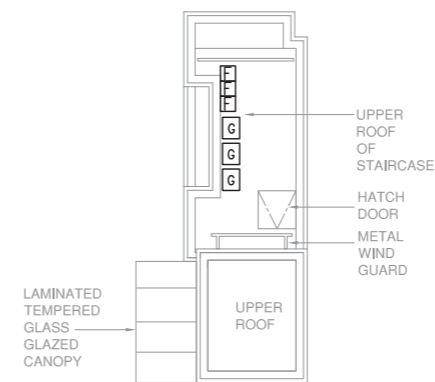
8號洋房

Mechanical & Electrical Plans

機電裝置圖



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
上層天台平面圖

Notes:















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Legend of Mechanical and Electrical Provisions: 機電裝置符號說明：

	MCB BOARD	配電箱
	SINGLE SOCKET OUTLET	單位電插座
	TWIN SOCKET OUTLET	雙位電插座
	WEATHERPROOF SOCKET OUTLET	防水電插座
	FUSED SPUR UNIT	5A接線位
	DOUBLE POLE SWITCH	雙極開關掣
	1 GANG 1 WAY LIGHTING SWITCH	單位燈掣
	2 GANG 1 WAY LIGHTING SWITCH	兩位燈掣
	3 GANG 1 WAY LIGHTING SWITCH	三位燈掣
	LIGHTING SWITCH WEATHERPROOF TYPE	防水燈掣
	FLUORESCENT LIGHT FITTING	光管
	LAMP WITH LAMP HOLDER	燈座連燈膽
	WALL MOUNTED LIGHTING	掛牆燈
	CEILING MOUNTED LIGHTING	吊頂燈
	FLOOR RECESSED LIGHTING	地燈
	TV/FM OUTLET	電視及收音機天線插座
	DATE OUTLET	數據插座
	CCTV CAMERA	閉路電視
	TELEPHONE OUTLET	電話插座
	DOOR RELEASE BUTTON	開門按鍵
	FINGERPRINT READER WITH KETPAD	指紋讀取器及密碼鎖

	SMART CARD READER	智能卡閱讀器
	NETWORK ROUTER	網絡路由器
	ELECTRIC DOOR LOCK	電門鎖
	ISOLATOR	電源隔離開關掣
	GAS WATER HEATER	煤氣熱水爐
	GAS WATER HEATER REMOTE CONTROLLER	煤氣熱水爐遙控器
	ELECTRIC WATER HEATER	電熱水爐
	WATER INLET CONNECTION POINT FOR WASH MACHINE	洗衣機來水位
	WATER DRAIN POINT FOR WASH MACHINE	洗衣機去水位
	EXHAUST FAN	抽氣扇
	INDOOR A/C UNIT	室內冷氣機
	LIGHT TROUGH	燈槽
	TOWN GAS COLLECTION POINT	煤氣接駁點
	WIFI CONNECTION POINT	無線上網連接點
	SWIMMING POOL LIGHTING	泳池燈
	VIDEO DOOR PHONE	視像對講機
	WATER INLET CONNECTION POINT	來水位

24 | SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

25 | GOVERNMENT RENT 地稅

The owner is liable for the Government rent payable for the specified residential property from the date of the grant of the land up to and including the date of the assignment of that residential property to the purchaser.

擁有人有法律責任就指明住宅物業繳付由該土地批地之日期起計直至並包括轉讓該住宅物業予買方的轉讓契的日期之地稅。

26 | 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 also liable to pay to the owner a debris removal fee.

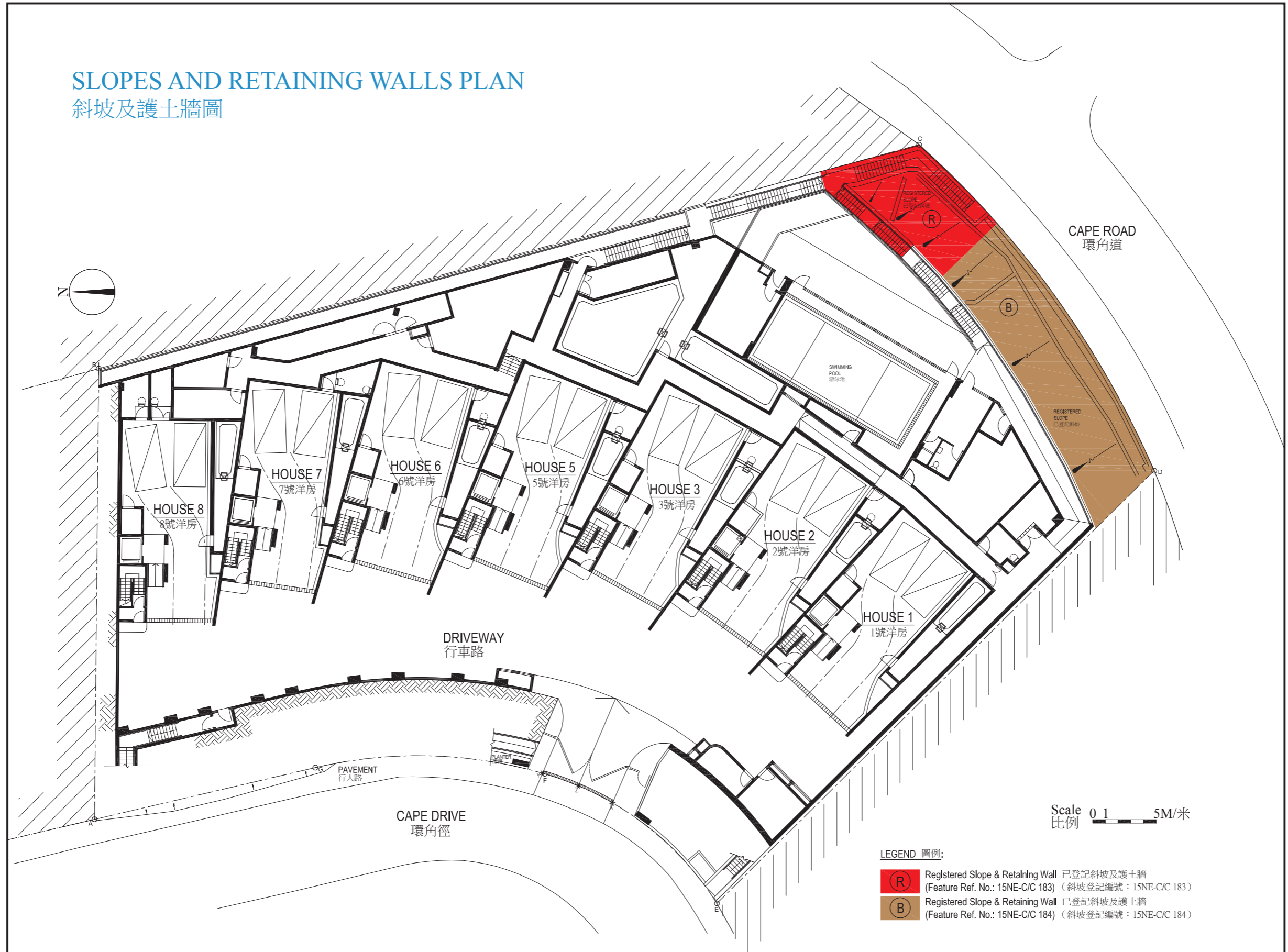
1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方須向擁有人支付清理廢料的費用。

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

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

按買賣合約的規定，指明住宅物業內的裝置、裝修物業及設備之欠妥之處的保養責任期為指明住宅物業的成交日期之後6個月內。

SLOPES AND RETAINING WALLS PLAN
 斜坡及護土牆圖



The land grant requires the owners of the residential properties in the Development to maintain slope at their own cost. The terms of the requirement are as follows:

- The Purchaser shall not cut away, remove or set back any Government land adjoining the lot except with the prior written approval of the Director who may at his sole discretion give such consent on such terms and conditions as he may see fit including the grant of an additional area of Government land as an extension to the lot at such premium as he may determine.
- Where 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 within the lot or on any Government land is required 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, the Purchaser shall carry out, construct or bear the cost of the carrying out or construction of 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, and shall at all times during the term hereby granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, and drainage works in good and substantial repair and condition to the satisfaction of the Director. In the event that as a result or arising out of any formation, levelling, development or other works done by the Purchaser 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. 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 slope treatment works, retaining walls, land or other support, protection, and drainage works or to reinstate and make good any falling away, landslip or subsidence, 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 forthwith execute and carry out the work and the Purchaser shall on demand repay to the Government the cost thereof.

- Each of the owners is obliged to contribute towards the costs of the maintenance work.
- The plan showing the slopes and retaining walls constructed or to be constructed within or outside the land on which the development is situated is set out on page 114.
- Under the DMC, the Manager of the Development has the Owners' authority to carry out the maintenance work.

批地文件要求該發展項目的住宅物業的業主自費維修斜坡。要求的條款如下：

- 除非得到地政總署署長事先書面批准外，買方不得削去、移除或後移任何與該地段毗鄰的政府土地。地政總署署長可全權酌情決定根據他認為合適的條款和條件給予同意，包括以地政總署署長決定的地價授予額外政府土地作為該地段的延展。
- 當任何土地被削去、移除或後移，或當在該地段或政府土地內進行任何建設、填補或任何種類的斜坡整理的工程時，只要是為了該地段或其任何部份的開拓、土地平整或發展或其他一切按批地文件而買方須要進行的工程或在與該等情況有關的事宜上，買方須進行及建造斜坡處理工程、護土牆或其他支撐物、保障物、排水、輔助或其他(可能)有需要的工程或承擔有關進行及建造的費用，以保護及支持該地段的土地及任何鄰近或相鄰的政府或已批租土地，並防止之後任何泥土傾瀉、滑坡或地陷的發生。買方須自費在批地文件批出的年期內不時保養該土地、斜坡處理工程、護土牆或其他支撐物、保障物及排水工程在修葺良好堅固的狀況，以達致地政總署署長滿意的程度。當買方進行開拓、土地平整、發展或其他工程而發生泥土傾瀉、滑坡或地陷，不論是否在該地段的土地或任何鄰近或相鄰的政府或已批租的土地，買方須自費修葺使之恢復原狀，以達致地政總署署長滿意的程度。買方亦須彌償政府和其代理人和其承辦商一切因泥土傾瀉、滑坡或地陷所引致的成本、支出、損失、要求和索償等。除了批地文件所載關於違反任何條款所衍生的權利和補救外，地政總署署長亦有權發出書面通知要求買方進行、建造和維修前述的斜坡處理工程、護土牆、土地或其他支撐物、保障物及排水工程或將受任何泥土傾瀉、滑坡或地陷影響的土地恢復原狀及修復。如買方忽視或沒有在書面通知書所載的指定時間內履行該書面通知，地政總署署長可即代其執行和進行工程，買方須應要求償還政府就執行和進行該等工程的費用。
- 每名擁有人均須分擔維修工程的費用。
- 顯示已經或將會在該發展項目所位於的土地之內或之外建造的斜坡及護土牆的圖則於第114頁列出。
- 根據公契，該發展項目的管理人獲擁有人授權進行維修工程。

Not applicable

不適用

30 | RELEVANT INFORMATION

有關資料

- The balconies and the covered areas beneath such balconies should not be enclosed above safe parapet height other than as shown in the approved building plans of the Estate. Without prejudice to the generality of the foregoing, no Owner shall without the prior written consent of the Manager and the relevant Government or other competent authorities erect or build or suffer to be erected or built on the Balcony of his House any security bars, protective grilles or other similar structures and where such installations have been approved (at the sole discretion of the Manager and the relevant Government or other competent authorities) in writing by the Manager and the relevant Government or other competent authorities the same shall be erected in accordance with designs approved by the Manager and the relevant Government or other competent authorities and shall be installed in accordance with the fixing instructions specified by the Manager and the relevant Government or other competent authorities and shall thereafter be maintained to such standard as may from time to time be laid down by the Manager and the relevant Government or other competent authorities.
- Subject to the rights of the Vendor under the DMC, no Owner shall do or erect or place or cause or permit to be done, erected or placed anything on the whole of the flat roofs (or any part thereof) or the whole of the upper roof (or any part thereof) or the whole of the stairhood (or any part thereof) of his House that blocks or is likely to block off the view of other Houses.
- No Owner shall, without the prior written approval of the Manager and the relevant Government Authorities, enclose or cause to be enclosed any of the carports within the Houses.
- No Owner shall carry out or permit to be carried out washing in the carport of his House of any licensed motor vehicles or motorcycles belonging to the residents of the Estate and their bona fide guests, visitors or invitees that in the opinion of the Manager shall be undesirable or may be or become a nuisance, annoyance or disturbance or cause damage to the other Owners and occupiers for the time being of the Estate.
- There are architectural features and exposed pipes on external walls of all Houses.
- There are ceiling bulkheads at living room, dining room, bedrooms and carport of all Houses.
- There are exempted works under the Buildings Ordinance carried out in House 2, 3, 5, 6, 7 and 8 after completion of the Development. Please refer to the Latest Floor Plans of respective houses for the details of the exempted works.
- There are minor works carried out in House 8 after completion of the Development. Please refer to the Latest Floor Plans of House 8 for the details of the minor works.
- 不得圍封露台和露台下的有蓋面積至超過安全護牆的高度，但該屋苑的核准建築圖則內顯示的則不在此限。在不損害前述條文的一般性的原則下，任何業主在未取得管理人及相關政府或其他主管當局的事先書面同意前，不得在其洋房的露台豎立或興建或容忍他人豎立或興建任何防盜欄、保護柵或其他相似的構築物。如管理人及相關政府或其他主管當局以書面批准(由管理人及相關政府或其他主管當局全權酌情決定)該等安裝工程時，該等安裝工程必須按照由管理人及相關政府或其他主管當局批准的設計，及由管理人及相關政府或其他主管當局指定的安裝守則進行，之後根據管理人及相關政府或其他主管當局不時制定的標準作出保養。
- 在不抵觸賣方在公契下的權利的情況下，業主不得在其洋房的整個平台(或其任何部份)或整個天台上層(或其任何部份)或整個梯屋(或其任何部份)做或豎立或放置或致使或允許他人做或豎立或放置任何東西阻擋或相當可能阻擋其他洋房的景觀。
- 業主不得未經管理人及有關政府當局事先書面批准圍封或致使他人圍封任何洋房內的車庫。
- 業主不得在其洋房內的車庫裏清洗或容許他人清洗任何屬於該屋苑的住戶及其真正賓客、訪客或受邀人的領有牌照的汽車或電單車，如管理人認為該清洗不宜或可能對該屋苑當其時的其他業主及佔用人構成滋擾、煩擾或騷擾或導致他們受損。
- 全部洋房外牆範圍設有建築裝飾及外牆喉管。
- 全部洋房客廳、飯廳、睡房及車庫天花板有假陣。
- 2、3、5、6、7及8號洋房於項目落成後曾進行獲《建築物條例》豁免的工程，有關獲豁免工程的詳情請參閱各洋房的現狀樓面平面圖。
- 8號洋房於項目落成後曾進行小型工程，有關小型工程的詳情請參閱8號洋房的現狀樓面平面圖。

31 | ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址

www.2capedrive.com.hk

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

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

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

	Area (m ²) 面積(平方米)	
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	1,161.372
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, 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	24.179
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	283.371
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	113.254
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		
3.	Balcony 露台	33.284
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5.	Communal sky garden 公用空中花園	N/A 不適用
6.	Acoustic fin 隔聲鰭	N/A 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	N/A 不適用

9.	Utility platform 工作平台	N/A 不適用
10.	Noise barrier 隔音屏障	N/A 不適用
Amenity Features 適意設施		
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檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	4.995
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	159.403
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	N/A 不適用
14.	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	N/A 不適用
15.	Larger lift shaft 擴大升降機井道	N/A 不適用
16.	Chimney shaft 煙囪管道	N/A 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room. 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A 不適用
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	2.678
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 不適用
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 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall. 伸出物，如空調機箱及伸出外牆超過750毫米的平台	N/A 不適用

Other Exempted Items 其他項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
24.	Other projections 其他伸出物	N/A 不適用
25.	Public transport terminus 公共交通總站	N/A 不適用
26.	Party structure and common staircase 共用構築物及樓梯	N/A 不適用
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	19.558
28.	Public passage 公眾通道	N/A 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	N/A 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	N/A 不適用

Note:

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

備註：

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

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

建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

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

33 | CHANGES 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。

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

15th October 2014
2014年10月15日

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision made, please state “no revision made”) 所有修改 (如沒有作出修改，請註明「沒有修改」)	
	Page Number 頁數	Revision Made 修改內容
9 th January 2015 2015年1月9日	8	Updated & replaced the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	19	Added the title of “Latest Floor Plan”. 加上「現狀樓面平面圖」標題。
	20	Deleted the title of “Latest Floor Plan”. 刪去「現狀樓面平面圖」標題。
	21	Revised the “Latest Floor Plan” of First Floor. 更改一樓的「現狀樓面平面圖」。
	70 & 74	Revised the information of “Bathroom” of House 1, 3, 5, 6 and 7. 更改1、3、5、6及7號洋房的「浴室」資料。 Revised the information of “Kitchen” of House 1, 3, 5, 6 and 7. 更改1、3、5、6及7號洋房的「廚房」資料。
	71	Revised the information of “Water Supply”. 更改「供水」資料。
72	Revised the information of “Internal Wall and Ceiling” of House 1, 3, 5, 6 and 7. 更改1、3、5、6及7號洋房的「內牆及天花板」資料。	
18 th March 2015 2015年3月18日	8	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	13	Updated the “Latest Layout Plan” of the Development. 更新發展項目的「現狀布局圖」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。
19 th March 2015 2015年3月19日	67-72 & 75	Revised the “Fittings, Finishes & Appliances” of the Development. 更改發展項目的「裝置、裝修物料及設備」。
	76-82	Updated the Appliance Schedule on “Fittings, Finishes & Appliances” of the Development. 更新發展項目的「裝置、裝修物料及設備」的設備表。
	105	Revised the “Mechanical & Electrical Plans” of House 7. 更改7號洋房的「機電裝置圖」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision made, please state “no revision made”) 所有修改 (如沒有作出修改，請註明「沒有修改」)	
	Page Number 頁數	Revision Made 修改內容
16 th June 2015 2015年6月16日	8	Updated & replaced the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	9	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	10	Updated the “Outline Zoning Plan” of the Development. 更新發展項目的「分區計劃大綱圖」。
	67	Revised the “Fittings, Finishes & Appliances” of the Development. 更改發展項目的「裝置、裝修物料及設備」。
	81	Revised the Appliance Schedule on “Fittings, Finishes & Appliances” of the Development 更改發展項目的「裝置、裝修物料及設備」的設備表。
121	Updated the “Examination Records”. 更新「檢視紀錄」。	
15 th September 2015 2015年9月15日	8	Updated & replaced the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	9A (Additional page) (加頁)	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	9B	Page number is changed from P.9 to P.9B. 更改頁數，由第9頁改為第9B頁。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。
14 th December 2015 2015年12月14日	8	Updated & replaced the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	10	Updated & replaced the “Outline Zoning Plan” of the Development. 更新發展項目的「分區計劃大綱圖」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。
10 th March 2016 2016年3月10日	8	Updated & replaced the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。
10 th June 2016 2016年6月10日	8	Updated & replaced the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	9	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	9A & 9B	Deleted page 9A & 9B. 刪去頁數9A及9B。
	76-82	Revised the Appliance Schedule on “Fittings, Finishes & Appliances” of the Development. 更新發展項目的「裝置、裝修物料及設備」的設備表。
	121	Updated the “Examination Records”. 更新「檢視紀錄」。

Examination/Revision Date 檢視/修改日期		Revision Made (If no revision made, please state “no revision made”) 所有修改 (如沒有作出修改，請註明「沒有修改」)
	Page Number 頁數	Revision Made 修改內容
7 th September 2016 2016年9月7日	7	Revised the “Information on Property Management” of the Development. 更改發展項目的「物業管理的資料」。
	8	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	122	Updated the “Examination Records”. 更新「檢視紀錄」。
6 th December 2016 2016年12月6日	8	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	122	Updated the “Examination Records”. 更新「檢視紀錄」。
2 nd March 2017 2017年3月2日	8	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	122	Updated the “Examination Records”. 更新「檢視紀錄」。
31 st May 2017 2017年5月31日	8	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	9	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	122	Updated the “Examination Records”. 更新「檢視紀錄」。
30 th August 2017 2017年8月30日	1-3	Updated the “Notes To Purchasers of First-hand Residential Properties”. 更新「一手住宅物業買家須知」。
	3A (Additional page) (加頁)	Updated the “Notes To Purchasers of First-hand Residential Properties”. 更新「一手住宅物業買家須知」。
	8	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	122	Updated the “Examination Records”. 更新「檢視紀錄」。
29 th November 2017 2017年11月29日	8	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	76-82	Revised the Appliance Schedule on “Fittings, Finishes & Appliances” of the Development. 更新發展項目的「裝置、裝修物料及設備」的設備表。
	122	Updated the “Examination Records”. 更新「檢視紀錄」。

