3 PLUNKETT’S ROAD

賓吉道 3 號

售樓說明書

SALES BROCHURE

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Notes to Purchasers of First-hand Residential Properties
(Effective from 1 November 2017 onwards)

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.

- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.

- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.

- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.

- Check recent transaction prices of comparable properties for comparison.

- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure 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;

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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.

- 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 -

  - 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.

<u>For first-hand uncompleted residential properties</u>

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.

<u>For first-hand uncompleted residential properties and completed residential properties pending compliance</u>

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.

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

[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.

  - 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.

<u>For first-hand completed residential properties</u>

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
August 2017

一手住宅物業買家須知
（由二零一七年十一月一日起生效）

您在購置一手住宅物業之前，應留意下列事項：

<u>適用於所有一手住宅物業</u>

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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。

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[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 。

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。

<u>適用於一手未落成住宅物業</u>

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。

<u>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</u>

15. **預計關鍵日期及收樓日期**

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

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[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。

- 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 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。

  - 例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發項目：

    - 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 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。

<u>適用於一手已落成住宅物業</u>

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

Information on the development

Name of Street and Street Number	:	3 Plunkett's Road
Total number of Houses	:	6
House Numbering	:	Houses A – F
Omitted House Numbers	:	Not applicable

Information on vendor and others involved in the development

Vendor	:	Woodmont Investments Limited (also the owner)
Holding companies of the Vendor	:	Tai Cheung (B.V.I.) Company Limited, Tai Cheung Properties Limited, Junco (Nominees) Limited and Tai Cheung Holdings Limited
Authorized Person	:	1. Design and Construction : Mr. N.D. Burns 2. Sales brochure information : Mr. Kwok Yui Chung
The firm or corporation of which an authorized person for the development is a proprietor, director or employee in his or her professional capacity	:	1. P & T Architects & Engineers Limited 2. Danny Kwok & Associates
Building Contractor	:	Wang Yip Construction Company Limited
The firm of solicitors acting for the owner in relation to the sale of residential properties in the development	:	Woo Kwan Lee & Lo
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development	:	Not applicable
Other person who has made a loan for the construction of the development	:	Not applicable

發展項目的資料

街道的名稱及門牌號數	：	賓吉道 3 號
洋房總座數	：	6
洋房座號	：	洋房 A 座– F 座
被略去的洋房座號	：	不適用

賣方及有參與發展項目的其他人的資料

賣方	：	Woodmont Investments Limited (亦為擁有人)
賣方控權公司	：	Tai Cheung (B.V.I.) Company Limited，大昌地產有限公司，Junco (Nominees) Limited 及大昌集團有限公司
認可人士	：	1. 設計及建築： Mr. N.D. Burns 2. 售樓說明書資料：郭銳忠先生
發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團	：	1. 巴馬丹拿建築及工程師有限公司 2. 郭銳忠測量師事務所
承建商	：	宏業建築有限公司
就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所	：	胡關李羅律師行
已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構名稱	：	不適用
已為發展項目的建造提供貸款的任何其他人的姓名或名稱	：	不適用

Relationship between parties involved in the development

(a) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	Not applicable
(b) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;	Not applicable
(c) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;	No
(d) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(e) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(f) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;	No
(g) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not applicable
(h) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not applicable
(i) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Yes[1]
(j) the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor	No
(k) the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor	No
(l) the vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor	No
(m) the vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor	Not applicable
(n) the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor	No
(o) the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor	Yes[2]
(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	Yes[1]
(q) the vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor	Not applicable
(r) the vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor	No
(s) the vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor	Yes[3]

1. A partner of vendor's solicitor, Messrs. Woo Kwan Lee & Lo, is a director and an immediate family member of a director of the vendor and all its holding companies.
2. A partner of vendor's solicitor, Messrs. Woo Kwan Lee & Lo, holds at least 1% of the issued shares in Tai Cheung Holdings Limited.
3. The building contractor, Wang Yip Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

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；	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	否

(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	是[1]
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；00	不適用
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	否
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	是[2]
(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；	是[1]
(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；	否
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團	是[3]

1. 賣方代表律師胡關李羅律師行合伙人之一為賣方及其所有控權公司的董事及董事的家人。
2. 賣方代表律師胡關李羅律師行合伙人之一持有大昌集團有限公司最少1%的已發行股份。
3. 承建商宏業建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

Information on design of the development

發展項目的設計的資料

There are curtain walls forming part of the enclosing walls of a house.
洋房有幕牆構成圍封牆的一部分。

There is no non-structural prefabricated external wall in this Development.
本發展項目並不會有非結構的預製外牆。

The range of thickness of the curtain walls of the houses:
洋房的幕牆厚度範圍：

The range of thickness of the curtain walls (mm) 幕牆厚度範圍（毫米）
75

The total area of the curtain walls of each house:-
每間洋房的幕牆總面積：

House number 屋號	Total area of curtain walls (sq.m) 幕牆的總面積（平方米）
A	1.156
B	1.255
C	0.850
D	0.678
E	1.262
F	1.088

Information on property management

Person appointed as the manager of the development	:	Tai Cheung Management Company Limited
Execution Date of Deed of Mutual Covenant	:	26 August 2011

物業管理的資料

獲委任為發展項目的管理人的人	：	大昌物業管理有限公司
公契簽立日期	：	2011 年 8 月 26 日

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

Fire Station
消防局

Police Station
警署

Public Utility Installation
公用事業設施裝置

School (including kindergarten) 學校 (包括幼稚園)

Public Convenience 公廁

Public Carpark (including lorry park)
公眾停車場 (包括貨車停泊處)

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)

Public Park 公園

Sports Facilities (including sports ground and swimming pool)
體育設施 (包括運動場及游泳池)

Refuse Collection Point 垃圾收集站

Note
備註：

1. Due to technical limitations, the area displayed in this location plan is more than that required by the Residential Properties (First-hand Sales) Ordinance.
   由於技術限制，此發展項目的所在位置圖所顯示的面積，多於條例要求顯示的面積。

Adopted from Hong Kong Guide 2018 published by the Survey & Mapping Office of Lands Department, with adjustments where necessary.
摘錄自地政總署測繪處出版之2018香港街，有需要處經修正處理。

The map is reproduced with permission of the Director of Lands.
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SCALE /比例 0 50 100 150 200 250m/米

Aerial photograph of the development
發展項目的鳥瞰照片

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. E030053C, dated 14 September 2017.
摘錄自地政總署測繪處於2017年9月14日在6,000呎飛行高度拍攝之航空照片之部份，編號為E030053C。

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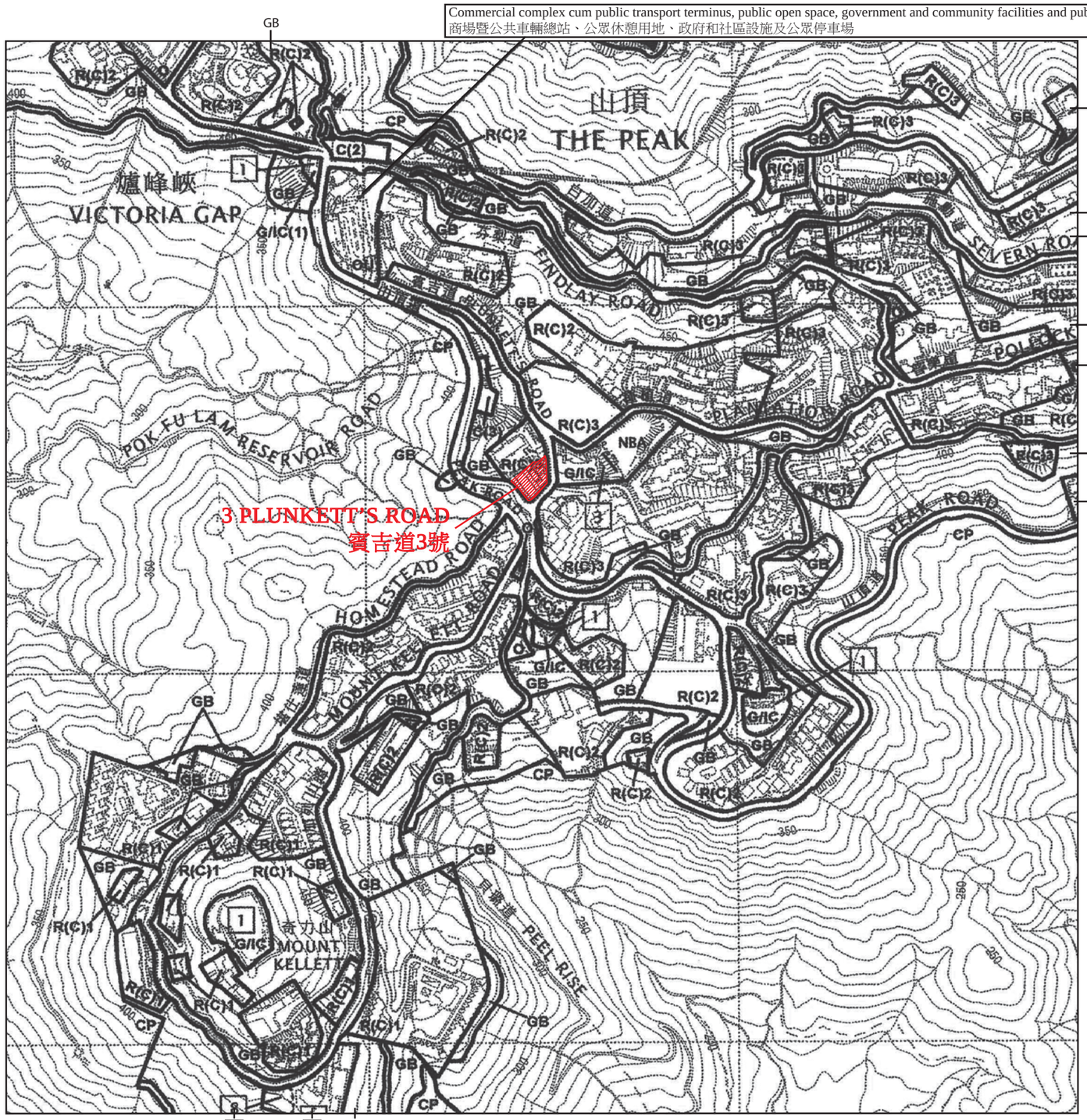
Location of the Development
發展項目的位置

Notes:
1. The above Aerial Photograph is available for free inspection during normal office hours at the sales office.
2. Due to technical limitations, the area displayed in this Aerial Photograph is more than that required by the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 上述鳥瞰照片現存於售樓處，於正常辦公時間，可供免費查閱。
2. 由於技術限制，此鳥瞰照片所顯示的面積，多於條例要求顯示的面積。

Outline zoning plan etc. relating to the development
關乎發展項目的分區計劃大綱圖等



NOTATION 圖例

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其它指定用途
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		**其它**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	165	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度(樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

Adopted from part of the approved The Peak Area (Hong Kong Planning Area No.14) Outline Zoning Plan, Plan No. S/H14/13, gazetted on 6 April 2018.
摘錄自2018年4月6日刊憲之山頂區(港島規劃區第14區)分區計劃大綱核准圖，圖則編號為S/H14/13。

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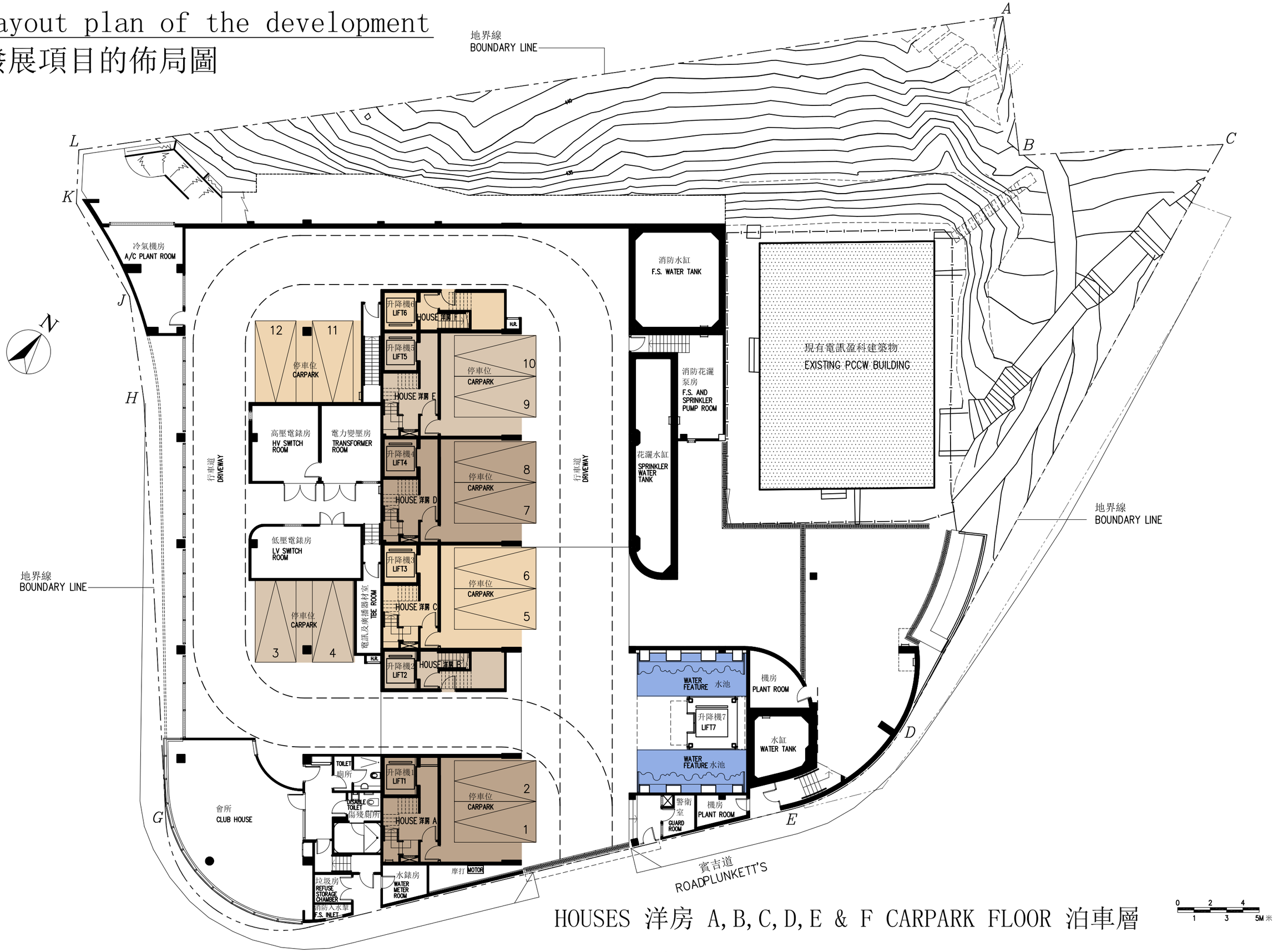
Notes:
1. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The latest updated version of Outline Zoning Plan at the date of printing of the sales brochure is available for free inspection during normal office hours at the sales office.

備註：
1. 由於技術原因，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。
2. 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖可於售樓處開放時間內免費查閱。

Layout plan of the development
發展項目的佈局圖



HOUSES 洋房 A, B, C, D, E & F CARPARK FLOOR 泊車層

Layout plan of the development

發展項目的佈局圖

HOUSES 洋房 A, B, C, D, E & F GROUND FLOOR 地下

Floor plans of residential properties in the development

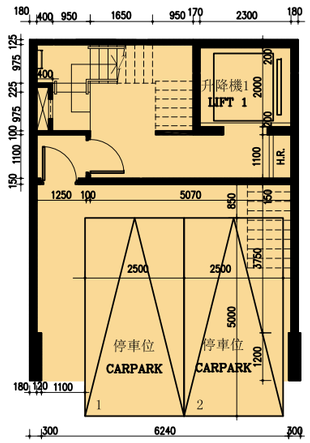
發展項目中的住宅物業的樓面平面圖

House A floor plan

A 洋房平面圖

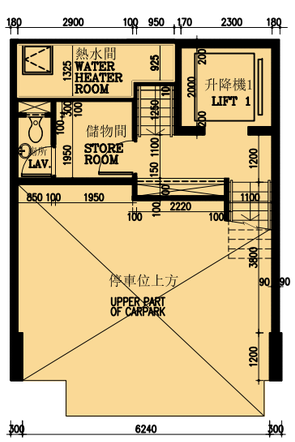
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大.

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.



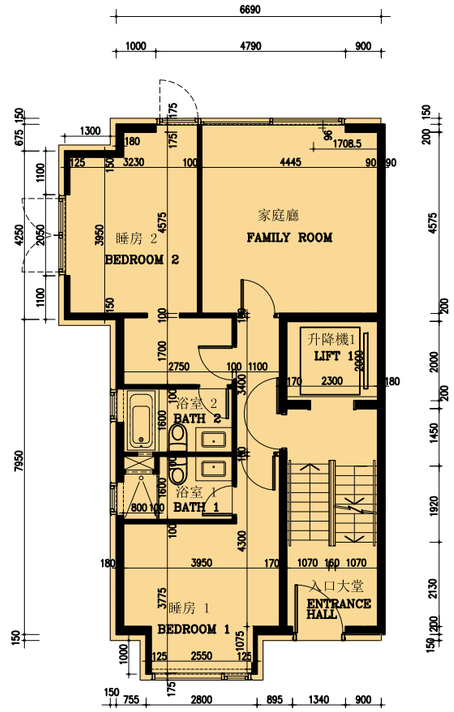
泊車層

CARPARK FLOOR



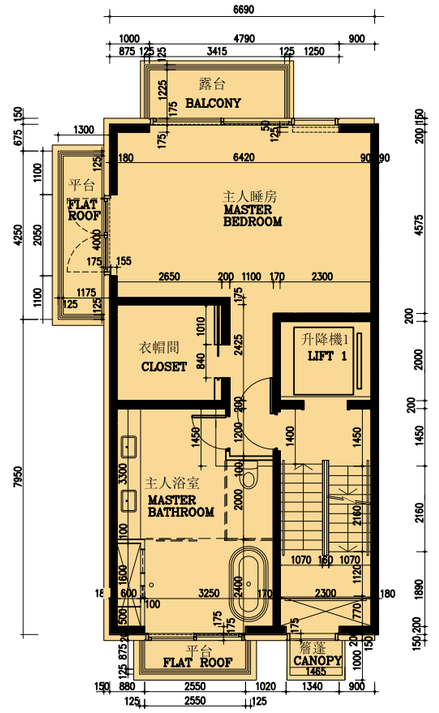
閣樓

MEZZ FLOOR



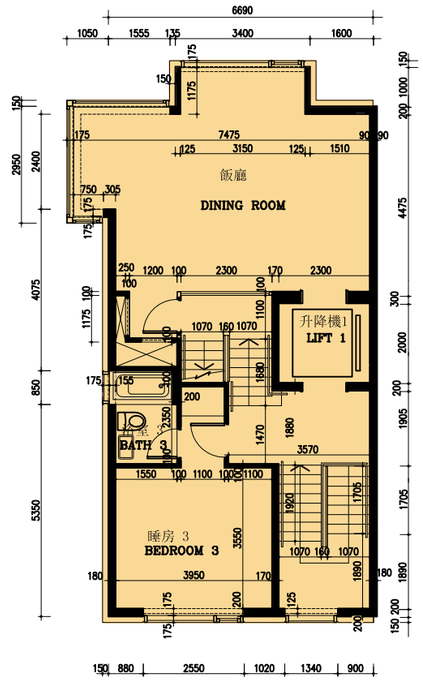
地下

GROUND FLOOR



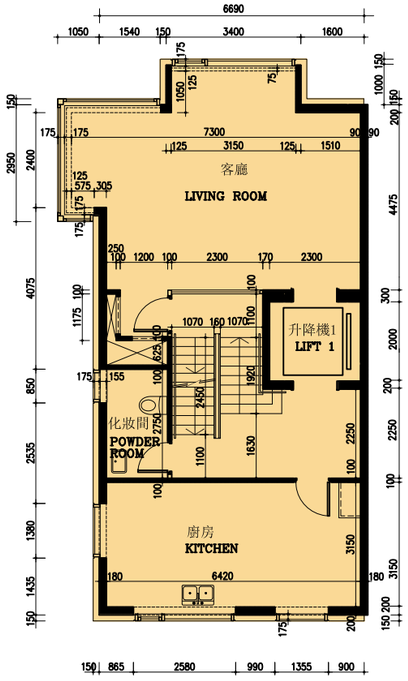
一樓

1ST FLOOR



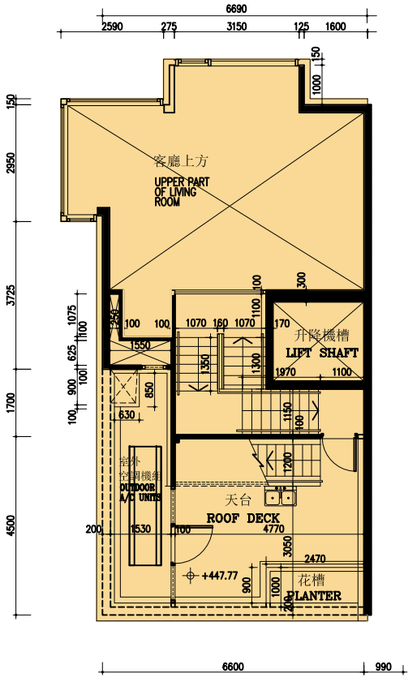
二樓

2ND FLOOR



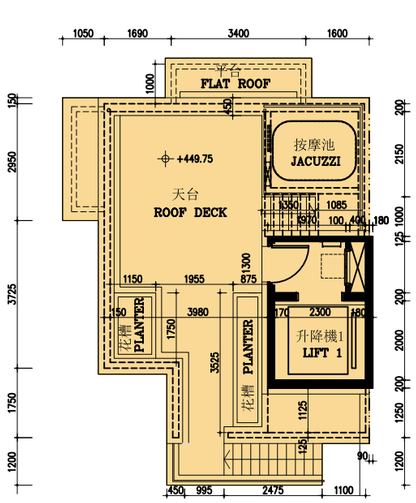
三樓

3RD FLOOR



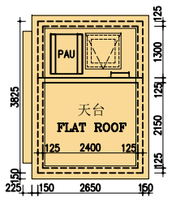
天台

ROOF AT LEV. +447.77



上層天台

UPPER ROOF AT LEV. +449.75



頂層天台

TOP ROOF

Thickness of the floor slabs (excluding plaster) and floor to floor height

每層樓板之厚度及層與層之間的高度（不包括灰泥）

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No.屋號					
			A	B	C	D	E	F
3rd 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd 二樓層		250	3200	3400	3400	3400	3400	3200
1st 一樓層		250	3170	3400	3400	3400	3400	3170
Ground 地下層		150	3400	4500	4500	4500	4500	3400
Mezz 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark 泊車層		150	3150	3275	3150	2900	2900	2925

The dimensions in floor plans are all structural dimensions in millimetres.

平面圖所列之數字為以毫米標示之建築結構尺寸

Remark:
Alterations works have been made to House A, 3 Plunkett's Road, please refer to the relevant "as-is" floor plans for such alterations.

備註:
賓吉道3號A座洋房經過改動工程,有關改動請參閱相關之"現狀"平面圖。

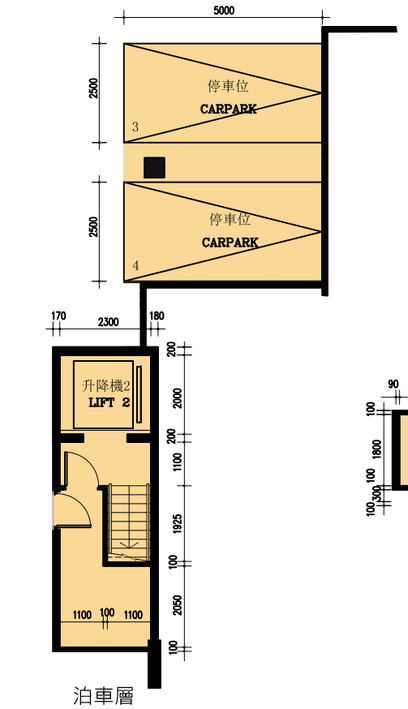
0 1 2 3 4 5M 米

Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖

House B floor plan
B 洋房平面圖

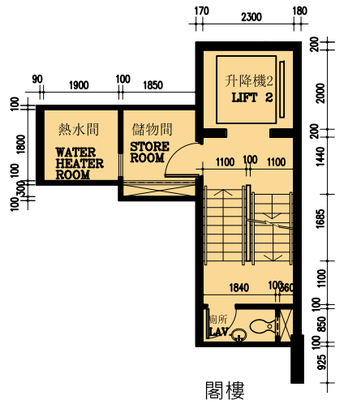
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大.

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.



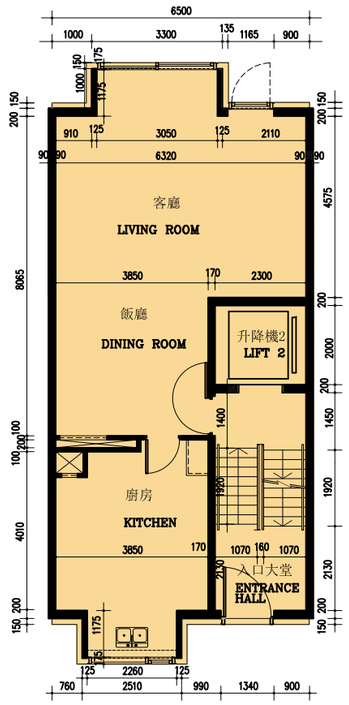
泊車層

CARPARK FLOOR



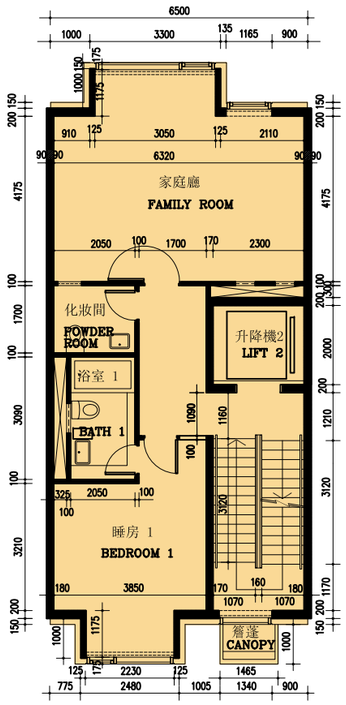
閣樓

MEZZ FLOOR



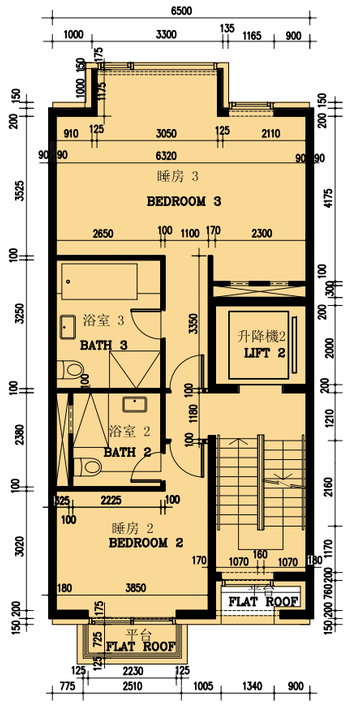
地下

GROUND FLOOR



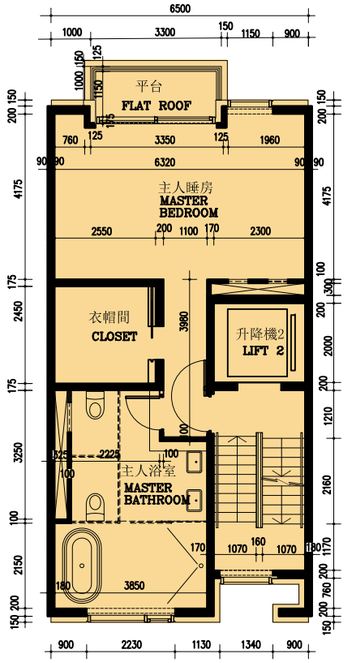
一樓

1ST FLOOR



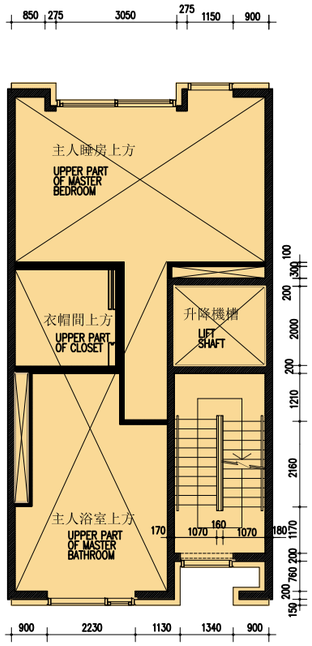
二樓

2ND FLOOR



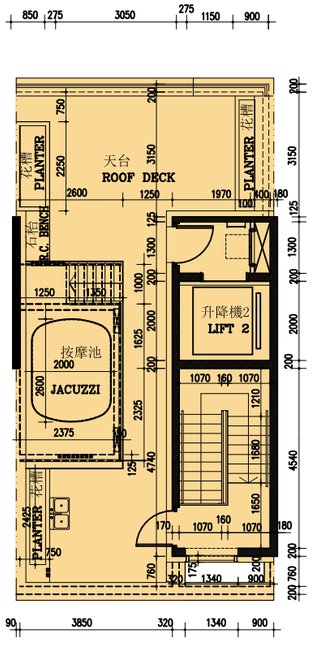
三樓

3RD FLOOR



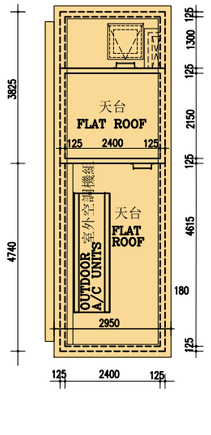
天台

ROOF AT LEV. +447.77



上層天台

UPPER ROOF AT LEV. +449.75



頂層天台

TOP ROOF

Thickness of the floor slabs (excluding plaster) and floor to floor height

每層樓板之厚度及層與層之間的高度（不包括灰泥）

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No. 屋號					
			A	B	C	D	E	F
3rd 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd 二樓層		250	3200	3400	3400	3400	3400	3200
1st 一樓層		250	3170	3400	3400	3400	3400	3170
Ground 地下層		150	3400	4500	4500	4500	4500	3400
Mezz 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark 泊車層		150	3150	3275	3150	2900	2900	2925

The dimensions in floor plans are all structural dimensions in millimetres.

平面圖所列之數字為以毫米標示之建築結構尺寸

備註:
賓吉道3號B座洋房經過改動工程,有關改動請參閱相關之“現狀”平面圖。

Remark:
Alterations works have been made to House B, 3 Plunkett's Road, please refer to the relevant "as-is" floor plans for such alterations.

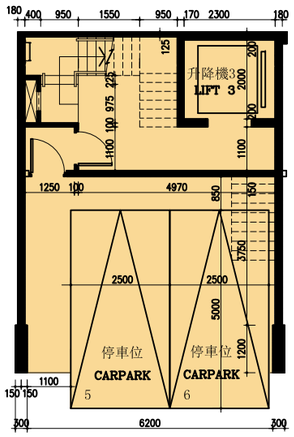
0 2 4
1 3 5M 米

Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖

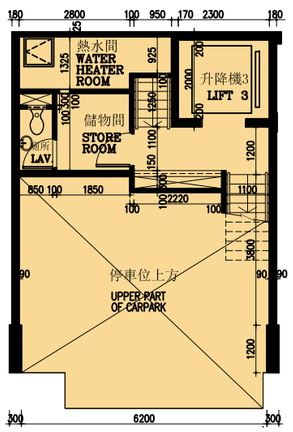
House C floor plan
C 洋房平面圖

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.

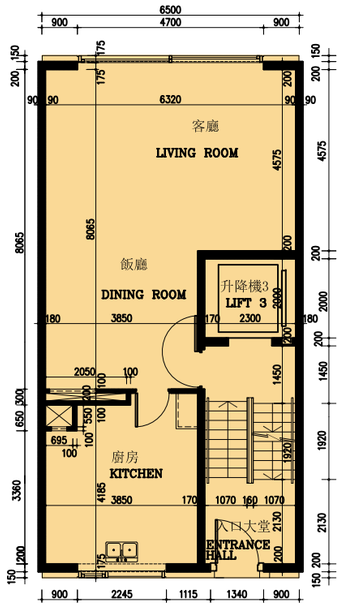
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.



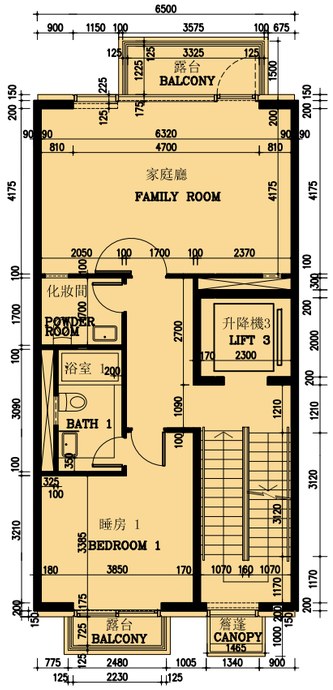
泊車層
CARPARK FLOOR



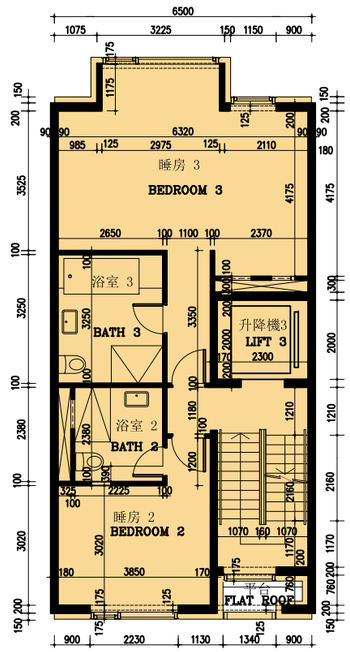
閣樓
MEZZ FLOOR



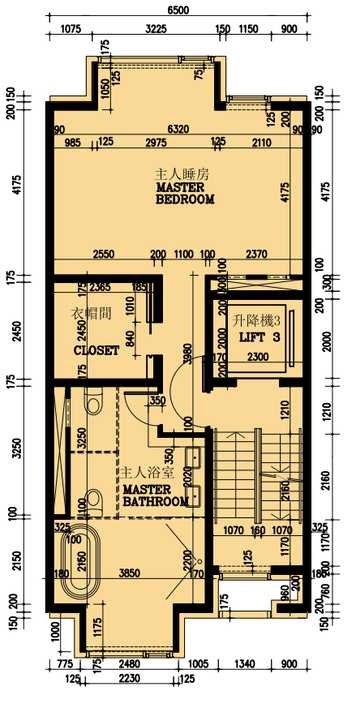
地下
GROUND FLOOR



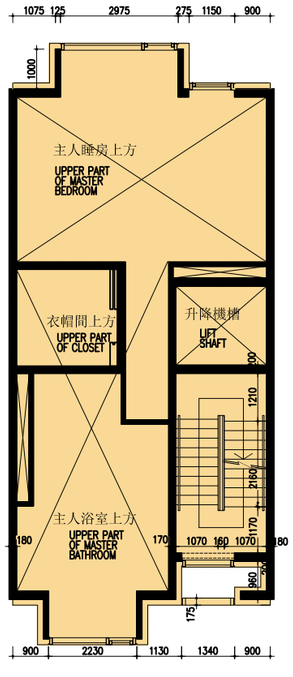
一樓
1ST FLOOR



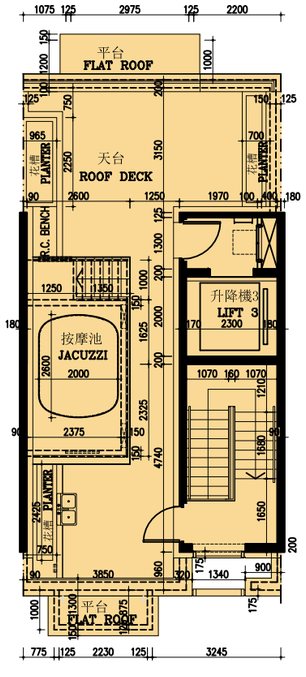
二樓
2ND FLOOR



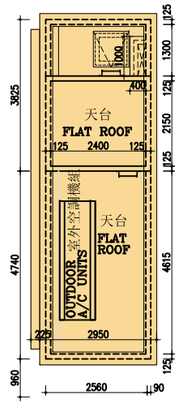
三樓
3RD FLOOR



天台
ROOF AT LEV. +447.77



上層天台
UPPER ROOF AT LEV. +449.75



頂層天台
TOP ROOF

Thickness of the floor slabs (excluding plaster) and floor to floor height

每層樓板之厚度及層與層之間的高度（不包括灰泥）

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No.屋號					
			A	B	C	D	E	F
3rd 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd 二樓層		250	3200	3400	3400	3400	3400	3200
1st 一樓層		250	3170	3400	3400	3400	3400	3170
Ground 地下層		150	3400	4500	4500	4500	4500	3400
Mezz 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark 泊車層		150	3150	3275	3150	2900	2900	2925

The dimensions in floor plans are all structural dimensions in millimetres.

平面圖所列之數字為以毫米標示之建築結構尺寸

備註:
賓吉道3號C座洋房經過改動工程,有關改動請參閱相關之“現狀”平面圖。

Remark:
Alterations works have been made to House C, 3 Plunkett's Road, please refer to the relevant "as-is" floor plans for such alterations.

0 1 2 3 4 5M 米

Floor plans of residential properties in the development

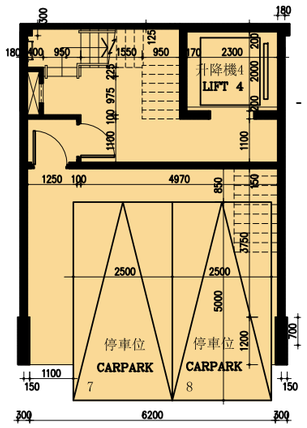
發展項目中的住宅物業的樓面平面圖

House D floor plan

D 洋房平面圖

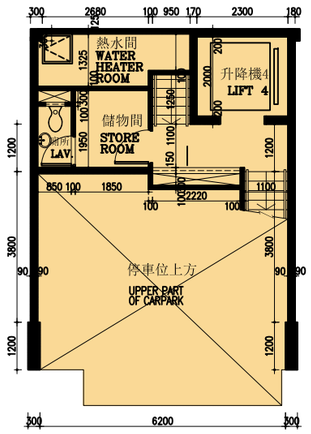
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大.

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.



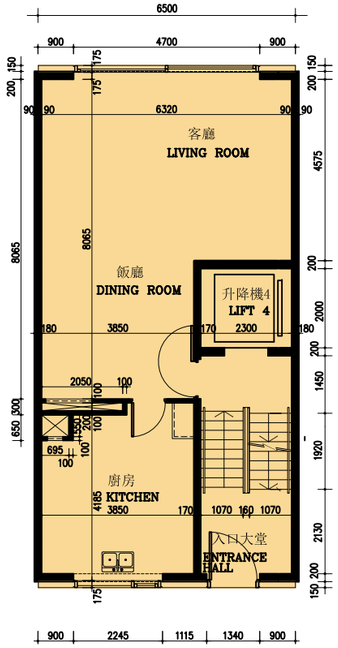
泊車層

CARPARK FLOOR



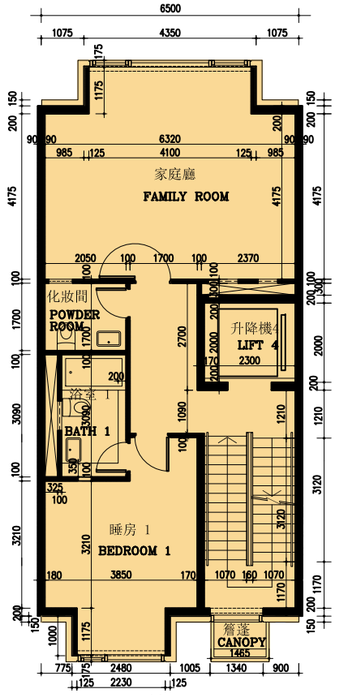
閣樓

MEZZ FLOOR



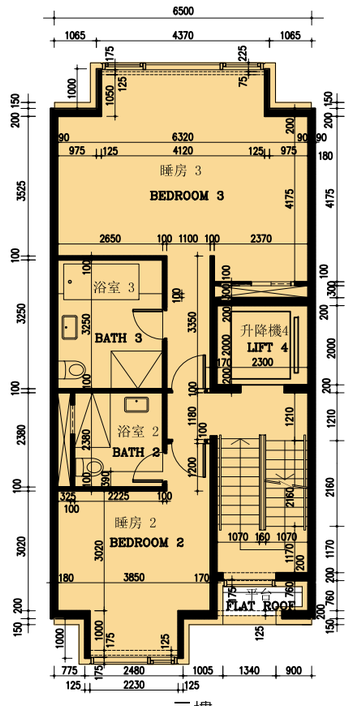
地下

GROUND FLOOR



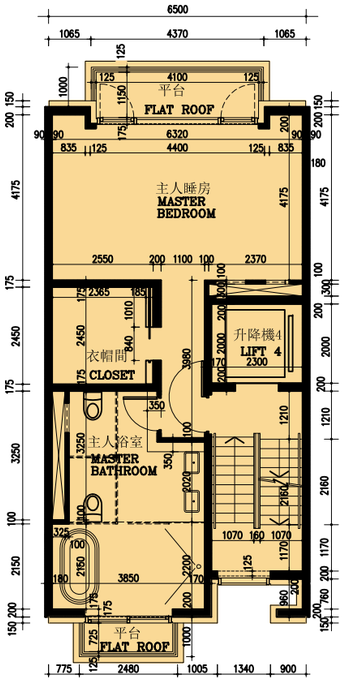
一樓

1ST FLOOR



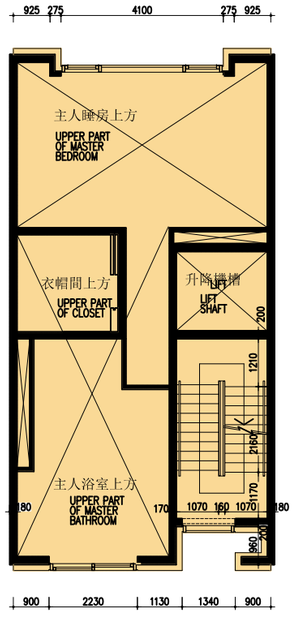
二樓

2ND FLOOR



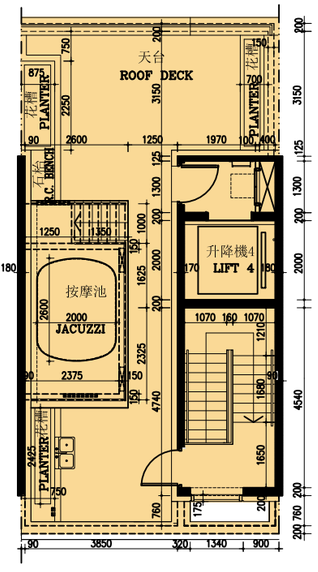
三樓

3RD FLOOR



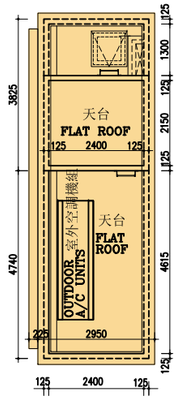
天台

ROOF AT LEV. +447.77



上層天台

UPPER ROOF AT LEV. +449.75



頂層天台

TOP ROOF

Thickness of the floor slabs (excluding plaster) and floor to floor height

每層樓板之厚度及層與層之間的高度（不包括灰泥）

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No. 屋號					
			A	B	C	D	E	F
3rd 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd 二樓層		250	3200	3400	3400	3400	3400	3200
1st 一樓層		250	3170	3400	3400	3400	3400	3170
Ground 地下層		150	3400	4500	4500	4500	4500	3400
Mezz 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark 泊車層		150	3150	3275	3150	2900	2900	2925

The dimensions in floor plans are all structural dimensions in millimetres.

平面圖所列之數字為以毫米標示之建築結構尺寸

備註:
賓吉道3號D座洋房經過改動工程,有關改動請參閱相關之“現狀”平面圖。

Remark:
Alterations works have been made to House D, 3 Plunkett's Road, please refer to the relevant "as-is" floor plans for such alterations.

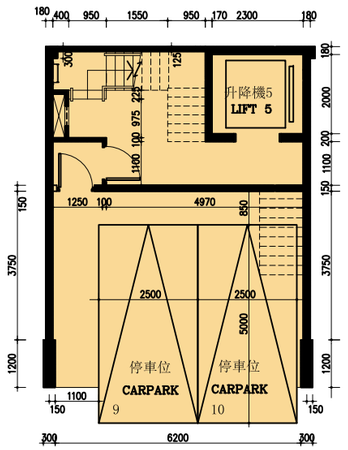
0 2 4
1 3 5M 米

Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖

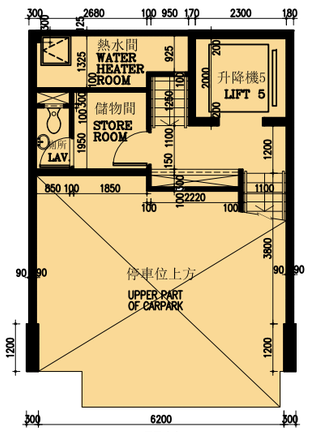
House E floor plan
E 洋房平面圖

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.

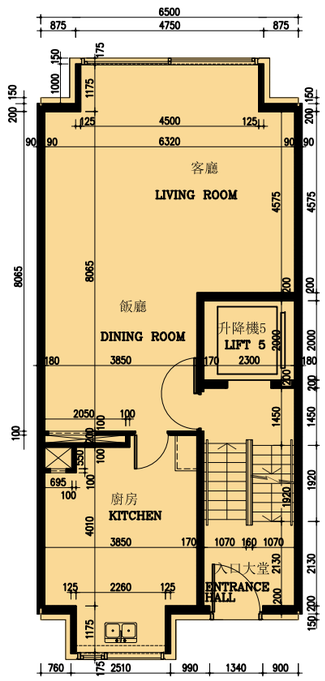
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.



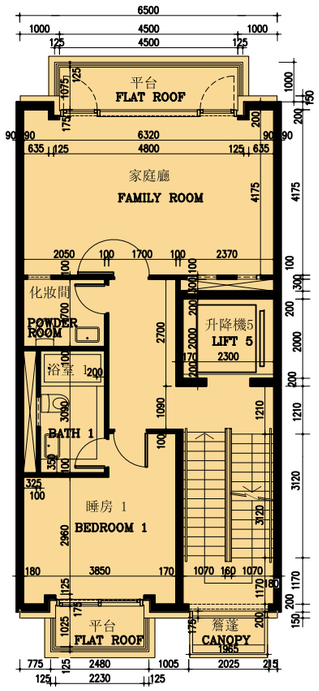
泊車層
CARPARK FLOOR



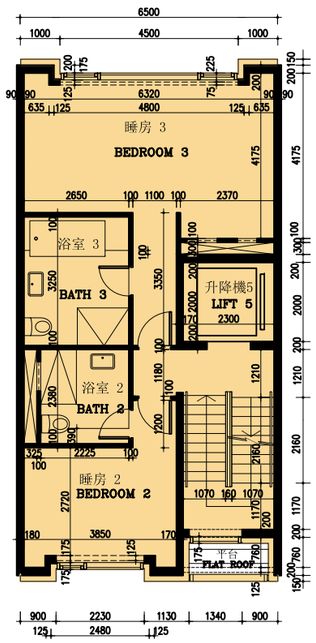
閣樓
MEZZ FLOOR



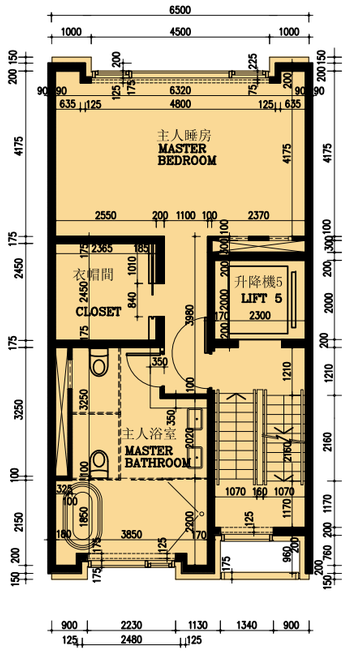
地下
GROUND FLOOR



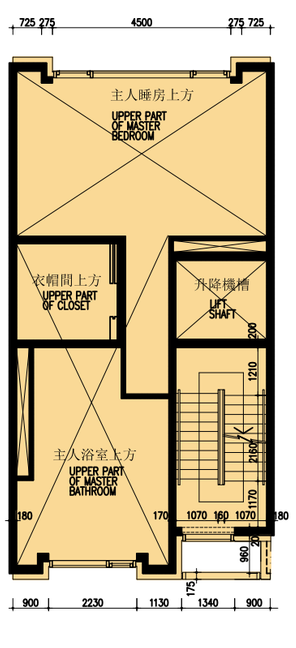
一樓
1ST FLOOR



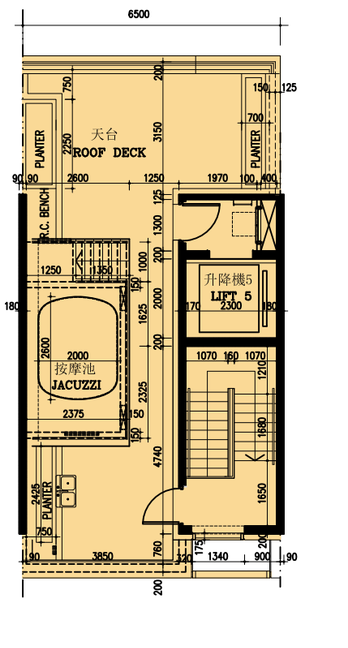
二樓
2ND FLOOR



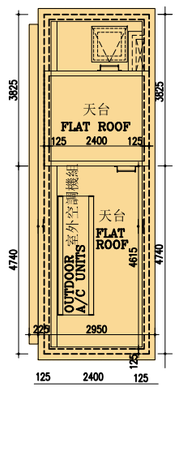
三樓
3RD FLOOR



天台
ROOF AT LEV. +447.77



上層天台
UPPER ROOF AT LEV. +449.75



頂層天台
TOP ROOF

Thickness of the floor slabs (excluding plaster) and floor to floor height

每層樓板之厚度及層與層之間的高度（不包括灰泥）

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No.屋號					
			A	B	C	D	E	F
3rd 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd 二樓層		250	3200	3400	3400	3400	3400	3200
1st 一樓層		250	3170	3400	3400	3400	3400	3170
Ground 地下層		150	3400	4500	4500	4500	4500	3400
Mezz 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark 泊車層		150	3150	3275	3150	2900	2900	2925

The dimensions in floor plans are all structural dimensions in millimetres.

平面圖所列之數字為以毫米標示之建築結構尺寸

備註:
賓吉道3號E座洋房經過改動工程,有關改動請參閱相關之“現狀”平面圖。

Remark:
Alterations works have been made to House E, 3 Plunkett's Road, please refer to the relevant "as-is" floor plans for such alterations.

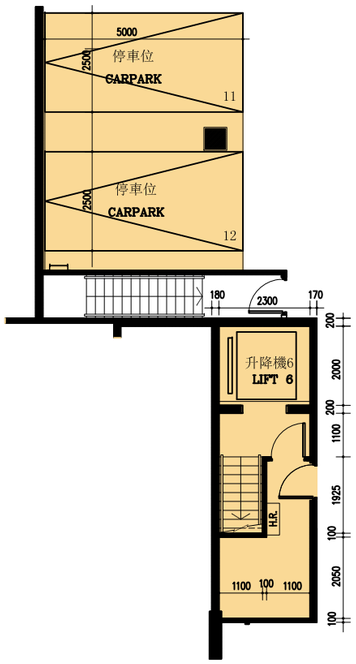
0 1 2 3 4 5M 米

Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖

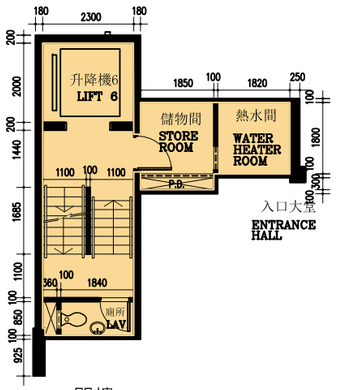
House F floor plan
F 洋房平面圖

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.

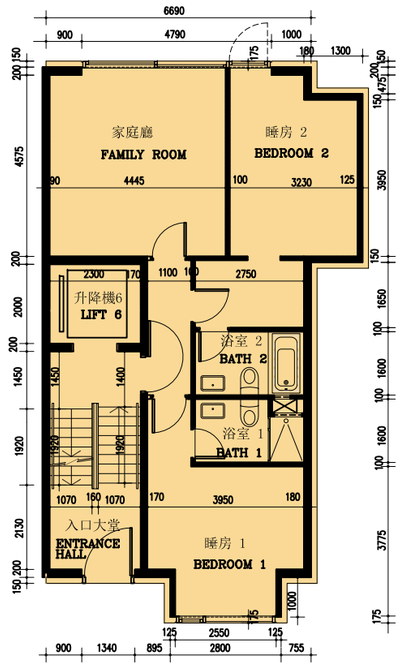
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.



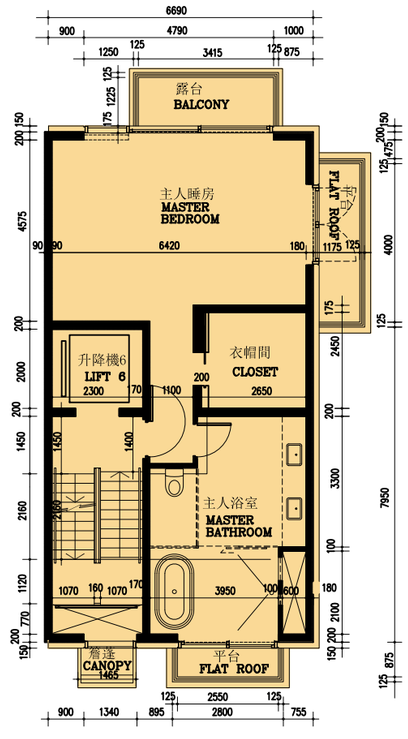
泊車層
CARPARK FLOOR



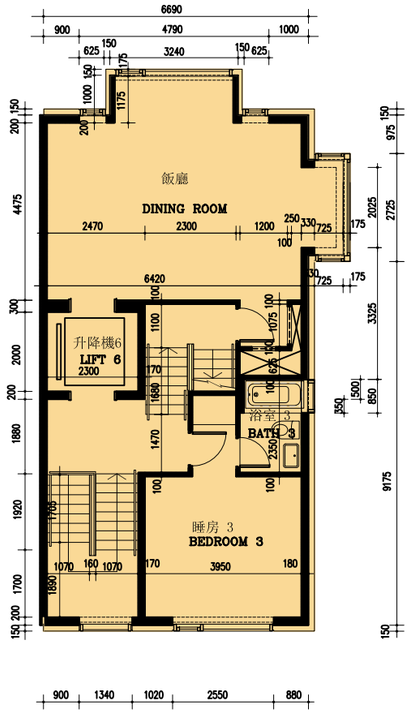
閣樓
MEZZ FLOOR



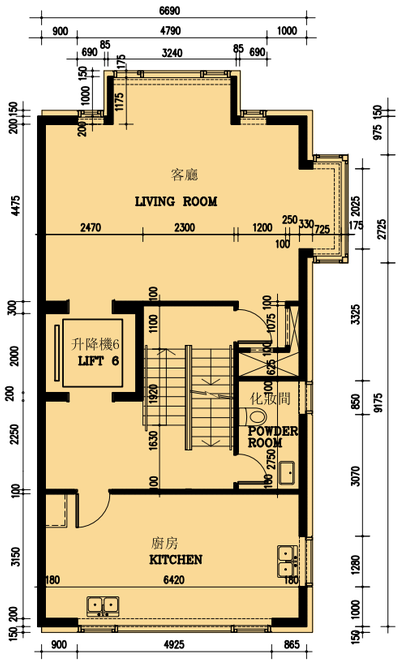
地下
GROUND FLOOR



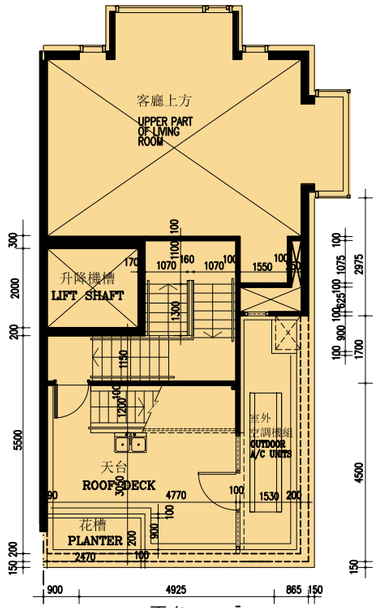
一樓
1ST FLOOR



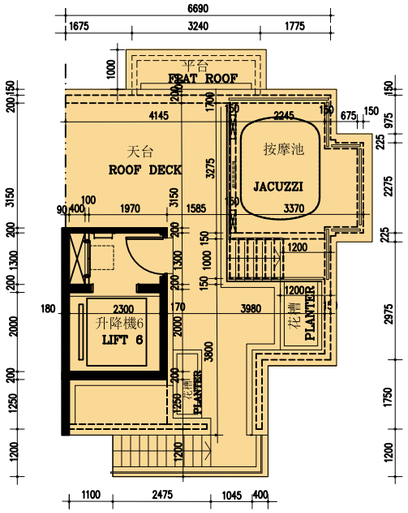
二樓
2ND FLOOR



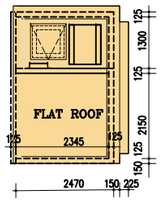
三樓
3RD FLOOR



天台
ROOF AT LEV. +447.77



上層天台
UPPER ROOF AT LEV. +449.75



頂層天台
TOP ROOF

Thickness of the floor slabs (excluding plaster) and floor to floor height

每層樓板之厚度及層與層之間的高度（不包括灰泥）

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No. 屋號					
			A	B	C	D	E	F
3rd 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd 三樓層		250	3200	3400	3400	3400	3400	3200
1st 一樓層		250	3170	3400	3400	3400	3400	3170
Ground 地下層		150	3400	4500	4500	4500	4500	3400
Mezz 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark 泊車層		150	3150	3275	3150	2900	2900	2925

The dimensions in floor plans are all structural dimensions in millimetres.

平面圖所列之數字為以毫米標示之建築結構尺寸

備註:
賓吉道3號F座洋房經過改動工程,有關改動請參閱相關之“現狀”平面圖。

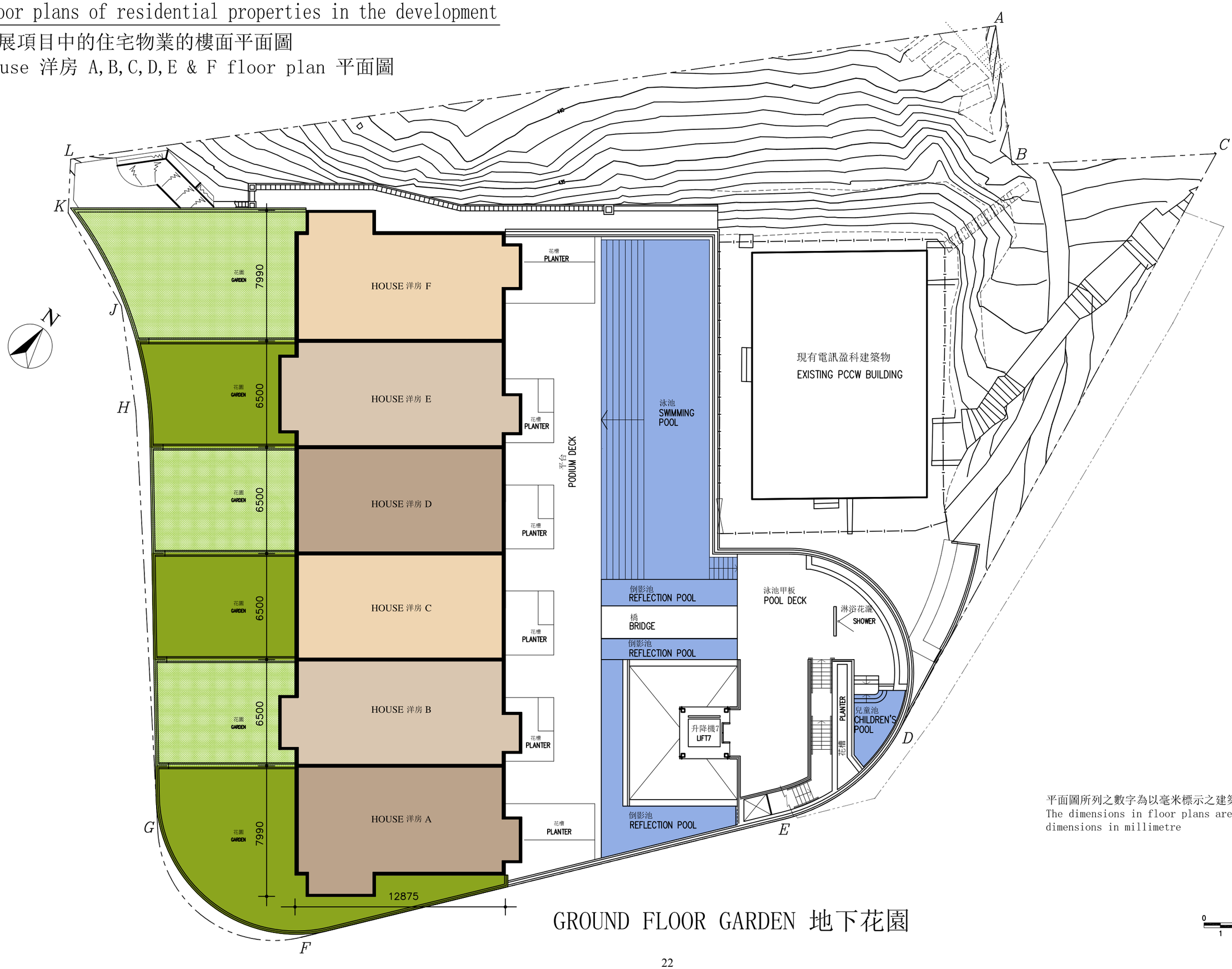
Remark:
Alterations works have been made to House F, 3 Plunkett's Road, please refer to the relevant "as-is" floor plans for such alterations.

0 2 4
1 3 5M 米

Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

House 洋房 A, B, C, D, E & F floor plan 平面圖



平面圖所列之數字為以毫米標示之建築結構尺寸
The dimensions in floor plans are all structural dimensions in millimetre

GROUND FLOOR GARDEN 地下花園

0 2 4
1 3 5M 米

Floor plans of residential properties in the development

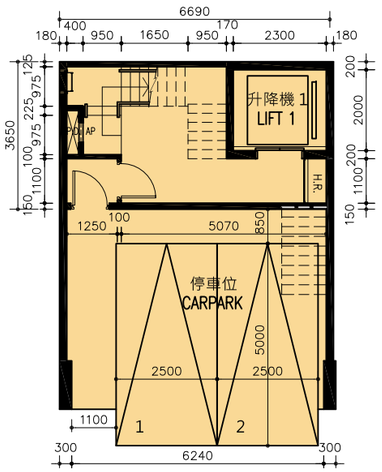
發展項目中的住宅物業的樓面平面圖

House A as-is floor plan

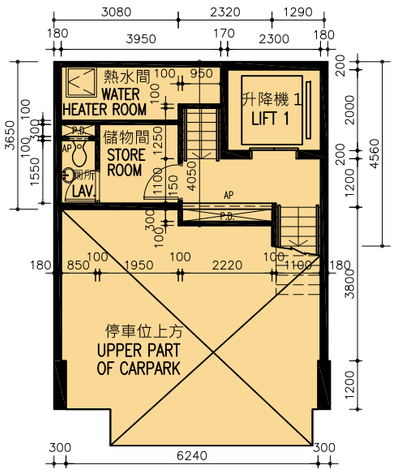
A 洋房現狀平面圖

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

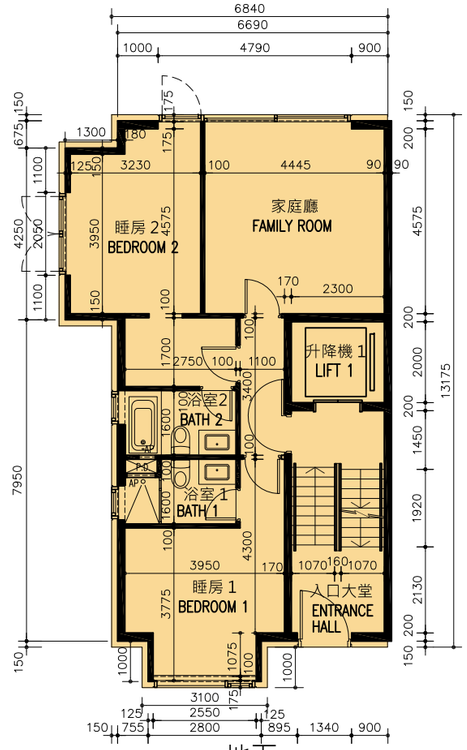
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structueal walls on the upper floors



泊車層



閣樓



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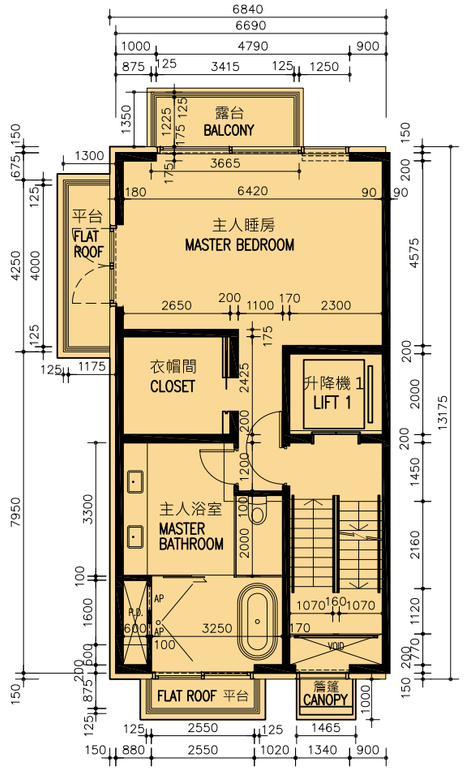
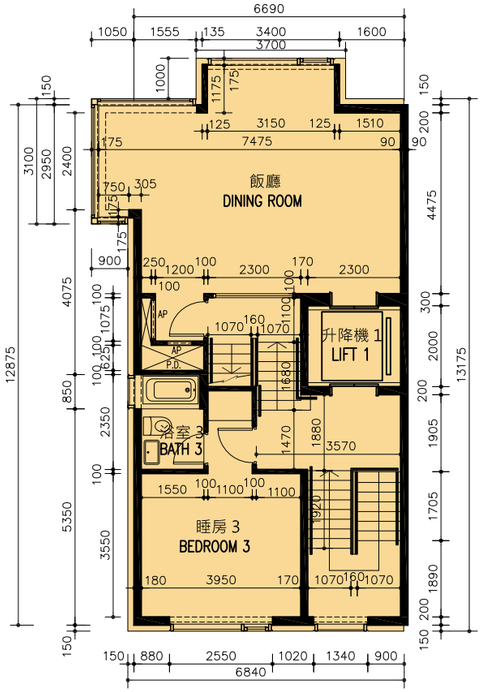
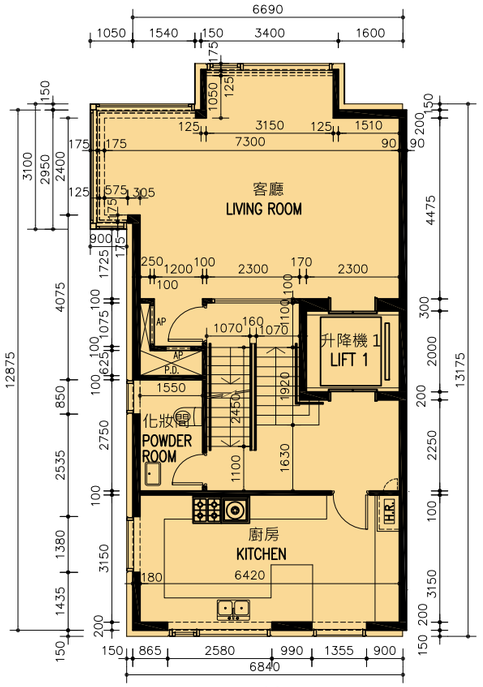


一樓



二樓

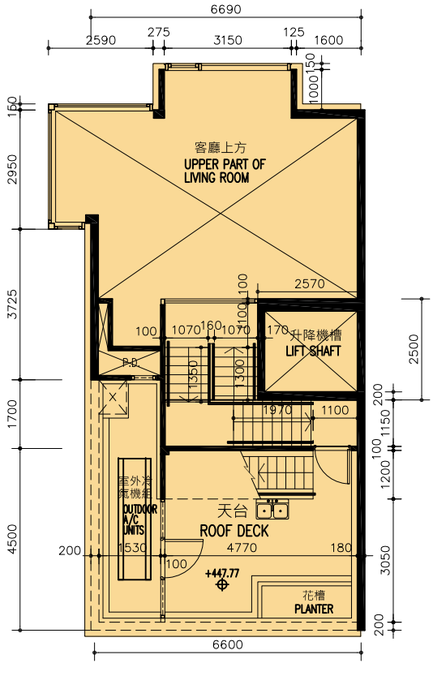
CARPARK FLOOR



三樓

3RD FLOOR

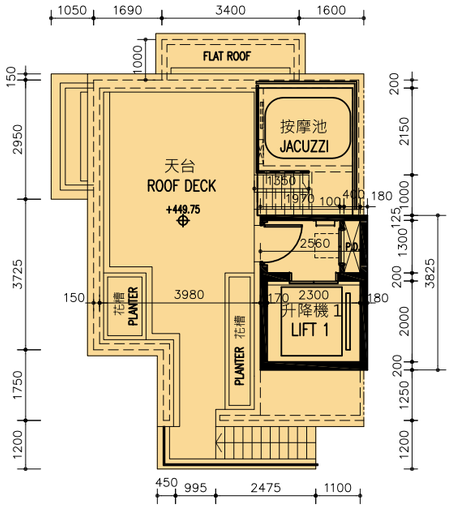
MEZZANINE FLOOR



天台

ROOF AT LEVEL +447.77

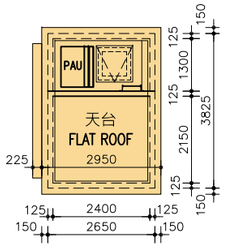
GROUND FLOOR



上層天台

UPPER ROOF AT LEVEL +449.75

1ST FLOOR



頂層天台

TOP ROOF

2ND FLOOR

Thickness of floor slabs (excluding plaster) and floor to floor height

每層樓板之厚度及層與層高度 (不包括灰泥)

		樓板厚度	層與層高度					
		FLOOR SLAB THICKNESS	FLOOR TO FLOOR HEIGHT					
			House No. 屋號					
			A	B	C	D	E	F
3rd Floor 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd Floor 二樓層		250	3200	3400	3400	3400	3400	3200
1st Floor 一樓層		250	3170	3400	3400	3400	3400	3170
Ground Floor 地下層		150	3400	4500	4500	4500	4500	3400
Mezz. Floor 閣樓層		150	3150	2925	3150	3150	3150	2925
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The dimensions in floor plans are all structural dimensions in millimetre

This page shows as is floor plan due to alterations

平面圖所列的數字是以毫米標示之建築結構尺寸

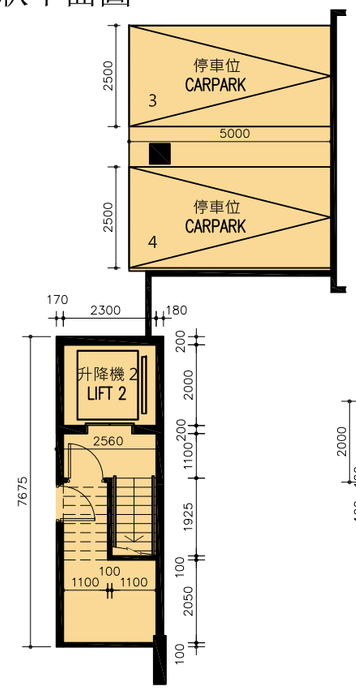
本頁是經更改後的現狀平面圖

0 1 2 3 4 5M 米

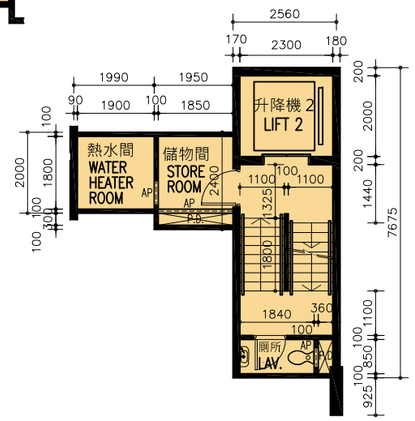
Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖
House B as-is floor plan
B 洋房現狀平面圖

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

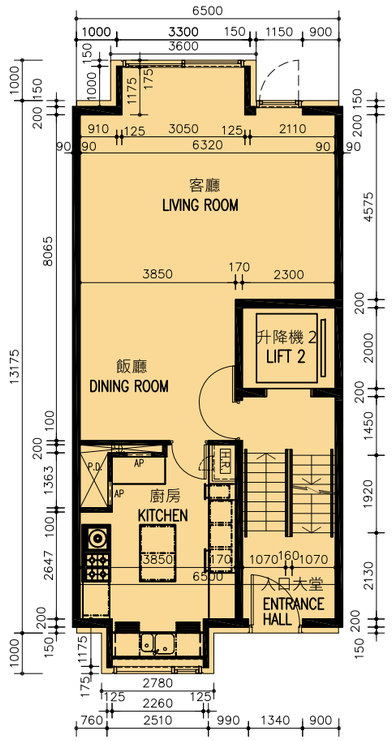
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structueal walls on the upper floors



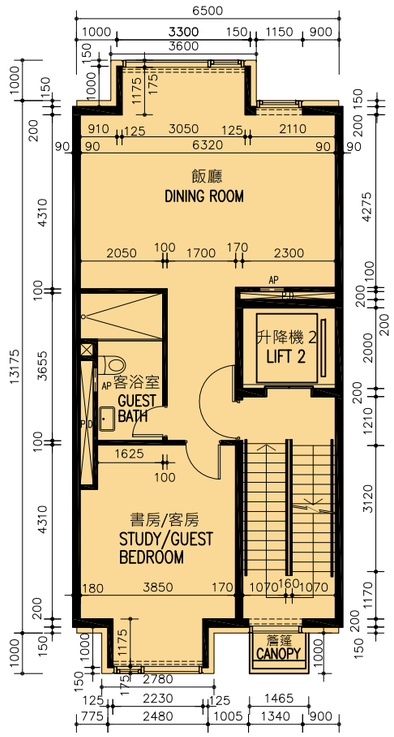
泊車層
CARPARK FLOOR



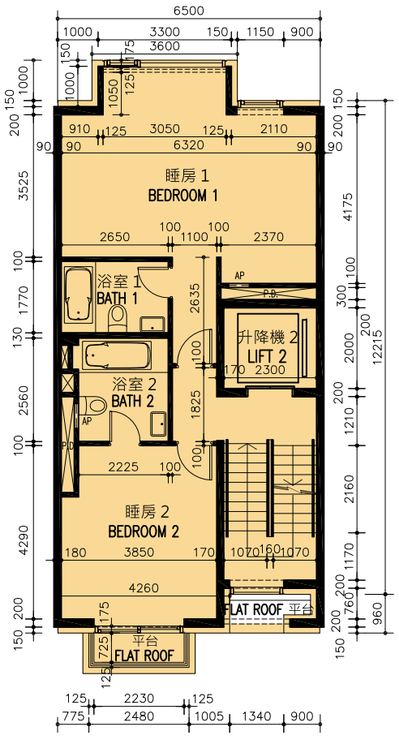
閣樓
MEZZANINE FLOOR



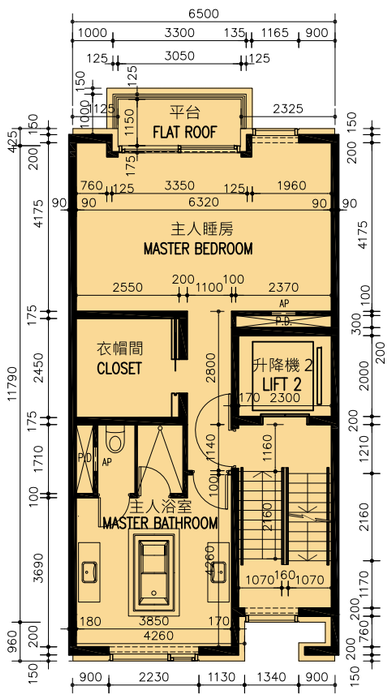
地下
GROUND FLOOR



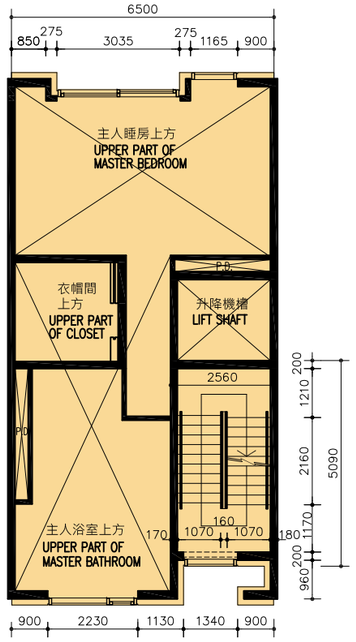
一樓
1ST FLOOR



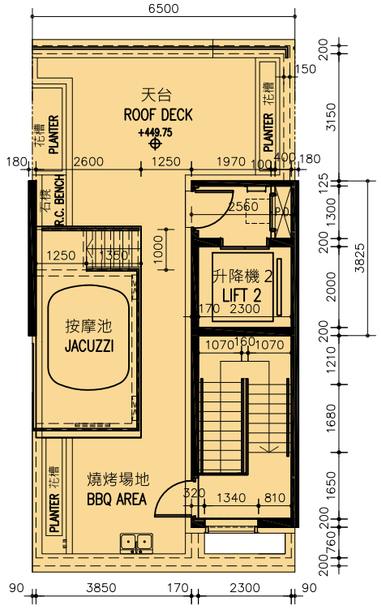
二樓
2ND FLOOR



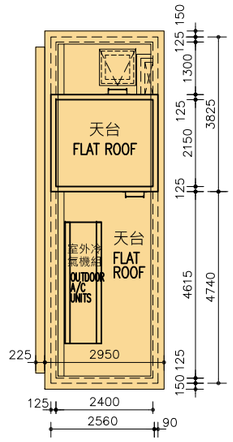
三樓
3RD FLOOR



天台
ROOF AT LEVEL +447.77



上層天台
UPPER ROOF AT LEVEL +449.75



頂層天台
TOP ROOF

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

		樓板厚度	層與層高度					
		FLOOR SLAB THICKNESS	FLOOR TO FLOOR HEIGHT					
			House No. 屋號					
			A	B	C	D	E	F
3rd Floor 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
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1st Floor 一樓層		250	3170	3400	3400	3400	3400	3170
Ground Floor 地下層		150	3400	4500	4500	4500	4500	3400
Mezz. Floor 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark Floor 泊車層		150	3150	3275	3150	2900	2900	2925

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This page shows as is floor plan due to alterations
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本頁是經更改後的現狀平面圖

0 1 2 3 4 5M 米

Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖
House C as-is floor plan
C 洋房現狀平面圖

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

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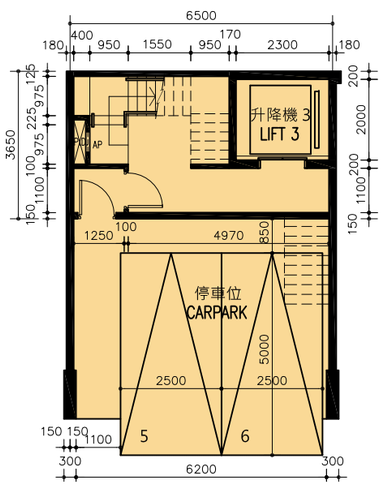
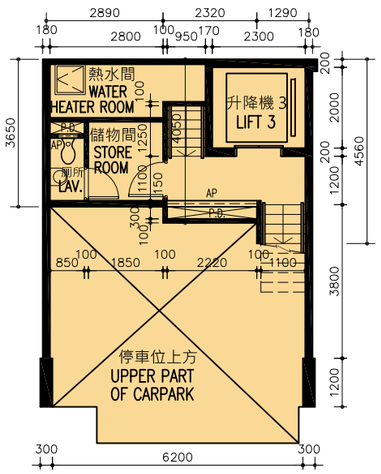
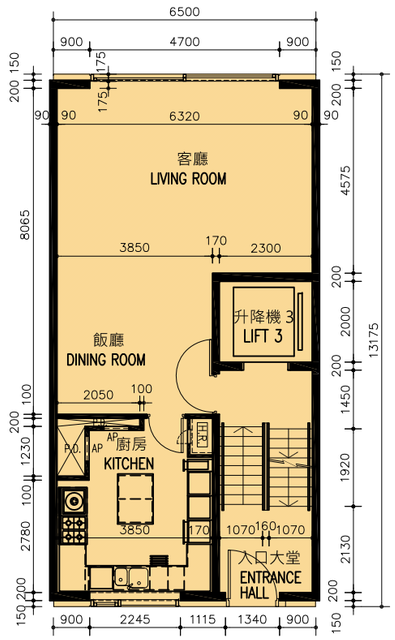


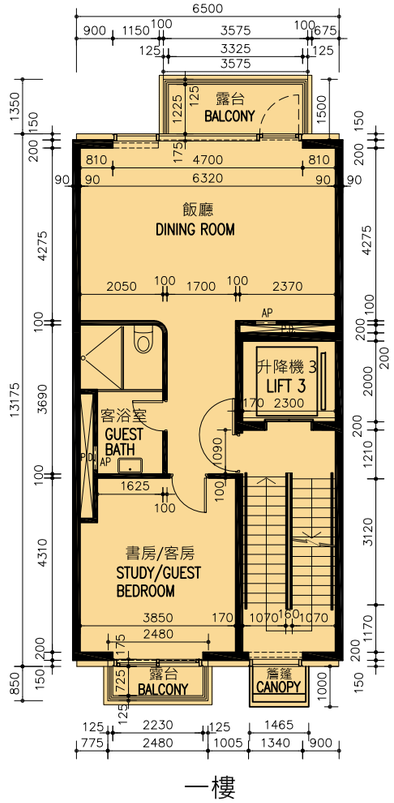
泊車層
CARPARK FLOOR



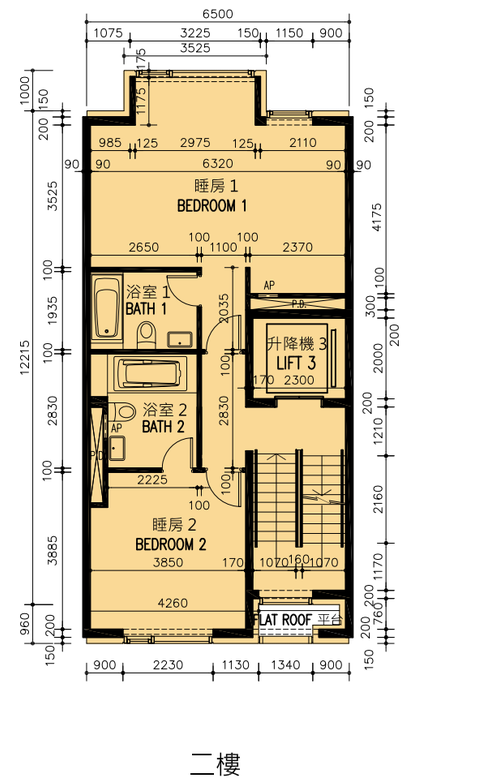
閣樓
MEZZANINE FLOOR



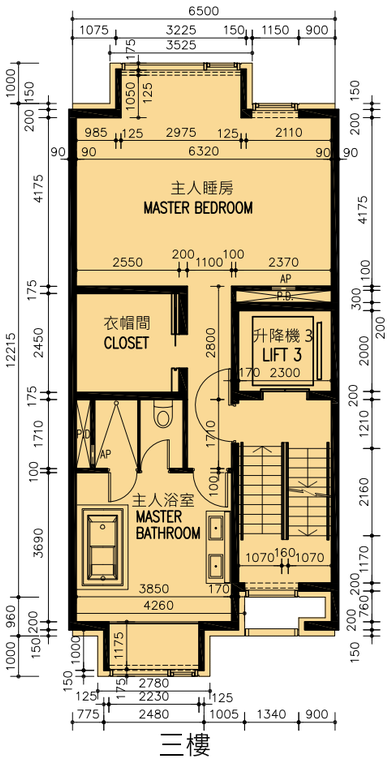
地下
GROUND FLOOR



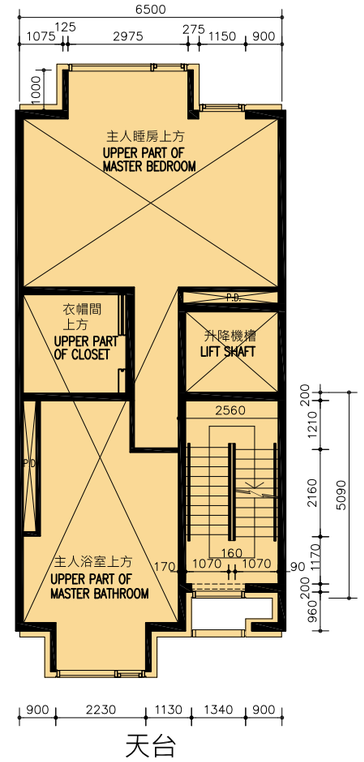
一樓
1ST FLOOR



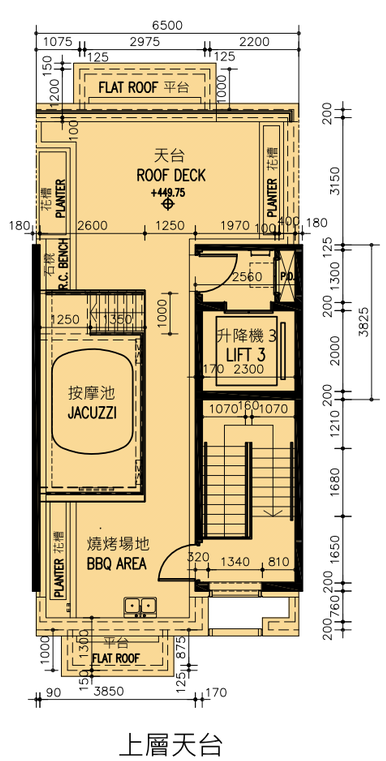
二樓
2ND FLOOR



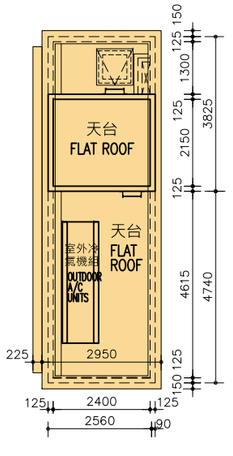
三樓
3RD FLOOR



天台
ROOF AT LEVEL +447.77



上層天台
UPPER ROOF AT LEVEL + 449.75



頂層天台
TOP ROOF

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度 (不包括灰泥)

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No. 屋號					
			A	B	C	D	E	F
3rd Floor 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd Floor 二樓層		250	3200	3400	3400	3400	3400	3200
1st Floor 一樓層		250	3170	3400	3400	3400	3400	3170
Ground Floor 地下層		150	3400	4500	4500	4500	4500	3400
Mezz. Floor 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark Floor 泊車層		150	3150	3275	3150	2900	2900	2925

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本頁是經更改後的現狀平面圖

0 1 2 3 4 5M 米

Floor plans of residential properties in the development

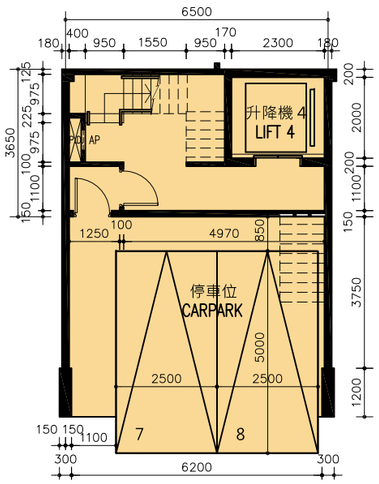
發展項目中的住宅物業的樓面平面圖

House D as-is floor plan

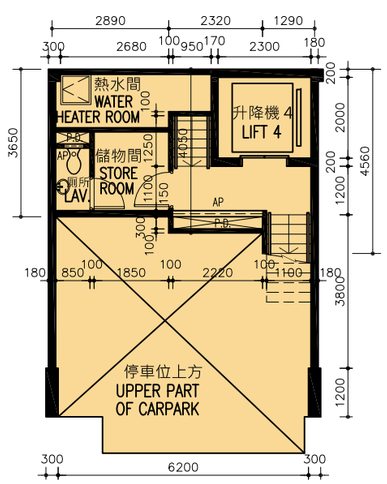
D 洋房現狀平面圖

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

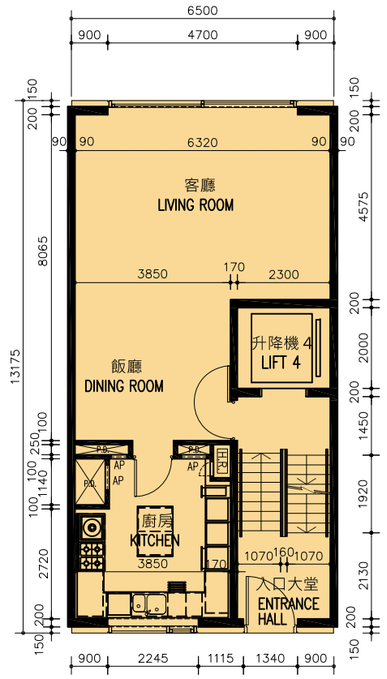
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structueal walls on the upper floors



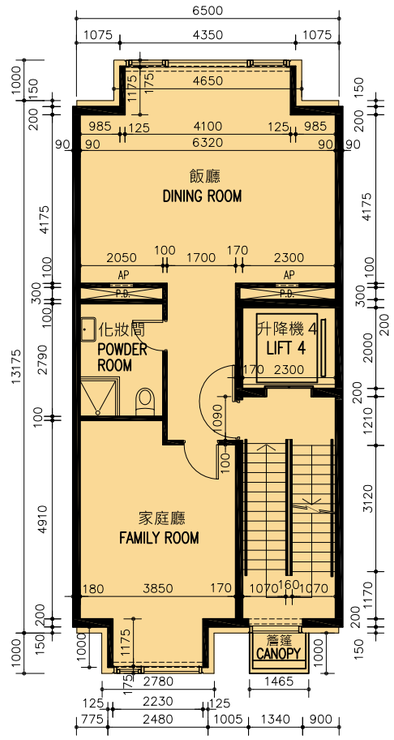
泊車層
CARPARK FLOOR



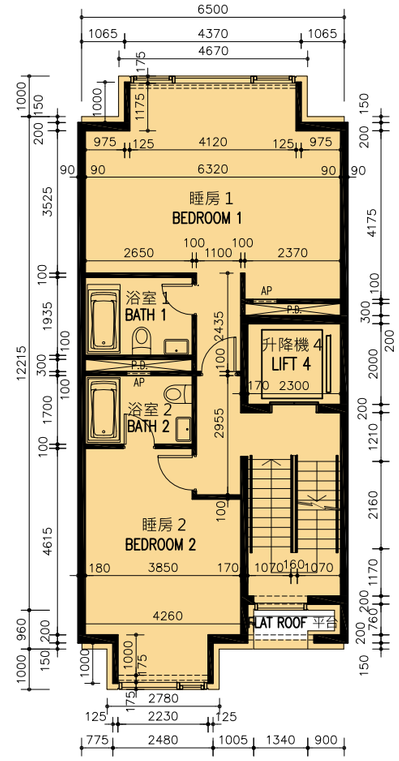
閣樓
MEZZANINE FLOOR



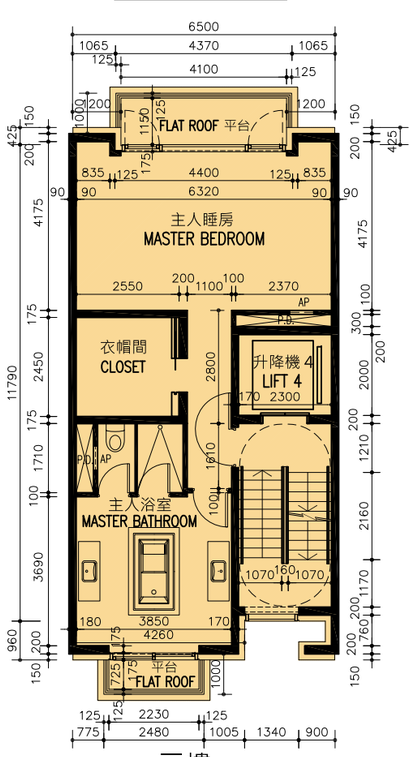
地下
GROUND FLOOR



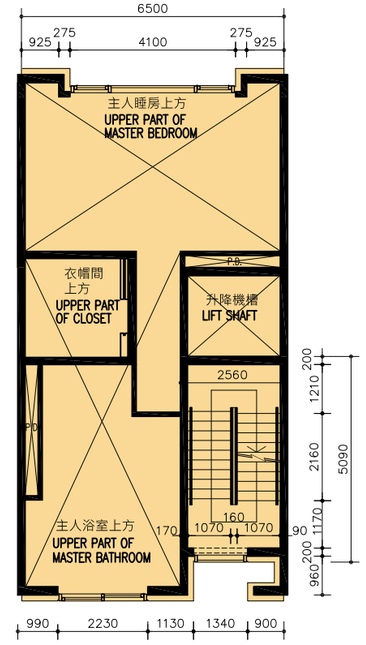
一樓
1ST FLOOR



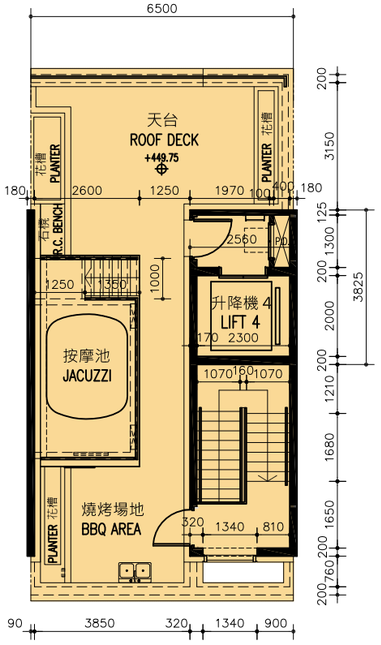
二樓
2ND FLOOR



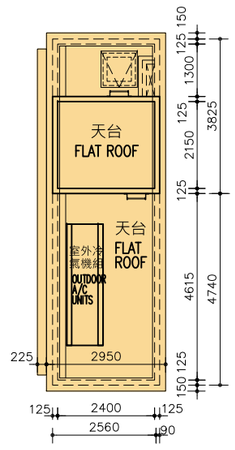
三樓
3RD FLOOR



天台
ROOF AT LEVEL +447.77



上層天台
UPPER ROOF AT LEVEL + 449.75



頂層天台
TOP ROOF

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度（不包括灰泥）

		樓板厚度	層與層高度					
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			House No. 屋號					
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0 1 2 3 4 5M 米

Floor plans of residential properties in the development

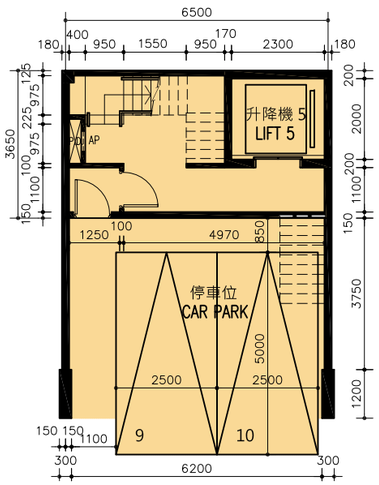
發展項目中的住宅物業的樓面平面圖

House E as-is floor plan

E 洋房現狀平面圖

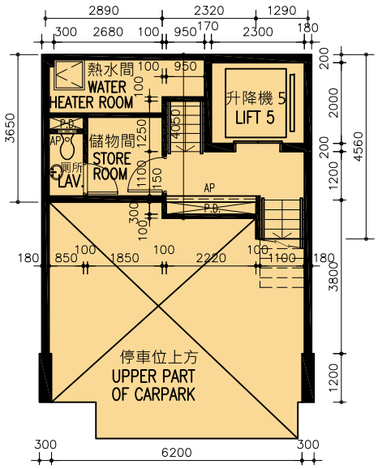
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大

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 structueal walls on the upper floors



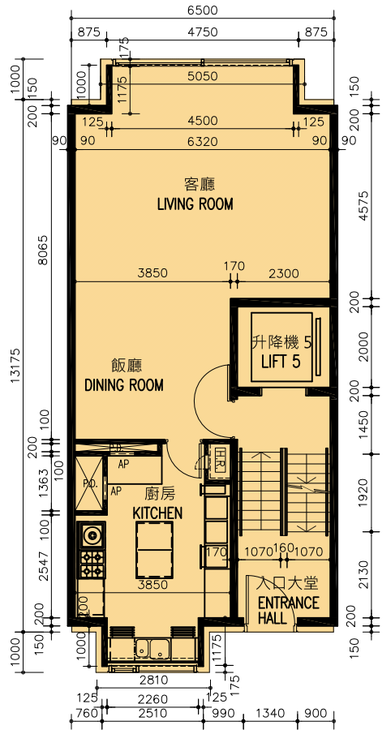
泊車層

CARPARK FLOOR



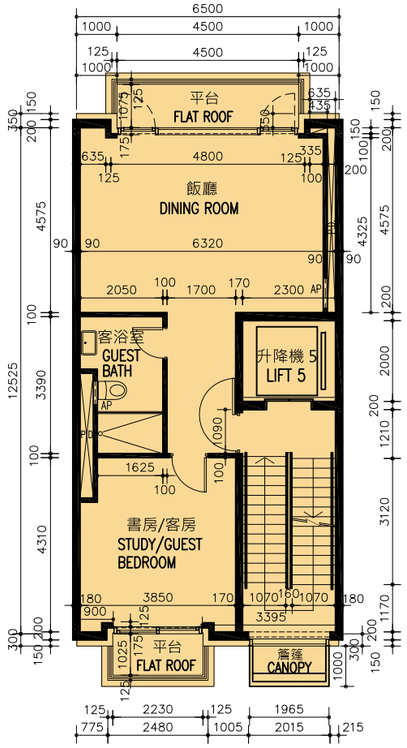
閣樓

MEZZANINE FLOOR



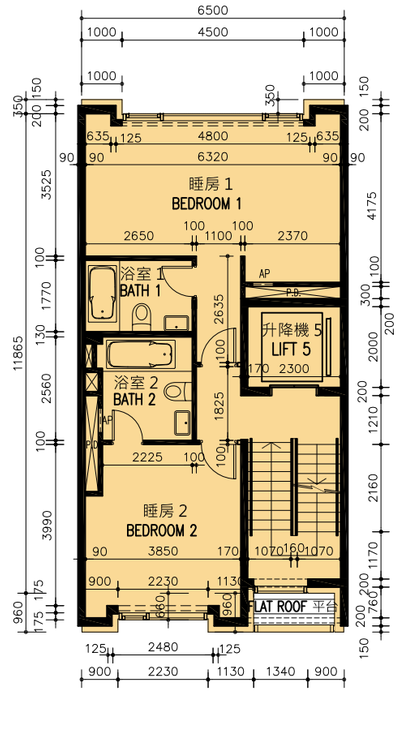
地下

GROUND FLOOR



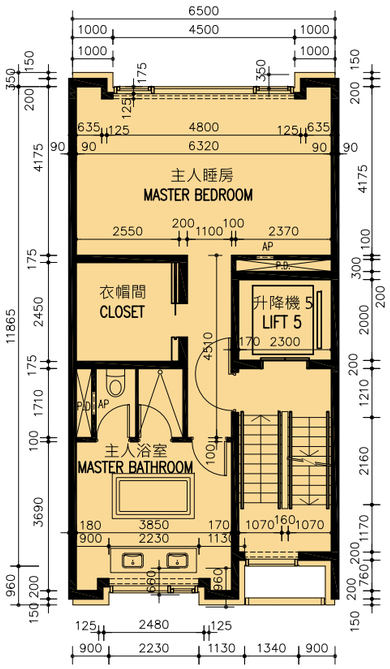
一樓

1ST FLOOR



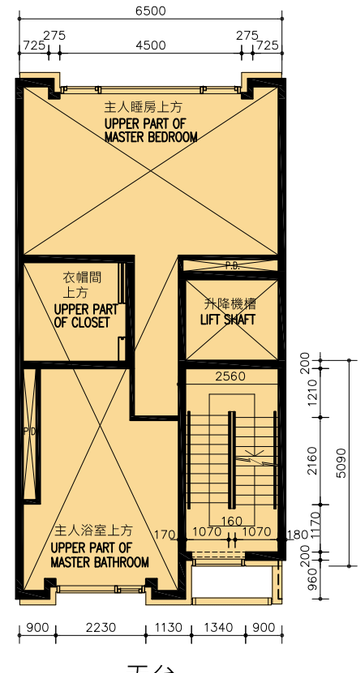
二樓

2ND FLOOR



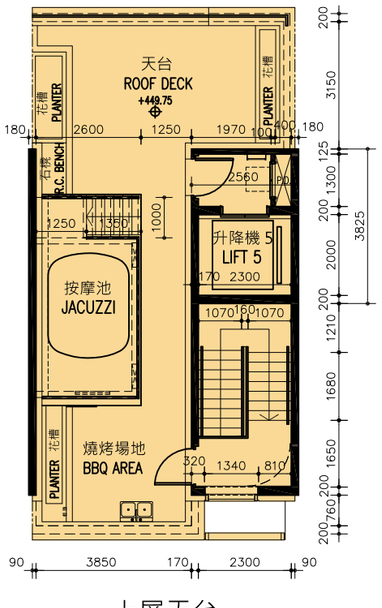
三樓

3RD FLOOR



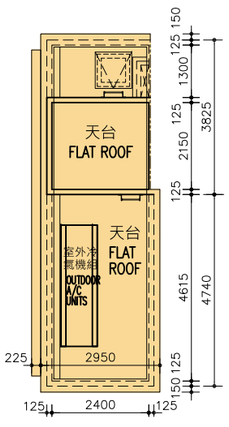
天台

ROOF AT LEVEL +447.77



上層天台

UPPER ROOF AT LEVEL + 449.75



頂層天台

TOP ROOF

Thickness of floor slabs (excluding plaster) and floor to floor height

每層樓板之厚度及層與層高度（不包括灰泥）

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No. 屋號					
			A	B	C	D	E	F
3rd Floor 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd Floor 二樓層		250	3200	3400	3400	3400	3400	3200
1st Floor 一樓層		250	3170	3400	3400	3400	3400	3170
Ground Floor 地下層		150	3400	4500	4500	4500	4500	3400
Mezz. Floor 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark Floor 泊車層		150	3150	3275	3150	2900	2900	2925

The dimensions in floor plans are all structural dimensions in millimetre

This page shows as is floor plan due to alterations

平面圖所列的數字是以毫米標示之建築結構尺寸

本頁是經更改後的現狀平面圖

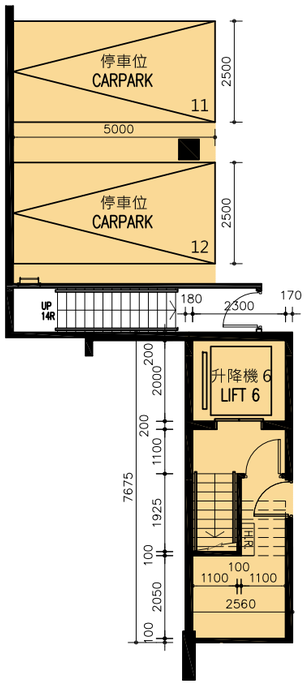
0 1 2 3 4 5M 米

Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖

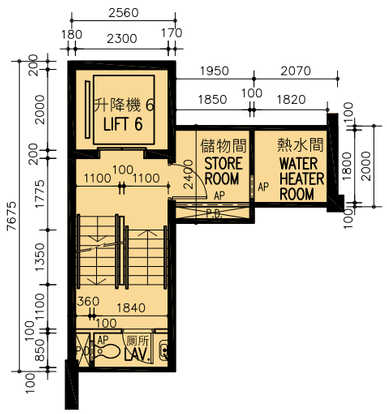
House F as-is floor plan
F 洋房現狀平面圖

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

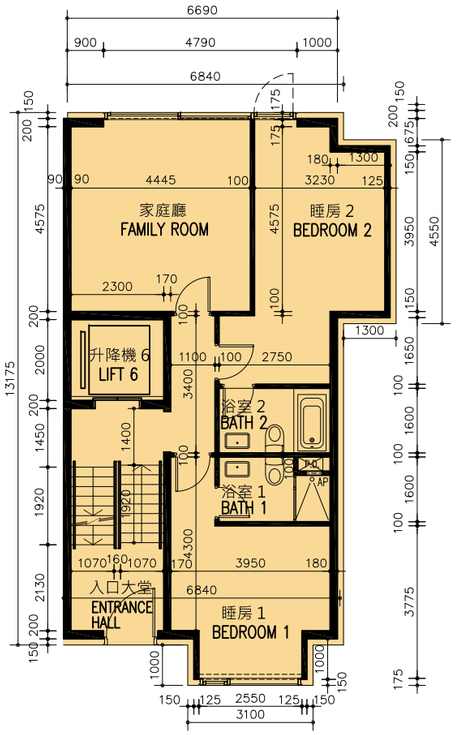
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structueal walls on the upper floors



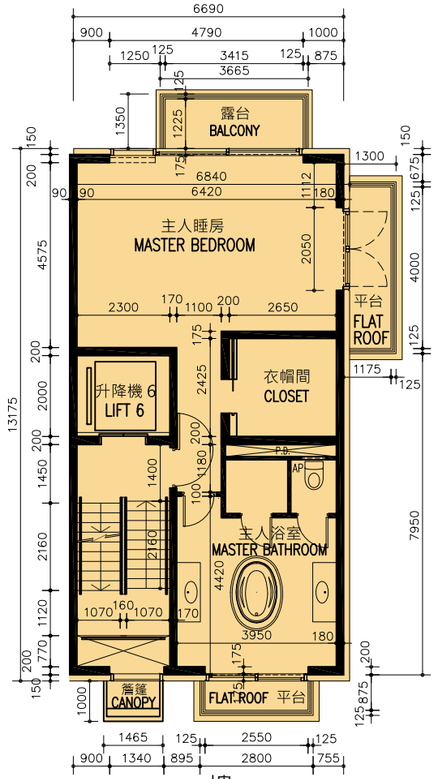
泊車層
CARPARK FLOOR



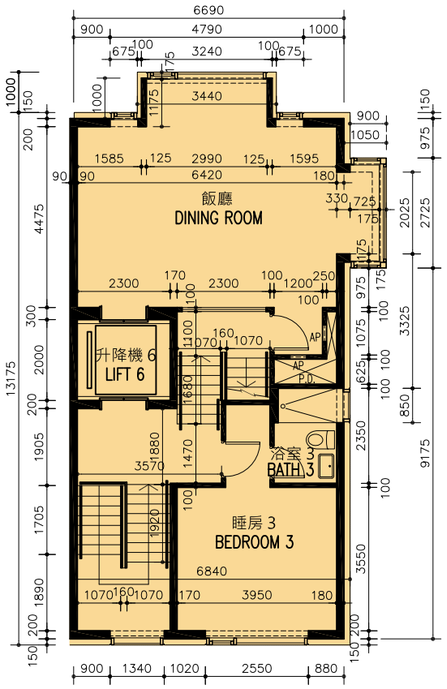
閣樓
MEZZANINE FLOOR



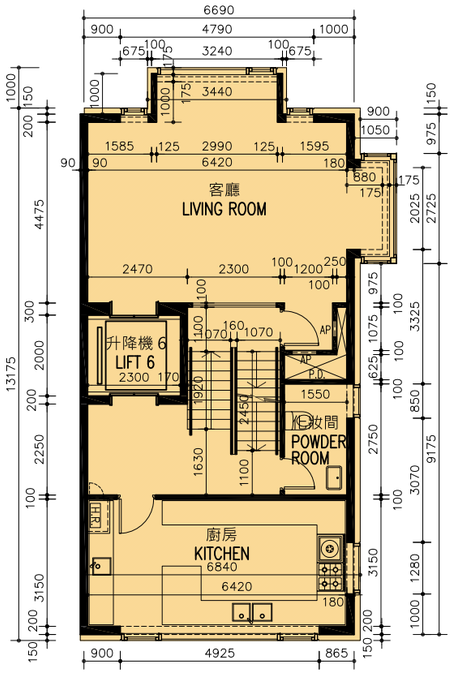
地下
GROUND FLOOR



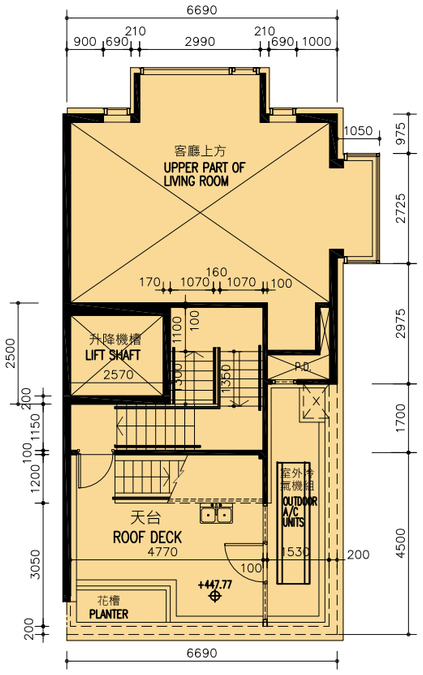
一樓
1ST FLOOR



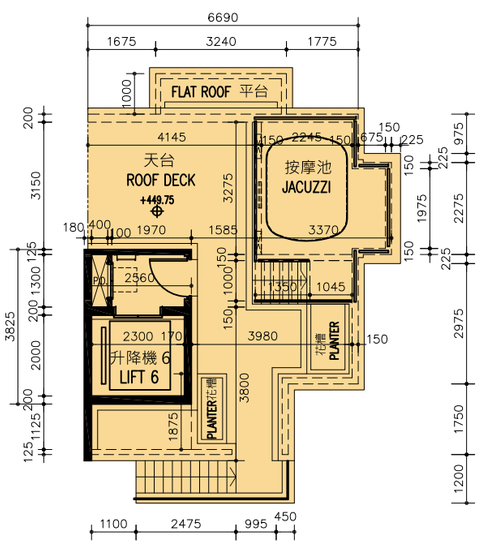
二樓
2ND FLOOR



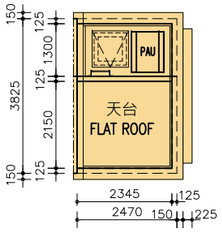
三樓
3RD FLOOR



天台
ROOF AT LEVEL +447.77



上層天台
UPPER ROOF AT LEVEL + 449.75



頂層天台
TOP ROOF

Thickness of floor slabs (excluding plaster) and floor to floor height
每層樓板之厚度及層與層高度 (不包括灰泥)

		樓板厚度 FLOOR SLAB THICKNESS	層與層高度 FLOOR TO FLOOR HEIGHT House No. 屋號					
			A	B	C	D	E	F
3rd Floor 三樓層	Liv.Rm 客廳	250	4400	4400	4400	4400	4400	4400
	Kitchen 廚房		3950					3950
2nd Floor 二樓層		250	3200	3400	3400	3400	3400	3200
1st Floor 一樓層		250	3170	3400	3400	3400	3400	3170
Ground Floor 地下層		150	3400	4500	4500	4500	4500	3400
Mezz. Floor 閣樓層		150	3150	2925	3150	3150	3150	2925
Carpark Floor 泊車層		150	3150	3275	3150	2900	2900	2925

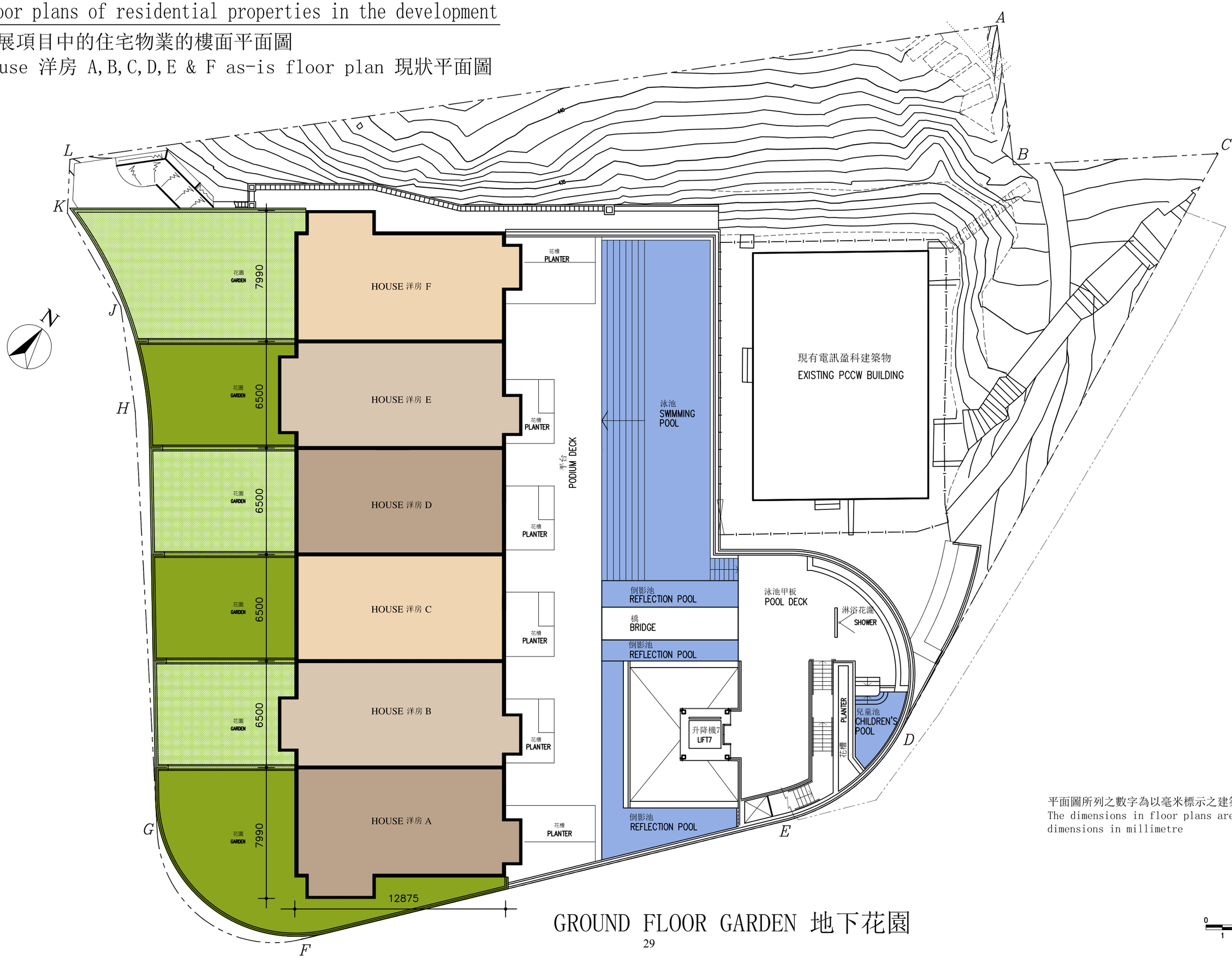
The dimensions in floor plans are all structural dimensions in millimetre
This page shows as is floor plan due to alterations
平面圖所列的數字是以毫米標示之建築結構尺寸
本頁是經更改後的現狀平面圖

0 1 2 3 4 5M 米

Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

House 洋房 A, B, C, D, E & F as-is floor plan 現狀平面圖



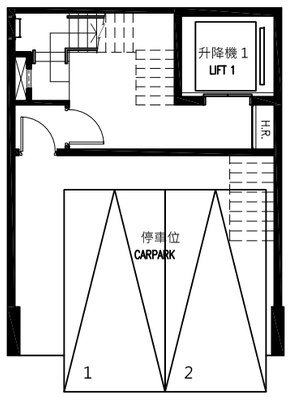
平面圖所列之數字為以毫米標示之建築結構尺寸

The dimensions in floor plans are all structural dimensions in millimetre

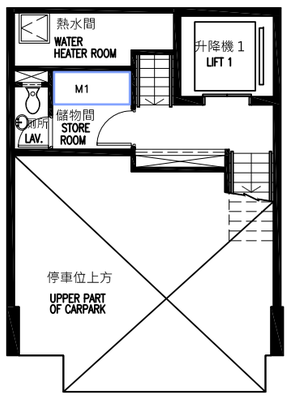
GROUND FLOOR GARDEN 地下花園

0 1 2 3 4 5M 米

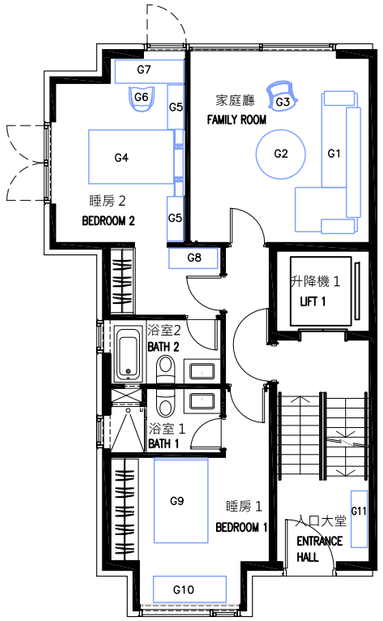
Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖
House A as-is furniture layout floor plan
A 洋房現狀家具佈局圖



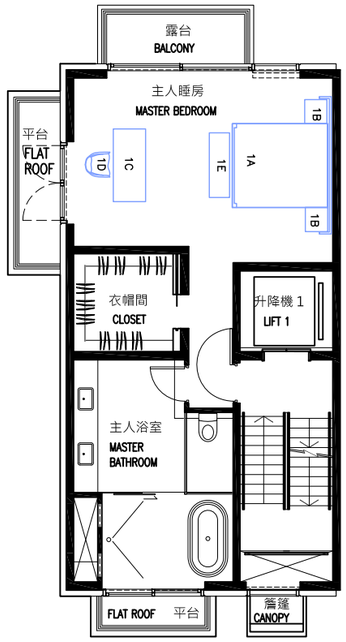
泊車層
CARPARK FLOOR



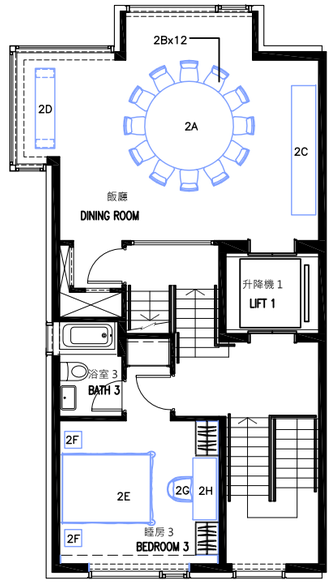
閣樓
MEZZANINE FLOOR



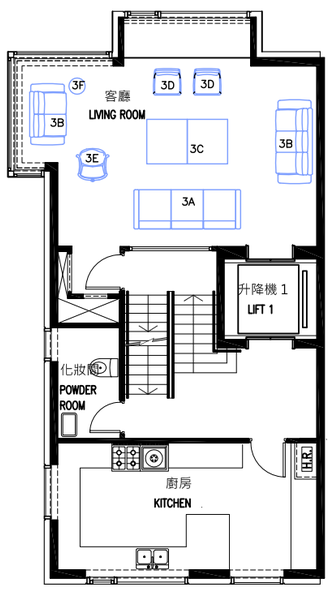
地下
GROUND FLOOR



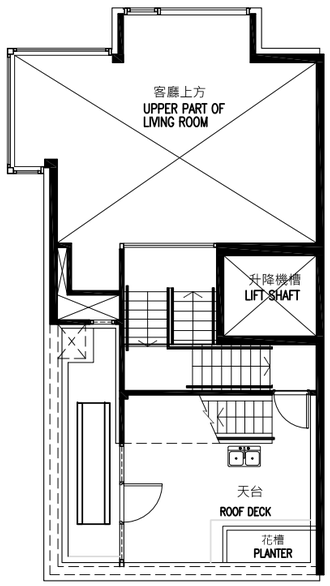
一樓
1ST FLOOR



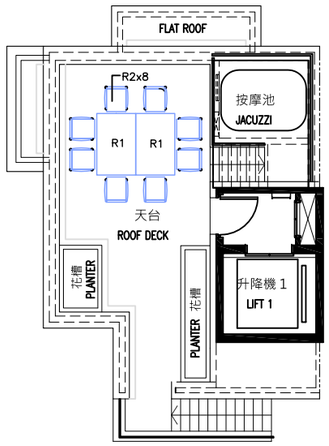
二樓
2ND FLOOR



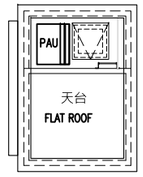
三樓
3RD FLOOR



天台
ROOF AT LEVEL +447.77

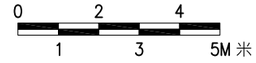


上層天台
UPPER ROOF AT LEVEL +449.75



頂層天台
TOP ROOF

Note: please refer to furniture layout floor plans legend table for the furniture dimensions.
備註: 家具尺寸請參閱家具佈局圖圖例一覽表。

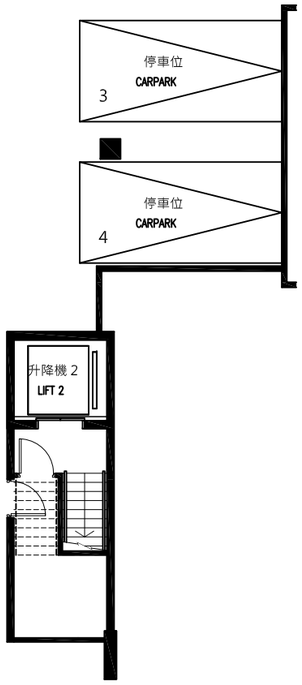


Floor plans of residential properties in the development

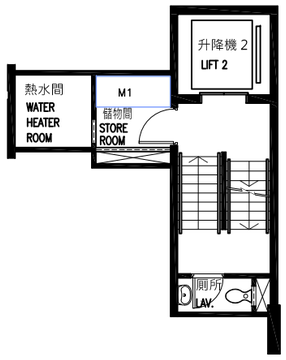
發展項目中的住宅物業的樓面平面圖

House B as-is furniture layout floor plan

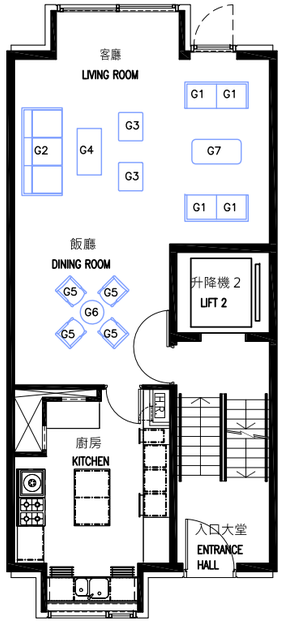
B 洋房現狀家具佈局圖



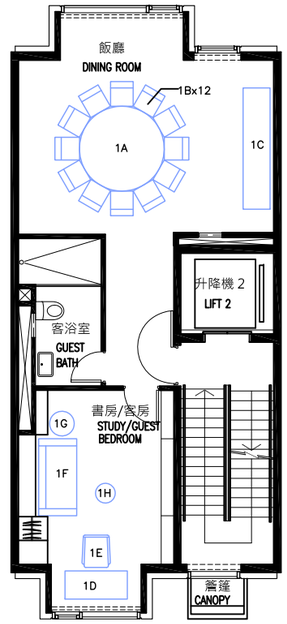
泊車層
CARPARK FLOOR



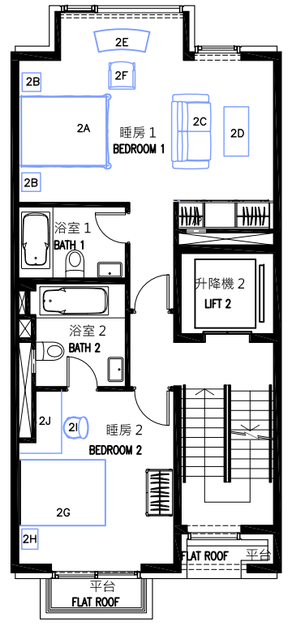
閣樓
MEZZANINE FLOOR



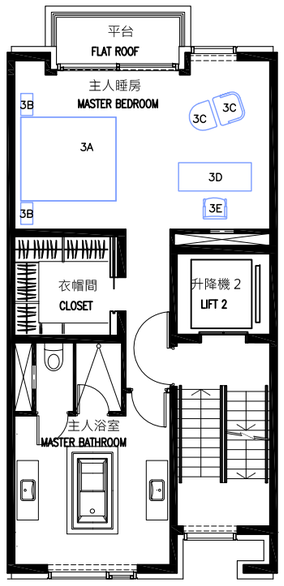
地下
GROUND FLOOR



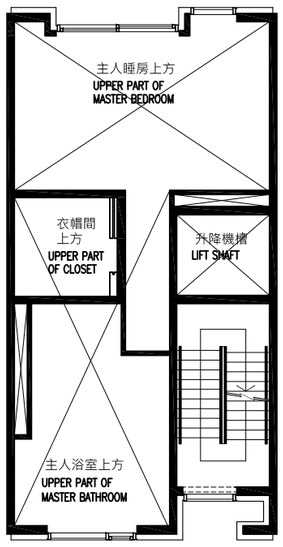
一樓
1ST FLOOR



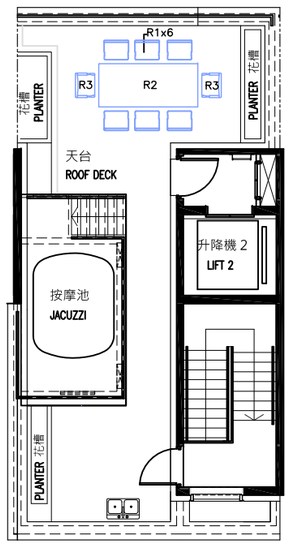
二樓
2ND FLOOR



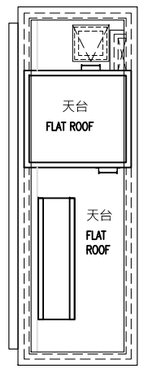
三樓
3RD FLOOR



天台
ROOF AT LEVEL +447.77



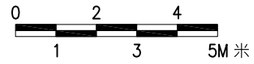
上層天台
UPPER ROOF AT LEVEL +449.75



頂層天台
TOP ROOF

Note: please refer to furniture layout floor plans legend table for the furniture dimensions.

備註：家具尺寸請參閱家具佈局圖圖例一覽表。

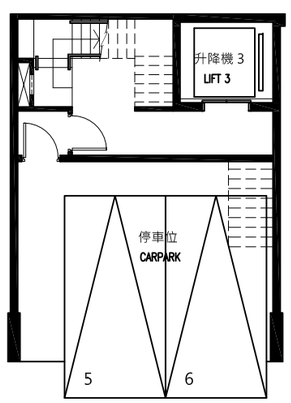


Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

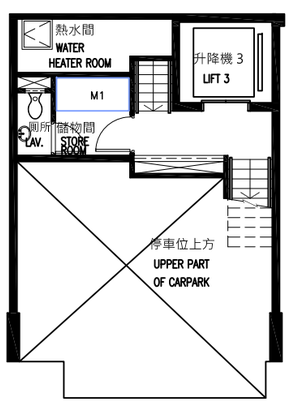
House C as-is furniture layout floor plan

C 洋房現狀家具佈局圖



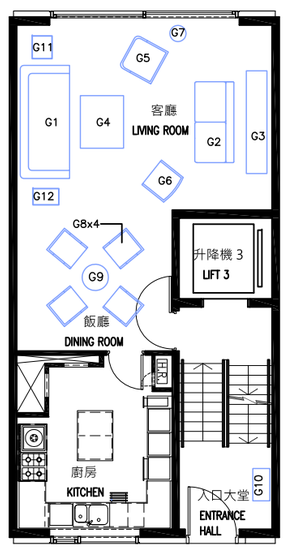
泊車層

CARPARK FLOOR



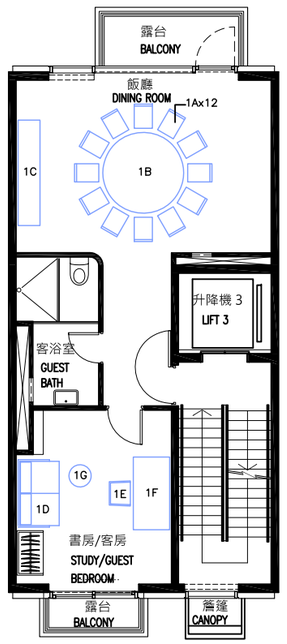
閣樓

MEZZANINE FLOOR



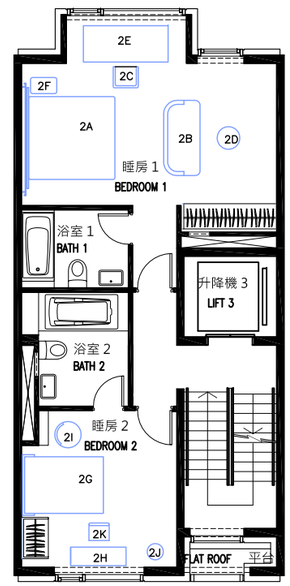
地下

GROUND FLOOR



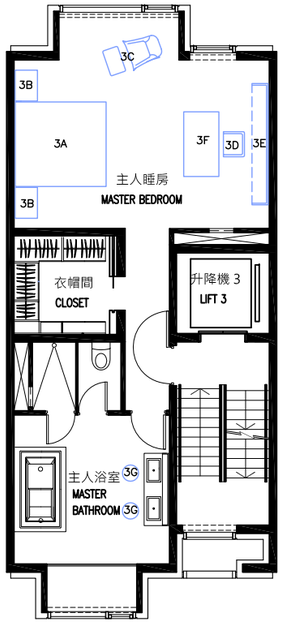
一樓

1ST FLOOR



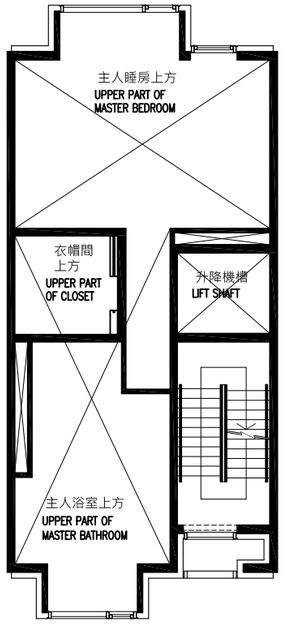
二樓

2ND FLOOR



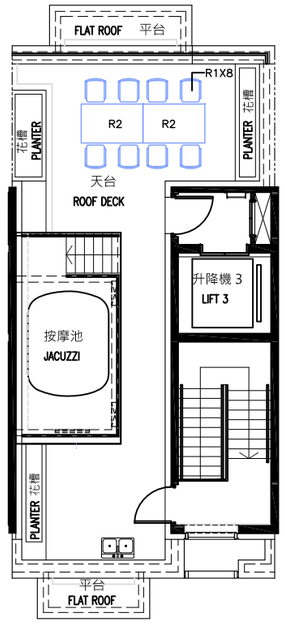
三樓

3RD FLOOR



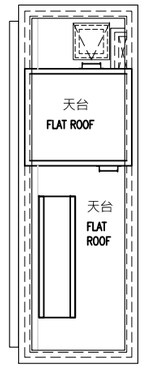
天台

ROOF AT LEVEL +447.77



上層天台

UPPER ROOF AT LEVEL + 449.75



頂層天台

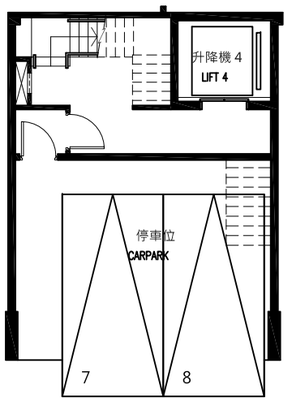
TOP ROOF

Note: please refer to furniture layout floor plans legend table for the furniture dimensions.

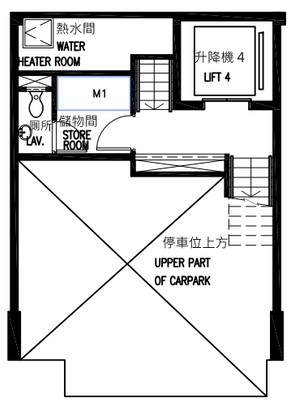
備註：家具尺寸請參閱家具佈局圖圖例一覽表。

0 2 4
1 3 5M 米

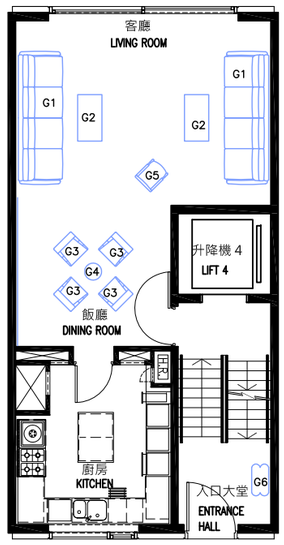
Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖
House D as-is furniture layout floor plan
D 洋房現狀家具佈局圖



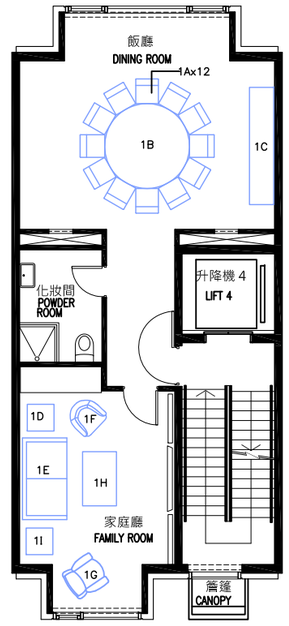
泊車層
CARPARK FLOOR



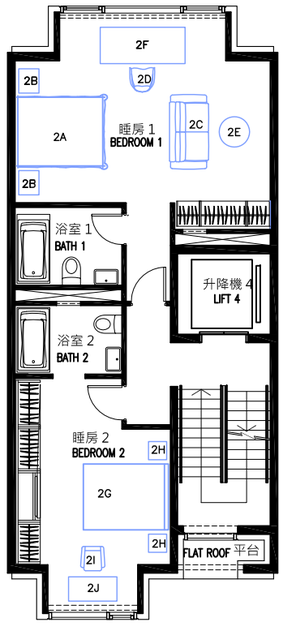
閣樓
MEZZANINE FLOOR



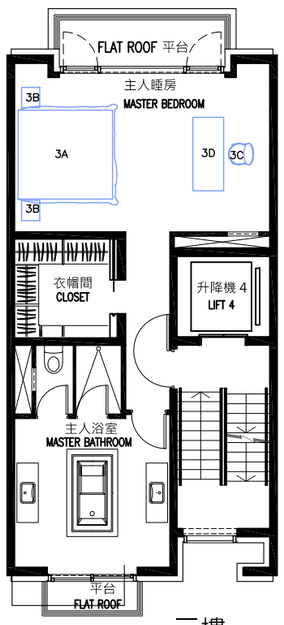
地下
GROUND FLOOR



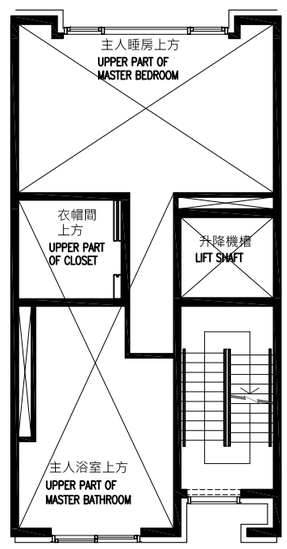
一樓
1ST FLOOR



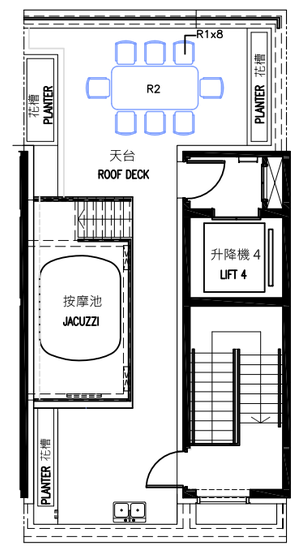
二樓
2ND FLOOR



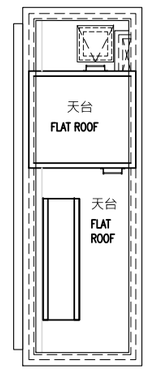
三樓
3RD FLOOR



天台
ROOF AT LEVEL +447.77



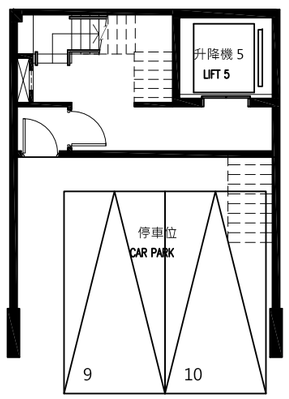
上層天台
UPPER ROOF AT LEVEL + 449.75



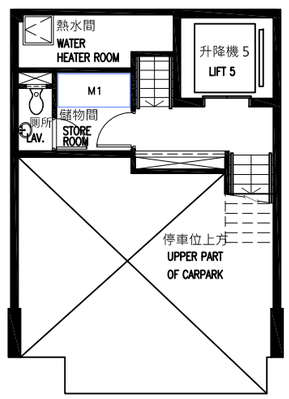
頂層天台
TOP ROOF

Note: please refer to furniture layout floor plans legend table for the furniture dimensions.
備註：家具尺寸請參閱家具佈局圖圖例一覽表。

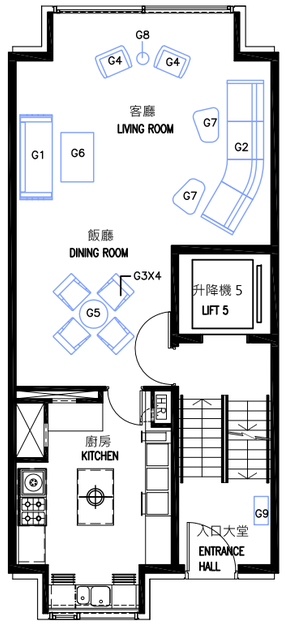
Floor plans of residential properties in the development
發展項目中的住宅物業的樓面平面圖
House E as-is furniture layout floor plan
E 洋房現狀家具佈局圖



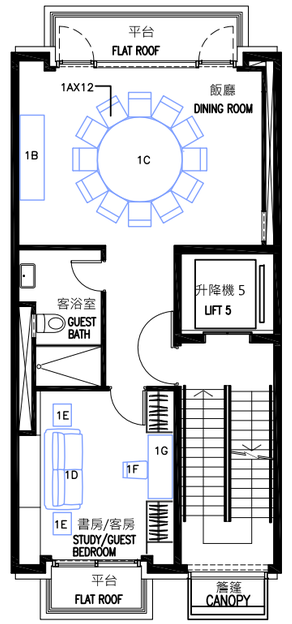
泊車層
CARPARK FLOOR



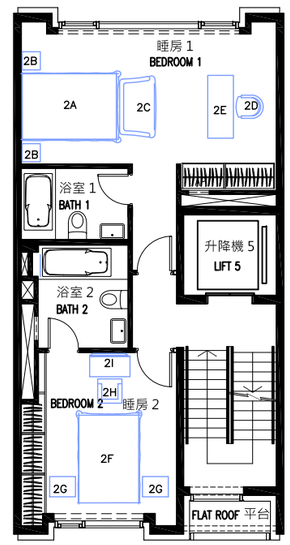
閣樓
MEZZANINE FLOOR



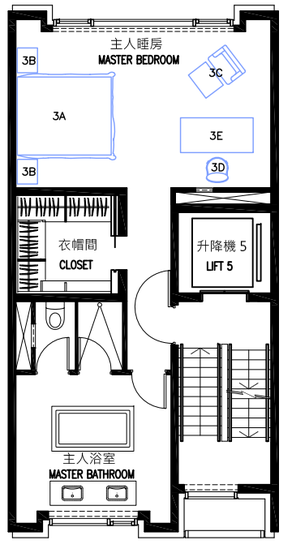
地下
GROUND FLOOR



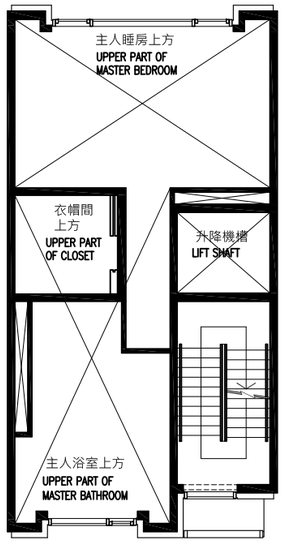
一樓
1ST FLOOR



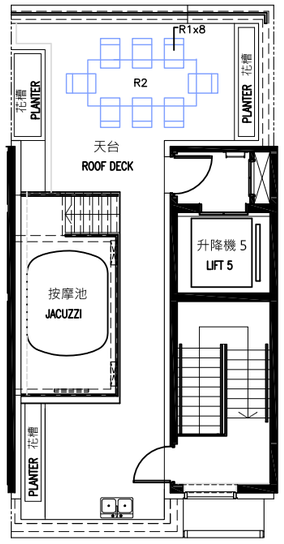
二樓
2ND FLOOR



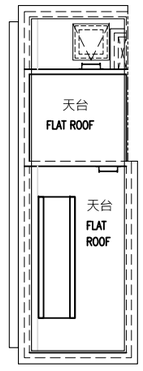
三樓
3RD FLOOR



天台
ROOF AT LEVEL +447.77

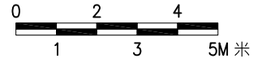


上層天台
UPPER ROOF AT LEVEL + 449.75



頂層天台
TOP ROOF

Note: please refer to furniture layout floor plans legend table for the furniture dimensions.
備註：家具尺寸請參閱家具佈局圖圖例一覽表。

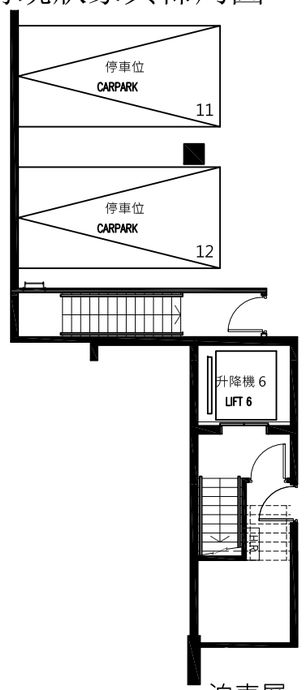


Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

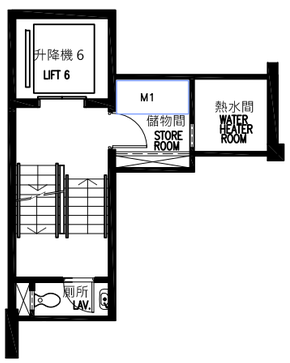
House F as-is furniture layout floor plan

F 洋房現狀家具佈局圖



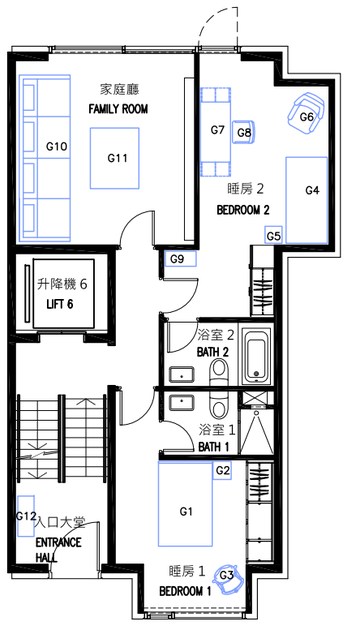
泊車層

CARPARK FLOOR



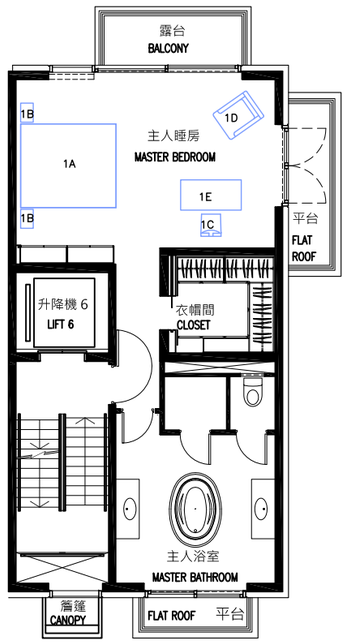
閣樓

MEZZANINE FLOOR



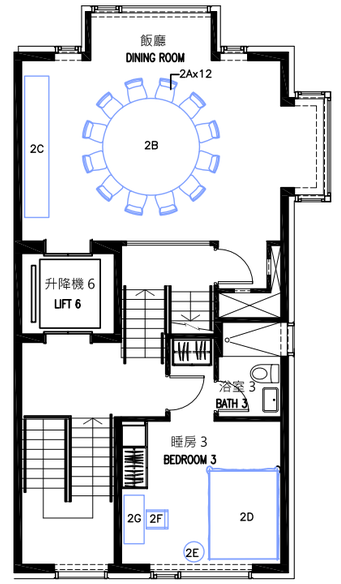
地下

GROUND FLOOR



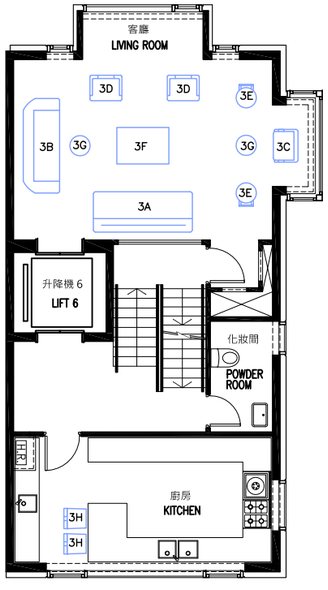
一樓

1ST FLOOR



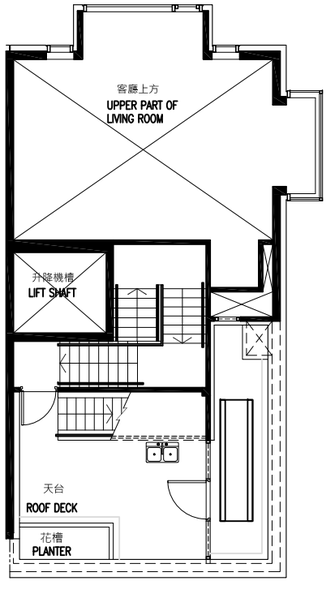
二樓

2ND FLOOR



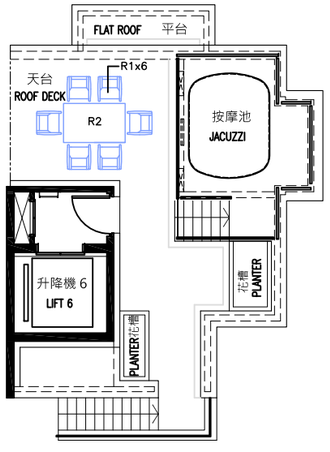
三樓

3RD FLOOR



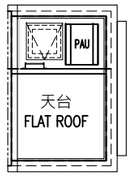
天台

ROOF AT LEVEL +447.77



上層天台

UPPER ROOF AT LEVEL + 449.75



頂層天台

TOP ROOF

Note: please refer to furniture layout floor plans legend table for the furniture dimensions.

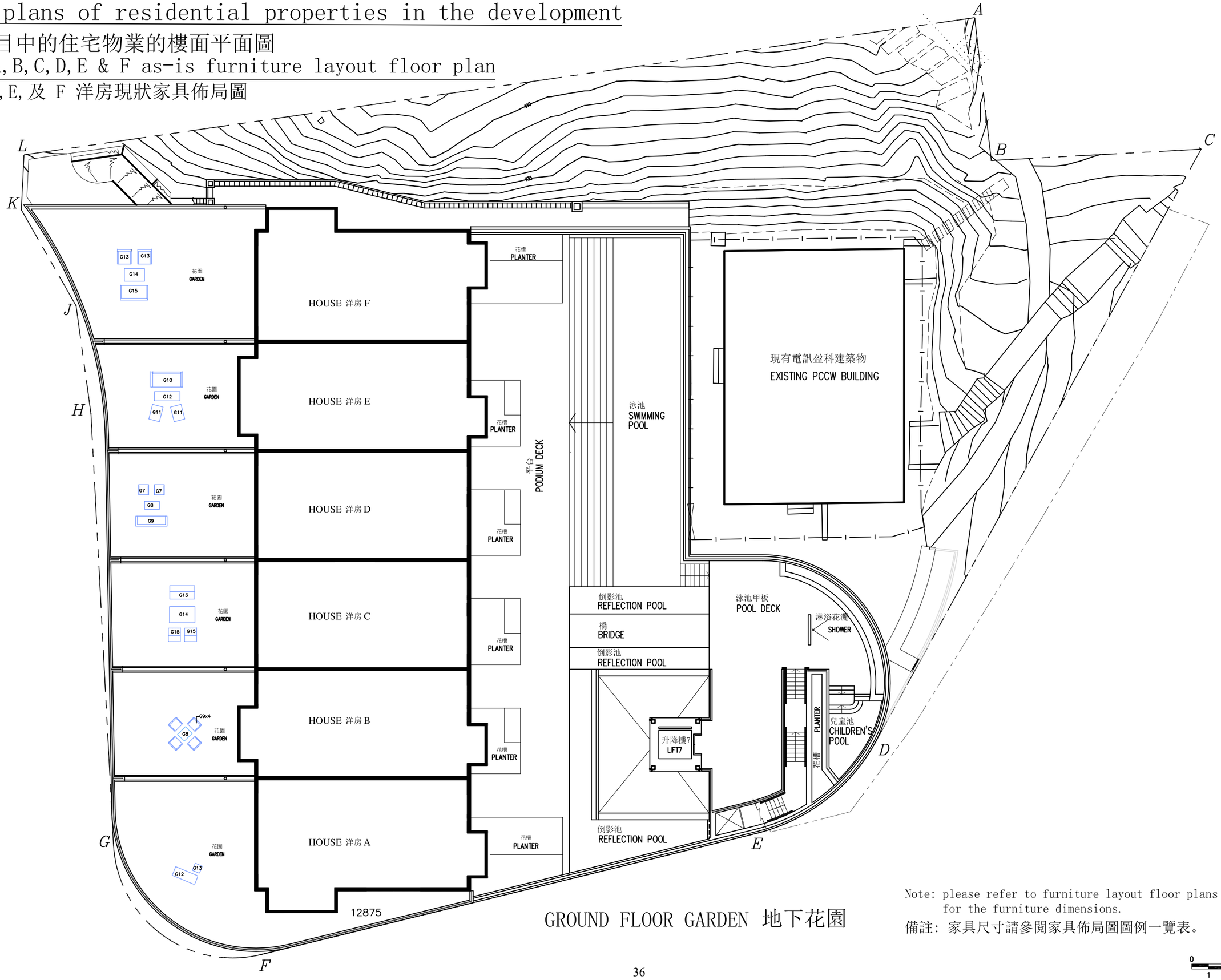
備註：家具尺寸請參閱家具佈局圖圖例一覽表。

Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

House A, B, C, D, E & F as-is furniture layout floor plan

A, B, C, D, E, 及 F 洋房現狀家具佈局圖



GROUND FLOOR GARDEN 地下花園

Note: please refer to furniture layout floor plans legend table for the furniture dimensions.

備註: 家具尺寸請參閱家具佈局圖圖例一覽表。

0 1 2 3 4 5M 米

Furniture layout floor plans legend table

家具佈局圖圖例一覽表

House 洋房	Legend 圖例	Item 項目	Dimensions (L x W x H mm) 尺寸（長 x 闊 x 高 毫米）
House 洋房 A			
M/F 閣樓	M1	Bed 床	1770 x 730 x 1630
G/F 地下	G1	Sofa 沙發	3520 x 1540 x 730
	G2	Pouf 坐墊	1220 x 350
	G3	Chair 椅子	650 x 520 x 650
	G4	Bed 床	1480 x 2160 x 920
	G5	Bedside table 床頭櫃	1085 x 400 x 500
	G6	Chair 椅子	600 x 610 x 900
	G7	Desk 桌子	1695 x 575 x 750
	G8	Chest of drawers 五桶櫃	1200 x 550 x 930
	G9	Bed 床	1200 x 2000 x 300
	G10	Desk 桌子	6500 x 1800 x 720
	G11	Console table 桌案	1400 x 40 x 840
	G12	Lounge chair 休閒椅子	1470 x 620 x 840
	G13	Coffee table 茶几	460 x 460 x 390
1st Floor 一樓	1A	Bed 床	2200x 1870 x 500
	1B	Bedside table 床頭櫃	495 x 400 x 470
	1C	Desk 桌子	1600 x 700 x 750
	1D	Armchair 扶手椅	1000 x 730 x 710
	1E	Ottoman 軟墊椅	1600 x 400 x 450
2nd Floor 二樓	2A	Dining table 飯枱	2100 x 750
	2B	Dining chair 飯枱椅	570 x 610 x 890
	2C	Buffet 餐具櫃	3200 x 600 x 850
	2D	Console table 桌案	1980 x 480 x 1020
	2E	Bed 床	2100 x 1520 x 920
	2F	Bedside table 床頭櫃	420 x 420 x 430
	2G	Chair 椅子	640 x 560 x 750
	2H	Desk 桌子	1500 x 600 x 750
3rd Floor 三樓	3A	Sofa 沙發	2640 x 970 x 560
	3B	Sofa 沙發	1600 x 910 x 730
	3C	Coffee table 茶几	2000 x 1000 x 450
	3D	Chair 椅子	685 x 660 x 840
	3E	Armchair 扶手椅	1000 x 720 x 720
	3F	Coffee table 茶几	330 x 420
Upper Roof Floor 上層天台	R1	Dining table 飯枱	1520 x 965 x 670
	R2	Dining chair 飯枱椅	580 x 615 x 735

House 洋房 B			
M/F 閣樓	M1	Bed 床	1760 x 850 x 1620
G/F 地下	G1	Sofa 沙發	1570 x 650 x 900
	G2	Sofa 沙發	2170 x 1000 x 900
	G3	Pouf 坐墊	700 x 600 x 510
	G4	Coffee table 茶几	1220 x 650 x 490
	G5	Armchair 扶手椅	520 x 620 x 930
	G6	Coffee table 茶几	584 x 686
	G7	Coffee table 茶几	1200 x 920 x 530
	G8	Coffee table 茶几	580 x 550 x 430
	G9	Armchair 扶手椅	660 x 560 x 970
1st Floor 一樓	1A	Dining table 飯枱	2100 x 800
	1B	Dining chair 飯枱椅	580 x 500 x 960
	1C	Buffet 餐具櫃	3000 x 670 x 910
	1D	Desk 桌子	1540 x 700 x 720
	1E	Armchair 扶手椅	700 x 800 x 880
	1F	Sofa 沙發	1890 x 940 x 787
	1G	Coffee table 茶几	610 x 610
	1H	Coffee table 茶几	450 x 610

2nd Floor 二樓	2A	Bed 床	2100 x 1700 x 1250
	2B	Bedside table 床頭櫃	460 x 460 x 470
	2C	Sofa 沙發	1850 x 950 x 850
	2D	Coffee table 茶几	1210 x 650 x 480
	2E	Desk 桌子	1370 x 526 x 800
	2F	Chair 椅子	648 x 680 x 1000
	2G	Bed 床	2090 x 1625 x 950
	2H	Bedside table 床頭櫃	500 x 400 x 500
	2I	Chair 椅子	540 x 620 x 920
	2J	Desk 桌子	1630 x 1010 x 750
3rd Floor 三樓	3A	Bed 床	2120 x 2070 x 1980
	3B	Bedside table 床頭櫃	540 x 300 x 660
	3C	Armchair + pouf 扶手椅+坐墊	720 x 660 x 1000 + 680 x 595 x 440
	3D	Desk 桌子	1800 x 760 x 820
	3E	Chair 椅子	580 x 520 x 880
Upper Roof Floor 上層天台	R1	Dining chair 飯枱椅	490 x 445 x 970
	R2	Dining table 飯枱	2400 x 1070 x 750
	R3	Dining armchair 飯枱扶手椅	610 x 480 x 1010

House 洋房 C			
M/F 閣樓	M1	Bed 床	1800 x 780 x 1700
G/F 地下	G1	Sofa 沙發	2800 x 1220 x 650
	G2	Sofa 沙發	2000 x 970 x 560
	G3	TV cabinet 電視櫃	2543 x 480 x 500
	G4	Coffee table 茶几	1300 x 1070 x 360
	G5	Armchair 扶手椅	780 x 740 x 1050
	G6	Chair 椅子	900 x 900 x 830
	G7	Coffee table 茶几	400 x 450
	G8	Armchair 扶手椅	690 x 750 x 830
	G9	Coffee table 茶几	650 x 690
	G10	Console table 桌案	800 x 420 x 790
	G11	Coffee table 茶几	550 x 400 x 550
	G12	Coffee table 茶几	280 x 380 x 535
	G13	Sofa 沙發	1500 x 820 x 715
	G14	Coffee table 茶几	1520 x 960 x 385
	G15	Chair 椅子	770 x 820 x 715

1st Floor 一樓	1A	Dining chair 飯枱椅	470 x 570 x 870
	1B	Dining table 飯枱	2000 x 750
	1C	Buffet 餐具櫃	2400 x 500 x 800
	1D	Sofa 沙發	2000 x 1670 x 660
	1E	Chair 椅子	520 x 620 x 820
	1F	Desk 桌子	1800 x 900 x 720
	1G	Coffee table 茶几	550 x 500
2nd Floor 二樓	2A	Bed 床	2370 x 2135 x 1240
	2B	Sofa 沙發	1860 x 1000 x 790
	2C	Chair 椅子	575 x 585 x 775
	2D	Coffee table 茶几	560 x 410
	2E	Desk 桌子	2100 x 900 x 750
	2F	Bedside table 床頭櫃	680 x 420 x 385
	2G	Bed 床	2050 x 1580 x 1360
	2H	Desk 桌子	1400 x 730 x 770
	2I	Coffee table 茶几	400 x 460
	2J	Sofa 沙發	650 x 1120
	2K	Chair 椅子	500 x 480 x 780
3rd Floor 三樓	3A	Bed 床	2220 x 2090 x 1280
	3B	Bedside table 床頭櫃	765 x 550 x 450
	3C	Armchair + Stool 扶手椅+腳踏	770 x 1050 x 880 + 750 x 440 x 340
	3D	Chair 椅子	560 x 570 x 880
	3E	Bookshelf 書架	3000 x 405 x 2120
	3F	Desk 桌子	1600 x 870 x 745
	3G	Stool 腳踏	330 x 445
Upper Roof Floor 上層天台	R1	Dining chair 飯枱椅	610 x 480 x 910
	R2	Dining table 飯枱	1520 x 960 x 720

House 洋房 D			
M/F 閣樓	M1	Bed 床	1750 x 740 x 1700
G/F 地下	G1	Sofa 沙發	3300 x 1100 x 800
	G2	Coffee table 茶几	1150 x 600 x 450
	G3	Armchair 扶手椅	610 x 610 x 960
	G4	Coffee table 茶几	420 x 540
	G5	Armchair 扶手椅	650 x 570 x 1120
	G6	Console table 桌案	775 x 138 x 730
	G7	Armchair 扶手椅	645 x 930 x 790
	G8	Coffee table 茶几	1320 x 620 x 440
	G9	Sofa 沙發	1775 x 880 x 780
1st Floor 一樓	1A	Dining chair 飯枱椅	450 x 470 x 930
	1B	Dining table 飯枱	2100 x 780
	1C	Buffet 餐具櫃	2900 x 600 x 1100
	1D	Bedside table 床頭櫃	500 x 400 x 450
	1E	Sofa 沙發	2000 x 1070 x 900
	1F	Armchair 扶手椅	800 x 800 x 780
	1G	Armchair 扶手椅	900 x 950 x 930
	1H	Coffee table 茶几	1340 x 840 x 350
	1I	Bedside table 床頭櫃	600 x 500 x 550
2nd Floor 二樓	2A	Bed 床	2200 x 1710 x 1580
	2B	Bedside table 床頭櫃	600 x 500 x 470
	2C	Sofa 沙發	1850 x 950 x 930
	2D	Chair 椅子	630 x 730 x 900
	2E	Coffee table 茶几	750 x 350
	2F	Desk 桌子	2100 x 900 x 750
	2G	Bed 床	2270 x 1720 x 1180
	2H	Bedside table 床頭櫃	450 x 450 x 460
	2I	Chair 椅子	610 x 610 x 900
	2J	Desk 桌子	1200 x 600 x 700
3rd Floor 三樓	3A	Bed 床	2340 x 2200 x 1730
	3B	Bedside table 床頭櫃	500 x 450 x 650
	3C	Chair 椅子	540 x 620 x 1930
	3D	Desk 桌子	1820 x 760 x 720
Upper Roof Floor 上層天台	R1	Dining chair 飯枱椅	410 x 510 x 850
	R2	Dining table 飯枱	2170 x 1080 x 750

House 洋房 E			
M/F 閣樓	M1	Bed 床	1650 x 730 x 1700
G/F 地下	G1	Sofa 沙發	2100 x 800 x 750
	G2	Sofa 沙發	3850 x 920 x 710
	G3	Armchair 扶手椅	648 x 686 x 915
	G4	Armchair 扶手椅	800 x 580 x 750
	G5	Coffee table 茶几	700 x 675
	G6	Coffee table 茶几	1220 x 810 x 480
	G7	Coffee table 茶几	850 x 560 x 260
	G8	Coffee table 茶几	370 x 470
	G9	Console table 桌案	700 x 420 x 985
	G10	Sofa 沙發	1890 x 900 x 900
	G11	Armchair 扶手椅	650 x 900 x 900
	G12	Coffee table 茶几	1540 x 770 x 420
1st Floor 一樓	1A	Dining chair 飯枱椅	490 x 500 x 950
	1B	Buffet 餐具櫃	2100 x 550 x 900
	1C	Dining table 飯枱	2100 x 750
	1D	Sofa 沙發	2000 x 940 x 750
	1E	Cofffe table 茶几	580 x 450 x 560
	1F	Chair 椅子	440 x 540 x 840
	1G	Desk 桌子	1500 x 600 x 835
2nd Floor 二樓	2A	Bed 床	2310 x 1625 x 1100
	2B	Bedside table 床頭櫃	450 x 450 x 600
	2C	Sofa 沙發	1500 x 890 x 720
	2D	Desk chair 椅子	623 x 635 x 914
	2E	Desk 桌子	1556 x 635 x 743
	2F	Bed 床	2170 x 1480 x 1110
	2G	Bedside table 床頭櫃	640 x 500 x 460
	2H	Chair 椅子	580 x 570 x 815
	2I	Desk 桌子	1000 x 500 x 750
3rd Floor 三樓	3A	Bed 床	2324 x 1930 x 1187
	3B	Bedside table 床頭櫃	612 x 500 x 650
	3C	Lounge chair + Pouf 休閒椅+坐墊	830 x 560 x 940 + 710 x 540 x 410
	3D	Chair 椅子	616 x 723 x 953
	3E	Desk 桌子	1800 x 860 x 760
Upper Roof Floor 上層天台	R1	Dining chair 飯枱椅	480 x 730 x 950
	R2	Dining table 飯枱	2690 x 1140 x 760

House 洋房 F			
M/F 閣樓	M1	Bed 床	1770 x 730 x 1630
G/F 地下	G1	Bed 床	2150 x 1330 x 1380
	G2	Bedside table 床頭櫃	450 x 450 x 460
	G3	Armchair 扶手椅	720 x 620 x 1030
	G4	Bed 床	2170 x 1020 x 1160
	G5	Bedside table 床頭櫃	420 x 420 x 430
	G6	Armchair 扶手椅	790 x 800 x 680
	G7	Desk 桌子	2179 x 742 x 693
	G8	Chair 椅子	550 x 550 x 790
	G9	Cabinet 櫃	500 x 420 x 1240
	G10	Sofa 沙發	4130 x 1040 x 840
	G11	Coffee table 茶几	1500 x 1500 x 400
	G12	Console table 桌案	1000 x 400 x 450
	G13	Armchair 扶手椅	800 x 960 x 880
	G14	Coffee table 茶几	1270 x 710 x 410
	G15	Sofa 沙發	2500 x 785 x 1000
1st Floor 一樓	1A	Bed 床	2286 x 2057 x 1400
	1B	Bedside table 床頭櫃	470 x 310 x 765
	1C	Chair 椅子	500 x 550 x 1070
	1D	Armchair 扶手椅	780 x 1020 x 900
	1E	Desk 桌子	1448 x 721 x 787
2nd Floor 二樓	2A	Dining chair 飯枱椅	450 x 460 x 890
	2B	Dining table 飯枱	2400 x 750
	2C	Buffet 餐具櫃	3500 x 600 x 900
	2D	Bed 床	2270 x 1562 x 1016
	2E	Bedside table 床頭櫃	500 x 500
	2F	Chair 椅子	470 x 540 x 940
	2G	Desk 桌子	1200 x 500 x 710
3rd Floor 三樓	3A	Sofa 沙發	2450 x 1000 x 770
	3B	Sofa 沙發	2340 x 900 x 900
	3C	Armchair 扶手椅	810 x 610 x 109
	3D	Armchair 扶手椅	790 x 630 x 950
	3E	Chair 椅子	500 x 480 x 800
	3F	Coffee table 茶几	1240 x 845 x400
	3G	Coffee table 茶几	460 x 540
	3H	Bar Stool 酒吧高椅	460 x 480 x 880

Upper Roof Floor 上層天台	R1	Dining chair 飯枱椅	585 x 580 x 740
	R2	Dining table 飯枱	1520 x 960 x 670

Area of residential properties in the development

發展項目中的住宅物業的面積

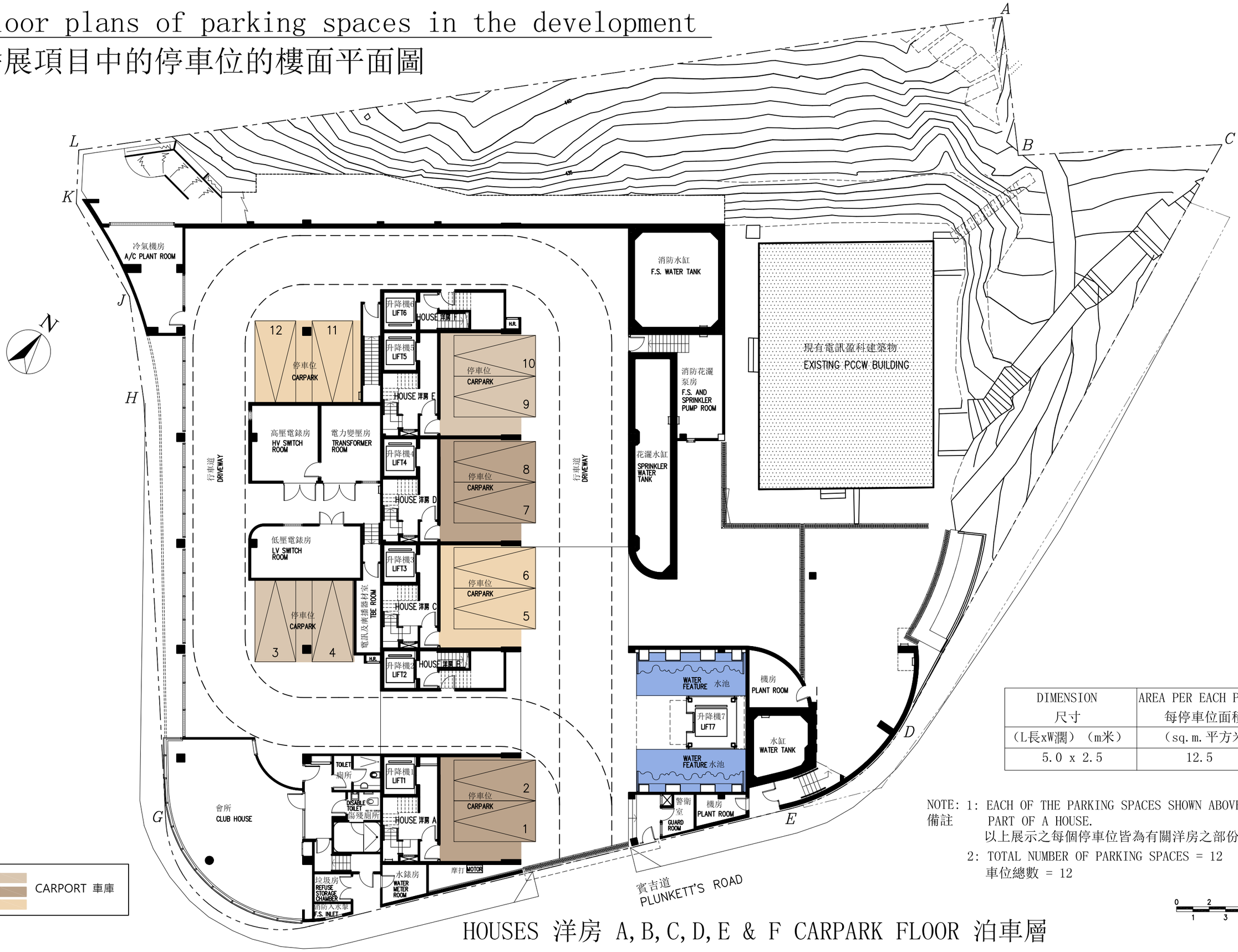
物業的描述 Description of Residential Property	實用面積 (包括露台，工作平台及陽台，如有) 平方米(平方呎) Saleable Area (including balcony, utility platform And verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
屋號 House number/ 屋名 Name of the House		空調機房 Air-Conditioning Plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
A	454.567 (4,893) 露台 Balcony:4.948 (53)	--	--	--	5.949 (64)	85.512 (920)	36.279 (391)	74.823 (805)	5.485 (59)	--	--
B	424.123 (4,565)	--	--	--	5.120 (55)	50.605 (545)	30.644 (330)	75.810 (816)	10.442 (112)	--	--
C	427.390 (4,600) 露台 Balcony:6.934 (75)	--	--	--	--	51.300 (552)	35.784 (385)	75.466 (812)	10.442 (112)	--	--
D	423.763 (4,561)	--	--	--	6.327 (68)	51.990 (560)	35.784 (385)	75.466 (812)	10.442 (112)	--	--
E	411.762 (4,432)	--	--	--	7.123 (77)	48.992 (527)	35.784 (385)	75.466 (812)	10.442 (112)	--	--
F	450.550 (4,850) 露台 Balcony:4.948 (53)	--	--	--	9.015 (97)	85.545 (921)	32.825 (353)	77.121 (830)	5.485 (59)	--	--

Note 備註 ：

1. Saleable Area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. 實用面積是按照《一手住宅物業銷售條例》第 8 條計算得出的。
2. The floor areas of the balcony, the utility platform and the verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. 露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》第 8 條計算得出的。
3. 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. 其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部份計算得出的。
4. The area of the Parking Space includes the area of the entire carport of the House. The area of each parking space inside the carport is 12.5 sq. metres (approximately 135 sq. ft.). 停車位之面積包括該洋房之車房之全部面積。車房內每個停車位面積為 12.5 平方米（約 135 平方呎）。
5. Areas without brackets are expressed in square metre (m^2) and areas within brackets are expressed in square feet (ft^2). The areas in the m^2 are converted to ft^2 based on a conversion rate of $1m^2 = 10.7639\ ft^2$ and rounded to the nearest integer. 沒有括符的面積是平方米，有括符的面積是平方呎。面積以 1 平方米=10.7639 平方呎換算至平方呎並以四捨五入至整數。

Floor plans of parking spaces in the development

發展項目中的停車位的樓面平面圖



DIMENSION 尺寸	AREA PER EACH PARKING 每停車位面積
(L長xW濶) (m米)	(sq.m.平方米)
5.0 x 2.5	12.5

NOTE: 1: EACH OF THE PARKING SPACES SHOWN ABOVE FORMS PART OF A HOUSE.
備註 以上展示之每個停車位皆為有關洋房之部份。

2: TOTAL NUMBER OF PARKING SPACES = 12
車位總數 = 12

HOUSES 洋房 A, B, C, D, E & F CARPARK FLOOR 泊車層

Floor plans of parking spaces in the development

發展項目中的停車位的樓面平面圖

Numbers and Areas of Parking Spaces of Houses
洋房停車位數目及停車位面積

House number 屋號	Location 位置	No. 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 carport sq. metre (sq.ft.) (Including 2 nos. of parking spaces) 車庫面積平方米 (平方尺) (包括 2 個停車位)
A	Carpark floor 泊車層	2	5 x 2.5	36.279 (391)
B	Carpark floor 泊車層	2	5 x 2.5	30.644 (330)
C	Carpark floor 泊車層	2	5 x 2.5	35.784 (385)
D	Carpark floor 泊車層	2	5 x 2.5	35.784 (385)
E	Carpark floor 泊車層	2	5 x 2.5	35.784 (385)
F	Carpark floor 泊車層	2	5 x 2.5	32.825 (353)

Summary of preliminary agreement for sale and purchase

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

臨時買賣合約的摘要

1. 在簽立臨時合約時須支付樓價的 5%的臨時訂金。
2. 買方在簽立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份持有。
3. 如買方沒有於簽立該臨時合約的日期之後 5 個工作日之內簽立正式買賣合約：-
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 賣方不得就買方沒有簽立正式買賣合約而針對買方提出進一步申索。

Summary of deed of mutual covenant

1. The common parts of the development

"Common Areas and Facilities" means collectively the Common Areas (those parts intended for the common use and benefit of all Owners as a whole) and Common Facilities (those facilities intended for the common use and benefit of the Development as a whole) which are subject to the provisions of the Deed of Mutual Covenent ("the DMC") to be used by each Owner and occupier in common with all other Owners and occupiers of the Development and, where appropriate, includes those appropriate and relevant "common parts" specified in Section 2 of the Building Management Ordinance (Cap.344) ("BMO") and those parts specified in Schedule 1 to the BMO.

The Common Areas include but are not limited to A/C plant room, planter (except specifically assigned), external walls (except specifically assigned), flat roof(s) (except specifically assigned), driveway, HV switch room, LV switch room, transformer room, Club House, refuse storage chamber, water meter room, guard room, sprinkler water tank, F.S. water tank, F.S. and sprinkler pump room, visitors' carpark space(s), loading & unloading space(s), TBE room, refuse collection vehicles space (if any), bicycle parking spaces (if any), F.S. inlet, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities (if any), storm water recycle plant room, storage tank for storm water recycle plant room, filtration plant room for water feature, filtration plant room for swimming pool, potable flushing and cleansing water pump room, pool deck, podium deck, reflection pool(s), children's pool, ramp(s), water tank(s), switch room(s), plant room(s), meter room(s), pump room(s) and include the "common parts" as specified in the Schedule 1 to the BMO.

The Common Facilities include but are not limited to the cat ladder (adjacent to Car Park No.12) to transformer room, all sewers, drains, water courses, cables, pipes, wires, ducts, water mains which are in, under or over or passing through the Land and the Development, all mechanical and electrical facilities (including the lift serving the Carpark Floor to the Ground Floor and marked Lift 7 on the floor plans attached to the DMC), plants, machinery, services and installations, aerial broadcast distribution or telecommunications network facilities (if any), all facilities and installations for fire-fighting and security and safety of the Land and the Development.

2. The number of undivided shares assigned to each residential property in the development

House	Undivided Shares
A (together with Car Parks Nos. 1 and 2)	5
B (together with Car Parks Nos. 3 and 4)	5
C (together with Car Parks Nos. 5 and 6)	5
D (together with Car Parks Nos. 7 and 8)	5
E (together with Car Parks Nos. 9 and 10)	5
F (together with Car Parks Nos. 11 and 12)	5

3. The term of years for which the manager of the development is appointed

Subject to the provisions of the BMO and clause 10(a) of the DMC, the Manager, Tai Cheung Management Company Limited, is to undertake the management and maintenance of the Land and the Development for an initial term of two years from the date of the DMC and to be continued thereafter until termination of the Manager's appointment in accordance with the provisions thereof.

4. The basis on which the management expenses are shared among the owners of the residential property in the development

The Owner of each House shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the budgeted management fees in respect of the Land and the Development such proportion shall be the same proportion as the number of Management Shares allocated to his House bears to the total number of Management Shares allocated to all the Houses in the Development.

5. The basis on which the management fee deposit is fixed

Each Owner shall upon taking up the assignment of his House from the Vendor deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the DMC a sum equal to three times of the monthly management fees for his House based on the relevant annual budget payable by the Owner in respect of his House which deposit shall not be used by the Owner to set off against any contribution payable by him under the DMC but shall be transferable as provided in Clause 16(h) of the DMC.

6. The area (if any) in the development retained by the vendor for its own use

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

Remark:

For full details of the DMC, please refer to the DMC which is free for inspection during opening hours at the place at which the residential property is offered to be sold. Copies of the DMC can be obtained upon payment of the necessary photocopying charges.

公契的摘要

1. 發展項目之公用部份

「公用地方與設施」統指「公用地方」(擬供全體「業主」公用與共享的部份)及「公用設施」(擬供「發展項目」整體公用與共享的設施),遵守「公契」條文劃定屬於每名「業主」及佔用人與所有「發展項目」其他的「業主」及佔用人共同使用,如適當者並包括《建築物管理條例》(香港法例第 344 章)(「《建築物管理條例》」)第 2 條訂明的恰當及相關「公用部份」和《建築物管理條例》附表 1 訂明的部份。

「公用地方」包括但不限於空調機房、花槽(已明確轉讓者除外)、外牆(已明確轉讓者除外)、平台(已明確轉讓者除外)、行車道、高壓電掣房、低壓電掣房、變壓器房、「會所」、垃圾儲存室、水錶房、保安護衛室、消防花灑系統水箱、消防水箱、消防及花灑系統泵房、訪客車位、客貨上落車位、電訊及廣播器材室、垃圾車車位(如有者)、單車車位(如有者)、消防進水管、安裝或使用天線廣播分導或電訊網絡設施的地方(如有者)、雨水回收裝置機房、雨水回收裝置機房儲水箱、水景濾水裝置機房、泳池濾水裝置機房、食水和沖廁水及清潔用水泵房、泳池甲板、平台、倒影池、兒童池、斜路、水箱、電掣房、機器房、儀錶房、泵房,並包括《建築物管理條例》附表 1 訂明為「公用部份」的部份。

「公用設施」包括但不限於通往變壓器房的豎梯(毗鄰第 12 號車位)、現時位於「該土地」及「發展項目」內、下、跨越其上或通過其內的所有污水管、排水渠、水道、電纜、水管、電線、管槽、總水管,以及所有機電設施(包括上落「停車場」樓層至地下的電梯,並在「公契」所夾附平面圖註明為 7 號電梯)、機器、機械、服務設施及裝置、天線廣播分導或電訊網絡設施(如有者),以及「該土地」及「發展項目」所有滅火、保安及安全設施與裝置。

2. 分配予發展項目每個住宅物業的不分割份數數目

洋房	不分割份數
A (連同 1 號及 2 號車位)	5
B (連同 3 號及 4 號車位)	5
C (連同 5 號及 6 號車位)	5
D (連同 7 號及 8 號車位)	5
E (連同 9 號及 10 號車位)	5
F (連同 11 號及 12 號車位)	5

3. 發展項目的管理人的委任年期

遵從《建築物管理條例》(香港法例第 344 章) 各條文和「公契」第 10(a)條款之規定，「管理人」大昌物業管理有限公司承擔管理及保養「該土地」及「發展項目」，首屆任期為「公契」生效日起兩年，嗣後繼續留任，直至遵照「公契」條款終止「管理人」的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每座「洋房」「業主」應在每個曆月首日預付金額為「該土地」及「發展項目」預算管理費應分擔比例的十二分之一。上述應分擔比例乃按照他所持「洋房」的「管理份數」佔「發展項目」所有「洋房」「管理份數」總數的比例計算。

5. 計算管理費按金的基準

每座「洋房」之首任「業主」應由賣方轉讓取得「單位」後，就其「洋房」支付管理費按金，保證如期支付根據「公契」其可能或 將應付的所有金額，金額為相關年度管理預算案訂明的每個月管理費的三倍。該等款項不可用作抵銷其應付任何款項，但可根據公契第 16(h)條款轉讓。

6. 賣方在發展項目中保留作自用的範圍(如有者)

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

註：

「公契」的詳情請參閱「公契」本文。「公契」於住宅物業售樓處的開放時間供公眾免費查閱，此外亦可支付必要影印費用索取副本。

Summary of land grant

1. The development is situated on Rural Building Lot No.647 (“the Land”).

2. The Land is held under Government Lease of Rural Building Lot No.647 dated 13th May 1971 (“the Lease”) for a term of 150 years from the 27th day of September 1886.

3. The Land or any part thereof or any building or buildings erected thereon or any part of such building or buildings shall not be used or allowed to be used for any purposes other than residential purposes (it being agreed and declared that the erection and maintenance of a telephone exchange on the said piece or parcel of ground will be permitted).

4. The Land or any part thereof shall not be used for the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorised in that behalf.

5. The Lease provides that the Lessee *“will from time to time and at all times hereafter when where and as often as need or occasion shall require at the Lessee’s own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”).”*

6. The Lease further provides that the Lessee *“will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.”*

7. The Lease provides that, *“where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation levelling and development of the demised premises or any part thereof the said Lessee will construct or bear the cost of the construction of such retaining walls or other support as shall or may at any time become necessary to protect and support such hillside and banks and the demised premises and to obviate and prevent*

any falling away landslips or subsidence occurring thereafter, and will at all times maintain the said retaining walls or other support in good and substantial repair and condition and in the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the demised premises as a result of any default by the said Lessee under this covenant, the said Lessee will at its own expense reinstate and make good the same and will indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof and will if required by the said Director so to do by notice in writing carry out such construction and or maintenance or reinstate and make good any falling away landslip or subsidence."

8. The Lease further provides that the Lessee "*will at its own expense construct and maintain to the satisfaction of the said Director such drains or channels as the said Director may consider necessary to intercept and carry off into the nearest stream course catchpit channel or storm-water drain storm or rain water falling on or flowing from the hillside on to the demised premises and will be solely liable for and will indemnify the Government of Hong Kong and its Officers from and against all actions claims and demands arising out of any damage or nuisance caused by such storm or rain water and will at all times during the continuance of this demise maintain and repair such drains or channels whether within the boundaries of the said piece or parcel of ground or on Crown Land and in the event of any damage or obstruction being caused to any nullah sewer storm-water drain watermain or other properties belonging to the Government of Hong Kong within or adjoining the said piece or parcel of ground by the said Lessee its servants or agents the said Lessee will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by the Government of Hong Kong at the cost of the said Lessee).*"

9. The Lease also provides that "*Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.*"

10. As a condition of the sale of the property known as Nos.3 and 5 Plunkett's Road, The Peak, Hong Kong (Rural Building Lot No.647) ("the Property") by the Hong Kong Telephone Company, Limited ("the Grantee") to Create Star Limited ("the Grantor"), the Grantor has, by a Licence and Wayleave Agreement dated 29th September 1989 and registered in the Land Registry by Memorial No.UB4218603 ("the Agreement"), irrevocably licensed the Grantee to occupy and use such portion of the Property as shown coloured Blue on the plan annexed to the Agreement ("the Plan") for the purpose of operating and maintaining a Telephone Exchange ("the Exchange") and granted unto the Grantee full rights and liberties :

(a) to lay and maintain such electricity cables, telephone cables, ducts and ancillary apparatus (hereinafter together with the Exchange collectively referred to as "the Apparatus") of such materials and in such manner and positions as the Grantee shall require over, in and under such portion of the Property as shown coloured Yellow of the Plan;

(b) to go pass and repass over such portions of the Property as are shown coloured Green (whether with or without vehicles) and Pink;

(c) to erect and thereafter to maintain replace and renew around the perimeter of the Exchange a security fence ("the Security Fence") of such materials and dimensions as the Grantee shall require; and

(d) to enter upon such portions of the Property as are shown coloured Blue, Green, Yellow and Pink on the Plan with all necessary equipment from time to time upon prior reasonable notice to the Grantor (save in the case of the malfunctioning or breakdown of the Apparatus when no such notice shall be necessary) for the purposes of laying, inspecting, maintaining, repairing, renewing, replacing and relaying the Apparatus and the Security Fence as occasion may require

for the unexpired residue of the term of 150 years from 27 September 1886 for which the Property is held from the Government.

It is further agreed in the Agreement (inter alia) that :

(i) the Grantee shall indemnify the Grantor against all losses and claims for injury or damage to any person or any property (other than personal property inside the house or building erected on the Property) whatsoever which may arise by or out of or in consequence of any work carried out by or on behalf of the Grantee in connection with the Agreement and against all claims, demands proceedings, damages, costs, charges and expenses whatsoever in respect thereof or in relation thereto PROVIDED THAT the Grantor will provide to the Grantee written particulars giving details of the items of damage and the amounts claimed within 28 days of the date when such injury or damage is alleged to have been occasioned;

(ii) The Grantee shall make good or, at the option of the Grantor, shall pay on demand to the Grantor the costs of making good any damage, loss or injury which may occur to the Property or any property (including without limitation any garden lawn and fencing, etc.) and shall indemnify the Grantor in respect of any damage, loss or injury which may occur to the Grantor, its servants or agents, which may arise by or out of or in connection with the carrying out of works under the Agreement PROVIDED THAT the Grantor will provide to the Grantee written particulars giving details of the items of damage and amount claimed within 28 days of the date when such injury or damage is alleged to have been occasioned;

(iii) The Grantor shall at all reasonable times during the continuance of the Agreement permit the duly authorized officers servants employees or agents of the Grantee with all necessary equipment to go pass and repass over the Property to view the state and condition of the Apparatus and the Security Fence and

all defects and wants of repair or maintenance and to deposit and leave equipment upon the premises for the purpose of exercising the Grantee's right under the Agreement;

(iv) Subject to sub-clause (ii) above, the Grantor shall keep and maintain in good repair and condition the retaining walls of the Property, the access roads therein (including such portion of the Property as shown coloured Green on the Plan) the drains serving the Property and all other appurtenances thereto and shall fully indemnify the Grantee against any loss, injury or damage suffered by the Apparatus in consequence of his failure so to do; and

(v) In the event that the Grantee shall wish to replace or renew the Exchange, the Grantee shall be entitled to develop such larger floor area within the existing site coverage of the Exchange as the Grantee in its sole discretion may require and shall be entitled to increase the height of the Exchange and the number of storeys thereof to such extent as the Grantee may deem necessary to meet such requirement and the Grantor shall have no right to compensation in respect thereof and in respect of any loss of light or amenity arising therefrom.

Plan showing the location of the coloured Blue, Green, Yellow and Pink areas as referred to in the Agreement as far as it is practicable to do so is appended hereto at the end of this section.

Remarks:

(i) The references to the Grantor and the Grantee under the Agreement shall include their respective successor and assigns;

(ii) For full details of the Land Grant and the Agreement, please refer to the Land Grant and the Agreement which are free for inspection during opening hours at the place at which the residential property is offered to be sold. Copies of the Land Grant and the Agreement can be obtained upon payment of the necessary photocopying charges.

(iii) Nos.3 and 5 Plunkett's Road is currently known as No.3 Plunkett's Road.

批地文件摘要

1. 發展項目位於鄉郊建屋地段第 647 號(「該土地」)。

2. 「該土地」乃根據 1971 年 5 月 13 日所訂之「鄉郊建屋地段第 647 號政府租契」(「政府租契」)持有，批租年期為 1886 年 9 月 27 日開始 150 年。

3. 「該土地」或其任何部份或任何建於該處的建築物或其任何部份除作住宅用途外，概不可用作或允許用作任何其他用途(惟現協議並聲明准許在上述一方或一塊土地建造及維修一座電話機樓)。

4. 如非事前獲總督代表女皇陛下或其就此正式授權的其他人士給予書面許可，「該土地」或其任何部份概不可用作經營黃銅工場、屠宰、製梘、製糖、皮革去毛作坊、溶解固體脂肪、製油、肉商、釀酒、糧倉或小酒館、打鐵、倒夜香、舊物收賣行業或業務，或任何其他高噪音、惡臭或厭惡性行業或業務。

5. 「政府租契」訂明「承租人」「*此後不時及時刻和在需要時自費完善地修理、保養、維持、維修、鋪飾、清洗、洗擦、清潔、傾倒、改動及保存所有現時或嗣後任何時間建於上述訂明批租的一方或一塊土地之院宅或物業和所有搭建物及建築物，以及所有屬於或不論以任何形式從屬於該處的牆、堤、路塹、樹籬、溝渠、路軌、燈具、行人路、水廁、洗滌槽、排水渠及水道，以及全面執行所有必要及有需要的修補、清潔和修改工程，以致令女皇陛下之工務署署長(以下簡稱「署長」)滿意。*」

6. 「政府租契」並訂明「承租人」「*於本文協定的批租年期內按需要承擔、支付及撥備以合理份數和比例計算的收費與費用，以支付建造、建築、修理及修改屬於上述批租處所或該處任何部份必要的所有或任何道路、巷、行人道、水渠、圍欄及共用牆、排氣管、私家或公共污水管和排水渠，或其中與鄰近或毗鄰其他處所共用的部份。有關的付款比例由前述的「署長」釐定及確定，並可當作欠繳地租追討。*」

7. 「政府租契」並訂明：「*如因應或已因應批租處所或其任何部份的平整、水準測量及發展事宜在毗連、毗鄰或鄰近山邊或堤岸進行削土、移土或土地後移工程又或建造或填土工程，上述「承租人」應隨時按需要建造或付費建造護土牆或其他支承結構，以保護及支撐上述山邊及堤岸和批租處所，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「承租人」時刻均須負責維修上述護土牆或其他支承防護結構，以保持其維修充足與狀態良好。倘因「承租人」失責無履行本文的契諾而於任何時間導致山泥傾瀉、地陷或滑土，不論山泥傾瀉、地陷或滑土乃發生於或源於毗連山邊或堤岸或批租處所，上述「承租人」亦須自費修復還原，並向「香港政府」賠償其因上述事故致使、蒙受或招致的所有費用、收費、損害、索求及索償。如「署長」發出書面通知，「承租人」並須依照指示就此執行建造及/或維修工程，又或還原及修復任何滑土、山泥傾瀉或地陷。*」

8. 「政府租契」亦訂明「承租人」「*應自費以「署長」滿意的方式建造和維修「署長」視為必要的排水渠或渠道，以截流及輸送所有由山邊落下或流進批租處所的暴雨水或雨水至最鄰近的河溪、集水井、渠道或雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，「承租人」必須承擔全責並向「香港政府」及其官員賠償，此外並須在本批租年期內持續負責維修和修理位於上述一方或一*

塊土地或「官地」範圍內的排水渠或渠道。如上述「承租人」或其傭僕或代理導致任何位於上述一方或一塊土地或毗連該處而屬於「香港政府」的任何明渠、污水管、雨水渠、排水渠、總水管或其他產業受損或堵塞，上述「承租人」須在接獲通知時支付修復或清理受損或堵塞設施的費用(現協議並聲明，此等必要工程將由「香港政府」執行，費用由上述「承租人」支付)。」

9. 「政府租契」並訂明：「*如因應改善殖民地環境或任何公共事務所需，女皇陛下擁有全權按規定向上述「承租人」發出三個曆月通知，並且根據上述「署長」作出的合理客觀「估值」就上述「該土地」及建於該處各「建築物」向「承租人」作出全面合理的賠償，從而收回及再佔管所有或任何批租處所的部份。本項權力一旦行使，本文所訂的年期及產業權均會終止及失效。*」

10. 遵從香港電話有限公司(Hong Kong Telephone Company, Limited) (「承授人」)向活團有限公司(Create Star Limited)(「授予人」)出售名為香港山頂賓吉道 3 號及 5 號(鄉郊建屋地段第 647 號)的物業(「物業」)的條件，「授予人」已於 1989 年 9 月 29 日訂立「許可及通行權協議」並在土地註冊處註冊為「註冊摘要」UB4218603 號(「協議」)，訂明不可撤回地授予「承授人」許可權佔用及使用「協議」所夾附圖則(「圖則」)以藍色顯示之「物業」的指定部份，以作運作和維修電話機樓(「機樓」)之用，此外並授予「承授人」全權及自由權：

(a) 在「圖則」以黃色顯示的「物業」範圍上、下及跨越該處，按照「承授人」指定的物料、形式和位置鋪設及維修電纜、電話線、管槽及附屬設備(以下連同「機樓」統稱「設備」)；

(b) 通行、進出及往返以綠色顯示的「物業」範圍(不論駕車與否)和以粉紅色顯示的「物業」範圍；

(c) 以「承授人」指定的物料及尺寸在「機樓」周圍建築和嗣後維修、更換及更新保安圍欄(「保安圍欄」)；及

(d) 不時在事前向「授予人」發出合理通知後(「設備」不能操作或故障屬例外而不需要該通知)，攜帶所有必要器材進入「圖則」以藍、綠、黃及粉紅色顯示的「物業」範圍，以按需要鋪設、檢查、維修、修理、更新、更換及重鋪「設備」和「保安圍欄」，

上述權利及自由權於「政府」由 1886 年 9 月 27 日開始批租「物業」的 150 年期限之未屆滿餘年有效。

「協議」並且訂明(其中包括)以下的協定：

(i) 倘因「承授人」或其代表因應「協議」執行任何工程而引起或導致任何損失、人身損傷或財物損害索償(「物業」上任何房屋或建築物內部個人財物的損害除外)，以及產生任何相關或連帶的索償、索求、訴訟、損害、費用及開支，「承授人」須向「授予人」作出賠償。然而，「授予人」必須在據稱發生人身損傷及財物損害後 28 天內以書面向「承授人」述明各受損事件的詳情和索償金額。

(ii) 「承授人」應修復「物業」或任何財物(包括但不限於花園草坪及圍欄等)的損害、損失或損傷，或(按「授予人」的選擇)在「授予人」通知時向其支付有關的修復費用，並向「授予人」賠償「授予人」、其傭僕或代理因執行「協議」所訂工程而招致或蒙受的損害、損失或損傷。然而，「授予人」必須在據稱發生人身損傷及財物損害後 28 天內以書面向「承授人」述明各受損事件的詳情和索償金額。

(iii) 「授予人」應允許「承授人」正式授權的人員、傭僕、僱員或代理攜帶所有必要器材通行、進出及往返「物業」，以視察「設備」及「保安圍欄」的狀態及情況和查找所有需要修理或維修的缺點，以及在該處存放及放置器材，以便行使「協議」訂明「承授人」可享有的權利。

(iv) 遵從第(ii)款之規定，「授予人」應妥善保養及維修物業的護土牆和該處出入通道(包括「圖則」以綠色顯示的「物業」範圍)、「物業」的排水渠及所有其他從屬物，以保持其維修充足與狀態良好，並且向「承授人」全面賠償因其不履行本條規定引起的損失、損傷或損害。

(v) 如「承授人」擬更換或更新「機樓」，「承授人」可全權酌情在其認為必要的情況下，在「機樓」現有上蓋面積範圍內發展更大樓面面積的樓宇，並且有權按其視為必要提高「機樓」的高度和層數以達到指定要求。「授予人」無權就此或以影響光線或生活便利設施為理由，向「承授人」索取任何補償。

「協議」所載以藍、綠、黃及粉紅色顯示範圍的位置，只要情況許可，已於本節末頁的「圖則」註明。

附註：

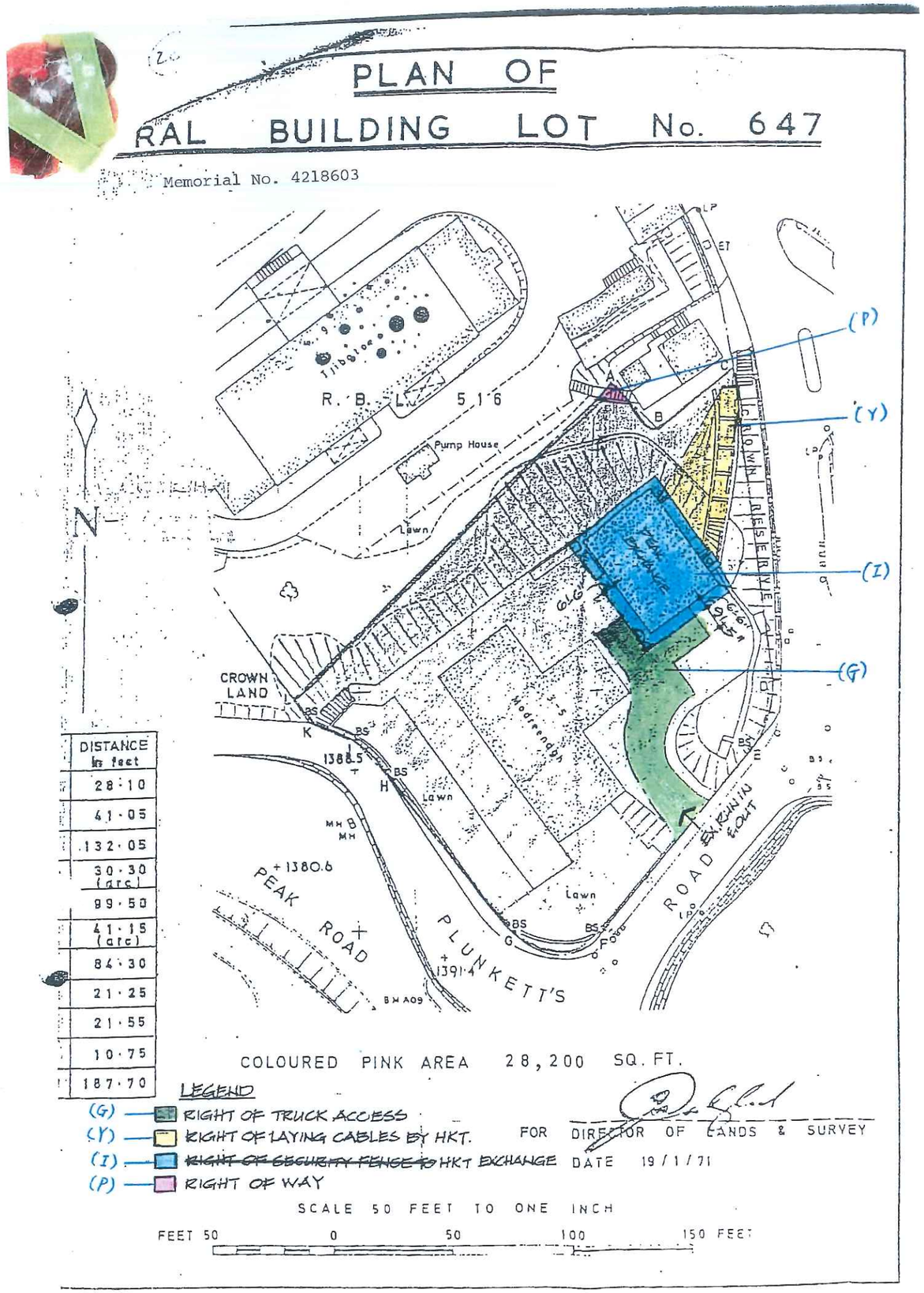
(i) 「協議」中「授予人」及「承授人」兩詞之釋義包括各自的繼承人及受讓人；

(ii) 「批地文件」及「協議」詳情請參閱「批地文件」及「協議」本文。兩者均於住宅物業售樓處的開放時間供公眾免費查閱，此外亦可支付必要影印費用，索取「批地文件」及「協議」副本。

(iii) 賓吉道 3 號及 5 號現名為賓吉道 3 號。

Plan showing the location of the coloured Blue, Green, Yellow and Pink areas as referred to in the Agreement

「協議」所載以藍、綠、黃及粉紅顯示範圍的位置圖



Information on public facilities and public open spaces

1. **Facilities that are required under the land grant to be constructed and provided for the Government, or for public use**

Not applicable.

2. **Facilities or 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.

3. **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.

公共設施及公眾休憩用地的資料

1. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

不適用。

2. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施或休憩用地

不適用。

3. 該發展項目所位於的土地中為施行《建築物(規劃)規例》(第 123 章，附屬法例 F)第 22(1)條而撥供公眾用途的任何部分

不適用。

Warning to purchasers

1. Purchasers are hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. Further:
   (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) that in the case of paragraph (2)(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.

對買方的警告

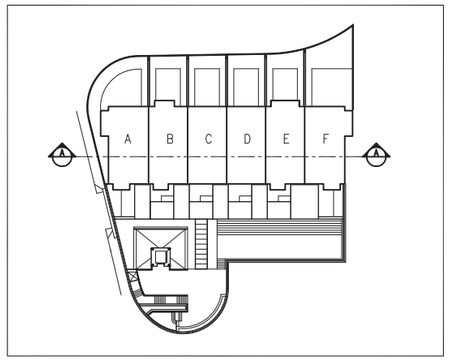
1. 特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 另：
   (a) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見；
   (b) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 －
      (i) 該律師事務所可能不能夠保障買方的利益；及
      (ii) 買方可能要聘用一間獨立的律師事務所；及
   (c) 如屬(2)(b)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Cross-section plan of building in the development

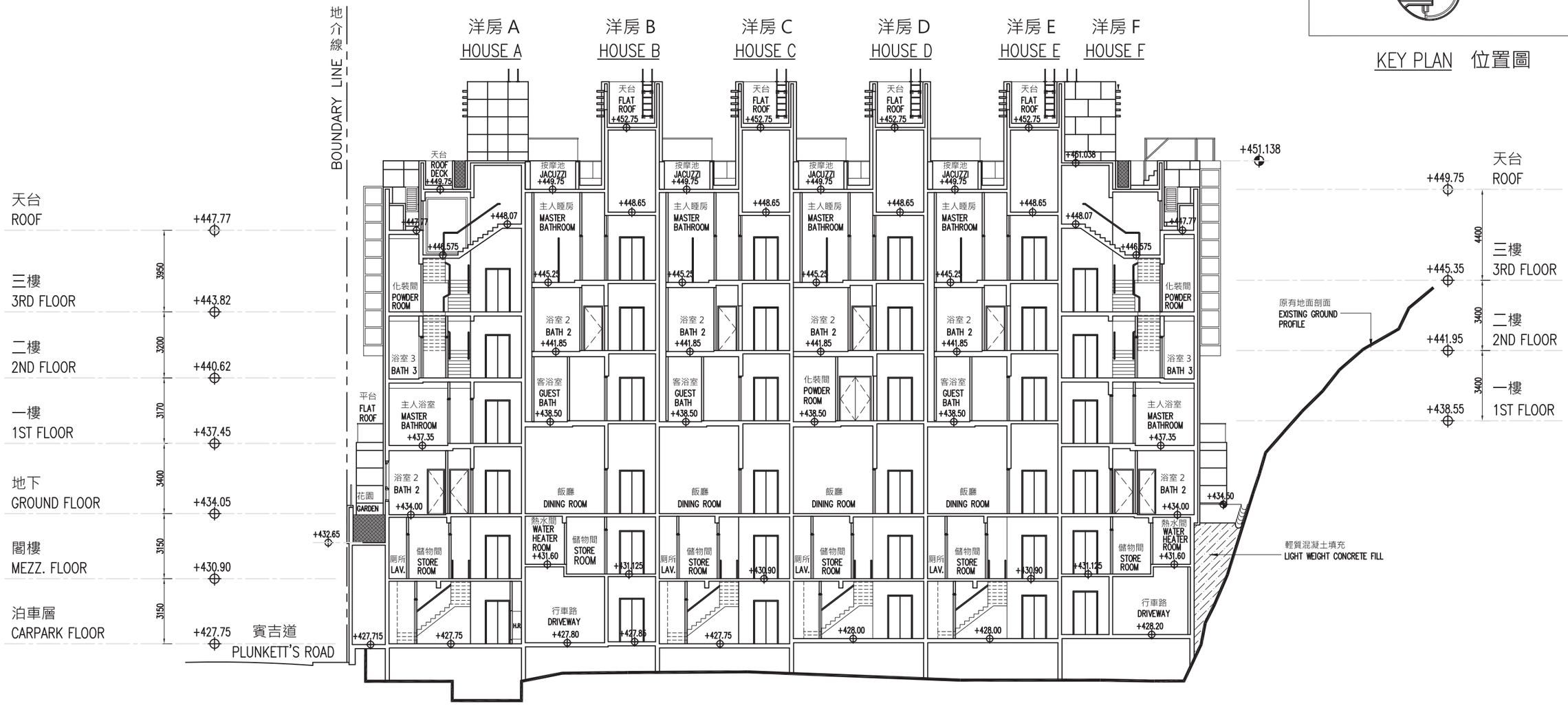
發展項目中的建築物的橫截面圖

CROSS-SECTION A-A PLAN IN THE DEVELOPMENT

發展項目中的建築物的橫截面 A-A 圖



KEY PLAN 位置圖



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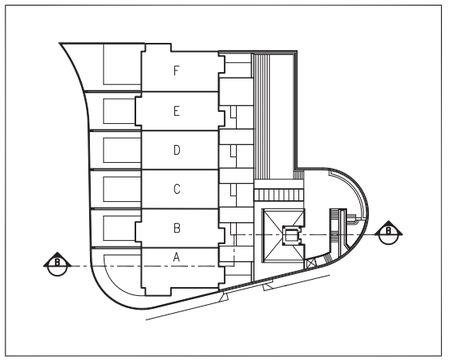
Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

CROSS-SECTION B-B PLAN IN THE DEVELOPMENT

發展項目中的建築物的橫截面 B-B 圖



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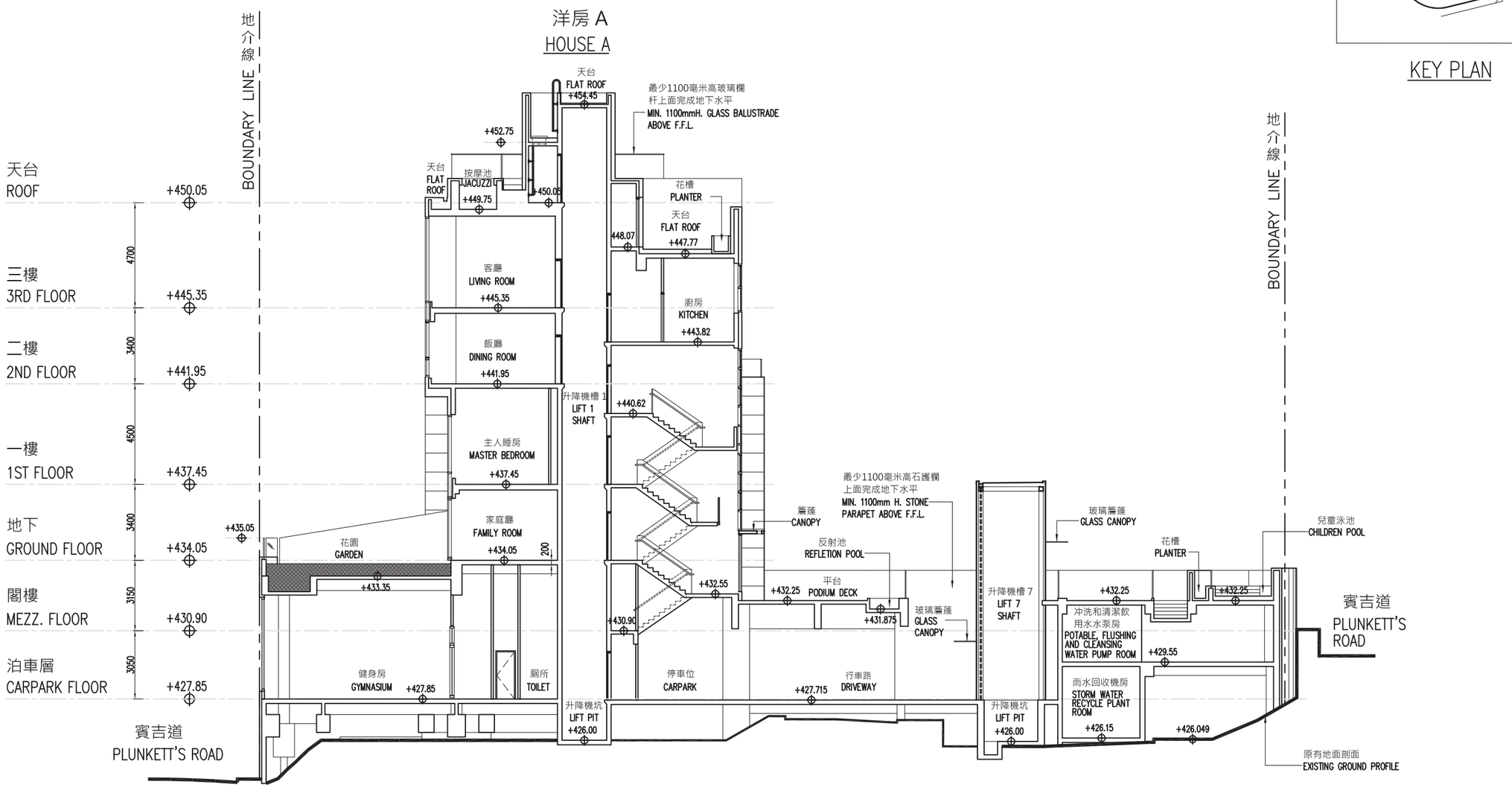
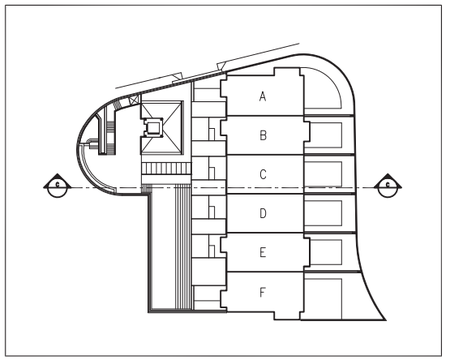


Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

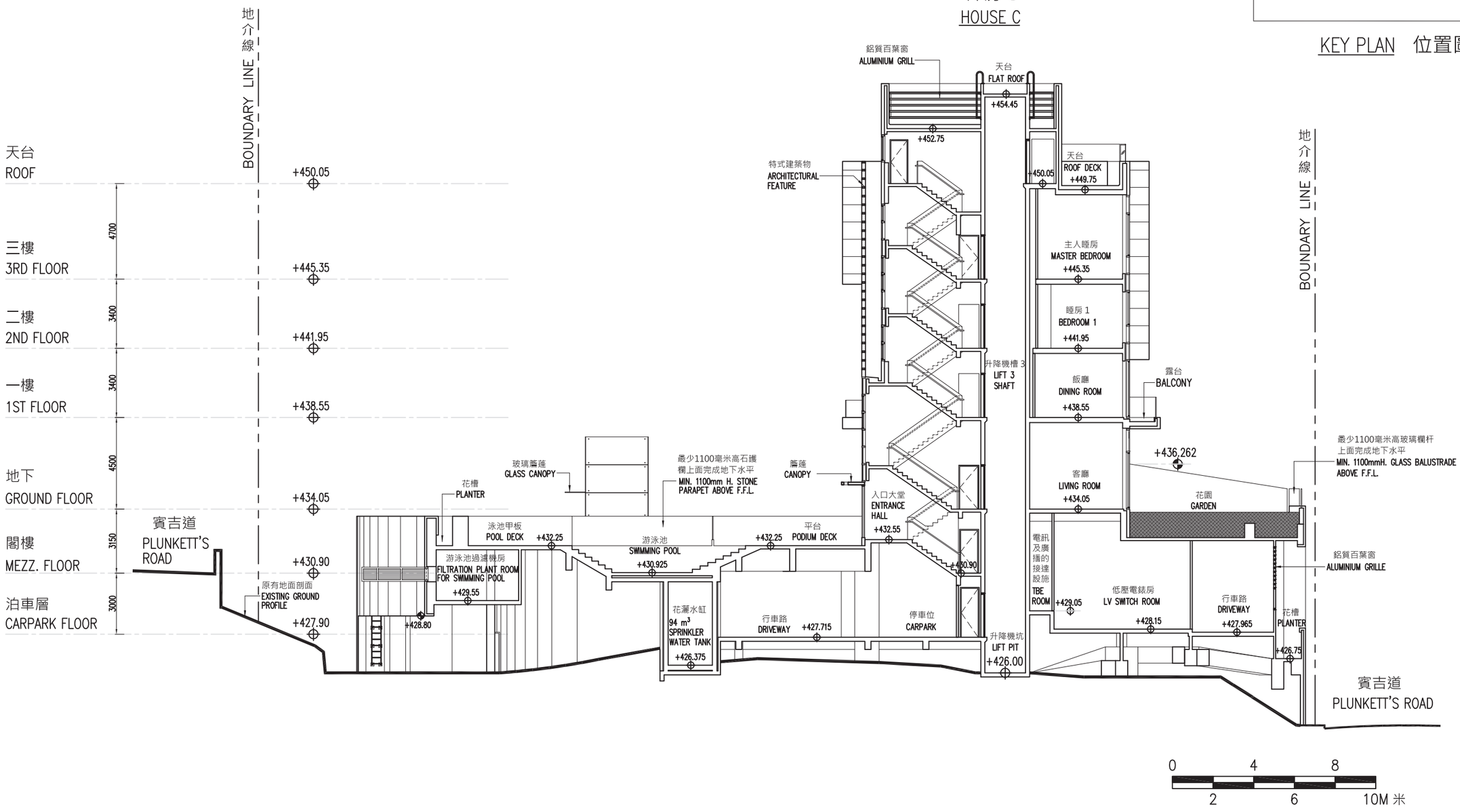
CROSS-SECTION C-C PLAN IN THE DEVELOPMENT

發展項目中的建築物的橫截面 C-C 圖



KEY PLAN 位置圖

洋房 C
HOUSE C



Elevation plan
立面圖
ELEVATION PLAN 1
立面圖 1

Authorised Person for the sales brochure information certified that the elevation shown on this plan:

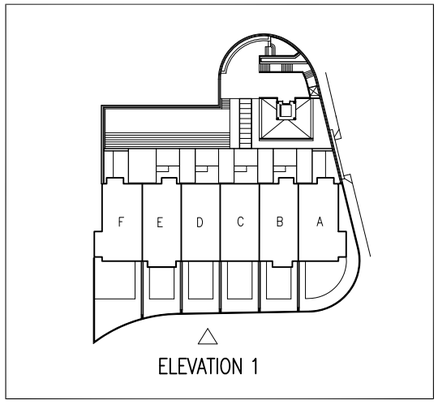
(1) is prepared on the basis of the building plans for the Development as approved by the Building Authority on 20 Dec 2007 ;and

(2) is in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面圖 :

(1) 整體是依據建築物事務監督於2007 年 12 月 20 日 批准圖則繪製；和

(2) 大致與發展項目的外表相符。



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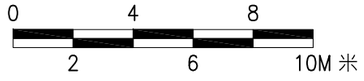


Elevation plan
立面圖
ELEVATION PLAN 2
立面圖 2

Authorised Person for the sales brochure information certified that the elevation shown on this plan:

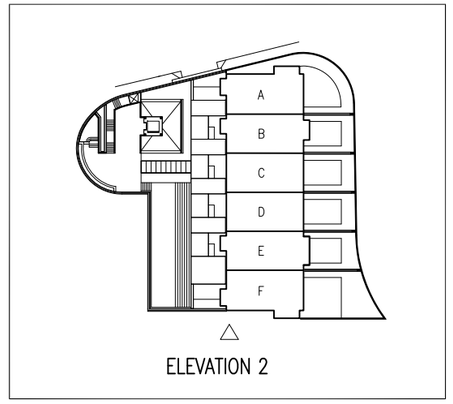
(1) is prepared on the basis of the building plans for the Development as approved by the Building Authority on 20 Dec 2007 ;and

(2) is in general accordance with the outward appearance of the Development.

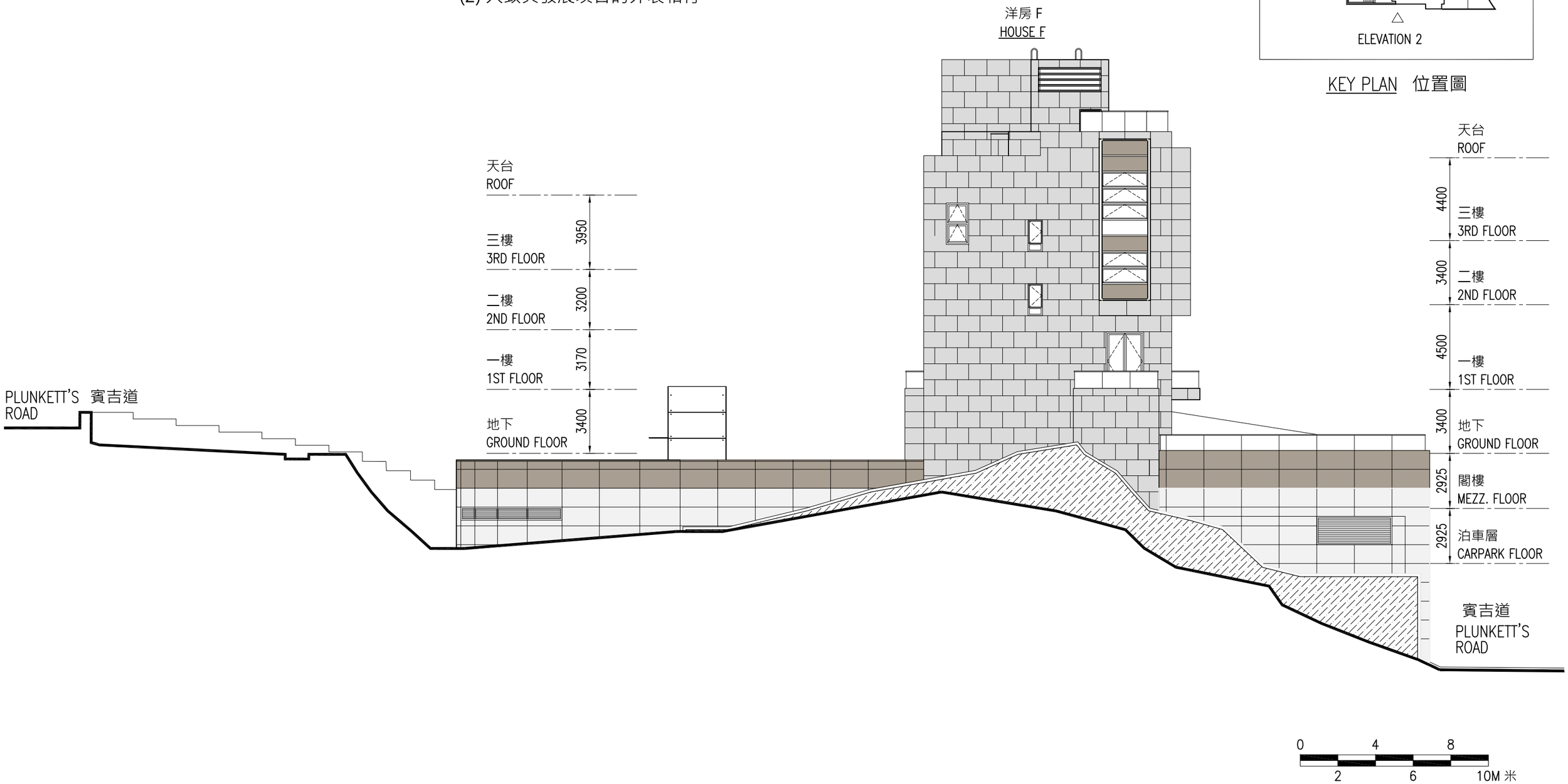
售樓說明書認可人士認證本圖紙所示的立面圖 :

(1) 整體是依據建築物事務監督於2007 年 12 月 20 日 批准圖則繪製 ; 和

(2) 大致與發展項目的外表相符。



KEY PLAN 位置圖



Elevation plan
立面圖
ELEVATION PLAN 3
立面圖 3

Authorised Person for the sales brochure information certified that the elevation shown on this plan:

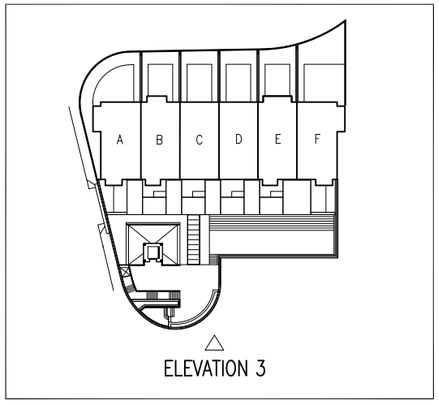
(1) is prepared on the basis of the building plans for the Development as approved by the Building Authority on 20 Dec 2007 ;and

(2) is in general accordance with the outward appearance of the Development.

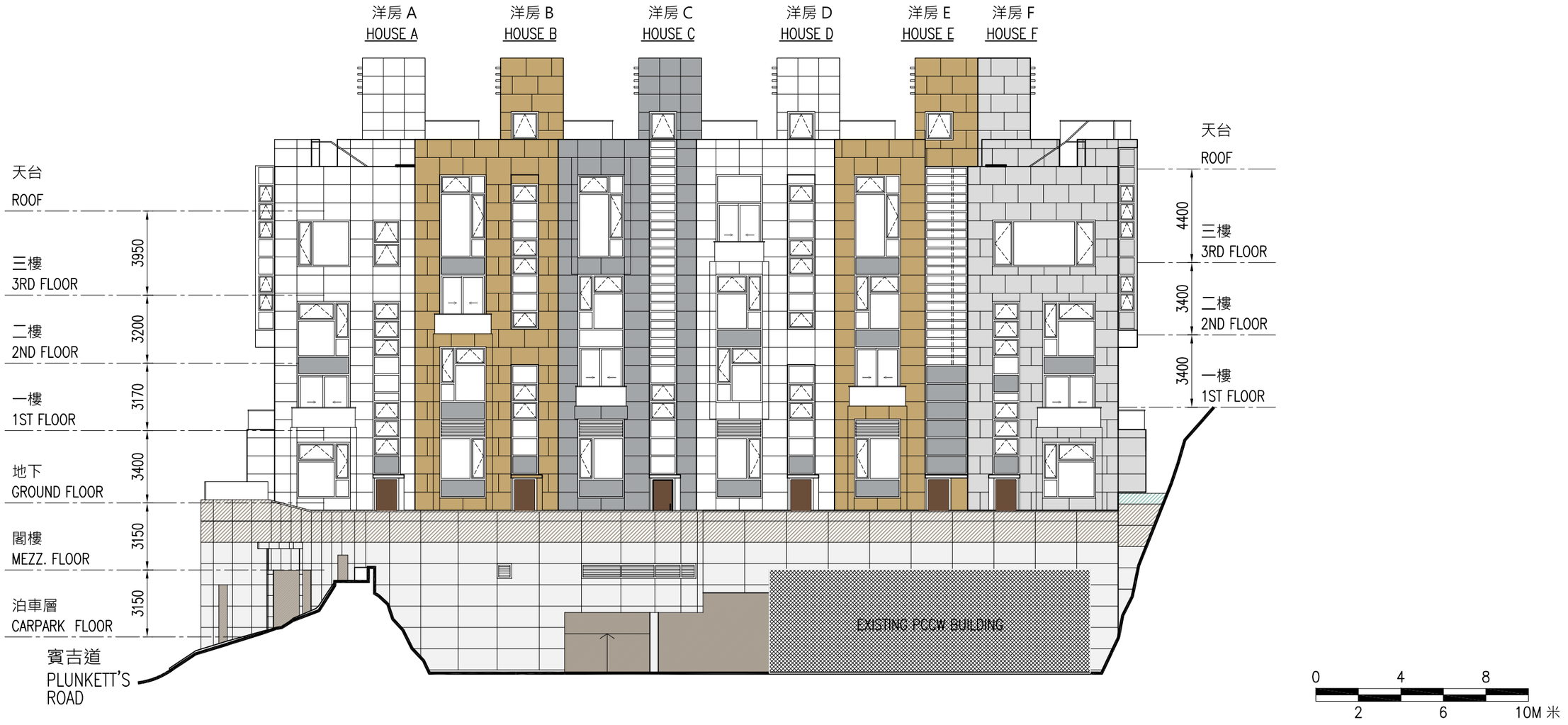
售樓說明書認可人士認證本圖紙所示的立面圖 :

(1) 整體是依據建築物事務監督於2007 年 12 月 20 日 批准圖則繪製 ; 和

(2) 大致與發展項目的外表相符。



KEY PLAN 位置圖



Elevation plan
立面圖
ELEVATION PLAN 4
立面圖 4

Authorised Person for the sales brochure information certified that the elevation shown on this plan:

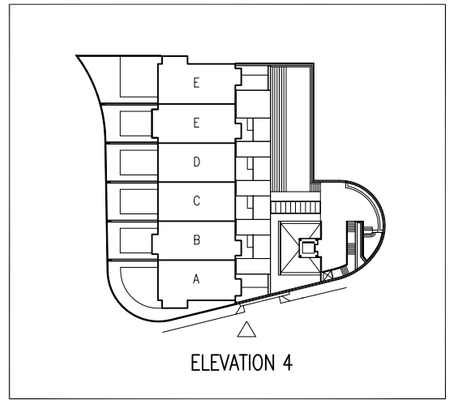
(1) is prepared on the basis of the building plans for the Development as approved by the Building Authority on 20 Dec 2007 ;and

(2) is in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面圖 :

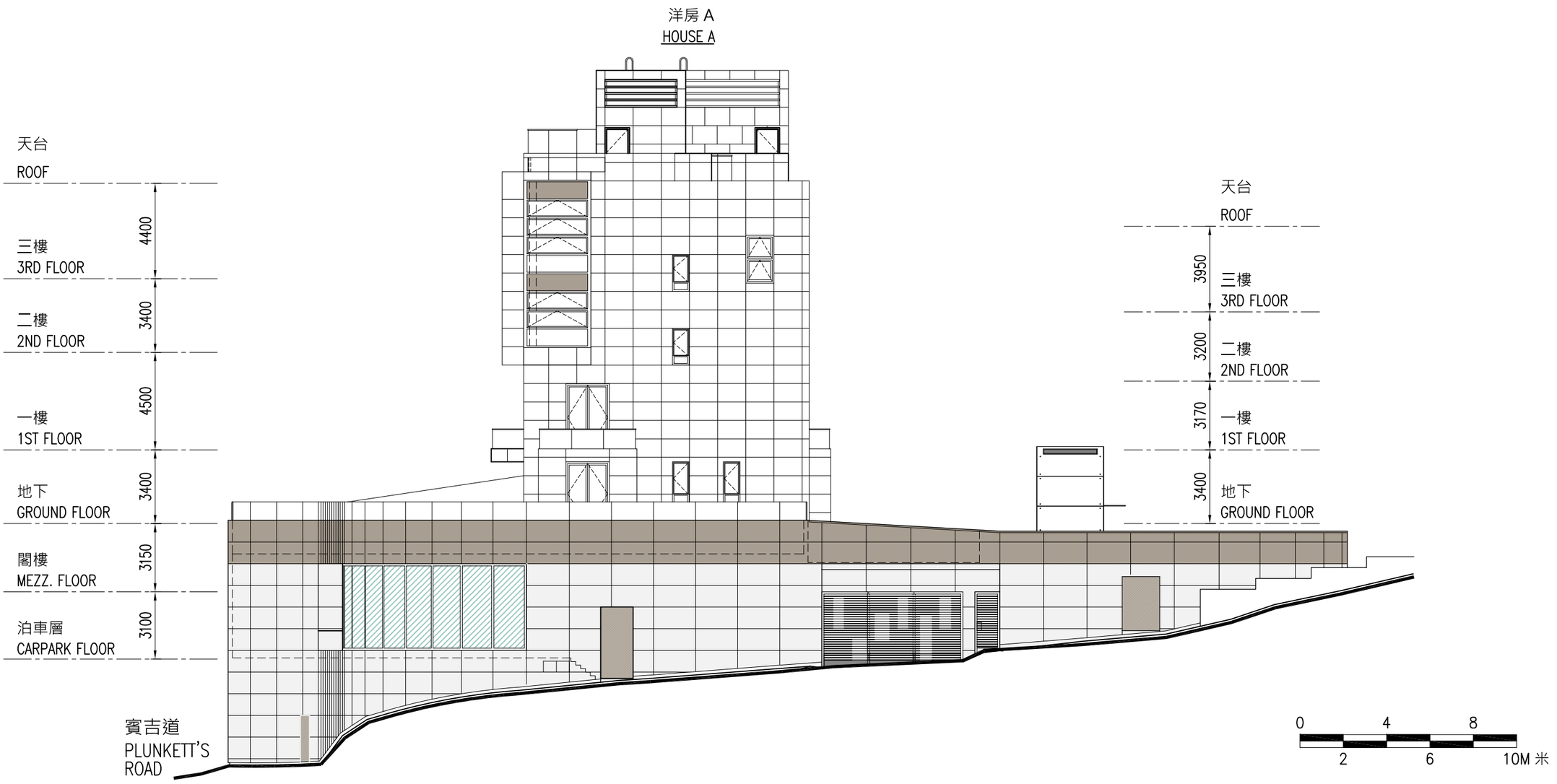
(1) 整體是依據建築物事務監督於2007 年 12 月 20 日 批准圖則繪製 ; 和

(2) 大致與發展項目的外表相符。



KEY PLAN 位置圖

洋房 A
HOUSE A



Information on common facilities in the development

發展項目中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse 住客會所	sq.ft. 平方呎	1,172	2,658	3,830
	sq.m. 平方米	108.855	246.949	355.804

Inspection of plans and deed of mutual covenant

1. A copy of the Outline Zoning Plan relating to the development is available at **www. ozp.tpb.gov.hk**
2. A copy of the deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

閱覽圖則及公契

1. 備有關乎本發展項目的分區計劃大綱圖的文本可在此互聯網網站 **www.ozp.tpb.gov.hk** 閱覽
2. 關於住宅物業已簽立的公契副本將存放在發售住宅物業的地方，以供閱覽。
3. 閱覽無須付款。

Fittings, finishes and appliances 裝置、裝修物料及設備

1. Exterior finishes 外部裝修物料

a.	External wall 外牆	Houses 洋房 A, C & D : Vitreous enamel panel cladding. 外牆掛光面搪瓷板。 Houses 洋房 B, E, & F : Natural stone cladding. 外牆掛天然石。	
b.	Window 窗	Frame: Fluro-carbon aluminum frame. 框 ： 氟塑料外層鋁質窗框。 Glass : Clear glass. 玻璃 ： 清玻璃片。	
c.	Bay window 窗台	Nil 沒有	
d.	Planter 花槽	Natural stone tiles.天然石瓷磚。	
e.	Verandah or Balcony 陽台或露台	(i)	Fitted with glass balustrades. 裝置玻璃欄河。 Floor 地台 ： Natural stone flooring. 天然石地台。
		(ii)	Houses 洋房 A,C & F : Balcony is partially covered. 露台局部地方有上蓋。 Houses 洋房 B,D & E : No balcony. 沒有露台。
		(iii)	There is no verandah. 沒有陽台。
f.	Drying facilities for clothing 乾衣設施	Nil 沒有	

2. Interior finishes 室內裝修物料

a.	Lobby 大堂	**Private lift lobby for each house (Carpark floor to Upper Roof floor)** **每座洋房私人電梯大堂 (由泊車層至上層天台)** Internal Wall 內牆: House 洋房 A - Natural stone panel, mirror panel and plaster finish. 天然石面板、玻璃鏡面板及批盪。 Houses 洋房 B&E – Natural stone panel, mirror panel, plaster finish and emulsion paint. 天然石面板、玻璃鏡面板、批盪及髹乳膠漆。 House 洋房 C – Natural stone panel, mirror panel, gold foil panel, plaster finish and emulsion paint. 天然石面板、玻璃鏡面板、金箔飾面板、批盪及髹乳膠漆。 House 洋房 D – Natural stone panel with metal trim, mirror panel, plaster finish and emulsion paint. 天然石面板配金屬線飾、玻璃鏡面板、批盪及髹乳膠漆。 House 洋房 F – Natural stone panel and mirror panel. 天然石面板及玻璃鏡面板。 Floor 地板: Houses 洋房 A-F - Natural stone flooring. 天然石地台。 Ceiling 天花板: Houses 洋房 A-F – Suspended board false ceiling finished with plaster finish and emulsion paint and equipped with lightings. 假天花批盪及髹乳膠漆並裝妥照明燈飾。

b.	Internal wall and ceiling 內牆及天花板	House 洋房 A	**Internal Wall 內牆** Living room 客廳 : Natural stone wall panel and plaster finish. 天然石面板及批盪。 Dining room 飯廳 : Natural stone wall panel and plaster finish. 天然石面板及批盪。 Bedroom 睡房 : i) Bedroom 睡房 1 Wood veneer timber panel with moulding. 木皮飾面板配線飾。 ii) Bedroom 睡房 2 Lacquered paint panel with moulding and emulsion paint. 手掃漆面板配線飾及髹乳膠漆。 iii) Bedroom 睡房 3 Wood veneer timber panel and fabric panel. 木皮飾面板及布料飾面板。 iv) Master bedroom 主人睡房 Lacquered paint panel and fabric panel. 手掃漆面板及布料飾面板。
			Ceiling 天花板 Living/Dining room, Bedroom 1,2&3 and Master bedroom 客／飯廳、睡房 1、2 、 3 及主人睡房 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 B	**Internal Wall 內牆** Living/Dining room 客／飯廳 : Natural stone panel and mirror panel with moulding. 天然石面板及玻璃鏡面板配線飾。 Bedroom 睡房 : (i) Study/ Guest bedroom 書／客房 Wood veneer timber panel, leather panel and emulsion paint. 木皮飾面板、皮革飾面板及髹乳膠漆。 (ii) Bedroom 睡房 1 Wood veneer timber panel with moulding, natural stone panel and emulsion paint. 木皮飾面板配線飾、天然石面板及髹乳膠漆。 (iii) Bedroom 睡房 2 Fabric panel fitted with timber frame and emulsion paint. 布料飾面板配木框及髹乳膠漆。 (iv) Master bedroom 主人睡房 Wall paper with moulding and natural stone panel. 牆紙配線飾及天然石面板。
			Ceiling 天花板 Living/ Dining room and Master bedroom 客／飯廳及主人睡房 : Suspended board false ceiling with moulding finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆配線飾並裝妥照明燈飾。 Study/Guest bedroom, Bedroom 1 & 2 書／客房、睡房 1 及 2 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 C	**Internal Wall 內牆** G/F Living/Dining room 地下客／飯廳 : Natural stone panel, mirror panel and plaster finish. 天然石面板、玻璃鏡面板及批盪。 1/F Dining room 一樓飯廳 : Gold foil wall, mirror panel and plaster finish. 金箔飾面板、玻璃鏡面板及批盪。 Bedroom 睡房 : i) Study/Guest bedroom 書／客房 Fabric panel and emulsion paint. 布料飾面板及髹乳膠漆。 ii) Bedroom 睡房 1 Wood veneer timber panel and plaster finish. 木皮飾面板及批盪。 iii) Bedroom 睡房 2 Fabric panel and lacquered finish. 布料飾面板及髹手掃漆。 iv) Master bedroom 主人睡房 Leather panel. 皮革飾面板。
			Ceiling 天花板 G/F Living/Dining room 地下客／飯廳 : Suspended metal penal false ceiling and suspended board false ceiling finished with emulsion paint and equipped with lightings. 金屬板假天花及髹乳膠漆假天花並裝妥照明燈飾。 1/F Dining room , Study/Guest bedroom, Bedroom 1 & 2 and Master bedroom 一樓飯廳、書／客房、睡房 1、2 及主人睡房 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。

		House 洋房 D	**Internal Wall 內牆** G/F Living/ Dining room 地下客／飯廳 : Natural stone panel, mirror panel and plaster finish. 天然石面板、玻璃鏡面板及批盪。 1/F Dining Room 一樓飯廳 : Natural stone panel and plaster finish. 天然石面板及批盪。 Bedroom 睡房 : i) Bedroom 睡房 1 Wood veneer timber panel with moulding. 木皮飾面板配線飾。 ii) Bedroom 睡房 2 Fabric panel with moulding. 布料飾面板配線飾。 iii) Master bedroom 主人睡房 Mirror panel and wall paper with timber frame and with natural stone moulding and emulsion paint. 玻璃鏡面板及牆紙配木框及配天然石線飾及髹乳膠漆。
			Ceiling 天花板 Living/Dining room , Bedroom 1&2 and Master bedroom 客／飯廳、睡房 1、2 及主人睡房 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 E	**Internal Wall 內牆** G/F Living/Dining room 地下客／飯廳 : Mirror panel, wood veneer timber panel with metal trim and emulsion paint. 玻璃鏡面板、木皮飾面板配金屬線飾及髹乳膠漆。 1/F Dining room 一樓飯廳 : Mirror panel and wood veneer timber panel. 玻璃鏡面板及木皮飾面板。 Bedroom 睡房 : i) Study/Guest bedroom 書／客房 Wood veneer timber panel and fabric panel. 木皮飾面板及布料飾面板。 ii) Bedroom 睡房 1 Wood veneer timber panel, plaster finish and mirror panel. 木皮飾面板、批盪及玻璃鏡面板。 iii) Bedroom 睡房 2 Wall paper and emulsion paint. 牆紙及髹乳膠漆。 iv) Master bedroom 主人睡房 Fabric panel, mirror panel with gold leaf timber moulding and natural stone moulding. 布料飾面板、玻璃鏡面板配金箔飾面木料線飾及天然石線飾。
			Ceiling 天花板 Living/Dining room , Study/Guest bedroom, Bedroom 1 & 2 客／飯廳、書／客房、睡房 1 及 2 : Suspended board false ceiling with moulding finished with emulsion paint and equipped with lightings. 假天花配線飾髹乳膠漆並裝妥照明燈飾。 Master bedroom 主人睡房 : Suspended board false ceiling with emulsion paint finish fitted with gold foil moulding and equipped with lightings. 假天花髹乳膠漆配金箔飾面線飾並裝妥照明燈飾。
		House 洋房 F	**Internal Wall 內牆** Living room 客廳 : Natural stone panel with metal trim, mirror panel with metal trim, glass panel with metal frame and plaster finish. 天然石面板配金屬線飾、玻璃鏡面板配金屬線飾、玻璃面板配金屬框及批盪。 Dining room 飯廳 : Natural stone panel with metal trim, mirror panel with metal trim, glass panel with metal frame and plaster finish. 天然石面板配金屬線飾、玻璃鏡面板配金屬線飾、玻璃面板配金屬框及批盪。 Bedroom 睡房 : i) Bedroom 睡房 1 Fabric panel with timber frame and emulsion paint. 布料飾面板配木框及髹乳膠漆。 ii) Bedroom 睡房 2 Timber panel with moulding, mirror panel, wall paper and gold leaf panel. 木料飾面板配線飾、玻璃鏡面板、牆紙及金箔飾面板。 iii) Bedroom 睡房 3 Leather panel with timber frame, mirror panel and emulsion paint. 皮革飾面板配木框、玻璃鏡面板及髹乳膠漆。 iv) Master bedroom 主人睡房 Fabric panel with natural stone frame and plaster finish. 布料飾面板配天然石框及批盪。

			Ceiling 天花板 Living/Dining room 客／飯廳 : Suspended board false ceiling finish with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。 Bedroom 睡房 1,2&3 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。 Master bedroom 主人睡房 : Suspended board false ceiling finished with emulsion paint with natural stone moulding and equipped with lightings. 假天花髹乳膠漆配天然石線飾並裝妥照明燈飾。
c.	Internal floor 內部地板	House 洋房 A	**Floor 地板** Living room 客廳 : Natural stone flooring. 天然石地板。 Dining room 飯廳 : Natural stone flooring. 天然石地板。 Bedroom 睡房 : i) Bedroom 睡房 1 Wall to wall carpet and timber. 地板鋪地毯及木料。 ii) Bedroom 睡房 2 Wall to wall carpet and timber. 地板鋪地毯及木料。 iii) Bedroom 睡房 3 Wall to wall carpet and timber. 地板鋪地毯及木料。 iv) Master bedroom 主人睡房 Wall to wall carpet and timber. 地板鋪地毯及木料。
			Skirting 牆腳線 Living room 客廳 : Natural stone skirting. 天然石牆腳線。 Dining room 飯廳 : Natural stone skirting. 天然石牆腳線。 Bedroom 睡房 : i) Bedroom 睡房 1 Timber skirting. 木料牆腳線。 ii) Bedroom 睡房 2 Timber skirting with lacquered paint. 髹手掃漆木料牆腳線。 iii) Bedroom 睡房 3 Timber skirting with lacquered paint. 髹手掃漆木料牆腳線。 iv) Master bedroom 主人睡房 Timber skirting with lacquered paint. 髹手掃漆木料牆腳線。
		House 洋房 B	**Floor 地板** Living room 客廳 : Natural stone flooring. 天然石地板。 Dining room 飯廳 : Natural stone flooring. 天然石地板。 Bedroom 睡房 : i) Study /Guest bedroom 書／客房 Wall to wall carpet. 地板全鋪地毯。 ii) Bedroom 睡房 1 Wall to wall carpet. 地板全鋪地毯。 iii) Bedroom 睡房 2 Wall to wall carpet. 地板全鋪地毯。 iv) Master bedroom 主人睡房 Wall to wall carpet. 地板全鋪地毯。
			Skirting 牆腳線 Living room 客廳 : Natural stone skirting. 天然石牆腳線。 Dining room 飯廳 : Natural stone skirting. 天然石牆腳線。 Bedroom 睡房 : i) Study /Guest bedroom 書／客房 Timber skirting. 木料牆腳線。 ii) Bedroom 睡房 1 Timber skirting. 木料牆腳線。 iii) Bedroom 睡房 2 Timber skirting with lacquered paint. 髹手掃漆木料牆腳線。 iv) Master bedroom 主人睡房 Natural stone skirting. 天然石牆腳線。

		House 洋房 C	**Floor 地板** Living room 客廳 : Natural stone flooring. 天然石地板。 Dining room 飯廳 : Natural stone flooring. 天然石地板。 Bedroom 睡房 : i) Study /Guest Bedroom 書／客房 Wall to wall carpet. 地板全鋪地毯。 ii) Bedroom 睡房 1 Wall to wall carpet. 地板全鋪地毯。 iii) Bedroom 睡房 2 Wall to wall carpet. 地板全鋪地毯。 iv) Master bedroom 主人睡房 Wall to wall carpet. 地板全鋪地毯。
			Skirting 牆腳線 Living room 客廳 : Metal skirting. 金屬牆腳線。 Dining room 飯廳 : Metal skirting. 金屬牆腳線。 Bedroom 睡房 : i) Study /Guest Bedroom 書／客房 Timber skirting with lacquered paint. 髹手掃漆木料牆腳線。 ii) Bedroom 睡房 1 Timber skirting. 木料牆腳線。 iii) Bedroom 睡房 2 No skirting. 沒有牆腳線。 iv) Master bedroom 主人睡房 Timber skirting with lacquered paint . 髹手掃漆木料牆腳線。
		House 洋房 D	**Floor 地板** Living room 客廳 : Natural stone flooring. 天然石地板。 Dining room 飯廳 : Natural stone flooring. 天然石地板。 Bedroom 睡房 : i) Bedroom 睡房 1 Wall to wall carpet. 地板全鋪地毯。 ii) Bedroom 睡房 2 Wall to wall carpet. 地板全鋪地毯。 iii) Master bedroom 主人睡房 Wall to wall carpet. 地板全鋪地毯。
			Skirting 牆腳線 Living room 客廳 : Natural stone skirting. 天然石牆腳線。 Dining room 飯廳 : Natural stone skirting. 天然石牆腳線。 Bedroom 睡房 : i) Bedroom 睡房 1 Timber skirting. 木料牆腳線。 ii) Bedroom 睡房 2 Timber skirting with lacquered paint. 髹手掃漆木料牆腳線。 iii) Master bedroom 主人睡房 Timber and natural stone skirting. 木料及天然石牆腳線。

		House 洋房 E	**Floor 地板** Living room 客廳 : Natural stone flooring. 天然石地板。 Dining room 飯廳 : Natural stone flooring. 天然石地板。 Bedroom 睡房 : i) Study /Guest bedroom 書／客房 Wall to wall carpet. 地板全鋪地毯。 ii) Bedroom 睡房 1 Wall to wall carpet. 地板全鋪地毯。 iii) Bedroom 睡房 2 Wall to wall carpet. 地板全鋪地毯。 iv) Master bedroom 主人睡房 Wall to wall carpet. 地板全鋪地毯。
			Skirting 牆腳線 Living room 客廳 : Metal skirting. 金屬牆腳線。 Dining room 飯廳 : Metal skirting. 金屬牆腳線。 Bedroom 睡房 : i) Study /Guest bedroom 書／客房 Timber high gloss paint skirting. 髹高光油木料牆腳線。 ii) Bedroom 睡房 1 Timber skirting. 木料牆腳線。 iii) Bedroom 睡房 2 Timber skirting with lacquered paint. 髹手掃漆木料牆腳線。 iv) Master bedroom 主人睡房 Natural stone skirting. 天然石牆腳線。

		House 洋房 F	**Floor 地板** Living room 客廳 : Natural stone flooring. 天然石地板。 Dining room 飯廳 : Natural stone flooring. 天然石地板。 Bedroom 睡房 : i) Bedroom 睡房 1 Wall to wall carpet. 地板全鋪地毯。 ii) Bedroom 睡房 2 Wall to wall carpet. 地板全鋪地毯。 iii) Bedroom 睡房 3 Wall to wall carpet. 地板全鋪地毯。 iv) Master bedroom 主人睡房 Wall to wall carpet. 地板全鋪地毯。
			Skirting 牆腳線 Living room 客廳 : Natural stone skirting. 天然石牆腳線。 Dining room 飯廳 : Natural stone and metal skirting. 天然石及金屬牆腳線。 Bedroom 睡房 : i) Bedroom 睡房 1 No skirting. 沒有牆腳線。 ii) Bedroom 睡房 2 Timber skirting. 木料牆腳線。 iii) Bedroom 睡房 3 Timber skirting. 木料牆腳線。 iv) Master bedroom 主人睡房 Natural stone skirting. 天然石牆腳線。

d.	Bathroom 浴室	House 洋房 A	(i)	**Master bathroom 主人浴室** Wall 牆身: Natural stone panel and mirror panel and run up to the false ceiling. 天然石面板及玻璃鏡面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花鬆乳膠漆並裝妥照明燈飾。
			(ii)	**Bath 浴室 1** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花鬆乳膠漆並裝妥照明燈飾。
			(iii)	**Bath 浴室 2** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花鬆乳膠漆並裝妥照明燈飾。
			(iv)	**Bath 浴室 3** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花鬆乳膠漆並裝妥照明燈飾。

		House 洋房 B	(i)	**Master bathroom 主人浴室** Wall 牆身: Natural stone panel and mirror panel and run up to the false ceiling. 天然石面板及玻璃鏡面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(ii)	**Bath 浴室 1** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iii)	**Bath 浴室 2** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iv)	**Guest bath 客人浴室** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。

		House 洋房 C	(i)	**Master bathroom 主人浴室** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(ii)	**Bath 浴室 1** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iii)	**Bath 浴室 2** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iv)	**Guest bath 客人浴室** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。

		House 洋房 D	(i)	**Master bathroom 主人浴室** Wall 牆身: Natural stone panel and glass panel and run up to the false ceiling. 天然石面板及玻璃面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(ii)	**Bath 浴室 1** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iii)	**Bath 浴室 2** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。

		House 洋房 E	(i)	**Master bathroom 主人浴室** Wall 牆身: Natural stone panel, mirror panel and glass panel and run up to the false ceiling. 天然石面板、玻璃鏡面板及玻璃面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(ii)	**Bath 浴室 1** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iii)	**Bath 浴室 2** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iv)	**Guest bath 客人浴室** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。

		House 洋房 F	(i)	**Master bathroom 主人浴室** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(ii)	**Bath 浴室 1** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iii)	**Bath 浴室 2** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(iv)	**Bath 浴室 3** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。

e.	Kitchen 廚房	House 洋房 A	Wall 牆身: Natural stone panel and metal panel and run up to the false ceiling. 天然石面板及金屬面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。 Cooking bench 檯面: Natural stone cooking bench. 天然石檯面。
		Houses 洋房 B,C,D & E	Wall 牆身: Glass panel, natural stone panel and metal panel and run up to the false ceiling. 玻璃面板、天然石面板及金屬面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。 Cooking bench 檯面: Natural stone cooking bench. 天然石檯面。
		House 洋房 F	Wall 牆身: Glass panel and metal panel and run up to the false ceiling. 玻璃面板及金屬面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。 Cooking bench 檯面: Natural stone cooking bench. 天然石檯面。

Note : Finishes of internal wall, ceiling and floor for Family room, Powder room, Lavatory and Store room.

備註： 家庭廳、化妝間、廁所及儲物間之內牆、天花及地板裝修物料

a)	Internal wall and ceiling 內牆及天花板	House 洋房 A	**Internal wall 內牆** Family room 家庭廳 : Lacquered paint panel, wood veneer timber panel and mirror panel. 髹手掃漆面板、木皮飾面板及玻璃鏡面板。 Store room 儲物間 : Wall paper and plaster. 牆紙及批盪。
			Ceiling 天花板 Family room and Store room 家庭廳及儲物間 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 B	**Internal wall 內牆** Store room 儲物間 : Wall paper, wood veneer timber panel and mirror panel. 牆紙、木皮飾面板及玻璃鏡面板。
			Ceiling 天花板 Store room 儲物間 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 C	**Internal wall 內牆** Store room 儲物間 : Wall paper , emulsion paint and timber panel. 牆紙、髹乳膠漆及木料飾面板。
			Ceiling 天花板 Store room 儲物間 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 D	**Internal wall 內牆** Family room 家庭廳 : Leather panel with metal frame, wood veneer timber panel and emulsion paint. 皮革飾面板配金屬框、木皮飾面板及髹乳膠漆。 Store room 儲物間 : Wall paper and wood veneer timber panel. 牆紙及木皮飾面板。
			Ceiling 天花板 Family room and Store room 家庭廳及儲物間 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 E	**Internal wall 內牆** Store room 儲物間 : Wall paper, wood veneer timber panel and emulsion paint. 牆紙、木皮飾面板及髹乳膠漆。
			Ceiling 天花板 Store room 儲物間 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 F	**Internal wall 內牆** Family room 家庭廳 : Natural stone panel and plaster finish. 天然石面板及批盪。 Store room 儲物間 : Wall paper 牆紙。
			Ceiling 天花板 Family room and Store room 家庭廳及儲物間 : Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
b)	Internal floor 內部地板	House 洋房 A	**Floor 地板** Family room 家庭廳 : Natural stone flooring. 天然石地板。 Store room 儲物間 : Floor tiles. 鋪瓷磚。
			Skirting 牆腳線 Family room 家庭廳 : Nil. 沒有牆腳線。 Store room 儲物間 : Tiles skirting. 瓷磚牆腳線。
		House 洋房 B	**Floor 地板** Store room 儲物間 : Natural stone flooring. 天然石地板。
			Skirting 牆腳線 Store room 儲物間 : Timber skirting. 木料牆腳線。
		House 洋房 C	**Floor 地板** Store room 儲物間 : Natural stone flooring. 天然石地板。
			Skirting 牆腳線 Store room 儲物間 : Natural stone skirting. 天然石牆腳線。

		House 洋房 D	**Floor 地板** Family room 家庭廳 : Wall to wall carpet. 地板全鋪地毯。 Store room 儲物間 : Natural stone flooring. 天然石地板。	
			Skirting 牆腳線 Family room 家庭廳 : Timber skirting. 木料牆腳線。 Store room 儲物間 : Natural stone skirting. 天然石牆腳線。	
		House 洋房 E	**Floor 地板** Store room 儲物間 : Natural stone flooring. 天然石地板。	
			Skirting 牆腳線: Store room 儲物間 : Natural stone skirting. 天然石牆腳線。	
		House 洋房 F	**Floor 地板** Family room 家庭廳 : Natural stone flooring. 天然石地板。 Store room 儲物間 : Natural stone flooring. 天然石地板。	
			Skirting 牆腳線 Family room 家庭廳 : Natural stone skirting. 天然石牆腳線。 Store room 儲物間 : Timber skirting. 木料牆腳線。	
c)	Wall, floor and ceiling 牆身、地台及天花	House 洋房 A	(i)	**Powder room 化妝間** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(ii)	**Lavatory 廁所** Wall 牆身: Wall tiles and run up to the false ceiling. 牆身鋪瓷磚至假天花。 Floor 地台: Finished with floor tiles to exposed surface. 見光地台鋪瓷磚。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 B	(i)	**Lavatory 廁所** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 C	(i)	**Lavatory 廁所** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 D	(i)	**Powder room 化妝間** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(ii)	**Lavatory 廁所** Wall 牆身: Natural stone panel and run up to the false ceiling. 天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
		House 洋房 E	(i)	**Lavatory 廁所** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。

		House 洋房 F	(i)	**Powder room 化妝間** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。
			(ii)	**Lavatory 廁所** Wall 牆身: Mirror panel and natural stone panel and run up to the false ceiling. 玻璃鏡面板及天然石面板鋪至假天花。 Floor 地台: Finished with natural stone flooring to exposed surface. 見光地台鋪天然石。 Ceiling 天花: Suspended board false ceiling finished with emulsion paint and equipped with lightings. 假天花髹乳膠漆並裝妥照明燈飾。

3. Interior fittings 室內裝置

a.	Doors 門	All Houses	i)	**Entrance door at Ground Floor 地下大門** Metal panel door with brass cladding fitted with surface mount over-head closer, viewer, stopper (except Houses D & F) and metal lockset. 金屬面板門並用銅覆面，裝妥外掛式門頂氣鼓、防盜眼、門擋(洋房 D 及 F 除外) 及金屬門鎖。
			ii)	**Master bedroom Walk-in closet door 主人睡房衣帽間門** Metal panel sliding door fitted with door button panel. 金屬面板趟門配按鈕式制板。
		House 洋房 A	i)	**Carpark floor entrance** **泊車層入口** Fire-rated solid core wood veneer timber door fitted with concealed over-head door closer, viewer, stopper and metal lockset. 防火實心木皮飾面木門並裝妥隱蔽式門頂氣鼓、防盜眼、門擋及金屬門鎖。
			ii)	**Carpark floor lift lobby, M/F Store room, G/F Family room, 1st Floor Master bedroom, 2nd Floor Bedroom 3 and 3rd Floor Powder room** **泊車層電梯大堂、閣樓儲物間、地下家庭廳、一樓主人睡房、二樓睡房 3 及三樓化妝間** Fire-rated solid core wood veneer timber door fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。
			iii)	**M/F Lavatory, G/F Bedroom 1&2, Bath 1&2, 1st Floor Master bathroom and 2nd Floor Bath 3** **閣樓廁所、地下睡房 1 及 2、浴室 1 及 2、一樓主人浴室及二樓浴室 3** Solid core wood veneer timber door fitted with concealed over-head door closer, stopper and metal lockset. 實心木皮飾面木門並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。
			iv)	**2nd Floor Dining room and 3rd Floor Living room** **二樓飯廳及三樓客廳** Glass panel door with metal frame fitted with concealed over-head door closer, stopper and metal handle. 玻璃面板配金屬框門並裝妥隱蔽式門頂氣鼓、門擋及金屬手制。
			v)	**3rd Floor Kitchen 三樓廚房** Fire-rated solid core wood veneer timber door fitted with concealed over-head door closer, stopper and metal handle. 防火實心木皮飾面木門並裝妥隱蔽式門頂氣鼓、門擋及金屬手制。
			vi)	**Roof floor stair and Lift lobby** **天台樓梯及電梯大堂** Metal panel door fitted with concealed over-head door closer, stopper and metal lockset. 金屬面板門並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。

			vii)	**Doors to garden, balcony and flat roof** **花園、露台及平台門**	
				a)	G/F Bedroom 2 to Garden 地下睡房 2 往花園 Door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框門配清玻璃片及金屬門鎖。
				b)	1/F Master bedroom to Balcony 一樓主人睡房往露台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
				c)	1/F Master bedroom to Flat roof 一樓主人睡房往平台 Door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框門配清玻璃片及金屬門鎖。
				d)	1/F Master bathroom to Flat roof 一樓主人浴室往露台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
		House 洋房 B	i)	**Carpark floor entrance** **泊車層入口** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer and metal lockset. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓及金屬門鎖。	
			ii)	**G/F Kitchen** **地下廚房** Fire-rated solid core wood veneer timber door finished with lacquered paint and fitted with concealed over-head door closer and metal handle. 防火實心木皮飾面木門髹手掃漆並裝妥隱蔽式門頂氣鼓及金屬手制。	
			iii)	**G/F Living/Dining room and 1st Floor Dining room** **地下客／飯廳及一樓飯廳** Fire-rated solid core wood veneer timber door finished with lacquered paint and fitted with surface mount over-head door closer and metal handle. 防火實心木皮飾面木門髹手掃漆並裝妥外掛式門頂氣鼓及金屬手制。	
			iv)	**Carpark floor lift lobby, M/F Store room & Lavatory, 2nd Floor Bedroom 1** **泊車層電梯大堂、閣樓儲物間及厠所及二樓睡房 1** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer, stopper (except M/F Lavatory) and metal lockset. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓、門擋(閣樓厠所除外)及金屬門鎖。	
			v)	**1st Floor Study/Guest bedroom & Guest bath, 2nd Floor Bath 1 and 3rd Floor Master bathroom** **一樓書／客房及客人浴室、二樓浴室 1 及三樓主人浴室** Solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer (for 1st Floor Guest Bath only), stopper and metal lockset. 實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓(只一樓客人浴室設有)、門擋及金屬門鎖。	
			vi)	**2nd Floor Bedroom 2** **二樓睡房 2** Fire-rated solid core wood veneer timber door finished with lacquered paint (pull side) and clear satin paint (push side) and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆(拉門一方)及髹光油(推門一方)並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。	
			vii)	**2nd Floor Bath 2** **二樓浴室 2** Solid core wood veneer timber door finished with lacquered paint (push side) and clear satin paint (pull side) and fitted with stopper and metal lockset. 實心木皮飾面木門髹手掃漆(推門一方)及髹光油(拉門一方)並裝妥門擋及金屬門鎖。	

			viii)	**3rd Floor Master bedroom** **三樓主人睡房** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with surface mount over-head door closer and metal lockset. 防火實心木皮飾面木門髹光油並裝妥外掛式門頂氣鼓及金屬門鎖。	
			ix)	**Doors to roof floor** **天台門**	
				a)	Stair 樓梯 Metal panel door fitted with metal lockset. 金屬面板門並裝妥金屬門鎖。
				b)	Lift lobby 電梯大堂 Metal panel door fitted with stopper and metal lockset. 金屬面板門並裝妥門擋及金屬門鎖。
			x)	**Doors to garden and flat roof** **花園及平台門**	
				a)	G/F Living room to Garden 地下客廳往花園 Door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框門配清玻璃片及金屬門鎖。
				b)	G/F Living room to Garden 地下客廳往花園 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
				c)	2/F Bedroom 2 to Flat roof 二樓睡房 2 往平台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
				d)	3/F Master bedroom to Flat roof 三樓主人睡房往平台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。

		House 洋房 C	i)	**Carpark floor entrance** **泊車層入口** Fire-rated solid core wood veneer timber door finished with lacquered paint (pull side) and clear satin paint (push side) and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆(拉門一方)及髹光油(推門一方)並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。
			ii)	**G/F Living/Dining room and 1st Floor Dining room** **地下客／飯廳及一樓飯廳** Fire-rated solid core wood veneer timber door finished with lacquered paint and fitted with surface mount over-head door closer and metal handle. 防火實心木皮飾面木門髹手掃漆並裝妥外掛式門頂氣鼓及金屬手制。
			iii)	**G/F Kitchen** **地下廚房** Fire-rated solid core wood veneer timber door finished with mirror panel (push side) and lacquered paint (pull side) and fitted with concealed over-head door closer and metal handle. 防火實心木皮飾面木門配玻璃鏡面板(推門一方)及髹手掃漆(拉門一方)並裝妥隱蔽式門頂氣鼓及金屬手制。
			iv)	**Carpark floor lift lobby, M/F Store room & 2nd Floor Bedroom 2** **泊車層電梯大堂、閣樓儲物間及二樓睡房 2** Fire-rated solid core wood veneer timber door finished with lacquered paint and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。
			v)	**2nd Floor Bedroom 1** **二樓睡房 1** Fire-rated solid core wood veneer timber door finished with lacquered paint (push side) and high gloss paint (pull side) and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆(推門一方)及髹高光油(拉門一方)並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。

			vi)	**M/F Lavatory, 2nd Floor Bath 2 and 3rd Floor Master bathroom** **閣樓廁所、二樓浴室 2 及三樓主人浴室** Solid core wood veneer timber door finished with lacquered paint and fitted with stopper and metal lockset. 實心木皮飾面木門髹手掃漆並裝妥門擋及金屬門鎖。
			vii)	**1st Floor Guest Bath** **一樓客人浴室** Solid core wood veneer timber door finished with lacquered paint and fitted with concealed over-head door closer and metal lockset. 實心木皮飾面木門髹手掃漆並裝妥隱蔽式門頂氣鼓及金屬門鎖。
			viii)	**2nd Floor Bath 1** **二樓浴室 1** Fire-rated solid core wood veneer timber door finished with lacquered paint (pull side) and high gloss paint (push side) and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆(拉門一方)及髹高光油(推門一方)並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。
			ix)	**1st Floor Study/Guest bedroom** **一樓書／客房** Solid core wood veneer timber door finished with lacquered paint (push side) and fabric panel (pull side) and fitted with stopper and metal lockset. 實心木皮飾面木門髹手掃漆(推門一方)及配布料飾面板(拉門一方)並裝妥門擋及金屬門鎖。
			x)	**3rd Floor Master bedroom** **三樓主人睡房** Fire-rated solid core wood veneer timber door finished with lacquered paint and fitted with surface mount over-head door closer and metal lockset. 防火實心木皮飾面木門髹手掃漆並裝妥外掛式門頂氣鼓及金屬門鎖。
			xi)	**Roof floor stair and Lift lobby** **天台樓梯及電梯大堂** Metal panel door fitted with stopper and metal lockset. 金屬面板門並裝妥門擋及金屬門鎖。
			xii)	**Doors to garden and balcony** **花園及露台門**

				a)	G/F Living room to Garden 地下客廳往花園 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
				b)	1/F Study/Guest bedroom to Balcony 一樓書／客房往露台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
				c)	1/F Dining room to Balcony 一樓飯廳往露台 Door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框門配清玻璃片及金屬門鎖。
			House 洋房 D	i)	**Carpark floor entrance** **泊車層入口** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer and metal lockset. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓及金屬門鎖。
				ii)	**G/F Living/Dining room & 1st Floor Dining room** **地下客／飯廳及一樓飯廳** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with surface mount over-head door closer and metal handle. 防火實心木皮飾面木門髹光油並裝妥外掛式門頂氣鼓及金屬手制。
				iii)	**G/F Kitchen** **地下廚房** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer and metal handle. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓及金屬手制。

			iv)	**Carpark floor lift lobby** **泊車層電梯大堂** Fire-rated solid core wood veneer timber door finished with clear satin paint and with concealed over-head door closer and metal handle. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓及金屬手制。
			v)	**M/F Store room** **閣樓儲物間** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer and metal lockset. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓及金屬門鎖。
			vi)	**M/F Lavatory** **閣樓廁所** Solid core wood veneer timber door finished with clear satin paint and fitted with stopper and metal lockset. 防火實心木皮飾面木門髹光油並裝妥門擋及金屬門鎖。
			vii)	**1st Floor Powder room** **一樓化妝間** Solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer and metal lockset. 實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓及金屬門鎖。
			viii)	**1st Floor Family room** **一樓家庭廳** Solid core wood veneer timber door finished with clear satin paint (push side) and leather panel with metal frame (pull side) and fitted with concealed over-head door closer and metal lockset. 實心木皮飾面木門髹光油(推門一方)及皮革面板配金屬框 (拉門一方)並裝妥隱蔽式門頂氣鼓及金屬門鎖。
			ix)	**2nd Floor Bedroom 1** **二樓睡房 1** Fire-rated solid core wood veneer timber door finished with high gloss paint (pull side) and clear satin paint (push side) and fitted with concealed over-head door closer and metal lockset. 防火實心木皮飾面木門髹高光油(拉門一方)及髹光油(推門一方)並裝妥隱蔽式門頂氣鼓及金屬門鎖。
			x)	**2nd Floor Bath 1** **二樓浴室 1** Solid core wood veneer timber door finished with high gloss paint (push side) and clear satin paint (pull side) and fitted with stopper and metal lockset. 防火實心木皮飾面木門髹高光油(推門一方)及髹光油(拉門一方)並裝妥門擋及金屬門鎖。
			xi)	**2nd Floor Bedroom 2** **二樓睡房 2** Fire-rated solid core wood veneer timber door finished with lacquered paint (pull side) and clear satin paint (push side) and fitted with concealed over-head door closer and metal lockset. 防火實心木皮飾面木門髹手掃漆(拉門一方)及髹光油(推門一方)並裝妥隱蔽式門頂氣鼓及金屬門鎖。
			xii)	**2nd Floor Bath 2** **二樓浴室 2** Solid core wood veneer timer door finished with lacquered paint and fitted with stopper and metal lockset. 實心木皮飾面木門髹手掃漆並裝妥門擋及金屬門鎖。
			xiii)	**3rd Floor Master bathroom** **三樓主人浴室** Solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer, stopper and metal lockset. 實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。
			xiv)	**3rd Floor Master bedroom** **三樓主人睡房** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with surface mount over-head door closer and metal lockset. 防火實心木皮飾面木門髹光油並裝妥外掛式門頂氣鼓及金屬門鎖。

			xv)	**Doors to roof floor** **天台門**	
				a)	Lift lobby 電梯大堂 Metal panel door fitted with stopper and metal lockset. 金屬面板門並裝妥門擋及金屬門鎖。
				b)	Stair 樓梯 Metal panel door fitted with metal lockset. 金屬面板門並裝妥金屬門鎖。
			xvi)	**Doors to garden and flat roof** **花園及平台門**	
				a)	G/F Living/Dining room to Garden 地下客／飯廳往花園 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
				b)	3/F Master bedroom to Flat roof 三樓主人睡房往平台 Door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框門配清玻璃片及金屬門鎖.。
				c)	3/F Master bathroom to Flat roof 三樓主人浴室往平台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
		House 洋房 E	i)	**Carpark floor entrance** **泊車層入口** Fire-rated solid core wood veneer timber door finished with lacquered paint (pull side) and clear satin paint (push side) and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆(拉門一方)及髹光油(推門一方)並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。	
			ii)	**Carpark floor lift lobby** **泊車層電梯大堂** Fire-rated solid core wood veneer timber door finished with lacquered paint and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。	
			iii)	**G/F Kitchen** **地下廚房** Fire-rated solid core wood veneer timber door finished with lacquered paint (pull side) and high gloss paint (push side) and fitted with concealed over-head door closer and metal handle. 防火實心木皮飾面木門髹手掃漆(拉門一方)及髹高光油(推門一方)並裝妥隱蔽式門頂氣鼓及金屬手制。	
			iv)	**G/F Living/Dining room and 1st Floor Dining room** **地下客／飯廳及一樓飯廳** Fire-rated solid core wood veneer timber door finished with high gloss paint and fitted with surface mount over-head door closer and metal handle. 防火實心木皮飾面木門髹高光油並裝妥外掛式門頂氣鼓及金屬手制。	
			v)	**M/F Store room and 2nd Floor Bedroom 2** **閣樓儲物間及二樓睡房 2** Fire-rated solid core wood veneer timber door finished with lacquered paint and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。	
			vi)	**M/F Lavatory** **閣樓廁所** Solid core wood veneer timber door finished with lacquered paint and fitted with stopper and metal lockset. 實心木皮飾面木門髹手掃漆並裝妥門擋及金屬門鎖。	
			vii)	**1st Floor Study/Guest bedroom** **一樓書／客房** Solid core wood veneer timber door finished with high gloss paint and fitted with stopper and metal lockset. 實心木皮飾面木門髹高光油並裝妥門擋及金屬門鎖。	

			viii)	**1st Floor Guest bath** **一樓客人浴室** Solid core wood veneer timber door finished with mirror panel (push side) and lacquered paint (pull side) and fitted with stopper and metal lockset. 實心木皮飾面木門配玻璃鏡面板(推門一方)及髹手掃漆(拉門一方)並裝妥門擋及金屬門鎖。				
			ix)	**2nd Floor Bedroom 1** **二樓睡房 1** Fire-rated solid core wood veneer timber door finished with lacquered paint (push side) and high gloss paint (pull side) and fitted with concealed over-head door closer, stopper and metal lockset. 防火實心木皮飾面木門髹手掃漆(推門一方)及髹高光油(拉門一方)並裝妥隱蔽式門頂氣鼓、門擋及金屬門鎖。				
			x)	**2nd Floor Bath 1** **二樓浴室 1** Solid core wood veneer timber door finished with lacquered paint (pull side) and high gloss paint (push side) and fitted with stopper and metal lockset. 實心木皮飾面木門髹手掃漆(拉門一方) 及髹高光油(推門一方)並裝妥門擋及金屬門鎖。				
			xi)	**2nd Floor Bath 2 and 3rd Floor Master bathroom** **二樓浴室 2 及三樓主人浴室** Solid core wood veneer timber door finished with lacquered paint and fitted with stopper and metal lockset. 實心木皮飾面木門髹手掃漆並裝妥門擋及金屬門鎖。				
			xii)	**3rd Floor Master bedroom** **三樓主人睡房** Fire-rated solid core wood veneer timber door finished with lacquered paint and fitted with surface mount over-head door closer and metal lockset. 防火實心木皮飾面木門髹手掃漆並裝妥外掛式門頂氣鼓及金屬門鎖。				
			xiii)	**Doors to roof floor** **天台門**				
				a)	Lift lobby 電梯大堂 Metal panel door fitted with metal lockset. 金屬面板門並裝妥金屬門鎖。				
				b)	Stair 樓梯 Metal panel door fitted with stopper and metal lockset. 金屬面板門並裝妥門擋及金屬門鎖。				
			xiv)	**Doors to garden and flat roof** **花園及平台門**					
				a)	G/F Living/Dining room to Garden 地下客／飯廳往花園 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。				
				b)	1/F Dining room to Flat roof 一樓飯廳往平台 Door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框門配清玻璃片及金屬門鎖。				
				c)	1/F Study/Guest bedroom to Flat roof 一樓書／客房往平台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。				
						House 洋房 F	i)	**Carpark floor entrance** **泊車層入口** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer and metal lockset. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓及金屬門鎖。	
							ii)	**G/F Bath 1&2, 1st Floor Master bathroom and 2nd Floor Bath 3** **地下浴室 1 及 2、一樓主人浴室及二樓浴室 3** Solid core wood veneer timber door finished with clear satin paint and fitted with stopper and metal lockset. 實心木皮飾面木門髹光油並裝妥門擋及金屬門鎖。	

			iii)	**Carpark floor lift lobby, M/F Store room and Lavatory, G/F Family room and Bedroom 1&2, 2nd Floor Bedroom 3 and 3rd Floor Powder room** **泊車層電梯大堂、閣樓儲物間及厠所、地下家庭廳及睡房 1 及 2、二樓睡房 3 及三樓化妝間** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer, stopper (except Carpark floor lift lobby, M/F Lavatory, 2nd Floor Bedroom 3 and 3rd Floor Powder room) and metal lockset. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓、門擋(泊車層電梯大堂、閣樓厠所、二樓睡房 3 及三樓化妝間除外)及金屬門鎖。
			iv)	**1st Floor Master bedroom** **一樓主人睡房** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with surface mount over-head door closer and metal lockset. 防火實心木皮飾面木門髹光油並裝妥外掛式門頂氣鼓及金屬門鎖。
			v)	**2nd Floor Dining room and 3rd Floor Living room** **二樓飯廳及三樓客廳** Glass panel door with metal frame and fitted with concealed over-head door closer, stopper and metal handle. 玻璃面板配金屬框門並裝妥隱蔽式門頂氣鼓、門擋及金屬手制。
			vi)	**3rd Floor Kitchen** **三樓廚房** Fire-rated solid core wood veneer timber door finished with clear satin paint and fitted with concealed over-head door closer and metal handle. 防火實心木皮飾面木門髹光油並裝妥隱蔽式門頂氣鼓及金屬手制。
			vii)	**Roof floor stair and Lift lobby** **天台樓梯及電梯大堂** Metal panel door fitted with stopper and metal lockset. 金屬面板門並裝妥門擋及金屬門鎖。

			viii)	**Doors to garden, balcony and flat roof** **花園、露台及平台門**	
				a)	G/F Bedroom 2 to Garden 地下睡房 2 往花園 Door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框門配清玻璃片及金屬門鎖。
				b)	G/F Family room to Garden 地下家庭廳往花園 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
				c)	1/F Master bedroom to Balcony 一樓主人睡房往露台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。
				d)	1/F Master bedroom to Flat roof 一樓主人睡房往平台 Door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框門配清玻璃片及金屬門鎖。
				e)	1/F Master bathroom to Flat roof 一樓主人浴室往平台 Sliding door is finished with fluro-carbon aluminum frame and fitted with clear glass and metal lockset. 氟塑料外層鋁質框趟門配清玻璃片及金屬門鎖。

b.	Bathroom 浴室	House 洋房 A	(i)	**Master bathroom 主人浴室** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, acrylic bath tub with electroplated mixer, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1905mm 毫米(L 長) x 1041mm 毫米(W 濶) x 635mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，纖維浴缸連電鍍水龍頭，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通，電鍍廁紙架， 浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(ii)	**Bath 浴室 1** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(iii)	**Bath 浴室 2** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, acrylic bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸- 1524mm 毫米(L 長) x 762mm 毫米(W 濶) x 432mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，纖維浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(iv)	**Bath 浴室 3** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, acrylic bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸- 1524mm 毫米(L 長) x 762mm 毫米(W 濶) x 432mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，纖維浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
		House 洋房 B	(i)	**Master bathroom 主人浴室** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, acrylic bath tub with electroplated mixer, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder and exhaust fan. Size of bathtub 浴缸尺寸 - 1900mm 毫米(L 長) x 1014mm 毫米(W 濶) x 635mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，纖維浴缸連電鍍水龍頭，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架及抽氣扇。 供水系統，請參考項目 3(j)。

			(ii)	**Bath 浴室 1** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1600mm 毫米(L 長) x 700mm 毫米(W 濶) x 445mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(iii)	**Bath 浴室 2** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1700mm 毫米(L 長) x700mm 毫米(W 濶) x 445mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

			(iv)	**Guest bath 客人浴室** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
		House 洋房 C	(i)	**Master bathroom 主人浴室** Sanitary wares and fittings including glazed steel wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, acrylic bath tub with electroplated mixer, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar and electroplated towel hook, electroplated shelf, electroplated toilet paper holder, electroplated toilet brush, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1900mm 毫米(L 長) x 1014mm 毫米(W 濶) x 635mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括光面不銹鋼洗手盆連電鍍水龍頭配天然石檯面連櫃，纖維浴缸連電鍍水龍頭，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通及電鍍毛巾鈎，電鍍架子，電鍍廁紙架，電鍍坐廁擦，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

			(ii)	**Bath 浴室 1** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar and electroplated towel hook, electroplated toilet paper holder, electroplated toilet brush, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1595mm 毫米(L 長) x 750mm 毫米(W 濶) x 465mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通及電鍍毛巾鈎，電鍍廁紙架，電鍍坐廁擦，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(iii)	**Bath 浴室 2** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, electroplated toilet brush, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1800mm 毫米(L 長) x 850mm 毫米(W 濶) x 460mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，電鍍坐廁擦，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

			(iv)	**Guest bath 客人浴室** Sanitary wares and fittings including glazed steel wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel hook, electroplated shelf, electroplated toilet paper holder, electroplated toilet brush and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括光面不銹鋼洗手盆連電鍍水龍頭配天然石檯面連櫃，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾鈎，電鍍架子，電鍍廁紙架，電鍍坐廁擦及抽氣扇。 供水系統，請參考項目 3(j)。
		House 洋房 D	(i)	**Master bathroom 主人浴室** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, acrylic bath tub with electroplated mixer, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1900mm 毫米(L 長) x 1014mm 毫米(W 濶) x 635mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，纖維浴缸連電鍍水龍頭，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

			(ii)	**Bath 浴室 1** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1400mm 毫米(L 長) x 700mm 毫米(W 濶) x 443mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(iii)	**Bath 浴室 2** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1400mm 毫米(L 長) x 700mm 毫米(W 濶) x 443mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

		House 洋房 E	(i)	**Master bathroom 主人浴室** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, acrylic bath tub with electroplated mixer, shower cubicle with electroplated shower set, vitreous china water closet, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1829mm 毫米(L 長) x 914mm 毫米(W 濶) x 584mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，纖維浴缸連電鍍水龍頭，淋浴間配電鍍花洒套裝，搪瓷坐廁，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(ii)	**Bath 浴室 1** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1400mm 毫米(L 長) x 700mm 毫米(W 濶) x 443mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

			(iii)	**Bath 浴室 2** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1700mm 毫米(L 長) x 700mm 毫米(W 濶) x 445mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(iv)	**Guest bath 客人浴室** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

		House 洋房 F	(i)	**Master bathroom 主人浴室** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, acrylic bath tub with electroplated mixer, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1524mm 毫米(L 長) x 1067mm 毫米(W 濶) x 533mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，纖維浴缸連電鍍水龍頭，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(ii)	**Bath 浴室 1** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通及電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

			(iii)	**Bath 浴室 2** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, enameled cast metal bath tub with electroplated mixer, electroplated shower set, vitreous china water closet, electroplated towel bar and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. Size of bathtub 浴缸尺寸 - 1400mm 毫米(L 長) x 700mm 毫米(W 濶) x 443mm 毫米(D 深) For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，金屬搪瓷面浴缸連電鍍水龍頭，電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通及電鍍毛巾鈎，電鍍厠紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
			(iv)	**Bath 浴室 3** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar and electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通及電鍍毛巾鈎，電鍍厠紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。

Note : Fittings of Powder room, Lavatory and Upper roof floor.

備註： 化妝間、廁所及上層天台之裝置

House 洋房 A	(i)	**Powder room 化妝間** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, vitreous china water closet, electroplated towel bar, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，搪瓷坐廁，電鍍毛巾橫通，電鍍厠紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
	(ii)	**Lavatory 廁所** Sanitary wares and fittings including ceramic wash basin with electroplated mixer, electroplated shower set, ceramic water closet, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括瓷面洗手盆連電鍍水龍頭，電鍍花洒套裝，瓷面坐廁，電鍍厠紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
	(iii)	A Jacuzzi is equipped on the Upper roof floor. 位於上層天台安裝按摩池。
House 洋房 B	(i)	**Lavatory 廁所** Sanitary wares and fittings including ceramic wash basin with electroplated mixer, electroplated shower set, ceramic water closet, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括瓷面洗手盆連電鍍水龍頭，電鍍花洒套裝，瓷面坐廁，電鍍厠紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
	(ii)	A Jacuzzi is equipped on the Upper roof floor. 位於上層天台安裝按摩池。

House 洋房 C	(i)	**Lavatory 廁所** Sanitary wares and fittings including ceramic wash basin with electroplated mixer, electroplated shower set, ceramic water closet, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括瓷面洗手盆連電鍍水龍頭，電鍍花洒套裝，瓷面坐廁，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
	(ii)	A Jacuzzi is equipped on the Upper roof floor. 位於上層天台安裝按摩池。
House 洋房 D	(i)	**Powder room 化妝間** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer equipped with cabinet and fitted with natural stone countertop, shower cubicle with electroplated shower set, vitreous china water closet, electroplated towel bar, electroplated towel ring and electroplated towel hook, electroplated toilet paper holder, mirror and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面連櫃，淋浴間配電鍍花洒套裝，搪瓷坐廁，電鍍毛巾橫通、電鍍毛巾圈及電鍍毛巾鈎，電鍍廁紙架，浴室鏡及抽氣扇。 供水系統，請參考項目 3(j)。
	(ii)	**Lavatory 廁所** Sanitary wares and fittings including ceramic wash basin with electroplated mixer, electroplated shower set, ceramic water closet, electroplated towel hook, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括瓷面洗手盆連電鍍水龍頭，電鍍花洒套裝，瓷面坐廁，電鍍毛巾鈎，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
	(iii)	A Jacuzzi is equipped on the Upper roof floor. 位於上層天台安裝按摩池。
House 洋房 E	(i)	**Lavatory 廁所** Sanitary wares and fittings including ceramic wash basin with electroplated mixer, electroplated shower set, ceramic water closet, electroplated toilet paper holder, mirror cabinet and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括瓷面洗手盆連電鍍水龍頭，電鍍花洒套裝，瓷面坐廁，電鍍廁紙架，浴室鏡櫃及抽氣扇。 供水系統，請參考項目 3(j)。
	(ii)	A Jacuzzi is equipped on the Upper roof floor. 位於上層天台安裝按摩池。
House 洋房 F	(i)	**Powder room 化妝間** Sanitary wares and fittings including vitreous china wash basin with electroplated mixer and fitted with natural stone countertop, vitreous china water closet, electroplated towel ring, electroplated toilet paper holder and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括搪瓷洗手盆連電鍍水龍頭配天然石檯面，搪瓷坐廁，電鍍毛巾圈，電鍍廁紙架及抽氣扇。 供水系統，請參考項目 3(j)。
	(ii)	**Lavatory 廁所** Sanitary wares and fittings including ceramic wash basin with electroplated mixer, electroplated shower set, ceramic water closet, electroplated toilet paper holder and exhaust fan. For water supply system, please refer to item 3(j). 潔具包括瓷面洗手盆連電鍍水龍頭，電鍍花洒套裝，瓷面坐廁，電鍍廁紙架及抽氣扇。 供水系統，請參考項目 3(j)。
	(iii)	A Jacuzzi is equipped on the Upper roof floor. 位於上層天台安裝按摩池。

<table>
<tr><td>c.</td><td>Kitchen
廚房</td><td>All Houses
所有洋房</td><td>(i)</td><td colspan="2">Material of sink unit 洗滌盆的用料</td></tr>
<tr><td></td><td></td><td></td><td></td><td>(a)</td><td>A stainless steel double sink fitted with electroplated mixer. (For all Houses)
一個不銹鋼雙洗滌盆連電鍍水龍頭。(所有洋房設有)</td></tr>
<tr><td></td><td></td><td></td><td></td><td>(b)</td><td>A stainless steel single sink fitted with electroplated mixer. (For House F only)
一個不銹鋼單洗滌盆連電鍍水龍頭。(只洋房 F 設有)</td></tr>
<tr><td></td><td></td><td></td><td>(ii)</td><td colspan="2">Material of water supply system 供水系統的用料</td></tr>
<tr><td></td><td></td><td></td><td></td><td colspan="2">For water supply system, please refer to item 3(j).
供水系統，請參考項目 3(j)。</td></tr>
<tr><td></td><td></td><td></td><td>(iii)</td><td colspan="2">Material and finishes of kitchen cabinet 廚櫃的用料及裝修物料</td></tr>
<tr><td></td><td></td><td></td><td></td><td>(a)</td><td>Kitchen cabinets are finished with laminated melamine resin and fitted with glass panel doors, and
廚櫃為層壓密胺樹脂面板配玻璃面板門；及</td></tr>
<tr><td></td><td></td><td></td><td></td><td>(b)</td><td>Kitchen cabinets and doors are finished with laminated melamine resin.
廚櫃及門均為層壓密胺樹脂面板。</td></tr>
<tr><td></td><td></td><td></td><td>(iv)</td><td colspan="2">Type of all other fittings and equipment 所有其他裝置及設備的類型</td></tr>
<tr><td></td><td></td><td></td><td></td><td colspan="2">For appliances brand name and model number, please refer to “Appliances Schedule”.
設備品牌及型號，請參考“設備說明”。</td></tr>
<tr><td>d.</td><td>Bedrooms 睡房</td><td>House 洋房 A</td><td colspan="3">Bedroom 睡房 1
Equipped with built-in timber wardrobe with mirror panel doors. 安裝木料入牆衣櫃配玻璃鏡面板櫃門。
Bedroom 睡房 2 & 3
No fittings provided. 沒有裝置提供。
Master bedroom 主人睡房
Walk-in closet equipped with wood veneer timber panel doors. 衣帽間設木皮飾面板櫃門。</td></tr>
<tr><td></td><td></td><td>House 洋房 B</td><td colspan="3">Study/Guest bedroom and Bedroom 書／客房及睡房 1
Equipped with built-in timber wardrobe with wood veneer timber panel doors with moulding. 安裝木料入牆衣櫃配木皮飾面板配線飾櫃門。
Bedroom 睡房 2
Equipped with built-in timber wardrobe with fabric wall panel and fabric panel doors. 安裝木料入牆衣櫃配布料飾面板櫃身及門。
Master bedroom 主人睡房
Walk-in closet equipped with mirror panel door fitted with metal frame. 衣帽間設玻璃鏡面板櫃門配金屬框。</td></tr>
<tr><td></td><td></td><td>House 洋房 C</td><td colspan="3">Study/Guest bedroom 書／客房
Equipped with built-in timber wardrobe with fabric panel doors. 安裝木料入牆櫃配布料飾面板櫃門。
Bedroom 睡房 1
Equipped with built-in timber wardrobe with wood veneer timber sliding doors. 安裝木料入牆衣櫃配木皮飾面板趟門。
Bedroom 睡房 2
Equipped with built-in timber wardrobe with fabric panel doors. 安裝木料入牆衣櫃配布料飾面板櫃門。
Master bedroom 主人睡房
Walk-in closet equipped with wood veneer timber panel doors. 衣帽間設木皮飾面板櫃門。</td></tr>
<tr><td></td><td></td><td>House 洋房 D</td><td colspan="3">Bedroom 睡房 1
Equipped with built-in timber wardrobe with wood veneer timber panel doors. 安裝木料入牆衣櫃配木皮飾面板櫃門。
Bedroom 睡房 2
Equipped with built-in timber wardrobe with fabric panel doors. 安裝木料入牆衣櫃配布料飾面板櫃門。
Master bedroom 主人睡房
Walk-in closet equipped with wood veneer timber panel doors. 衣帽間設木皮飾面板櫃門。</td></tr>
</table>

		House 洋房 E	**Study/Guest bedroom 書／客房** Equipped with built-in timber wardrobe with fabric panel doors. 安裝木料入牆衣櫃配布料飾面板櫃門。 **Bedroom 睡房 1** Equipped with built-in timber wardrobe with wood veneer timber panel and mirror panel doors. 安裝木料入牆衣櫃配木皮飾面板及玻璃鏡面板櫃門。 **Bedroom 睡房 2** Equipped with built-in timber wardrobe with wall paper panel doors. 安裝木料入牆衣櫃配牆紙飾面板櫃門。 **Master bedroom 主人睡房** Walk-in closet equipped with mirror panel doors fitted with gold foil timber frame. 衣帽間設玻璃鏡面板櫃門配金箔飾面木框。
		House 洋房 F	**Bedroom 睡房 1** Equipped with built-in timber wardrobe with mirror panel doors. 安裝木料入牆衣櫃配玻璃鏡面板櫃門。 **Bedroom 睡房 2** Equipped with built-in timber wardrobe with wood veneer timber panel doors. 安裝木料入牆衣櫃配木皮飾面板櫃門。 **Bedroom 睡房 3** Equipped with built-in timber wardrobe with mirror panel and leather panel doors. 安裝木料入牆衣櫃配玻璃鏡面板及皮革面板櫃門。 **Master bedroom 主人睡房** Walk-in closet equipped with fabric panel doors. 衣帽間設布料飾面板櫃門。
e.	Telephone 電話	Telephone and data outlets are provided in each house. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”. 每座洋房均裝妥電話及數據插座。接駁點的位置及數量，請參考“機電裝置數量說明表”。	
f.	Aerials 天線	Communal TV and FM points are provided in each house. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”. 每座洋房均裝妥公用電視天線及收音機天線插座。接駁點的位置及數量，請參考“機電裝置數量說明表”。	
g.	Electrical installations 電力裝置	Conduits are concealed in part and exposed in part. All exposed conduits are enclosed in false ceiling, bulkheads or cabinets. Three phase electricity supply with miniature circuit breaker distribution board is provided. For location and number of power points and air-conditioner points, please refer to “Schedule of Mechanical & Electrical Provisions”. 管道部份是隱藏、部份是外露的。所有外露管道均隱藏於假天花、裝飾橫樑或櫃內。每座洋房提供三相電力並裝妥微型斷路器。電插座及空調接駁點的位置及數量，請參考“機電裝置數量說明表”。	
h.	Gas supply 氣體供應	Gas meter with gas supply pipe is provided and connected to gas cooker in the kitchen and barbecue stove at the roof floor (Houses A and F) and at the upper roof floor (Houses B,C,D & E). 每座洋房裝有獨立煤氣錶及煤氣喉接駁廚房煤氣煮食爐及位於天台(洋房 A 及 F) 及上層天台(洋房 B、C、D 及 E) 的燒烤爐。	
i.	Washing machine connection point 洗衣機接駁點	Water point of a design of 22mm and drain point of a design of 40mm in diameter are provided for washing machine. Location of the washing machine connection points are as follows: 設有洗衣機來水接駁喉位（其設計為直徑 22 毫米）及去水接駁喉位（其設計為直徑 40 毫米）。洗衣機接駁點如下：	
		House 洋房 A：Carpark Floor 泊車層	House 洋房 D：Carpark Floor 泊車層
		House 洋房 B：1/F Kitchen 一樓廚房	House 洋房 E：Carpark Floor 泊車層
		House 洋房 C：Carpark Floor 泊車層	House 洋房 F：3/F Kitchen 三樓廚房
j.	Water supply 供水	Copper pipes are provided for both hot and cold water supply. Water pipes are concealed in part and exposed in part. All exposed pipes are enclosed in false ceiling, bulkheads or cabinets. Hot water is available. 熱水和冷水供應採用銅喉管。水管部份是隱藏、部份是外露的。所有外露水管均隱藏於假天花、裝飾橫樑或櫃內。有熱水供應。	

4. Miscellaneous 雜項

a.	Lifts 升降機	i)	<u>Residents' Clubhouse 住客會所</u> A lift serving from Carpark floor to Ground floor. 升降機一部由泊車層至地下。 Brand Name 品牌名稱 : Kone Model Number 型號 : PW 21/10-19
		ii)	<u>Houses 洋房 A-F</u> A lift serving from Carpark floor to Upper roof floor. 升降機一部由泊車層至上層天台。 Brand Name 品牌名稱 : Kone Model Number 型號 : PW 10/10-19
b.	Letter Box 信箱	A metal letter box is provided for each house. 每座洋房設有金屬物料信箱一個。	
c.	Refuse collection 垃圾收集	Owners are required to deposit the refuse at the place on the carpark floor designated by the Manager. The refuse will be later on collected by the cleaning company. The refuse storage chamber is on the carpark floor of the development. 業主需自行將垃圾放置位於泊車層由管理人指定之位置再由清潔公司清走。垃圾房位於屋苑泊車層。	
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Separate meters for water and electricity are provided for each house and located in the common meter rooms of the development. Gas meter is equipped in each house and located at (i) the car parking spaces of Houses A & F and (ii) the kitchen of Houses B,C,D & E. 每座洋房均設有獨立水錶及電錶並安裝於公眾水電錶房內。獨立煤氣錶安裝於(i)洋房 A 及 F 於車房內及(ii)洋房 B、C、D 及 E 於廚房內。	

5. Security facilities 保安設施

Each house has independent security system and provides a signal to the main security system at caretaker's office for monitoring purpose. Break glass detectors, window contacts and door contacts are provided for windows and doors to detect any unauthorized entry. Video door phone for individual house will also be provided at carpark floor and ground floor.

Visitor panel and video door phones are provided for access control at the entrance of the development. An electrical operated sliding gate with remote control function is also provided at the car park entrance. All external area is monitored by CCTV cameras and recorded by Digital Video Recorder. Infra-red sensors are also installed at the boundary of the Development. A main security panel at the caretaker's office is used for receiving the detector signal and monitoring the status.

每戶均有獨立保安監察系統連接管理處。門窗均裝上防盜監察器。洋房泊車層及地下入屋大門均設有視像電話。屋苑入口設有訪客對講機及視像電話。設搖控電動大閘，以保安全。各主要外圍地方均裝有閉路電視及紅外線監察器，訊號直達管理處。

6. Appliances – Brand name and model number, please refer to "Appliances Schedule". 設備 – 品牌及型號請參考 "設備說明" 。

Appliances Schedule 設備說明

1. General Appliances Schedule 一般設備說明

House 洋房 A

Carpark Floor 泊車層	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Utility area 洗衣間		
	Washing Machine 洗衣機	MIELE	W3844WPS
	Dryer 乾衣機	MIELE	T4804C
Mezz Floor 閣樓	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Water heater room 熱水間		
	Water Heater 熱水爐	GERMAN POOL	Gpu50
	Circulating Pump 循環泵	SPECK	N26/63
3rd Floor 三樓	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Kitchen 廚房		
	Chinese Gas Wok 中式煮食爐	UNICO	WR-16N
	4 Open Gas Burner with Oven under 四頭煤氣煮食爐連焗爐	UNICO	BR-1B
	Exhaust Hood 抽油煙機 (Stainless steel grease filter type 不銹鋼過濾式)	Custom-made Item 度身定做項目	N/A 不適用
	Oven 焗爐	GAGGENAU	BO271-111
	Steam Oven 蒸焗爐	GAGGENAU	BS271-110
	Refrigerator 雙門雪櫃	GAGGENAU	RB280-200
	Dishwasher 洗碗碟機	GAGGENAU	DI460-130
Mezz Floor to 3rd Floor 閣樓至三樓	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Kitchen, all bathrooms, powder room and lavatory 廚房、所有浴室、化妝間及廁所		
	Exhaust Fan 抽氣扇	Panasonic and Kruger	FV18NF1H,FV23NL1H, CSD315/6P & KAT9/7/C

Others **其它**	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	All bedrooms, living/dining room, family room, kitchen, store room and lift lobbies **所有睡房、客／飯廳、家庭廳、廚房、儲物間及電梯大堂**		
	Split-type air-conditioners 分體式冷氣機	DAIKIN	REYQ16MY1B & RXYQ5MAY1
	Lift Pit 升降機井		
	Submersible Pump 潛水抽水泵	MENGIN	PV50-117-R2P
	Carpark Floor to Upper Roof Floor 泊車層至上層天台		
	Lift 升降機	KONE	PW 10/10-19
	Roof Floor 天台		
	BBQ Grill 燒烤爐	BAKERS PRIDE	CBBQ-60S

Houses 洋房 B,C,D & E

Carpark Floor **泊車層**	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Utility area 洗衣間 (For House C only 只洋房 C 設有)		
	Washing Machine 洗衣機	MIELE	W5824
	Dryer 乾衣機	MIELE	T8822C
	Utility area 洗衣間 (For House D only 只洋房 D 設有)		
	Washing Machine 洗衣機	MIELE	W 3844 WPS
	Dryer 乾衣機	MIELE	T 4804 C
Mezz Floor **閣樓**	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Water heater room 熱水間		
	Water Heater 熱水爐	GERMAN POOL	Gpu50
	Circulating Pump 循環泵	SPECK	N26/63
Ground Floor **地下**	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Kitchen 廚房		
	Chinese Gas Wok 中式煮食爐	UNICO	WR-16N
	Exhaust Hood 抽油煙機 (Stainless steel grease filter type 不銹鋼過濾式)	Custom-made Item 度身定做項目	N/A 不適用
	Oven 焗爐	GAGGENAU	BO271111
	Steam Oven 蒸焗爐	GAGGENAU	BS271110
	Kitchen 廚房 (For Houses B, C & E only 只洋房 B、C & E 設有)		
	4 Open Gas Burner with Electric Oven under 四頭煤氣煮食爐連電焗爐	UNICO	BR-1BE
	Microwave Oven 微波爐	GAGGENAU	BM221110
	Dishwasher 洗碗碟機	GAGGENAU	DI460112
	Refrigerator 雙門雪櫃	GAGGENAU	RB280302

	Kitchen 廚房 (For House D only 只洋房 D 設有)		
	4 Open Gas Burner with Gas Oven under 4 頭煤氣煮食爐連煤氣焗爐	UNICO	BR-1B
	Refrigerator 雙門雪櫃	GAGGENAU	RB280200
	Dishwasher 洗碗碟機	GAGGENAU	DI460130
	Kitchen 廚房 (For House B only 只洋房 B 設有)		
	Washing Machine 洗衣機	MIELE	W2859i WPM
	Dryer 乾衣機	MIELE	T4859 Ci
	Kitchen 廚房 (For House E only 只洋房 E 設有)		
	Washing Machine 洗衣機	MIELE	W5824
	Dryer 乾衣機	MIELE	T8822C
Mezz Floor to 3rd Floor **閣樓至三樓**	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Kitchen, all bathrooms, powder room and lavatory 廚房、所有浴室、化妝間及廁所		
	Exhaust Fan 抽氣扇	Panasonic and Kruger	**For Houses B, C & E only** **只洋房 B, C & E 設有**
			FV18NF1H, FV23NL1H, CSD315/6P & KAT9/7/C
		Panasonic	**For House D only** **只洋房 D 設有**
			FV18NF1H & FV23NL1H
Others **其它**	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	All bedrooms, living/dining room, family room, kitchen, store room and lift lobbies 所有睡房、客／飯廳、家庭廳、廚房、儲物間及電梯大堂		
	Split-type air-conditioners 分體式冷氣機	DAIKIN	REYQ16MY1B & RXYQ5MAY1
			For Houses C & E only **只洋房 C & E 設有**
			RXS25EBVMA
	Lift Pit 升降機井		
	Submersible Pump 潛水抽水泵	MENGIN	PV50-117-R2P
	Carpark Floor to Upper Roof Floor 泊車層至上層天台		
	Lift 升降機	KONE	PW 10/10-19
	Upper Roof Floor 上層天台		
	BBQ Grill 燒烤爐	BAKERS PRIDE	CBBQ-60S

House 洋房 F

Mezz Floor 閣樓	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Water heater room 熱水間		
	Water Heater 熱水爐	GERMAN POOL	Gpu50
	Circulating Pump 循環泵	SPECK	N26/63
3rd Floor 三樓	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Kitchen 廚房		
	Chinese Gas Wok 中式煮食爐	UNICO	WR-16N
	4 Open Gas Burner with Gas Oven under 四頭煤氣煮食爐連煤氣焗爐	UNICO	BR-1B
	Exhaust Hood 抽油煙機 (Stainless steel grease filter type 不銹鋼過濾式)	Custom-made Item 度身定做項目	N/A 不適用
	Oven 焗爐	GAGGENAU	BO271111
	Microwave Oven 微波爐	GAGGENAU	BM221110
	Steam Oven 蒸焗爐	GAGGENAU	BS271110
	Refrigerator 雙門雪櫃	GAGGENAU	RB280200
	Dishwasher 洗碗碟機	GAGGENAU	DI460130
	Washing Machine 洗衣機	MIELE	W2839i WPM
	Dryer 乾衣機	MIELE	T4839 Ci
Mezz Floor to 3rd Floor 閣樓至三樓	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	Kitchen, all bathrooms, powder room and lavatory 廚房、所有浴室、化妝間及廁所		
	Exhaust Fan 抽氣扇	Panasonic and Kruger	FV18NF1H, FV23NL1H, CSD315/6P & KAT9/7/C
Others 其它	Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號(如有)
	All bedrooms, living/dining room, family room, kitchen, store room and lift lobbies 所有睡房、客／飯廳、家庭廳、廚房、儲物間及電梯大堂		
	Split-type air-conditioners 分體式冷氣機	DAIKIN	REYQ16MY1B & RXYQ5MAY1
	Lift Pit 升降機井		
	Submersible Pump 潛水抽水泵	MENGIN	PV50-117-R2P
	Carpark Floor to Upper Roof Floor 泊車層至上層天台		
	Lift 升降機	KONE	PW 10/10-19
	Roof Floor 天台		
	BBQ Grill 燒烤爐	BAKERS PRIDE	CBBQ-60S

2. Audio Visual System Appliances Schedule 影音設備說明

House 洋房 A	
G/F Family room 地下 家庭廳	Hitachi P50X01A 50” true HD plasma TV
1st Floor Master bedroom 一樓 主人睡房	Hitachi 42X01A 42” true HD LCD TV
House 洋房 B	
1st Floor Study/Guest bedroom 一樓 書／客房	Sony KDL-46NX720 46” full HD LED iDTV (together with Karaoke System)
	Denon DBP-1611UD Blu-ray and DVD player
2nd Floor Bedroom 1 二樓 睡房 1	Sony KDL-46NX720 46” full HD LED iDTV
	Denon DBP-1611UD Blu-ray and DVD player
2nd Floor Bedroom 2 二樓 睡房 2	Sony KDL-40NX720 40” full HD LED iDTV
	Denon DBP-1611UD Blu-ray and DVD player
3rd Floor Master bedroom 三樓 主人睡房	Sony KDL-60NX720 60” full HD LED iDTV
	Denon DBP-1611UD Blu-ray and DVD player
House 洋房 C	
G/F Living room 地下 客廳	Panasonic TH-103VX200W 103” true HD 3D plasma TV (together with Home Theatre System)
	Denon DBP-2012UD Blu-ray and DVD player
1st Floor Study/Guest bedroom 一樓 書／客房	Sony KDL-46NX720 46” full HD LED iDTV
	Denon DBP-1611UD Blu-ray and DVD player
2nd Floor Bedroom 1 & 2 二樓 睡房 1 及 2	Sony KDL-46NX720 46” full HD LED iDTV
	Denon DBP-1611UD Blu-ray and DVD player
3rd Floor Master bedroom 三樓 主人睡房	Sony KDL-60NX720 60” full HD LED iDTV
	Denon DBP-1611UD Blu-ray and DVD player
House 洋房 D	
1st Floor Family room 一樓 家庭廳	Panasonic TH-65PZ850H 65” true HD plasma iDTV
2nd Floor Bedroom 1 & 2 二樓 睡房 1 及 2	Samsung UA40B6000VMXZK 40” full HD LED iDTV
3rd Floor Master bedroom 三樓 主人睡房	Panasonic TH-50PZ850H 50” true HD plasma iDTV

House 洋房 E	
1st Floor Study/Guest bedroom 一樓 書／客房	Sony KDL-40HX750 40” full HD LED iDTV (together with Karaoke System)
	Denon DBP-1611UD Blu-ray and DVD player
2nd Floor Bedroom 1 二樓 睡房 1	Sony KDL-55NX720 55” full HD LED iDTV
	Denon DBP-1611UD Blu-ray and DVD player
2nd Floor Bedroom 2 二樓 睡房 2	Sony KDL-40HX720 40” full HD LED iDTV
	Denon DBP-1611UD Blu-ray and DVD player
3rd Floor Master bedroom 三樓 主人睡房	Sony KDL-60NX720 60” full HD LED iDTV
	Denon DBT-1713UD Blu-ray and DVD player
House 洋房 F	
G/F Family room 地下 家庭廳	Panasonic TH-65V10H 65” true HD plasma iDTV(together with Karaoke System)
	Pioneer BDP-430 Blu-ray and DVD player
G/F Bedroom 1 地下 睡房 1	Sony KDL-40NX800 40” full HD LED iDTV
G/F Bedroom 2 & 2nd Floor Bedroom 3 地下 睡房 2 及 二樓 睡房 3	Sony KDL-46NX700 46” full HD LED iDTV
1st Floor Master bedroom 一樓 主人睡房	Panasonic TH-65V10H 65” true HD plasma iDTV

3. Wall Dry System 牆身乾燥系統

Houses 洋房 B,C,D,E & F	
Brand Name 品牌名稱	Model No. (if any) 型號(如有)
NBU&COUFAL	HA-PE 27

Note : The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated above are not installed in the Development, lift or appliances of comparable quality will be installed.

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

Schedule of Mechanical & Electrical Provisions

機電裝置數量說明表

House 洋房 A

Item 項目 / Floor 樓層	Telephone Outlet (including NOW TV Outlet) 電話插座 (包括 NOW 電視插座)	TV/FM Outlet (including Cable TV Outlet) 電視及電台天線插座 (包括有線電視插座)	Temperature Controller for A/C (including Crestron Control) 空調溫度控制位 (包括 Crestron 控制板)	13A 1-Gang Switched Socket Outlet 13A 單位插座	13A 2-Gang Switched Socket Outlet 13A 雙位插座	13A 1-Gang Waterproof Switched Socket Outlet 13A 單位防水插座
Carpark Floor 泊車層			2	3		1
Mezz Floor 閣樓	1	1	2	1	1	
Ground Floor 地下 (including Garden 包括花園)	8	3	4	4	14	
1st Floor 一樓	2	2	2	5	5	
2nd Floor 二樓	6	2	2	4	7	
3rd Floor 三樓	4	1	2	13	8	
Roof 天台						4
Upper Roof 上層天台						3

House 洋房 B

Item 項目 / Floor 樓層	Telephone Outlet (including NOW TV Outlet) 電話插座 (包括 NOW 電視插座)	TV/FM Outlet (including Cable TV Outlet) 電視及電台天線插座 (包括有線電視插座)	Temperature Controller for A/C (including Crestron Control) 空調溫度控制位 (包括 Crestron 控制板)	13A 1-Gang Switched Socket Outlet 13A 單位插座	13A 2-Gang Switched Socket Outlet 13A 雙位插座	13A 1-Gang Waterproof Switched Socket Outlet 13A 單位防水插座
Carpark Floor 泊車層			2		2	1
Mezz Floor 閣樓	1	2	2	2	2	
Ground Floor 地下 (including Garden 包括花園)	2	1	5	9	8	6
1st Floor 一樓	3	4	4	10	5	
2nd Floor 二樓	4	6	6	8	7	
3rd Floor 三樓	3	3	6	8	4	
Roof 天台						
Upper Roof 上層天台				2		4

Schedule of Mechanical & Electrical Provisions

機電裝置數量說明表

House 洋房 C

Item 項目 / Floor 樓層	Telephone Outlet (including NOW TV Outlet) 電話插座 (包括 NOW 電視插座)	TV/FM Outlet (including Cable TV Outlet) 電視及電台天線插座 (包括有線電視插座)	Temperature Controller for A/C (including Crestron Control) 空調溫度控制位 (包括 Crestron 控制板)	13A 1-Gang Switched Socket Outlet 13A 單位插座	13A 2-Gang Switched Socket Outlet 13A 雙位插座	13A 1-Gang Waterproof Switched Socket Outlet 13A 單位防水插座
Carpark Floor 泊車層	1		4	5		1
Mezz Floor 閣樓	1	2	2	1	5	
Ground Floor 地下 (including Garden 包括花園)	3	2	5	8	10	6
1st Floor 一樓	3	3	4	7	3	
2nd Floor 二樓	4	6	6	8	6	
3rd Floor 三樓	3	3	6	7	4	
Roof 天台						
Upper Roof 上層天台				2		4

House 洋房 D

Item 項目 / Floor 樓層	Telephone Outlet (including NOW TV Outlet) 電話插座 (包括 NOW 電視插座)	TV/FM Outlet (including Cable TV Outlet) 電視及電台天線插座 (包括有線電視插座)	Temperature Controller for A/C (including Crestron Control) 空調溫度控制位 (包括 Crestron 控制板)	13A 1-Gang Switched Socket Outlet 13A 單位插座	13A 2-Gang Switched Socket Outlet 13A 雙位插座	13A 1-Gang Waterproof Switched Socket Outlet 13A 單位防水插座
Carpark Floor 泊車層	1		1	4		1
Mezz Floor 閣樓		1	1	2	2	
Ground Floor 地下 (including Garden 包括花園)	2		5	11	4	6
1st Floor 一樓	3	2	3	7	1	
2nd Floor 二樓	7	3	3	5	9	
3rd Floor 三樓	3	2	5	6	3	
Roof 天台						
Upper Roof 上層天台				1		3

Schedule of Mechanical & Electrical Provisions

機電裝置數量說明表

House 洋房 E

Item 項目 / Floor 樓層	Telephone Outlet (including NOW TV Outlet) 電話插座 (包括 NOW 電視插座)	TV/FM Outlet (including Cable TV Outlet) 電視及電台天線插座 (包括有線電視插座)	Temperature Controller for A/C (including Crestron Control) 空調溫度控制位 (包括 Crestron 控制板)	13A 1-Gang Switched Socket Outlet 13A 單位插座	13A 2-Gang Switched Socket Outlet 13A 雙位插座	13A 1-Gang Waterproof Switched Socket Outlet 13A 單位防水插座
Carpark Floor 泊車層	1		4	3	1	1
Mezz Floor 閣樓	1	1	2	3	3	
Ground Floor 地下 (including Garden 包括花園)	3	1	5	11	8	6
1st Floor 一樓	3	4	4	11	3	
2nd Floor 二樓	4	6	6	15	4	
3rd Floor 三樓	3	2	6	8	4	
Roof 天台						
Upper Roof 上層天台				2		5

House 洋房 F

Item 項目 / Floor 樓層	Telephone Outlet (including NOW TV Outlet) 電話插座 (包括 NOW 電視插座)	TV/FM Outlet (including Cable TV Outlet) 電視及電台天線插座 (包括有線電視插座)	Temperature Controller for A/C (including Crestron Control) 空調溫度控制位 (包括 Crestron 控制板)	13A 1-Gang Switched Socket Outlet 13A 單位插座	13A 2-Gang Switched Socket Outlet 13A 雙位插座	13A 1-Gang Waterproof Switched Socket Outlet 13A 單位防水插座
Carpark Floor 泊車層			2	1	2	1
Mezz Floor 閣樓	1		2	2	3	
Ground Floor 地下 (including Garden 包括花園)	6	6	7	22	4	2
1st Floor 一樓	5	2	4	13		
2nd Floor 二樓	3	3	6	19		
3rd Floor 三樓	2	1	5	12	11	
Roof 天台						3
Upper Roof 上層天台				1		1

Service agreements

1. PCCW Limited was appointed as coordinator of telecommunication and broadcasting services provider during construction stage as per relevant statutory requirements. Any service subscription of telecommunication service to any service providers shall be subject to individual owner's discretion.
2. Potable and flushing water is supplied by Water Supplies Department.
3. Electricity is supplied by The Hong Kong Electric Company Limited.
4. Towngas is supplied by The Hong Kong and China Gas Company Limited.

服務協議

1. 電訊盈科有限公司為各電訊及廣播服務營辦商在建築期間根據有關法例要求的協調者。各業主可自行向任何服務供應商申請電訊服務。
2. 食水及沖厠水由水務署提供。
3. 電力由香港電燈有限公司提供。
4. 煤氣由香港中華煤氣有限公司提供。

Government rent

1. The Vendor (the Owner) will pay/has paid all outstanding Government rent in respect of the Houses from the date of the Land Grant up to and including the date of the Assignment of the Houses. After the date of Assignment of the Houses, Government rent in respect of the Houses will be paid by the respective house owner.

地稅

1. 由批地文件之日期起計至買賣洋房之成交日之地租均由賣方(擁有人)繳付。洋房成交後，地稅由各洋房擁有人繳付。

Miscellaneous payments by purchaser

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is liable to pay to the vendor (the owner) a debris removal fee.

買方的雜項付款

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

Defect liability warranty period

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the property, or the fittings, finishes or appliances as set out in the fitting, finishes and appliances schedule of the formal Agreement for Sale and Purchase, caused otherwise than by the act or neglect of the Purchaser.

欠妥之處的保養責任期

凡本物業或正式買賣合約附表所列出的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的 6 個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

Maintenance of slopes

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

2. According to the Land Grant, where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation leveling and development of the Land or any part thereof the Lessee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may at any time become necessary to protect and support such hillside and banks and the Land itself (the "Slope and Retaining Structures") and to obviate and prevent any falling away landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition; in the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the Land itself as a result of any default by the Owners under the conditions of Land grant, the Lessee shall at their own expense reinstate and make good the same and shall indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof. In addition, the Government shall be entitled by notice in writing to call upon the Lessee to carry out such construction and/or maintenance or to reinstate and make good any falling away landslip or subsidence and if the Lessee shall neglect or fail to comply with such notice within the period specified

therein the Government may forthwith execute and carry out the same and the Lessee shall on demand repay to the Government the cost thereof.

3. The Owners are required to maintain the Slope and Retaining Structures. Slope and Retaining Structures include all the slopes, hillsides, retaining walls, toe walls, screen walls, feature walls, soldier pile walls, mini pile walls, soil nails and mass concrete filling within and outside the Land which are required to be maintained by all the owners at their own expenses under the conditions of the Land Grant. Each Owner is obliged to contribute towards the costs of the maintenance work.

4. There are Slope and Retaining Structures within and outside the Land. Please refer to the plan below for the location of the Slope and Retaining Structures.

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

斜坡維修

1. 「批地文件」訂明發展項目各住宅物業的擁有人自費維修斜坡。

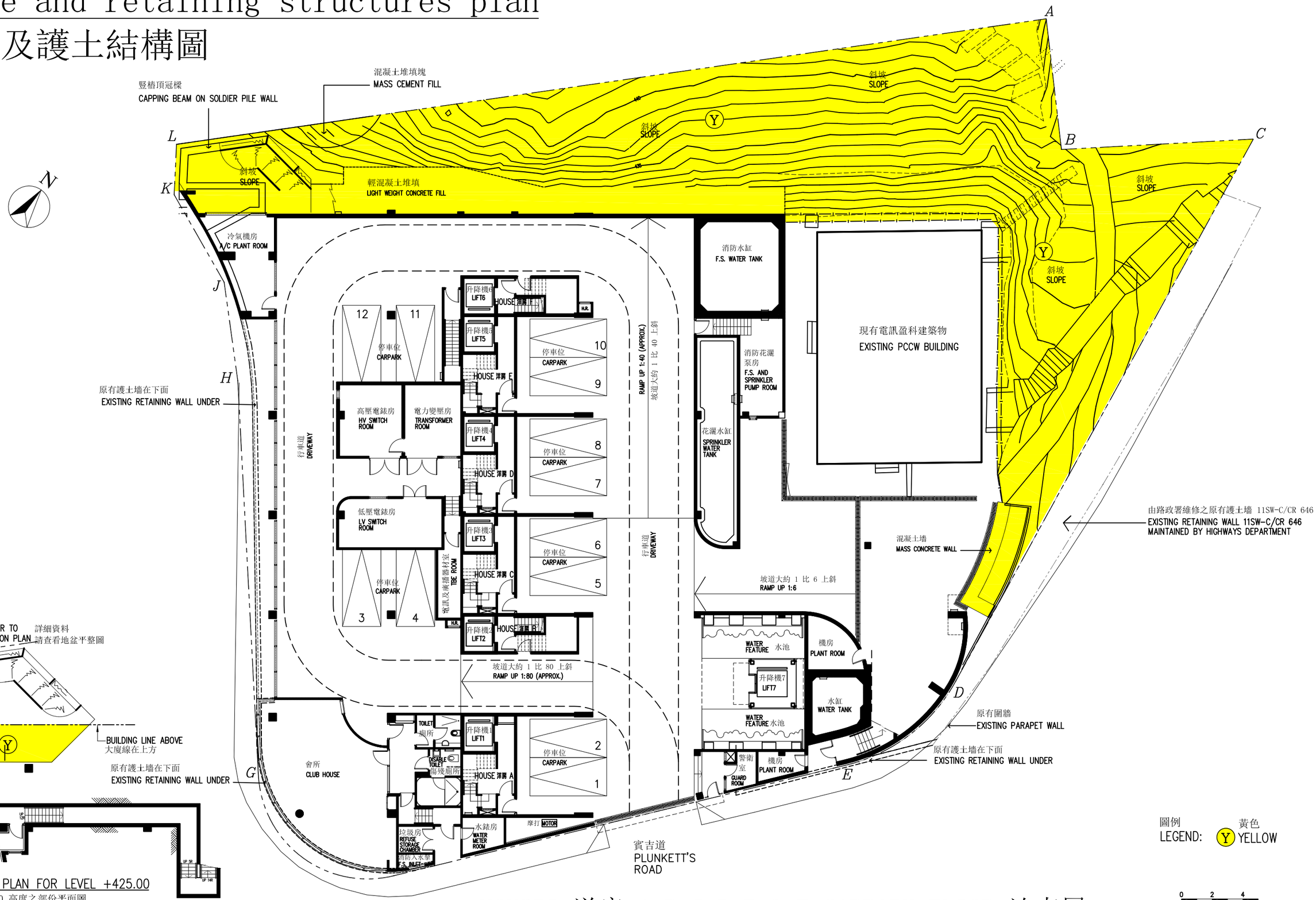
2. 根據批地文件，如因或已因該土地本身或其任何部份的平整、水準測量及發展事宜在毗連、毗鄰或鄰近山邊或堤岸進行削土、移土或土地後移工程又或建造或填土工程，承租人應隨時按需要建造或付費建造護土牆或其他支承結構(「斜坡與護土結構」)，以保護及支撐上述山邊及堤岸和該土地本身，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。承租人時刻均須負責維修上述護土牆或其他支承防護結構，以保持其維修充足與狀態良好。倘因承租人失責無履行本文的契諾而於任何時間導致山泥傾瀉、地陷或滑土，不論山泥傾瀉、地陷或滑土乃發生於或源於毗連山邊或堤岸或該土地本身，承租人亦須自費修復還原，並向香港政府賠償其因上述事故致使、蒙受或招致的所有費用、收費、損害、索求及索償。另外，政府有權書面要求承租人執行建該等建造及/或維修工程，又或還原及修復任何滑土、山泥傾瀉或地陷，如承租人未能在該通知指明的期限內遵從，政府可立即執行及進行該工程，承租人須應要求向政府歸還工程費用。

3. 業主須負責維修斜坡與護土結構。斜坡與護土結構包括賣地條件規定須由所有業主自費保養位於該土地內外之所有斜坡、山邊、擋土牆、坡腳牆、幕牆、功能牆、豎樁牆、小型樁牆、泥釘及無鋼筋混凝土塊。而每一業主均須分擔維修工程的費用。

4. 發展項目內外均有斜坡與護土結構。斜坡與護土結構位置，請參閱以下附圖。

5. 根據發展項目的公契，發展項目的管理人獲業主授權進行維修工程。

Slope and retaining structures plan
斜坡及護土結構圖



HOUSES 洋房 A, B, C, D, E & F CARPARK FLOOR 泊車層

Modification

There is no on-going application to the Government for a modification of the land grant for this Development.

修訂

本發展項目現時並沒有向政府提出申請修訂批地文件。

Information in application for concession on gross floor area of building
申請建築物總樓面面積寬免的資料

The following exempted gross floor areas/non-gross floor area accountable areas are prepared based on the certified true copies of plans approved by the Building Authority on 20 December 2007 and alteration and addition plans approved on Feb. 10, 2014.
下列獲寬免或不計算總樓面面積的設施之面積乃根據建築物事務監督 2007 年 12 月 20 日核准建築圖則之核證副本與 2014 年 2 月 10 日核准更改工程建築圖則計算。

Features Permitted to be Excluded from Gross Floor Area Calculations **獲寬免總樓面面積的設施**	**Area (m²)** **面積 (平方米)**
Balcony 露台(House 洋房 A: 5.000, House 洋房 C: 5.000, House 洋房 F: 5.000)	15.000
Curtain walls 幕牆(House 洋房 A: 1.156, House 洋房 B: 1.255, House 洋房 C: 0.850, House 洋房 D: 0.678, House 洋房 E: 1.262, House 洋房 F: 1.088)	6.289
Pipe ducts 管道 (House 洋房 A: 4.973, House 洋房 B: 6.510, House 洋房 C: 6.603, House 洋房 D: 6.618, House 洋房 E: 7.470, House 洋房 F: 4.422)	36.596
Water Heater Room 熱水器房 (House 洋房 A: 5.569, House 洋房 B: 3.800, House 洋房 C: 5.163, House 洋房 D: 5.163, House 洋房 E: 5.163, House 洋房 F: 4.140)	28.998
Club House 會所	108.855
Guard Room 警衛室	4.940
Filtration Plant Room & Storm Water Recycle Plant Room (Water Feature)水功能過濾機房和雨水回收機房	6.372
Filtration Plant Room (Swimming Pool)游泳池過濾機房	51.998
Storm Water Recycle Plant Room 雨水回收機房	12.425
Covered landscaped area at Carpark Floor 泊車層有蓋園景地	34.379
Covered landscaped area at Ground Floor 地下層有蓋園景地	2.480

Other Non-Gross Floor Area Accountable Areas **其他不計算總樓面面積的設施**	**Area (m²)** **面積 (平方米)**
Staircase at Roof 天台層樓梯 (House 洋房 A: 6.425, House 洋房 B: 13.030, House 洋房 C: 13.030, House 洋房 D: 13.030, House 洋房 E: 13.030, House 洋房 F: 6.425)	64.970
Stairhood at Roof /Upper Roof 天台/上層天台梯屋(House 洋房 A: 5.485, House 洋房 B: 10.442, House 洋房 C: 10.442, House 洋房 D: 10.442, House 洋房 E: 10.442, House 洋房 F: 5.485)	52.738
Lift and lift lobby at Upper Roof (each House 每座洋房: 9.792) 上層天台升降機和升降機大堂	58.752
Water Meter Room 水錶房	5.757
Refuse Storage Chamber 垃圾房	3.924
FS Inlet 消防入口	1.739
TBE Room 電訊及廣播的接達設施	7.818
LV Switch Room 低壓電錶房	21.593
HV Switch Room 高壓電錶房	19.380
Transformer Room 電力變電房	17.229
A/C Plant Room 冷氣機機房	23.790
36m³ FS Water Tank 消防水缸	29.554
94m³ Sprinkler Water Tank 花灑水缸	27.365
FS & Sprinkler Pump Room 消防和花灑泵房	20.985
44m³ Storage Tank for Storm Water Recycle Plant Room 雨水回收機房儲缸	11.123
Potable Flushing and Cleansing Water Pump Room 飲用冲厠和清潔水泵房	51.998
Carpark spaces, areas outside Carpark spaces, Driveways 停車位，停車位以外面積，車道	Not measured 簡略

The environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the development
有關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。

Relevant information

1. Modification of and/ or exemption from the provisions of the following were granted by the Building Authority on 4 March 2005:

(a) Building (Planning) Regulation 20 & 21 to permit portion of areas of the balconies in House C to be excluded from gross floor area and site coverage calculation.

(b) Building (Planning) Regulation 23(3)(a) to permit the following areas to be excluded from gross floor area calculation:

(i) Recreation facilities at Carpark Floor;

(ii) Swimming pool filtration plant room and water feature filtration plant room at Carpark Floor;

(iii) Guard room at Carpark Floor;

(iv) Pipe duct areas within the houses; and

(v) Common covered landscaped areas outside House D.

(c) Building (Planning) Regulation 28(1) to permit non-provision of service lane;

(d) Building (Planning) Regulation 35A to permit non-provision of gas aperture in bathrooms of all the houses;

(e) Building (Planning) Regulation 36 to permit omission of natural lighting and ventilation in the male, female and disable toilets of recreational facilities at Carpark Floor;

(f) Building (Planning) Regulation 41D(2) to permit non-compliance with EVA requirements;

(g) Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulation 10(2)(a) to permit access door to refuse storage chamber to be situated other than in an external wall.

The permit was granted subject to the following conditions:-

(a) The said works are to be carried in accordance with the plans approved.

(b) Regarding item (1) above -

(i) This modification is given in recognition of the undertakings from the owner dated 18 February 2005. Such undertakings shall be registered in the Land Registry before the application for Occupation Permit is submitted.

(ii) The areas so exempted must be clearly stated in the Sales Brochure. Where they are included in the saleable area, such inclusion shall be clearly stated in Sales Brochure. On the day on which the Sales Brochure in respect of the development is made available for collection by the general public, a copy of the brochure shall be deposited with Buildings Department for record.

(iii) The balconies shall not be enclosed.

(c) Regarding item (2)(a) above -

(i) This modification is given in recognition of the undertaking from the owner dated 18 February designating recreational facilities as common areas in the Deed of Mutual Covenant.

(ii) The undertaking shall be registered in the Land Registry before the application for Occupation Permit is submitted.

(iii) The recreational facilities shall be exclusive use of the owners and residents and their bona fide visitors only as indicated on the approved plans and such area shall not be used for any other purposes or any other persons without the prior consent of the Building Authority.

(d) Regarding item (4) above -

The provision of central hot water heater and the hot water pipe from the water heater is not greater than 12m as required by Waterworks Regulation 19.

(e) Regarding item (5) above -

Artificial lighting and mechanical ventilation at a rate of not less than 5 changes of air per hour to be provided to the satisfaction of the Building Authority.

(f) Regarding item (7) above -

Sufficient cross ventilation shall be provided to the satisfaction of the Building Authority.

2. Modification of and/ or exemption from the provisions of the following were granted by the Building Authority on 2 August 2005:

Building (Planning) Regulation 20 & 21 to permit portion of areas of the balconies to be excluded from gross floor area and site coverage calculation.

The permit was granted subject to the following conditions:-

(a) The permit was granted subject to the following conditions:-

(b) (i) This modification is given in recognition of the undertakings from the owner dated 1 August 2005. Such undertakings shall be registered in the Land Registry before the application for Occupation Permit is submitted.

(ii) The areas so exempted must be clearly stated in the Sales Brochure. Where they are included in the saleable area, such inclusion shall be clearly stated in Sales Brochure. On the day on which the Sales Brochure in respect of the development is made available for collection by the general public, a copy of the brochure shall be deposited with Buildings Department for record; and

(iii) The balconies shall not be enclosed.

3. Modification of and/ or exemption from the provisions of the following were granted by the Building Authority on 2 April 2007:

Building (Planning) Regulation 27 to permit the building abuts a cutting.

4. Modification of and/ or exemption from the provisions of the following were granted by the Building Authority on 16 September 2005:

Section 31(1) of the Buildings Ordinance to permit the cement grout backfill of temporary soldier piles to be installed outside the lot boundary and under the street.

5. Modification of and/ or exemption from the provisions of the following were granted by the Building Authority on 10 April 2006:

Section 31(1) of the Buildings Ordinance to permit the cement grout backfill of temporary soldier piles to be installed outside the lot boundary and under the street.

6. Modification of and/ or exemption from the provisions of the following were granted by the Building Authority on 8 August 2005:

(a) Building (Standards if Sanitary Fitments, Plumbing, Drainage Works & Latrines) Regulation 50(2) to permit jointing of cast iron to be other than lead caulking;

(b) Building (Standards if Sanitary Fitments, Plumbing, Drainage Works & Latrines) Regulation 29(1) & 29(2) to permit the provision of cleaning access to be other than cleaning eyes; and

(c) Building (Standards if Sanitary Fitments, Plumbing, Drainage Works & Latrines) Regulation 44(4) to permit protection of cast iron pipes to be other than asphaltic coating.

有關資料

1. 2005 年 3 月 4 日，建築物事務監督給予下列之寬免：

(a) 建築物 (規劃) 規例第 20 和 21 條，容許洋房 C 露台部分面積不須計算在樓面面積內。

(b) 建築物 (規劃) 規例第 23(3)(a) 條，容許下列不須計算在樓面面積內：

(i) 停車場樓層之康樂設施；

(ii) 停車場樓層之泳池濾水機房和特色濱水機房；

(iii) 停車場樓層之看守室；

(iv) 洋房內的管道; 和

(v) 洋房 D 外有蓋園藝地方

(c) 建築物 (規劃) 規例第 28(1) 條，容許不須設立一條通道巷。

(d) 建築物 (規劃) 規例第 35A 條，容許全部洋房之浴室不須設置供氣體爐用的恰當孔口。

(e) 建築物 (規劃) 規例第 36 條，容許停車場樓層之男女和殘障廁所沒有自然光和通風。

(f) 建築物 (規劃) 規例第 41D(2) 條，容許不遵照緊急車輛通道的要求。

(g) 建築物 (垃圾及物料回收房及垃圾槽) 規例第 10(2)(a) 條，容許垃圾及物料回收房的門不設於外牆。

容許是基於下條件：

(a) 工程必須依核准圖則進行。

(b) 關於以上項目(1)

(i) 寬免是基於業主 2005 年 2 月 18 日所作的承諾，該承諾書應於申請佔用許可證前已登記於土地註冊處。

(ii) 該給予寬免的面積在售樓說明書清楚說明，如將之包括在實用面積內，也必須在售樓說明書清楚說明，在售樓說明書可公開索取日，必要遞交一冊於屋宇署。

(iii) 露台不可圍封。

(c) 關於以上項目(2)(a)

(i) 寬免是基於業主 2 月 18 日所作的承諾，將康樂設施在公契內列為公用地方。

(ii) 該承諾書應於申請佔用許可證前已登記於土地註冊處。

(iii) 康樂設施須如核准圖則所示，只供業主和住戶及其訪客使用，沒有得到建築事務監督預先許可，不得用作其他用途或供他人使用。

(d) 關於以上項目(4)

水務條例規定熱水器的供水管不可超過 12 米。

(e) 關於以上項目(5)

須有非天然光和達到建築物事務監督滿意每小時不少於轉換 5 次空氣的通風系統。

(f) 關於以上項目(7)

須有達到建築物事務監督滿意的充足對流通風。

2. 2005 年 8 月 2 日，建築物事務監督給予下列之寬免：

建築物 (規劃) 規例第 20 和 21 條，容許洋房露台部分面積不須計算在樓面面積內。

(a) 工程必須依核准圖則進行。

(b) (i) 寬免是基於業主 2005 年 8 月 1 日所作的承諾，該承諾書應於申請佔用許可證前已登記於土地註冊處。

(ii) 該給予寬免的面積在售樓說明書清楚說明，如將之包括在實用面積內，也必在售樓說明書須清楚說明，在售樓說明書可公開索取日，必要遞交一冊於屋宇署。

(iii) 露台不可圍封。

3. 2007 年 4 月 2 日，建築物事務監督給予下列之寬免：

建築物 (規劃) 規例第 27 條，容許建築物毗連開鑿山坡。

4. 2005 年 9 月 16 日，建築物事務監督給予下列之寬免：

建築物條例第 31(1)條，容許臨時排樁的混凝土回填物建置於地界外或街道下面。

5. 2006 年 4 月 10 日，建築物事務監督給予下列之寬免：

建築物條例第 31(1)條，容許臨時排樁的混凝土回填物建置於地界外或街道下面。

6. 2005 年 8 月 8 日，建築物事務監督給予下列之寬免：

(a) 建築物 (衛生設備標準、水管裝置、排水工程及厠所) 規例第 50(2) 條，容許生鐵筒用鉛填隙物以外的其他物料。

(b) 築物 (衛生設備標準、水管裝置、排水工程及厠所) 規例第 29(1) 和 29(2) 條，容許清潔孔以外的其他生口。

(c) 建築物 (衛生設備標準、水管裝置、排水工程及厠所) 規例第 44(4) 條，容許保護生鐵筒用柏油以外的其他物料。

The website designated by the vendor for the Development

賣方就本項目指定的互聯網站的網址

www.3plunkettsroad.com

Other information

1. Date of printing of this sales brochure : July 11 , 2014
2. There may be future changes to the development and the surrounding areas.

其他資料

1. 售樓說明書印製日期：2014 年 7 月 11 日
2. 發展項目及其周邊地區日後可能出現改變。

3 Plunkett's Road
賓吉道 3 號
Examination Record 檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number 頁次		Revision Made 所作修改
25-9-2014	Page number in version with print date on Jul. 11, 2014 2014 年 7 月 11 日印製版本之頁次	Page number in revised version with examination date on Sep. 25, 2014 2014 年 9 月 25 日檢視版本之頁次	Revision Made 所作修改
	61-89	61-89	"Fittings, finishes and appliances" is updated. 更新「裝置、裝修物料及設備」
23-12-2014	No revision made 並無作出修改		
19-3-2015	No revision made 並無作出修改		
16-6-2015	Page number in revised version with examination date on Mar. 19, 2015 2015 年 3 月 19 日檢視版本之頁次	Page number in revised version with examination date on Jun. 16, 2015 2015 年 6 月 16 日檢視版本之頁次	Revision Made 所作修改
	14	14	"Aerial photograph of the development" is updated. 更新「發展項目的鳥瞰照片」
25-8-2015	No revision made 並無作出修改		
12-11-2015	No revision made 並無作出修改		
2-2-2016	No revision made 並無作出修改		

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number 頁次		Revision Made 所作修改
20-4-2016	Page number in revised version with examination date on Jun. 16, 2015 2015 年 6 月 16 日檢視版本之頁次	Page number in revised version with examination date on Apr. 20, 2016 2016 年 4 月 20 日檢視版本之頁次	Revision Made 所作修改
	14	14	"Aerial photograph of the development" is updated. 更新「發展項目的鳥瞰照片」
18-7-2016	Page number in revised version with examination date on Apr. 20, 2016 2016 年 4 月 20 日檢視版本之頁次	Page number in revised version with examination date on Jul. 18, 2016 2016 年 7 月 18 日檢視版本之頁次	Revision Made 所作修改
	13	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」
	15	15	"Outline zoning plan etc. relating to the development" is updated. 更新「關乎發展項目的分區計劃大綱圖等」

14-10-2016	Page number in revised version with examination date on Jul. 18, 2016 2016 年 7 月 18 日檢視版本之頁次	Page number in revised version with examination date on Oct. 14, 2016 2016 年 10 月 14 日檢視版本之頁次	Revision Made 所作修改
	11	11	"Information on vendor and others involved in the development" and "Relationship between parties involved in the development" are revised. 修訂「賣方及有參與發展項目的其他人的資料」及「有參與發展項目的各方的關係」
13-1-2017	Page number in revised version with examination date on Oct. 14, 2016 2016 年 10 月 14 日檢視版本之頁次	Page number in revised version with examination date on Jan. 13, 2017 2017 年 1 月 13 日檢視版本之頁次	Revision Made 所作修改
	15	15	"Outline zoning plan etc. relating to the development" is updated. 更新「關乎發展項目的分區計劃大綱圖等」
	89	89	"Fittings, finishes and appliances" is updated. 更新「裝置、裝修物料及設備」
15-2-2017	Page number in revised version with examination date on Jan. 13, 2017 2017 年 1 月 13 日檢視版本之頁次	Page number in revised version with examination date on Feb. 15, 2017 2017 年 2 月 15 日檢視版本之頁次	Revision Made 所作修改
	13	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」

11-5-2017	Page number in revised version with examination date on Feb. 15, 2017 2017 年 2 月 15 日檢視版本之頁次	Page number in revised version with examination date on May 11, 2017 2017 年 5 月 11 日檢視版本之頁次	Revision Made 所作修改
	43	43	Note on “Area of residential properties in the development” is updated. 更新「發展項目中的住宅物業的面積」中的備註
	86	86	“Fittings, finishes and appliances” is updated. 更新「裝置、裝修物料及設備」
	122	124	Page number of “Other information” changed. 「其他資料」的頁碼變更
	122	124	‘Date of Printing” is corrected. 更正「印製日期」
9-8-2017	Page number in revised version with examination date on May 11, 2017 2017 年 5 月 11 日檢視版本之頁次	Page number in revised version with examination date on Aug. 9, 2017 2017 年 8 月 9 日檢視版本之頁次	Revision Made 所作修改
	14	14	“Aerial photograph of the development” is updated. 更新「發展項目的鳥瞰照片」

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision is required, please state "no revision made") 所作修改 (如無須作出修改，請註明「並無作出修改」)	
	Page Number 頁次	Revision Made 所作修改
21-9-2017	1-97	Page Number, "Table of contents", "Notes to Purchasers of First-hand Residential Properties", "Information on the development", "Information on vendor and others involved in the development", "Relationship between parties involved in the development", "Information on property management", "Floor plans of residential properties in the development", "Summary of preliminary agreement for sales and purchase", "Summary of deed of mutual covenant", "Summary of land grant", "Fittings, finishes and appliances", "Maintenance of slopes" & "Modification" are updated. 更新頁次、「目錄」、「一手住宅物業買家須知」、「發展項目的資料」、「賣方及有參與發展項目的其他人的資料」、「有參與發展項目的各方的關係」、「物業管理的資料」、「發展項目中的住宅物業的樓面平面圖」、「臨時買賣合約的摘要」、「公契的摘要」、「批地文件摘要」、「裝置、裝修物料及設備」、「斜坡維修」及「修訂」。
20-12-2017	No revision made 並無作出修改	
7-3-2018	Page Number 頁次	Revision Made 所作修改
	8	"Information on vendor and others involved in the development" is revised. 修訂「賣方及有參與發展項目的其他人的資料」
	11	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」
	41	Note on "Area of residential properties in the development" is updated. 更新「發展項目中的住宅物業的面積」中的備註
	59	"Information on common facilities in the development" is updated. 更新「發展項目中的公用設施的資料」
	83-84	"Fittings, finishes and appliances" is updated. 更新「裝置、裝修物料及設備」
	85-99	Page number is updated. 更新頁次

10-4-2018	Page Number 頁次	Revision Made 所作修改
	12	"Aerial photograph of the development" is updated. 更新「發展項目的鳥瞰照片」
	36	"Floor plans of residential properties in the development – House A,B,C,D,E & F as-is furniture layout floor plan" is updated. 更新「發展項目的住宅物業的樓面平面圖-A,B,C,D,E 及 F 洋房現狀家具佈局圖」
	37	"Furniture layout floor plans legend table" is updated. 更新「家具佈局圖圖例一覽表」
6-7-2018	Page Number 頁次	Revision Made 所作修改
	8	"Information on vendor and others involved in the development" is revised. 修訂「賣方及有參與發展項目的其他人的資料」
	13	"Outline zoning plan etc. relating to the development" is updated. 更新「關乎發展項目的分區計劃大綱圖等」
	88-89	"Fittings, finishes and appliances" is updated. 更新「裝置、裝修物料及設備」
17-7-2018	Page Number 頁次	Revision Made 所作修改
	55-58	"Elevation Plan" is updated. 更新「立面圖」