

MOUNT VIENNA

SALES BROCHURE

售樓說明書

MOUNT
VIENNA

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

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

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. PROPERTY AREA AND ITS SURROUNDINGS

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

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.

5. SALES BROCHURE

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

6. GOVERNMENT LAND GRANT AND DEED OF MUTUAL COVENANT (DMC)

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

7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. REGISTER OF TRANSACTIONS

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

9. AGREEMENT FOR SALE AND PURCHASE

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

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

should not make such an offer to the vendors or their authorized representative(s).

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. APPOINTMENT OF ESTATE AGENT

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

12. APPOINTMENT OF SOLICITOR

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

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

14. SHOW FLATS

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

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

15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

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

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.

- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - ~ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - ~ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - ~ strike or lock-out of workmen;
 - ~ riots or civil commotion;
 - ~ force majeure or Act of God;
 - ~ fire or other accident beyond the vendor's control;
 - ~ war; or
 - ~ inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. VENDOR'S INFORMATION FORM

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

17. VIEWING OF PROPERTY

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19 (1)條而發出的。

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 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。

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。

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%** 的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的**5%**）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的**五個工作日**之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該一
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
- 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - ~如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

-如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

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

- 認可人士可批予在預計關鍵日期之後完成發展項目

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

-工人罷工或封閉工地；

-暴動或內亂；

-不可抗力或天災；

-火警或其他賣方所不能控制的意外；

-戰爭；或

-惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址：www.srpa.gov.hk

電話：2817 3313

電郵：enquiry_srpa@hd.gov.hk

傳真：2219 2220

其他相關聯絡資料：

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

NAME OF THE DEVELOPMENT

Mount Vienna

NAME OF THE STREET AND STREET NUMBER

8 Lok Lam Road

TOTAL NUMBER OF STOREYS

8 (excluding Basement, Flat Roof, Upper Roof and Top Roof)

FLOOR NUMBERING

B/F, G/F, 1/F ,2/F, 3/F, 5/F, 6/F, 7/F, 8/F, Flat Roof, Upper Roof & Top Roof

OMITTED FLOOR NUMBERS

4th Floor

REFUGE FLOOR

No Refuge Floor

發展項目名稱

Mount Vienna

街道名稱及門牌號數

樂林路8號

樓層總數

8層(不包括地庫、平台、上層天台及頂層天台)

樓層號數

地庫、地下、1樓、2樓、3樓、5樓、6樓、7樓、8樓、平台、上層天台及頂層天台

被略去的樓層號數

4樓

庇護層

不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人資料

VENDOR

Eltara Limited

HOLDING COMPANY OF THE VENDOR

AG Acquisition O (BVI) Limited and AG Acquisition M (BVI) Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT

Mr. Ng Chi Ho

THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY

Handi Architects Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT

Hanison Contractors Limited

THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Mayer Brown

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

Industrial and Commercial Bank of China (Asia) Limited

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

Not Applicable

賣方

Eltara Limited

賣方的控權公司

AG Acquisition O (BVI) Limited 及 AG Acquisition M (BVI) Limited

發展項目的認可人士

吳智豪

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
恒達建築師有限公司

發展項目的承建商

興勝營造有限公司

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

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中國工商銀行（亞洲）有限公司

已為發展項目的建造提供貸款的任何其他人

不適用

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	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;	No
(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;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(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.	No

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	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；	否
(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；	不適用
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	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；	不適用

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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；	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	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。	否

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

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的幕牆。

TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY AND RANGE OF THICKNESS OF THE CURTAIN WALLS OF THE BUILDING
每個住宅物業的幕牆的總面積及每幢建築物的幕牆厚度範圍

The range of thickness of the Curtain Walls (mm) 幕牆的厚度範圍(毫米)	Floor 樓層		Unit 單位	Total area (sq.m) 總面積 (平方米)	
300	Lower Duplex 底層複式	G / F 地下	A	1.254	3.588
		1 / F 1 樓		2.334	
		G / F 地下	B	1.254	3.588
		1 / F 1 樓		2.334	
	Typical Floors 標準樓層	2 / F, 3 / F, 5 / F & 6 / F 2 樓、3 樓、5 樓 及 6 樓	A	3.809	3.809
			B	3.809	3.809
	Upper Duplex 頂層複式	7 / F 7 樓	A	4.541	11.589
		8 / F 8 樓		7.048	
		7 / F 7 樓	B	4.541	11.589
		8 / F 8 樓		7.048	

Note
There is no designation of 4/F.

備註
不設4樓。

PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE
DEED OF MUTUAL COVENANT THAT HAS BEEN EXECUTED

根據已簽立的公契獲委任為該項目的管理人

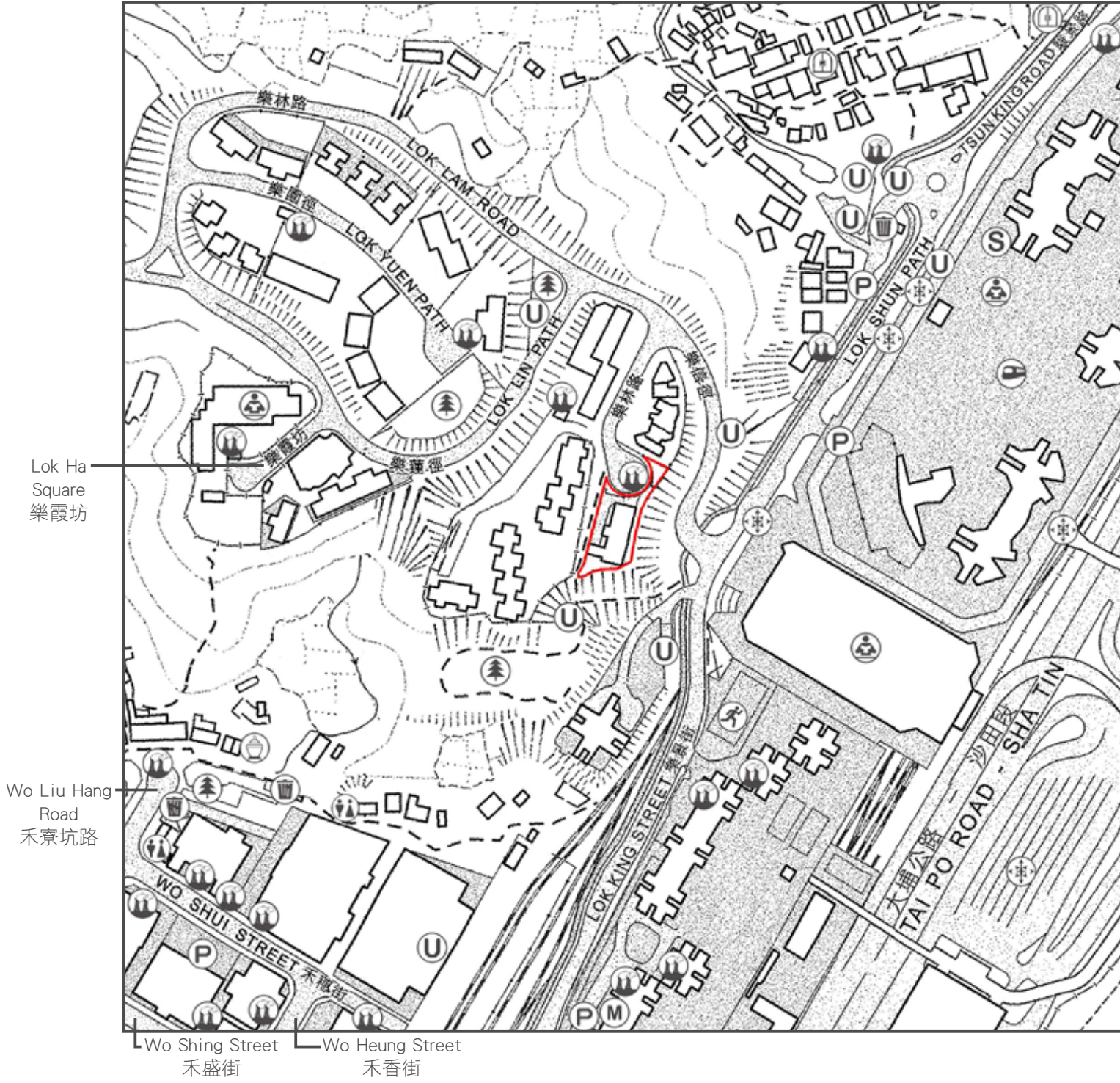
Hanison Estate Services Limited

興勝物業服務有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

The map is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. Licence No. 40/2017
地圖版權屬香港特別行政區政府，經地政總署署長准許複印，版權特許編號 40/2017。



Location of the Development
發展項目的位置

Note

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

Legend 圖例

- A market (including a wet market and a wholesale market)
市場（包括濕貨市場及批發市場）
- A power plant (including electricity sub-stations)
發電廠（包括電力分站）
- A public convenience
公廁
- A public park
公園
- A public carpark (including a lorry park)
公眾停車場（包括貨車停泊處）
- A public transport terminal (including a rail station)
公共交通總站（包括鐵路車站）
- A public utility installation
公用事業設施裝置
- A religious institution (including a church, a temple and a Tsz Tong)
宗教場所（包括教堂、廟宇及祠堂）
- A school (including a kindergarten)
學校（包括幼稚園）
- A columbarium
骨灰龕
- A railway depot
鐵路車廠
- A refuse collection point
垃圾收集站
- Sports facilities (including a sports ground and a swimming pool)
體育設施（包括運動場及游泳池）
- Social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施（包括老人中心及弱智人士護理院）

This Location Plan is prepared by the Vendor based on a reproduction of the Survey Sheet No. 7-SE-A dated 2nd July, 2019 with adjustments where necessary.

此所在位置圖使用日期為2019年7月2日之測繪圖，編號分別為7-SE-A，並由賣方擬備，經複印後修正處理。

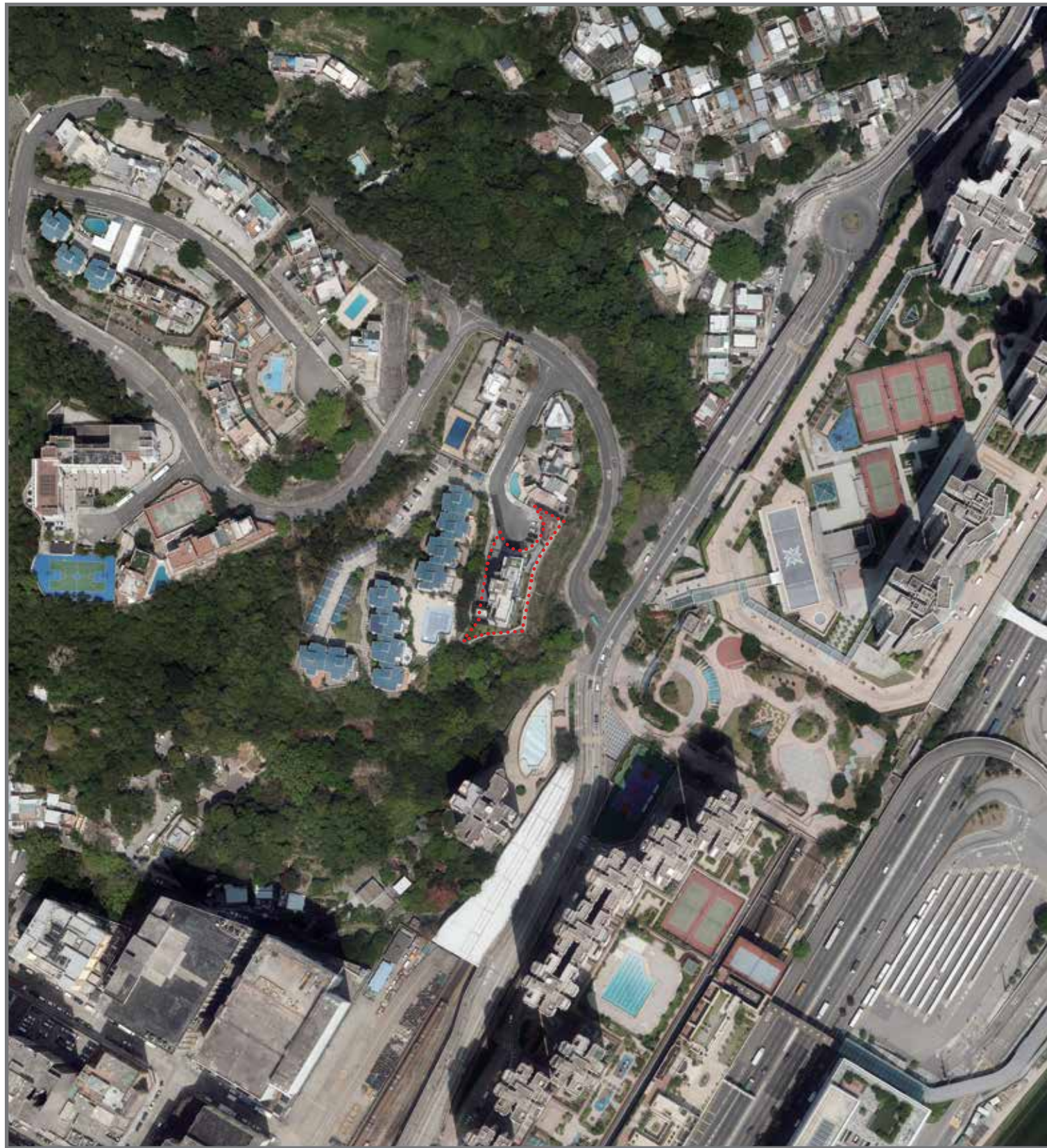
Scale 比例尺

0 250 M/米

備註

1. 由於發展項目的邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
2. 賣方建議準買方到該發展地盤作實地考察，以獲取對該發展地盤及周邊地區環境及附近的公共設施有較佳的了解。

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



Adopted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E039366C, dated 23 March 2018.

摘錄自地政總署測繪處於2018年3月23日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E039366C。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

 Location of the Development
發展項目的位置

Note

1. The aerial photograph is available for inspection free of charge during opening hours at the sales office.
2. Due to technical reasons that the boundary of the Development is irregular, the aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註

1. 鳥瞰照片存放於售樓處，於開放時間供免費閱覽。
2. 由於發展項目的邊界不規則的技術原因，鳥瞰照片可能顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買方到該發展地盤作實地考察，以獲取對該發展地盤及周邊地區的環境及附近公共設施有較佳的了解。

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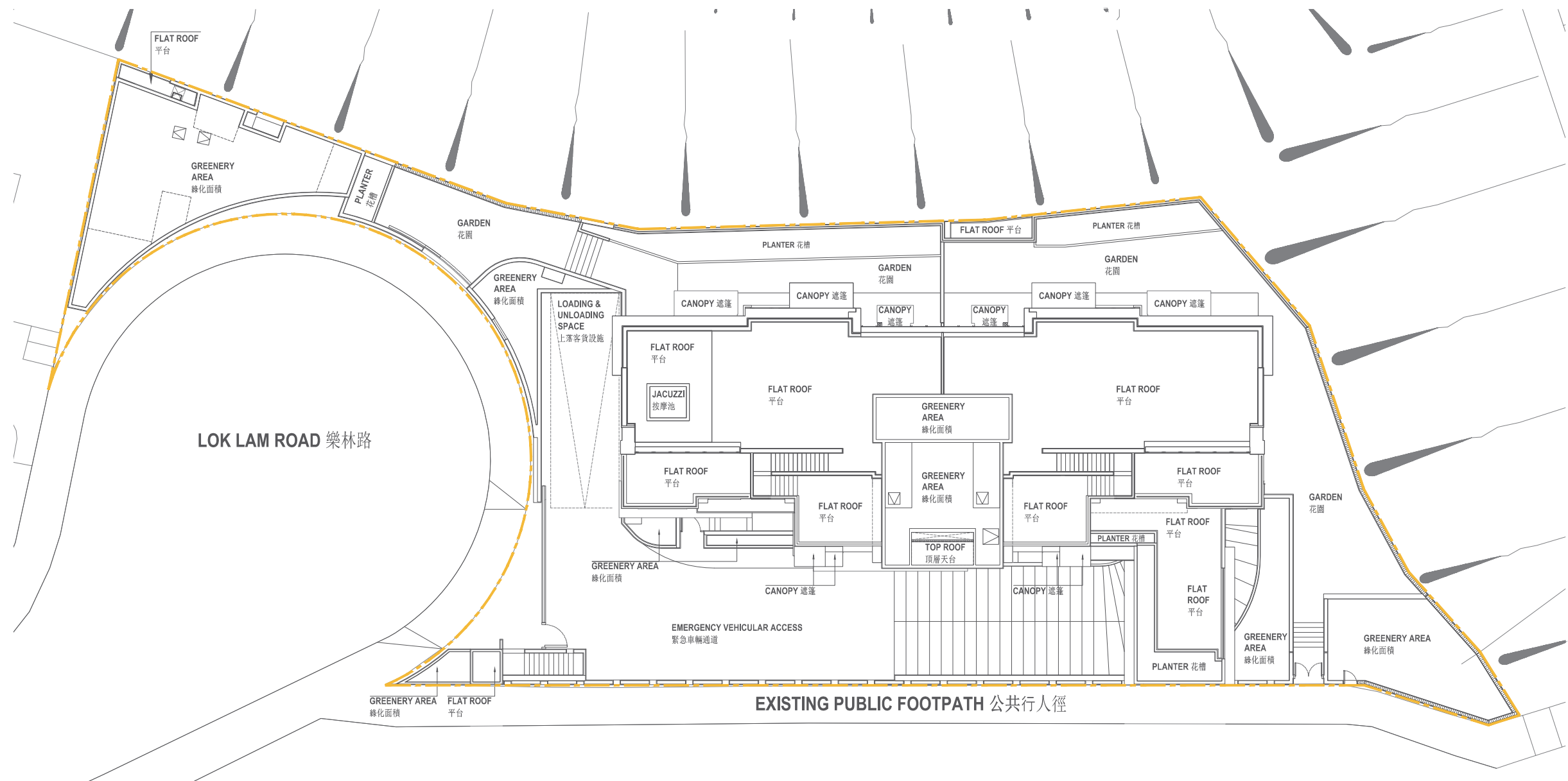
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖

Extract from approved Sha Tin Outline Zoning Plan No. S/ST/34 gazetted on 8 June 2018

摘錄自2018年6月8日憲報公告之沙田分區計劃大綱核准圖編號S/ST/34



LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



Legend 圖例

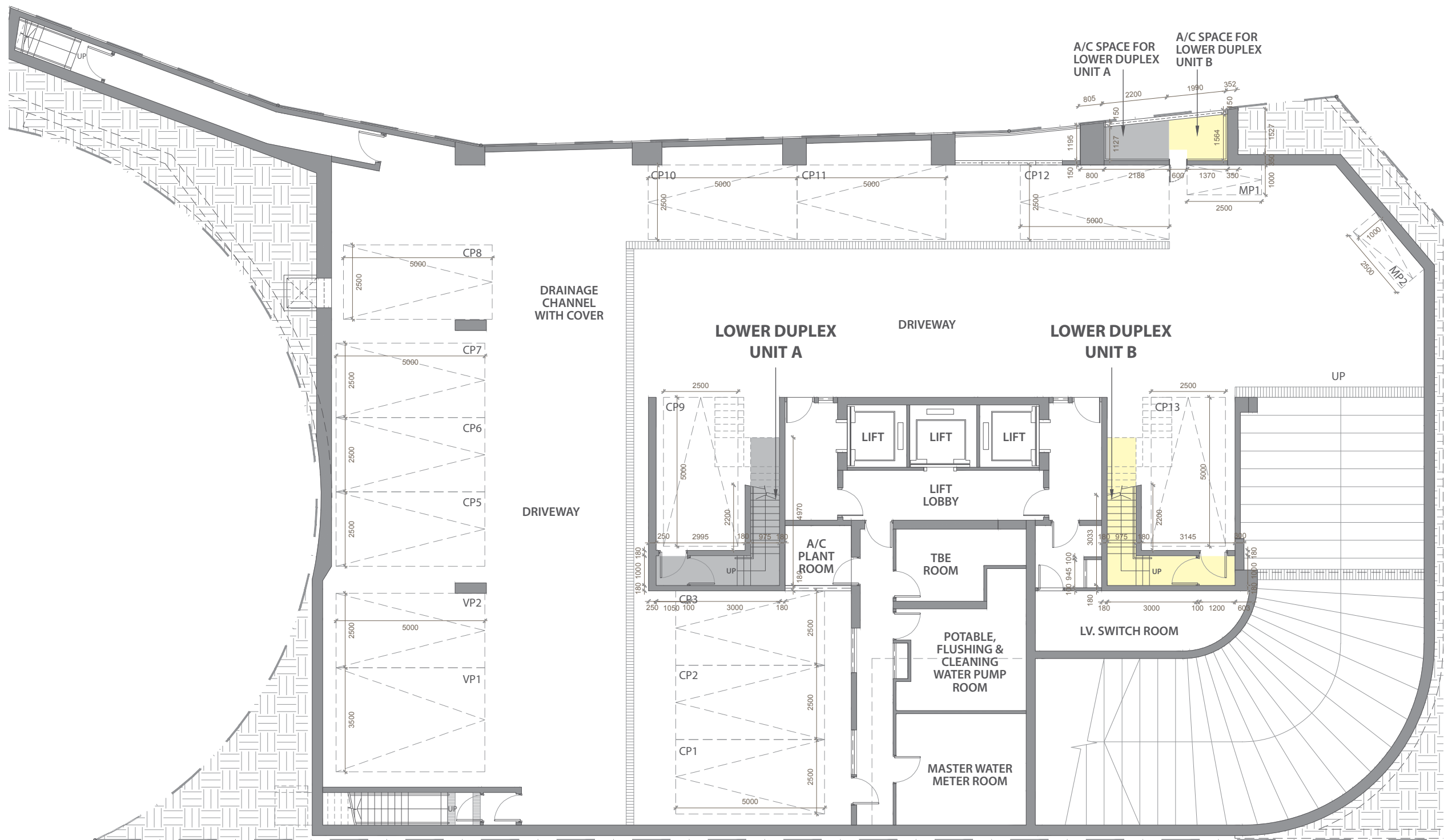
DEVELOPMENT SITE BOUNDARY
發展項目邊界線

Scale 比例尺

0 10 M/米



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



B/F Floor Plan
地庫平面圖

Scale 比例尺

0

10 M/米



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

A/C PLANT ROOM = Air-conditioning Plant Room = 冷氣機房
A/C SPACE FOR LOWER DUPLEX UNIT A/B
= Air-conditioning Space for Lower Duplex Unit A/B
= 供底層複式單位 A/B擺放冷氣機的空間
DRAINAGE CHANNEL WITH COVER = 有蓋排水渠
DRIVEWAY = 車道
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LOWER DUPLEX UNIT A/B = 底層複式單位 A/B
LV. SWITCH ROOM = Low Voltage Switch Room = 低壓電掣室
MASTER WATER METER ROOM = 總水錶房
POTABLE, FLUSHING & CLEANING WATER PUMP ROOM = 飲用、沖廁及清潔用水泵房
TBE ROOM = Telecommunication Broadcast Equipment Room = 電訊及廣播設備機房
UP = 上

The thickness of the floor slabs (excluding plaster) of each residential property is 950 mm.
The floor-to-floor height of each residential property is 4.45 m*.

每個住宅物業的樓板（不包括灰泥）的厚度為950毫米。

每個住宅物業的層與層之間的高度為4.45米*。

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.

2. The dimensions of the floor plans are all structural dimensions in millimeters.

3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

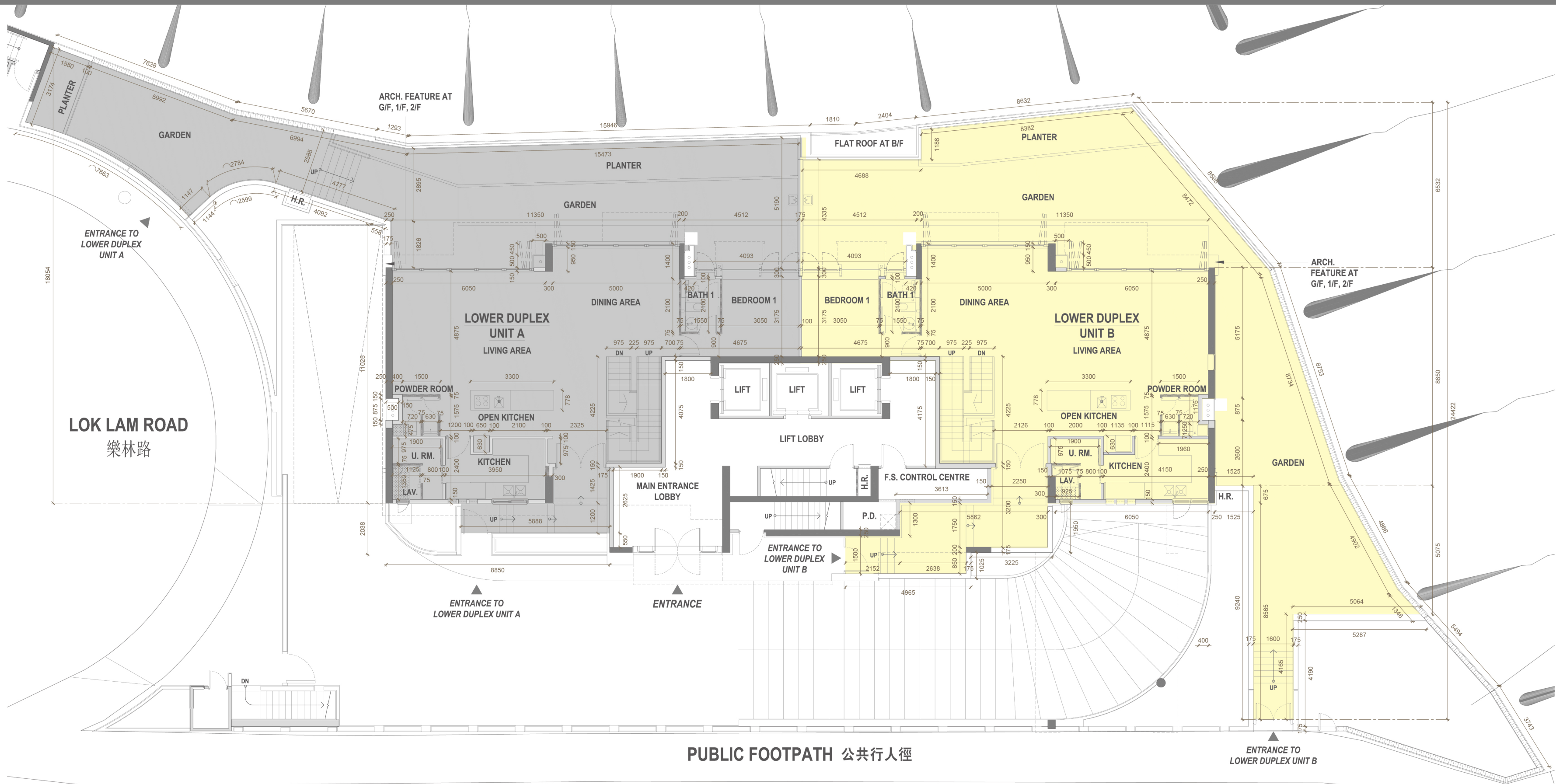
*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。

2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。

3. 每個住宅物業的客廳/飯廳、睡房、浴室、走廊、貯物室、洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。



G/F Floor Plan
地下平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

ARCH. FEATURE AT G/F, 1/F, 2/F

= Architectural feature at G/F, 1/F, 2/F

= 於地下、一樓、二樓的建築裝飾

BATH 1 = Bathroom 1 = 浴室 1

BEDROOM 1 = 睡房 1

DINING AREA = 飯廳

DN = DOWN = 落

ENTRANCE = 入口

ENTRANCE TO LOWER DUPLEX UNIT A/B = 底層複式單位 A/B的入口

FLAT ROOF AT B/F = 於地庫的平台

F.S. CONTROL CENTRE = Fire Services Control Centre = 消防控制室

GARDEN = 花園

H.R. = Hose Reel = 消防喉轆

KITCHEN = 廚房

LAV. = Lavatory = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIVING AREA = 客廳

LOWER DUPLEX UNIT A/B = 底層複式單位A/B

MAIN ENTRANCE LOBBY = 主入口大堂

OPEN KITCHEN = 開放式廚房

P.D. = Pipe Duct = 管槽

PLANTER = 花槽

POWDER ROOM = 客廁

UP = 上

U. RM. = Utility Room = 工作間

The thickness of the floor slabs (excluding plaster) of each residential property is 150 mm and 225 mm.

The floor-to-floor height of each residential property is 3.5 m*.

每個住宅物業的樓板（不包括灰泥）的厚度為150毫米及225毫米。

每個住宅物業的層與層之間的高度為3.5米*。

 Access to access opening for operating CCTV imaging device for drainage inspection as common parts of the building

通道通往供操作閉路電視影像儀器用的渠管檢修口，為建築物的公用部分

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

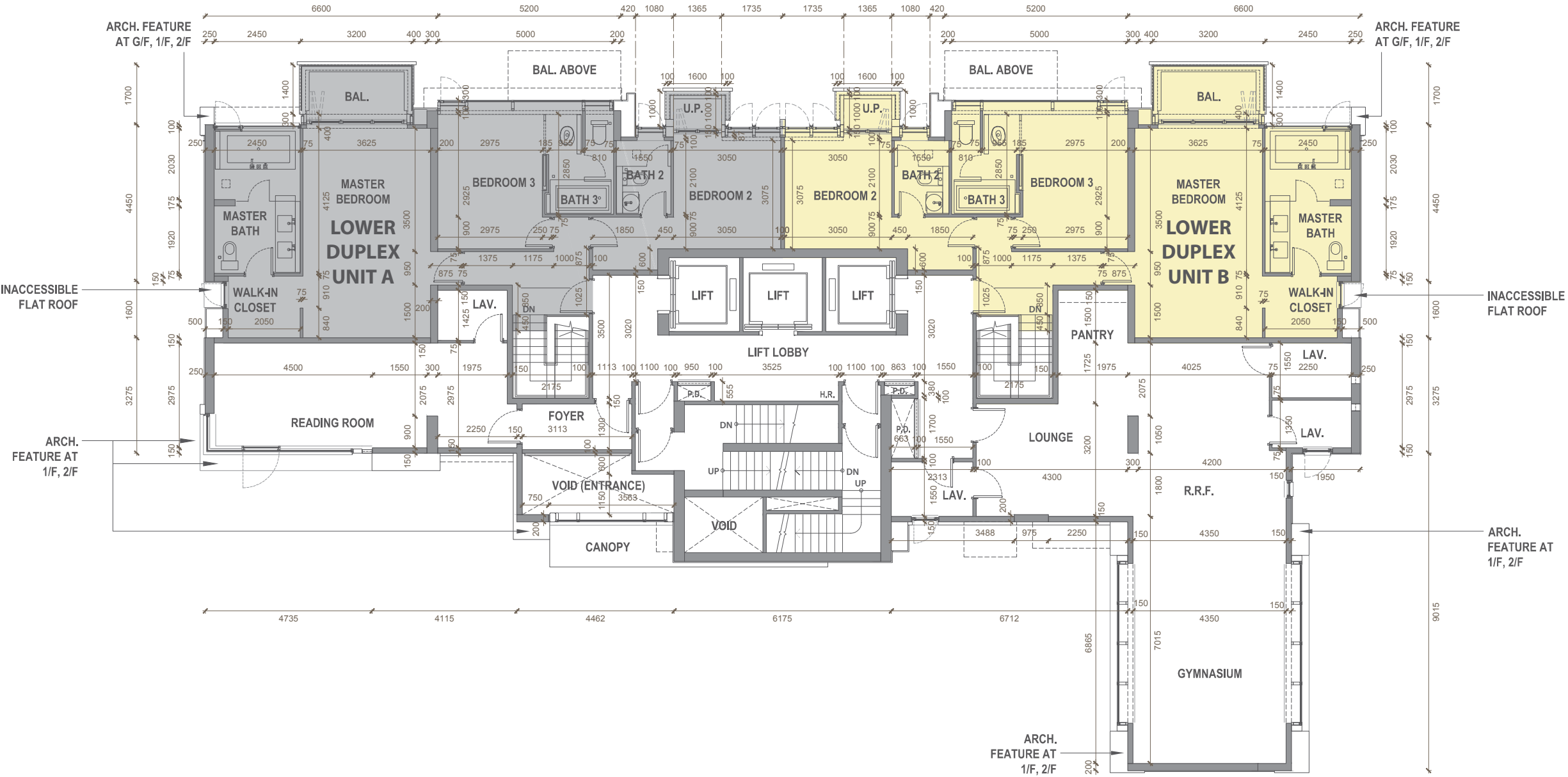
1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
2. The dimensions of the floor plans are all structural dimensions in millimeters.
3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 每個住宅物業的客廳/飯廳、睡房、浴室、走廊、貯物室、洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

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



1/F Floor Plan
1樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

ARCH. FEATURE AT G/F, 1/F, 2/F
= Architectural feature at G/F, 1/F, 2/F
= 於地下、一樓、二樓的建築裝飾

BAL. = Balcony = 露台

BAL. ABOVE = Balcony Above = 上層露台覆蓋部份

BATH 2/3 = Bathroom 2/3 = 浴室 2/3

BEDROOM 2/3 = 睡房 2/3

CANOPY = 簷篷

DN = DOWN = 落

FOYER = 門廳

GYMNASIUM = 健身室

H.R. = Hose Reel = 消防喉轆

INACCESSIBLE FLAT ROOF = 不可抵達的平台

LAV. = Lavatory = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LOUNGE = 休息室

LOWER DUPLEX UNIT A/B = 底層複式單位 A/B

MASTER BATH = Master Bathroom = 主人浴室

MASTER BEDROOM = 主人睡房

PANTRY = 茶水間

P.D. = Pipe Duct = 管槽

READING ROOM = 閱讀室

R.R.F. = Resident's Recreational Facilities = 住客康樂設施

UNIT A/B = 單位 A/B

UP = 上

U.P. = Utility Platform = 工作平台

VOID = 中空

VOID (ENTRANCE) = 中空（入口）

WALK-IN CLOSET = 衣帽間

The thickness of the floor slabs (excluding plaster) of each residential property is 125 mm, 150 mm and 200 mm.

The floor-to-floor height of each residential property is 3.5 m*.

每個住宅物業的樓板（不包括灰泥）的厚度為125毫米，150毫米及200毫米。

每個住宅物業的層與層之間的高度為3.5米*。

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
2. The dimensions of the floor plans are all structural dimensions in millimeters.
3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

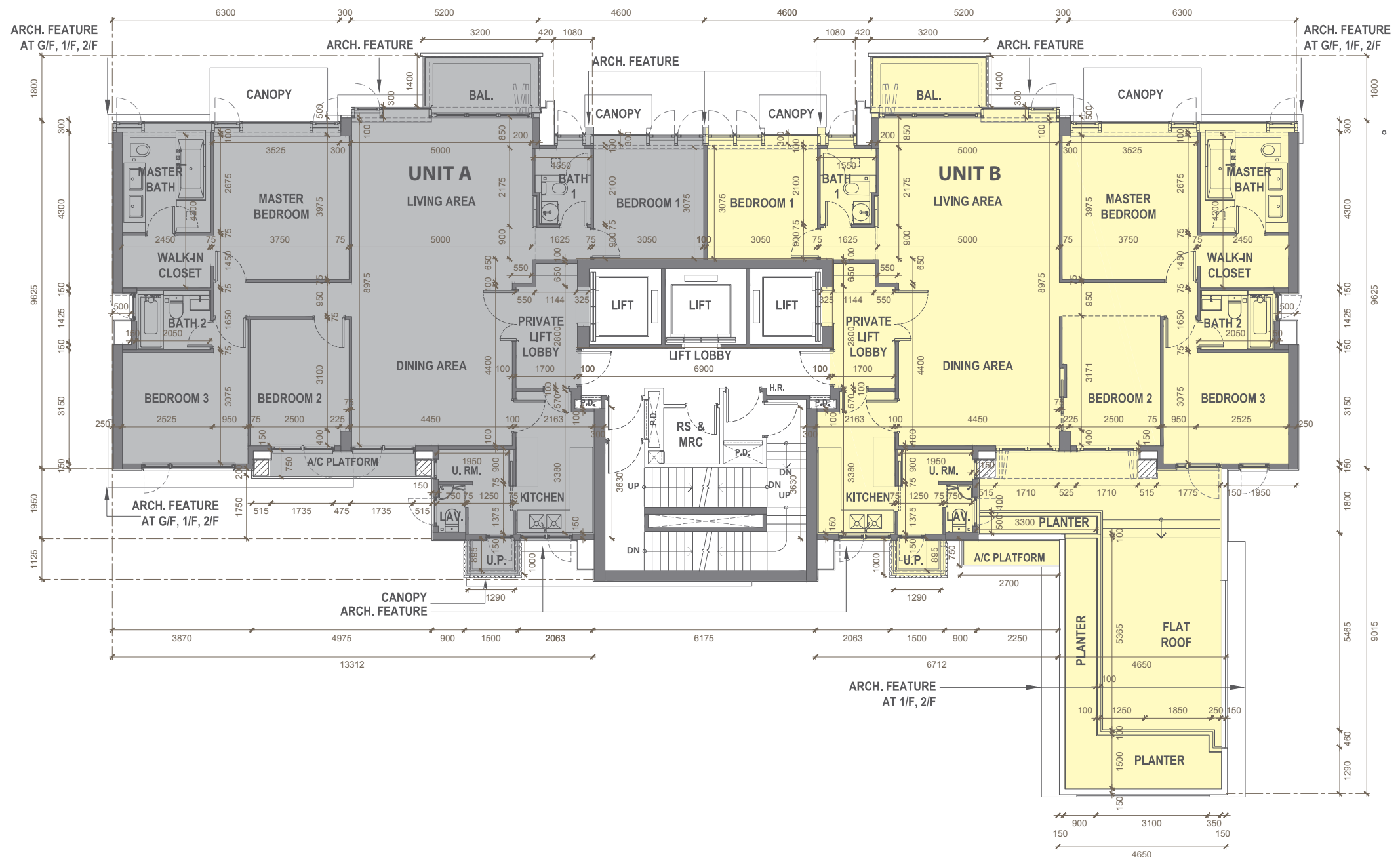
*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 每個住宅物業的客廳/飯廳、睡房、浴室、走廊、貯物室、洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



2/F Floor Plan
2樓平面圖

Scale 比例尺

0 10 M/米



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

A/C PLATFORM = Air-conditioning Platform = 冷氣機平台

ARCH. FEATURE AT G/F, 1/F, 2/F

= Architectural feature at G/F, 1/F, 2/F

= 於地下、一樓、二樓的建築裝飾

BAL. = Balcony = 露台

BATH 1/2 = Bathroom 1/2 = 浴室 1/2

BEDROOM 1/2/3 = 睡房 1/2/3

CANOPY = 簷篷

DINING AREA = 飯廳

DN = DOWN = 落

FLAT ROOF = 平台

H.R. = Hose Reel = 消防喉轆

KITCHEN = 廚房

LAV. = Lavatory = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIVING AREA = 客廳

MASTER BATH = Master Bathroom = 主人浴室

MASTER BEDROOM = 主人睡房

PLANTER = 花槽

PRIVATE LIFT LOBBY = 私人升降機大堂

P.D. = Pipe Duct = 管槽

RS & MRC = Refuse Storage & Material Recovery Chamber = 垃圾及物料回收房及垃圾槽

UNIT A/B = 單位 A/B

UP = 上

U.P. = Utility Platform = 工作平台

U. RM. = Utility Room = 工作間

WALK-IN CLOSET = 衣帽間

The thickness of the floor slabs (excluding plaster) of each residential property is 125 mm, 150 mm, 175 mm, 225 mm and 250 mm.

The floor-to-floor height of each residential property is 3.5 m and 3.86 m*.

每個住宅物業的樓板（不包括灰泥）的厚度為125毫米，150毫米，175毫米，225毫米及250毫米。

每個住宅物業的層與層之間的高度為3.5米及3.86米*。

 Access to access opening for operating CCTV imaging device for drainage inspection as common parts of the building
通道通往供操作閉路電視影像儀器用的渠管檢修口，為建築物的公用部分

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
2. The dimensions of the floor plans are all structural dimensions in millimeters.
3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

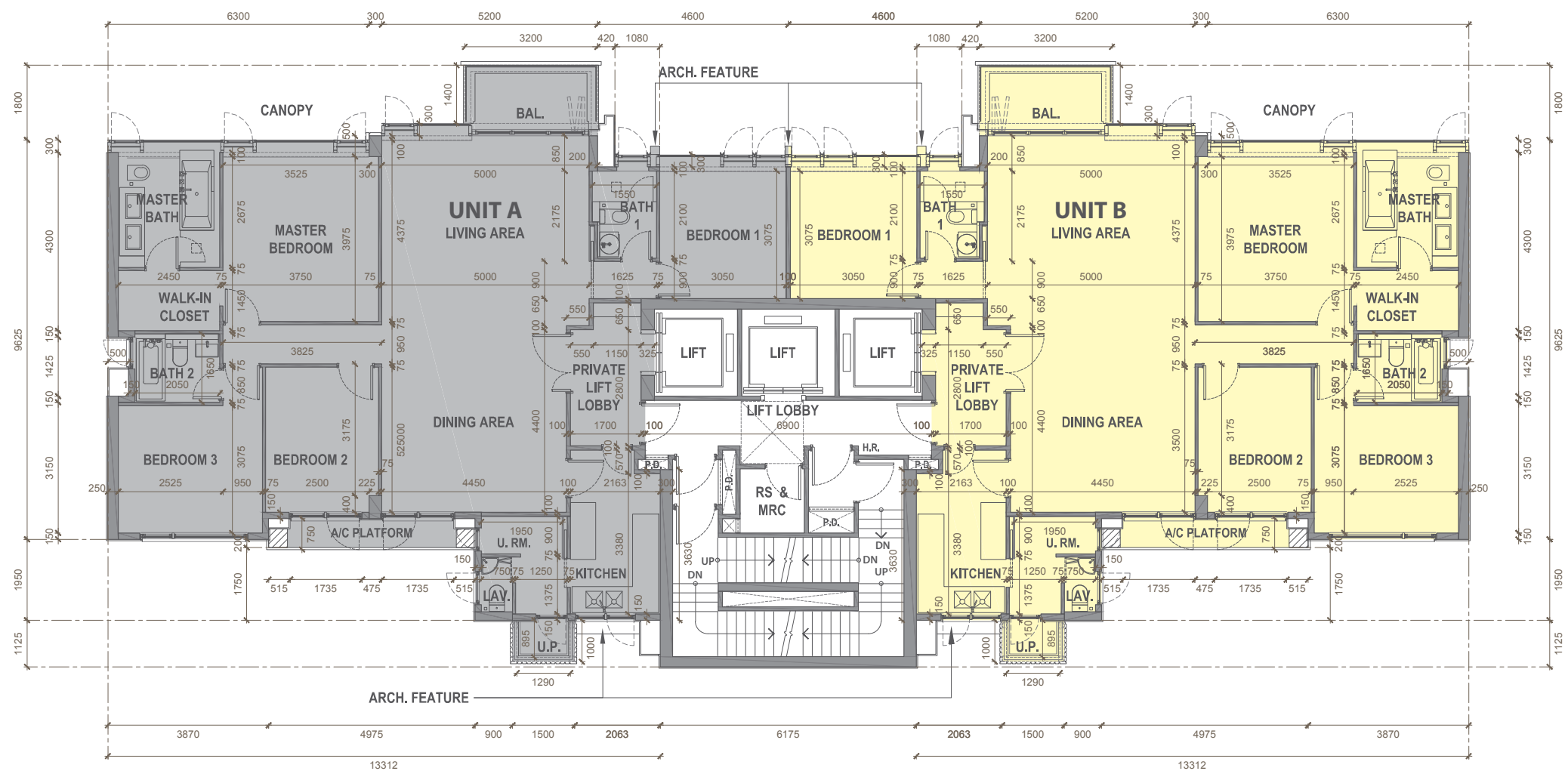
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備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



3/F, 5/F & 6/F Floor Plan
3樓、5樓及6樓平面圖

Scale 比例尺

0 10 M/米



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

A/C PLATFORM = Air-conditioning Platform = 冷氣機平台
ARCH. FEATURE = Architectural feature = 建築裝飾
BAL. = Balcony = 露台
BATH 1/2 = Bathroom 1/2 = 浴室 1/2
BEDROOM 1/2/3 = 睡房 1/2/3
CANOPY = 簷篷
DINING AREA = 飯廳
DN = DOWN = 落
H.R. = Hose Reel = 消防喉轆
KITCHEN = 廚房
LAV. = Lavatory = 洗手間
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIVING AREA = 客廳
MASTER BATH = Master Bathroom = 主人浴室
MASTER BEDROOM = 主人睡房
PRIVATE LIFT LOBBY = 私人升降機大堂
P.D. = Pipe Duct = 管槽
RS & MRC = Refuse Storage & Material Recovery Chamber = 垃圾及物料回收房及垃圾槽
UNIT A/B = 單位 A/B
UP = 上
U.P. = Utility Platform = 工作平台
U. RM. = Utility Room = 工作間
WALK-IN CLOSET = 衣帽間

The thickness of the floor slabs (excluding plaster) of each residential property is 125 mm, 150 mm and 175 mm.
The floor-to-floor height of each residential property is 3.5 m and 3.86 m*.

每個住宅物業的樓板（不包括灰泥）的厚度為125毫米，150毫米及175毫米。
每個住宅物業的層與層之間的高度為3.5米及3.86米*。

 Access to access opening for operating CCTV imaging device for drainage inspection as common parts of the building
通道通往供操作閉路電視影像儀器用的渠管檢修口，為建築物的公用部分

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

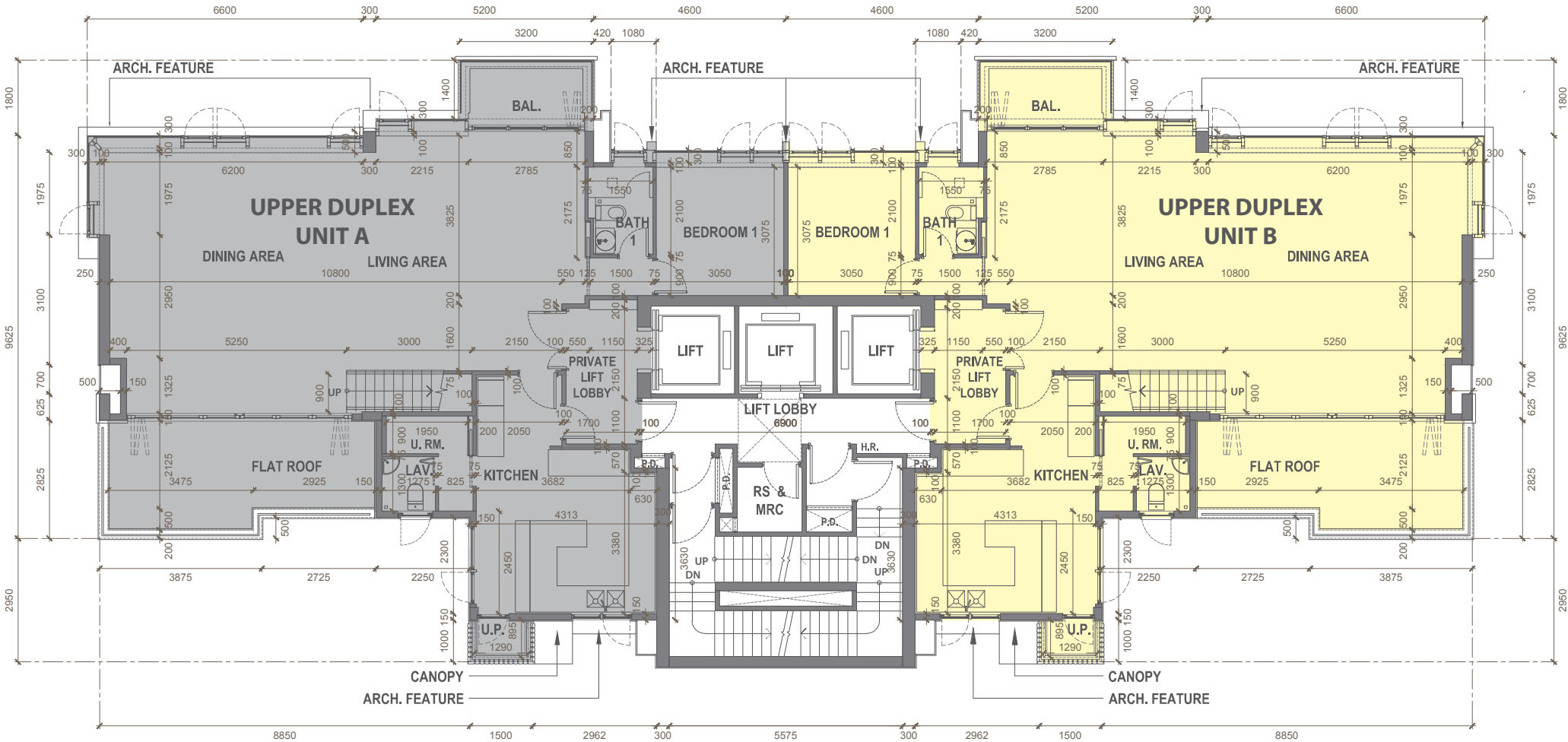
1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
2. The dimensions of the floor plans are all structural dimensions in millimeters.
3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 每個住宅物業的客廳/飯廳、睡房、浴室、走廊、貯物室、洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

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



7/F Floor Plan
7樓平面圖

Scale 比例尺
0 10 M/米



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

- ARCH. FEATURE = Architectural feature = 建築裝飾
- BAL. = Balcony = 露台
- BATH 1 = Bathroom 1 = 浴室 1
- BEDROOM 1 = 睡房 1
- CANOPY = 簷篷
- DINING AREA = 飯廳
- DN = DOWN = 落
- FLAT ROOF = 平台
- H.R. = Hose Reel = 消防喉轆
- KITCHEN = 廚房
- LAV. = Lavatory = 洗手間
- LIFT = 升降機
- LIFT LOBBY = 升降機大堂
- LIVING AREA = 客廳
- P.D. = Pipe Duct = 管槽
- PRIVATE LIFT LOBBY = 私人升降機大堂
- RS & MRC = Refuse Storage & Material Recovery Chamber = 垃圾及物料回收房及垃圾槽
- UP = 上
- U.P. = Utility Platform = 工作平台
- UPPER DUPLEX UNIT A/B = 頂層複式單位 A/B
- U. RM. = Utility Room = 工作間

The thickness of the floor slabs (excluding plaster) of each residential property is 125 mm, 150 mm and 175 mm.

The floor-to-floor height of each residential property is 3.5 m, 3.86 m and 3.925m*.

每個住宅物業的樓板（不包括灰泥）的厚度為125毫米，150毫米及175毫米。

每個住宅物業的層與層之間的高度為3.5米，3.86米及3.925米*。

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

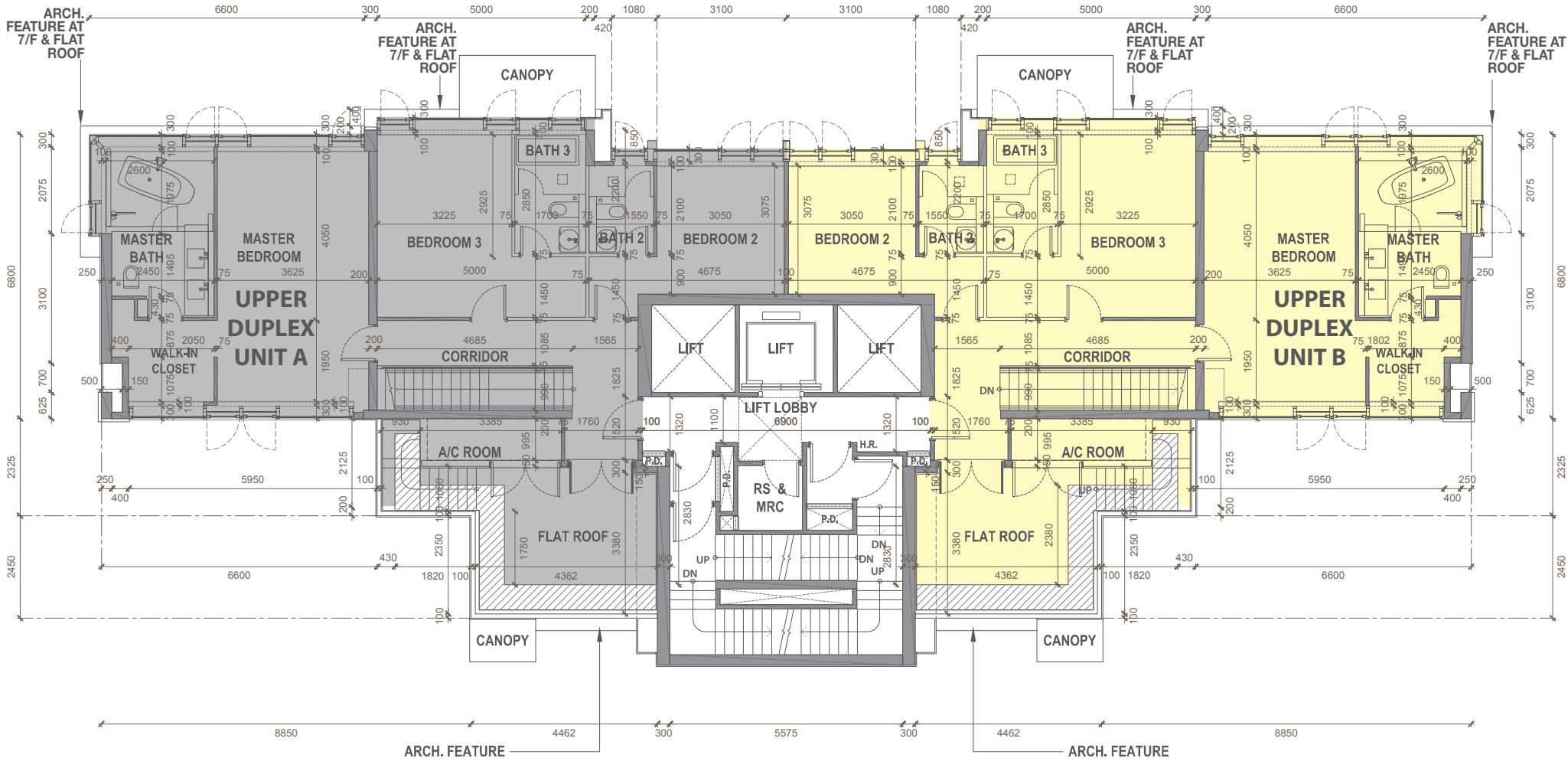
1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
2. The dimensions of the floor plans are all structural dimensions in millimeters.
3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 每個住宅物業的客廳/飯廳、睡房、浴室、走廊、貯物室、洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

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



8/F Floor Plan
8樓平面圖

Scale 比例尺
0 10 M/米



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

A/C ROOM = Air-conditioning Room = 冷氣機房

ARCH. FEATURE AT 7/F & FLAT ROOF

= Architectural feature at 7/F & Flat Roof

= 於7樓及平台的建築裝飾

BATH 2/3 = Bathroom 2/3 = 浴室 2/3

BEDROOM 2/3 = 睡房 2/3

CANOPY = 簷篷

CORRIDOR = 走廊

DN = DOWN = 落

FLAT ROOF = 平台

H.R. = Hose Reel = 消防喉轆

LIFT = 升降機

LIFT LOBBY = 升降機大堂

MASTER BATH = Master Bathroom = 主人浴室

MASTER BEDROOM = 主人睡房

P.D. = Pipe Duct = 管槽

RS & MRC = Refuse Storage & Material Recovery Chamber = 垃圾及物料回收房及垃圾槽

UP = 上

UPPER DUPLEX UNIT A/B = 頂層複式單位 A/B

WALK-IN CLOSET = 衣帽間

The thickness of the floor slabs (excluding plaster) of each residential property is 125 mm, 150 mm and 175 mm.

The floor-to-floor height of each residential property is 3.5 m*.

每個住宅物業的樓板（不包括灰泥）的厚度為125毫米，150毫米及175毫米。

每個住宅物業的層與層之間的高度為3.5米*。

 Access to access opening for operating CCTV imaging device for drainage inspection as common parts of the building
通道通往供操作閉路電視影像儀器用的渠管檢修口，為建築物的公用部分

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
2. The dimensions of the floor plans are all structural dimensions in millimeters.
3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

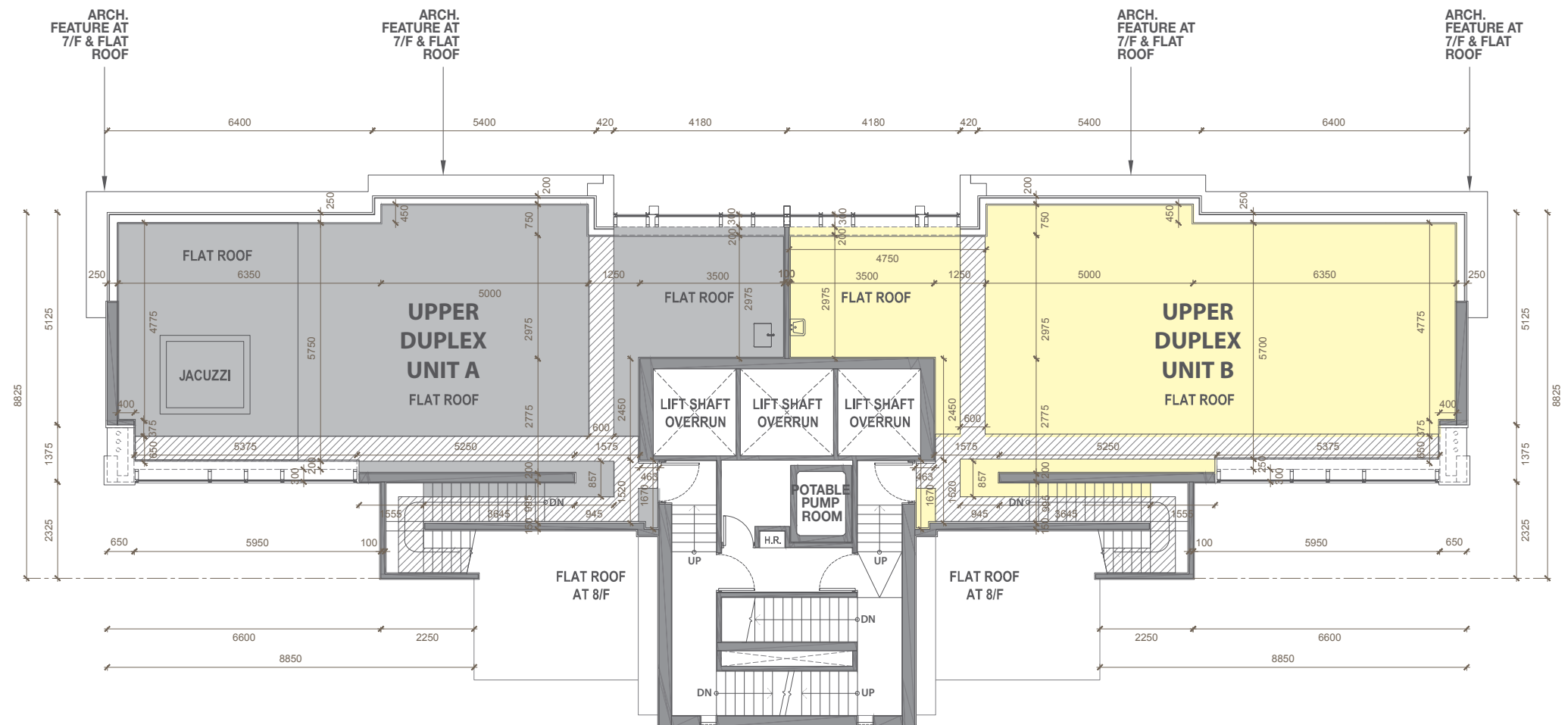
*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 每個住宅物業的客廳/飯廳、睡房、浴室、走廊、貯物室、洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



Flat Roof Plan
平台平面圖

Scale 比例尺

0 10 M/米



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

ARCH. FEATURE at 7/F & FLAT ROOF
= Architectural feature at 7/F & Flat Roof
= 於7樓及平台的建築裝飾

DN = DOWN = 落

FLAT ROOF = 平台

FLAT ROOF AT 8/F = 於8樓的平台

H.R. = HOSE REEL = 消防喉轆

JACUZZI = 按摩浴缸

LIFT SHAFT OVERRUN = 升降機槽超程

POTABLE PUMP ROOM = 飲用水泵房

UP = 上

UPPER DUPLEX UNIT A/B = 頂層複式單位 A/B

The thickness of the floor slabs (excluding plaster) of each residential property is 125 mm, 150 mm and 175 mm.

每個住宅物業的樓板（不包括灰泥）的厚度為125毫米，150毫米及175毫米。

The Flat Roof on this floor plan refers to the same floor as Roof under Summary of Deed of Mutual Covenant.

此平面圖上的平台與公契的摘要內的天台是指同一樓層。



Access to access opening for operating CCTV imaging device for drainage inspection as common parts of the building

通道通往供操作閉路電視影像儀器用的渠管檢修口，為建築物的公用部分

Note

1. The dimensions of the floor plans are all structural dimensions in millimeters.

備註

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 每個住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出。

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

3. 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Yard 庭院	Terrace 前庭
MOUNT VIENNA	B/F, G/F&1/F (Lower Duplex) 地庫、地下及1樓 (底層複式)	A	228.113 (2,455) Balcony 露台：4.48 (48) Utility Platform 工作平台：1.938 (21)	-	-	-	-	119.073 (1,282)	-	-	-	-	10.257 (110)
		B	228.494 (2,460) Balcony 露台：4.48 (48) Utility Platform 工作平台：1.938 (21)	-	-	-	-	143.396 (1,544)	-	-	-	-	19.519 (210)
	2/F 2樓	A	152.809 (1,645) Balcony 露台：4.48 (48) Utility Platform 工作平台：1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B	152.809 (1,645) Balcony 露台：4.48 (48) Utility Platform 工作平台：1.5 (16)	-	-	-	44.598 (480)	-	-	-	-	-	-
	3/F, 5/F & 6/F 3樓、5樓及6樓	A	152.809 (1,645) Balcony 露台：4.48 (48) Utility Platform 工作平台：1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B	152.809 (1,645) Balcony 露台：4.48 (48) Utility Platform 工作平台：1.5 (16)	-	-	-	-	-	-	-	-	-	-
	7/F, 8/F& Flat Roof (Upper Duplex) 7樓、8樓及平台 (頂層複式)	A	242.017 (2,605) Balcony 露台：4.48 (48) Utility Platform 工作平台：1.5 (16)	3.876 (42)	-	-	106.680 (1,148)	-	-	-	-	-	-
		B	242.017 (2,605) Balcony 露台：4.48 (48) Utility Platform 工作平台：1.5 (16)	3.876 (42)	-	-	106.407 (1,145)	-	-	-	-	-	-

Note

1. The areas as specified above in square metre are converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

2. There is no 4/F.

3. There is no verandah in the residential properties in the Development.

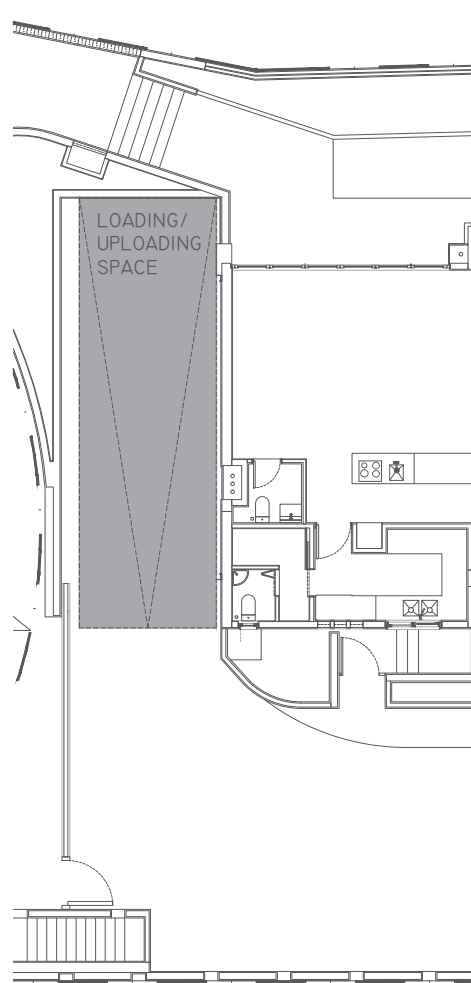
備註

1. 上述以平方米列出的面積以 1 平方米=10.764 平方呎換算至平方呎並四捨五入至整數。

2. 不設4樓。

3. 發展項目住宅物業並無陽台。

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



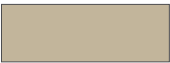
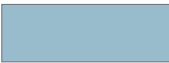
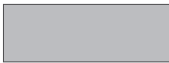
G/F Floor Plan (Part Plan)
地下平面圖 (部份)



B/F Floor Plan (Part Plan)
地庫平面圖 (部份)



Location, Number, Dimensions and Area of Parking Spaces
停車位位置、數目、尺寸及面積

Type of Parking Space 停車位類別	 Residential Parking Spaces 住宅停車位	 Parking Space (For Visitor) 訪客停車位	 Accessible Parking Space (For Visitor) 暢通易達訪客停車位	 Motor Cycle Parking Spaces 電單車停車位	 Loading / Unloading Space 上落客貨車位
Location 位置	B/F 地庫				G/F 地下
Number 數目	12	1	1	2	1
Dimension of Each Parking Space (L X W) (square metre) 每個停車位尺寸(長X闊) (米)	5 X 2.5	5 X 2.5	5 X 3.5	2.5 X 1	11 X 3.5
Area of Each Parking (square metre) 每個停車位面積 (平方米)	12.5	12.5	17.5	2.5	38.5

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit which is equal to 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 the 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 the preliminary agreement-
 - (i) the preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 —
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A Deed of Mutual Covenant and Management Agreement has been entered into in respect of the Development (“**DMC**”) [The Development is referred to as “the Building” in the DMC].

A. The common parts of the Development

1. “Common Areas and Facilities” means collectively the Carpark Common Areas and Facilities, the Development Common Areas and Facilities and the Residential Common Areas and Facilities.
2. “Development Common Areas and Facilities” means:
 - (a) all foundations, columns and structures, architectural features, cladding, passages, entrances, metal gate(s), metal grille, metal balustrade, staircases, landings, Landscaped Areas, Slope Structures within the Land and the Building, Office Accommodation for Watchmen and Caretakers, Loading and Unloading Space, the access and working space required for inspecting, maintaining and repairing the concealed drainage pipes which are provided for or installed within the Land in accordance with the Building Plans, entrance canopy, lifts, lift lobbies, lift shafts, lift machine room, vent shaft, access panels for maintenance, flat roofs (not forming part of any Residential Unit), low voltage switch room, telecommunications and broadcasting equipment room, portable flushing & cleansing water pump room, master water meter room, air-conditioning plant room, underground electrical and mechanical pipe trenches, refuse storage and material recovery chamber, fire service control room, fire service portable check meter, fire service and sprinkler inlet and sprinkler control valve, gas control compartment, reinforced concrete fence walls, reinforced concrete boundary fence walls, reinforced concrete parapet walls, vertical green walls, vertical greenery, Preserved Trees not planted within the boundaries of any of the Residential Units including the garden and the terrace ancillary thereto, emergency generator rooms, main switch room, refuse rooms, sprinkler water tanks, fire service and sprinkler pump room, fire service check meter, meter rooms, reinforced concrete parapet/planter, voids, lighting systems, lighting conduits and fittings, drains (including any road drainage system passing through the Land), sprinkler system, electrical cable trenches, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the First Owner on or beneath Government land serving the Building or any part thereof), meters, transformers and ancillary installations and facilities, lighting fixtures, control panels, pipes, smoke vents, ducts, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Building, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the

common use and benefit of the Building as a whole and not just any particular Unit and which are (if and where capable of being shown on plans) for identification purposes only shown coloured **Green, Green hatched black and Green stippled black** on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person;

- (b) such parts of the external walls of the Ground Floor level of the Building (if and where capable of being shown on plans) which are for the purpose of identification only shown and coloured **Green** on the elevation plans annexed to the DMC and certified as to their accuracy by the Authorized Person;
- (c) such other areas, systems, devices, services and facilities of and in the Land and the Building as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC; and
- (d) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Land and the Building as may fall within the definition of “common parts” as defined in the BMO,

but shall exclude the Carpark Common Areas and Facilities, the Residential Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Building covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO, shall also be covered by the provisions before provided in the DMC, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities.

3. “Residential Common Areas and Facilities” means:
 - (a) the structures and interiors of the supporting walls, beams and columns of the residential podium of the Residential Units, curtain walls, architectural features, cladding, Recreational Facilities, Accessible Parking Space, Visitors’ Parking Spaces, potable pump room, corridors, canopies, lift lobbies, flushing water tank, meter rooms, refuse rooms, passages, entrances, staircases, landings, voids, lighting systems, lighting conduits and fittings, lighting fixtures, drains (including any road drainage system passing through the Land), electrical cable trench, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the First Owner on or beneath Government land serving exclusively the Residential Units or any part thereof), meters, control panels, pipes, ducts, wires, cables, gas valves, switches and other facilities whether

ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Residential Units, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Residential Units as a whole and not just any particular Residential Unit and which are (insofar as the same are capable of being identified on plan) for the purpose of identification only shown and coloured **Blue** on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person;

- (b) such parts of the external walls from and including the 1st Floor level up to and including the Top Roof level of the Building which are (insofar as the same are capable of being identified on plan) for the purpose of identification only shown and coloured **Blue** on the elevation plans certified as to their accuracy by the Authorized Person as annexed to the DMC; and
- (c) such other areas, systems, devices, services and facilities of and in the Land and the Building as may at any time be designated as Residential Common Areas and Facilities by the First Owner in accordance with the DMC,

but shall exclude the Carpark Common Areas and Facilities, the Development Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner.

4. “Carpark Common Areas and Facilities” means:
- (a) the whole of the Car Park Areas (except the Accessible Parking Space, the Loading and Unloading Space, the Parking Spaces and the Visitors’ Parking Spaces), emergency vehicular access/driveway, driveways, pipe ducts, ramps, passages, staircases, and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Car Park Areas as a whole and not just any particular Unit and which are (insofar as the same are capable of being identified on plan) for the purpose of identification only shown and coloured Yellow on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person;
 - (b) such other areas, systems, devices, services and facilities of and in the Land and the Building as may at any time be designated as Carpark Common Areas and Facilities by the First Owner in accordance with the DMC,

but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner.

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

Floor	Residential Unit	No. of undivided shares allocated to each Residential Unit
Basement, Ground and 1st	Lower Duplex A*	241
	Lower Duplex B*	244
2nd	A	153
	B [#]	157
3rd, 5th, 6th (each) (3 storeys)	A	459 (153 each)
	B	459 (153 each)
7th, 8th and Roof	Upper Duplex A [#]	254
	Upper Duplex B [#]	254
(Sub-Total)		2,221

Remarks:

- 1. The floor numbering for the Building under the DMC is such that there is no floor no. 4.
- 2. Each Unit includes balcony(ies) and utility platform(s).
- (*) Each of these Units includes the garden and the terrace ancillary thereto.
- ([#]) Each of these Units includes flat roof(s).

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

The Manager will be appointed for an initial period of two (2) years from the date of the DMC and shall thereafter continue until terminated as provided in the DMC.

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

- (i) Each Owner of a Unit shall contribute his due proportion of the budgeted Development Management Expenses which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of all Units;

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

- (ii) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Residential Management Expenses which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units;
- (iii) (a) The Owners of the Residential Units shall contribute 16.2% of the budgeted Carpark Management Expenses, to the intent that the due proportion of contribution thereto paid by each Owner of the Residential Units shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units;
- (b) The Owners of the Car Parking Spaces shall contribute 81.1% of the budgeted Carpark Management Expenses, to the intent that the due proportion of contribution thereto paid by each Owner of the Car Parking Spaces shall be equal to the Management Shares of his Car Parking Space divided by the total Management Shares of all Car Parking Spaces;
- (c) The Owners of the Motor Cycle Parking Spaces shall contribute 2.7% of the budgeted Carpark Management Expenses, to the intent that the due proportion of contribution thereto paid by each Owner of the Motor Cycle Parking Spaces shall be equal to the Management Shares of his Motor Cycle Parking Space divided by the total Management Shares of all Motor Cycle Parking Spaces.

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

Floor	Residential Unit	Management Shares
Basement, Ground and 1st	Lower Duplex A*	241
	Lower Duplex B*	244
2nd	A	153
	B [#]	157
3rd, 5th, 6th (each) (3 storeys)	A	459 (153 each)
	B	459 (153 each)
7th, 8th and Roof	Upper Duplex A [#]	254
	Upper Duplex B [#]	254
(Sub-Total)		2,221

Remarks:

1. The floor numbering for the Building under the DMC is such that there is no floor no. 4.
2. Each Unit includes balcony(ies) and utility platform(s).
- (*) Each of these Units includes the garden and the terrace ancillary thereto.
- ([#]) Each of these Units includes flat roof(s).

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

A sum equals to three (3) months' contribution towards the Management Expenses payable in respect of his part of the Building based on the first annual management budget which said sum shall be non-refundable but transferable.

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

Not Applicable.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目(在公契中發展項目稱為「大廈」)已訂立一份公契及管理協議(「**公契**」)。

A. 發展項目的公用部分

1. 「公用地方及設施」統指停車場公用地方及設施、發展項目公用地方及設施、住宅公用地方及設施。
2. 「發展項目公用地方及設施」指：
 - (a) 該土地及大廈內的所有地基、支柱及結構件、建築裝飾、包層、通道、入口、鐵閘、鐵柵、金屬欄杆、樓梯、梯台、園藝區、斜坡構築物、看更及管理員辦公室、裝卸區、入口和按建築圖則在該土地內所提供或安裝的隱蔽式排水管需要進行檢查、保養及維修的工作區、入口天篷、升降機、升降機大堂、升降機槽、升降機機房、通風槽、維修通道板、平台（不屬於任何住宅單位之部分）、低壓電電掣房、電訊及廣播設備房、食水、沖廁水及清潔水泵房、主水錶房、空調機房、地下機電管道槽、垃圾存放及物料回收室、消防控制室、消防便攜式檢查錶、消防及灑水器進水口及灑水器控制閥、煤氣控制櫃、鋼筋混凝土圍牆、鋼筋混凝土邊界圍牆、鋼筋混凝土護牆、直立綠化牆、直立綠化物、任何住宅單位範圍外種植的保留樹木，包括花園和配套露台、緊急發電機房、主電掣房、垃圾房、灑水器水箱、消防及灑水器泵房、消防檢查儀錶、儀錶房、鋼筋混凝土護牆/花槽、空置區、照明系統、照明管道及裝置、排水渠（包括通過該土地的任何道路排水系統）、灑水器系統、電纜槽、明渠、水道、渠道、污水渠（包括第一業主在政府土地之上或之下興建服務大廈或其中任何部分的任何污水渠、排水渠或管道）、儀錶、變壓器和輔助裝置及設施、照明裝置、控制板、管道、排煙口、導管、電線、電纜、閥門、電掣和輸送食水、鹹水、污水、煤氣、電力、空調、機械通風及其他服務給大廈的其他設施（不論有否套上套管）、泵、衛生裝置、電力裝置、垃圾處理設備、固定物、設備及器具、消防及滅火設備及裝置、保安系統及裝置和在大廈內提供或安裝擬供整座大廈共同使用與享用，而並非僅供任何個別單位使用與享用的其他區域及其他系統、服務、裝置及設施。發展項目公用地方及設施（如果可以在圖則上顯示）在公契附錄的圖則（經認可人士核實為準確）上用**綠色、綠色加黑斜線及綠色加黑點**顯示，僅供識別。
 - (b) 大廈地下的外牆部分，（如果可以在圖則上顯示）在公契附錄的立面圖（經認可人士核實為準確）上用**綠色**顯示，僅供識別。
 - (c) 第一業主不時按公契指定該土地及大廈內作為發展項目公用地方及設施的其他區域、系統、裝置、服務及設施；及
 - (d) 若沒有在以上第（a）、（b）及（c）段內特別規定，則屬於建築物管理條例界定的「公用部分」的定義所涵蓋該土地及大廈的其他部分，

唯不包括停車場公用地方及設施、住宅公用地方及設施及大廈內供任何個別業主有權獨家持有、使用、佔用及享用的區域和大廈內僅服務任何個別業主的該等設施，但是，如果適用，若（i）大廈任何部分受建築物管理條例第2條列明「公用部分」之定義的第（a）段所涵蓋；及/或（ii）屬於建築物管理條例第一附表指定的任何部分並受建築物管理條例第2條列明「公用部分」之定義的第（b）段所涵蓋，亦受公契上述規定的條文所涵蓋，該等部分應視為已被納入並構成發展項目公用地方及設施之部分。

3. 「住宅公用地方及設施」指
 - (a) 住宅單位的住宅平台的支承牆、橫樑及支柱的建築物及內部、幕牆、建築裝飾、包層、康樂設施、無障礙車位、訪客車位、食水泵房、走廊、天篷、升降機大堂、沖廁水箱、儀錶房、垃圾房、通道、入口、樓梯、梯台、空置區、照明系統、照明導管及裝置、照明裝置、排水渠（包括通過該土地的任何路渠系統）、電纜槽、明渠、水道、渠道、污水渠（包括第一業主在政府土地之上或之下興建專門服務住宅單位或其中任何部分的任何污水渠、排水渠或管道）、儀錶、控制板、管道、導管、電線、電纜、煤氣閥、電掣和將食水、鹹水、污水、煤氣、電力、空調、機械通風及其他服務輸送給住宅單位的其他設施（不論有否套上套管）、泵、衛生裝置、電力裝置、垃圾處理設備、固定物、設備及器具、消防及滅火設備及裝置、灑水器系統、保安系統及裝置和在大廈內提供或安裝擬供所有住宅單位共同使用與享用，而並非僅供任何個別住宅單位使用與享用的其他區域及其他系統、服務、裝置及設施。住宅公用地方及設施（如果可以在圖則上顯示）在公契附錄的圖則（經認可人士核實為準確）上用藍色顯示，僅供識別。
 - (b) 大廈1樓（包括在內）至屋頂（包括在內）的外牆部分。（如果可以在圖則上顯示）在公契附錄的立面圖（經認可人士核實為準確）上用藍色顯示，僅供識別。
 - (c) 第一業主不時按公契指定該土地及大廈內作為住宅公用地方及設施的其他區域、系統、裝置、服務及設施；及
 4. 「停車場公用地方及設施」指
 - (a) 整個停車場(不包括無障礙停車位、裝卸區、停車位及訪客停車位)、緊急車輛通道/車道、車道、管槽、斜道、通道、樓梯和在大廈內提供或安裝擬供整個停車場共同使用與享用，而並非僅供任何個別單位使用與享用的其他區域及其他系統、服務、裝置及設施。停車場公用地方及設施（如果可以在圖則上顯示）在公契附錄的圖則（經認可人士核實為準確）上用黃色顯示，僅供識別；
 - (b) 第一業主不時按公契指定該土地及大廈內作為停車場公用地方及設施的其他區域、系統、裝置、服務及設施；及
- 唯不包括發展項目公用地方及設施、住宅公用地方及設施及大廈內供任何個別業主有權獨家持有、使用、佔用及享用的區域和大廈內僅服務任何個別業主的該等設施。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B.轉讓予發展項目內每個住宅物業的不可分割份數數目

樓層	單位	不可分割份數
地庫、地下及1樓	底層複式單位A*	241
	底層複式單位B*	244
2樓	A	153
	B [#]	157
3樓、5樓、6樓 (每層)(3層樓)	A	459 (153 /層)
	B	459 (153 /層)
7樓、8樓及天台	頂層複式單位A [#]	254
	頂層複式單位B [#]	254
小計		2,221

註釋：

1. 公契內對大廈的樓層編號不設4樓。

(*) 每組單位包括花園及其配套露台。
2. 每個單位包括陽台和工作平台。

(#) 每組單位包括平台。

C. 有關發展項目的管理人的委任年期

管理人的任期為公契之日起的2年初期階段，並在其後繼續任職至按公契規定終止。

D. 發展項目內住宅物業業主之間分攤管理開支的基準

- (i) 每個單位業主須按他的單位的管理份數除以所有單位的總管理份數之比例分擔預算發展項目管理開支中他的適當部分。
- (ii) 每個住宅單位業主須按他的住宅單位的管理份數除以所有住宅單位的總管理份數之比例分擔預算住宅管理開支中他的適當部分。
- (iii) (a) 每個住宅單位業主須分擔預算停車場管理開支中的16.2%，用意是每個住宅單位業主支付分擔款項中的適當部分相等於他的住宅單位的管理份數除以所有住宅單位的總管理份數。

(b) 每個車位業主須分擔預算停車場管理開支中的81.1%，用意是每個車位業主支付分擔款項中的適當部分相等於他的車位的管理份數除以所有車位的總管理份數。

(c) 每個電單車車位業主須分擔預算停車場管理開支中的2.7%，用意是每個電單車車位業主支付分擔款項中的適當部分相等於他的電單車車位的管理份數除以所有電單車車位的總管理份數。

分配予發展項目內每個住宅物業的管理份數數目

樓層	單位	不可分割份數
地庫、地下及1樓	底層複式單位A*	241
	底層複式單位B*	244
2樓	A	153
	B [#]	157
3樓、5樓、6樓 (每層)(3層樓)	A	459 (153 /層)
	B	459 (153 /層)
7樓、8樓及天台	頂層複式單位A [#]	254
	頂層複式單位B [#]	254
小計		2,221

註釋：

1. 公契內對大廈的樓層編號不設4樓。

(*) 每組單位包括花園及其配套露台。
2. 每個單位包括陽台和工作平台。

(#) 每組單位包括平台。

E. 計算管理費按金的基準

管理費按金相等於他在發展項目的部分按第1年管理預算應付管理費分擔款項的3個月款項，該款項不能退還，但可轉讓。

F. 賣方在發展項目中保留作賣方自用的範圍

不適用。

1. The Development is constructed on Shatin Town Lot No. 603 (the “Lot”).
2. The lease term of the Lot granted under New Grant No. 21762 (the “Land Grant”) is 50 years from 14 February 2014.

Indemnity by Purchaser

3. General Condition No.5(c) of the Land Grant stipulates that:

“(c) The Purchaser hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as “the Director”, and whose opinion shall be final and binding upon the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.”

Maintenance

4. General Condition No.7 of the Land Grant stipulates that:

“(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:

- (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
- (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.”

Private streets, roads and lanes

5. General Condition No.9 of the Land Grant stipulates that:

“Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.”

Formation of the Green Area (time limit, manner and purpose)

6. Special Condition No. (2)(a) of the Land Grant stipulates that:

“The Purchaser shall:

- (i) within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (l) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Area”); and
- (ll) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

- (ii) within 54 calendar months from the date of this Agreement or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights,

traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) hereof.”

Formation of the Green Area (nonfulfilment)

7. Special Condition No. (2)(b) of the Land Grant stipulates that:

“In the event of the non-fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.”

No claim on works on the Green Area

8. Special Condition No. (2)(c) of the Land Grant stipulates that:

“The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.”

Possession of the Green Area

9. Special Condition No. (3) of the Land Grant stipulates that:

“For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.”

Restriction on use of the Green Area

10. Special Condition No. (4) of the Land Grant stipulates that:

“The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.”

Access to the Green Area for inspection

11. Special Condition No. (5) of the Land Grant stipulates that:

“(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.”

Building covenant

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

“The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September, 2018.”

User

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

“The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.”

Compliance with Buildings Ordinance

14. Special Condition No. (8)(a) of the Land Grant stipulates that:

“any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation.”

Compliance with Town Planning Ordinance

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

“no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation.”

Total gross floor area

16. Special Condition No. (8)(c) of the Land Grant stipulates that:

“the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 1,499 square metres and shall not exceed 2,499 square metres.”

Height

17. Special Condition No. (8)(d) of the Land Grant stipulates that:

“no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 70 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that:

- (i) with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar rooftop structures may be erected or placed on the roof of the building so as to exceed the above height limit; and
- (ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No. (41)(b)(i)(II) hereof.”

Building separation

18. Special Condition No. (8)(e) of the Land Grant stipulates that:

- “(i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the lot shall not have any projected facade length of 60 metres or more;
- (ii) for the purpose of sub-clause (e)(i) of this Special Conditions:
 - (I) the decision of the Director as to what constitutes a building shall be final and binding on the Purchaser;
 - (II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the lot is less than 15 metres;
 - (III) the decision of the Director as to what constitutes the projected façade length of a building or a group of buildings erected or to be erected on the lot shall be final and binding on the Purchaser; and
 - (IV) in calculating the projected façade length referred to in sub-clause (e)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director’s decision as to the calculation shall be final and binding on the Purchaser.”

Design and disposition

19. Special Condition No. (8)(f) of the Land Grant stipulates that:

“the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the lot until such approval shall have been obtained, and for the purpose of these Conditions “building works” and “site formation works” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.”

Recreational facilities

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

- “(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (8)(c) hereof, subject to Special Condition No. (41)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
 - (i) The Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof.
 - (ii) The Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director.
 - (iii) The Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.
- (d) In the event that the lot is developed for use as a single family residence, sub-clauses (b) and (c) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser.”

Preservation of trees

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

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

Landscaping

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

- “(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
- (b)
 - (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
 - (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as “the Greenery Area”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
 - (iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitute the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Purchaser.
 - (iv) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.
- (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof.
- (f) In the event the lot is developed for use as a single family residence, sub-clauses (b)(ii) and (e) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser.”

Office accommodation for watchmen and caretakers

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

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

For the purposes of this sub-clause (a), no office accommodation may be located within any building or buildings on the lot which are intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (8)(c) hereof, subject to Special Condition No. (41)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:
- (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot;
 - (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation or such greater floor area as may be approved in writing by the Director.

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

- (ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Purchaser.

- (iii) For the purposes of sub-clause (b) of this Special Condition, neither detached, semi-detached or terraced house which is intended for use as single family residence shall be regarded as a block of residential units. For the avoidance of doubt, such detached, semi-detached and terraced house shall be regarded as a residential unit in calculating the number of residential units referred to in sub-clause (b)(i)(II) of this Special Condition. The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and shall form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof.
- (d) In the event that the lot is developed for use as a single family residence, sub-clauses (a), (b), (c) and (d) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser.”

Quarters for watchmen and caretakers

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

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

For the purposes of this sub-clause (a), no quarters may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (8)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.
- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and shall form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof.

(d) In the event that the lot is developed for use as a single family residence, sub-clauses (b) and (c) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser.”

Owners’ Corporation/Owners’ Committee Office

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

- “(a) One office for the Owners’ Corporation or the Owners’ Committee may be provided within the lot provided that:
- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or Owners’ Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
 - (ii) the location of any such office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (8)(c) hereof, subject to Special Condition No.(41)(d) hereof, office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and shall form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof.
- (d) In the event that the lot is developed for use as a single family residence, sub-clauses (a), (b) and (c) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser.”

Residential Parking Spaces

26. Special Conditions Nos. (21)(a)(i) and (ii) of the Land Grant stipulate that:

- “(a)(i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at the following rates:
- (l) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as

single family residences) are provided within the lot, at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below:

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15.686 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 9.412 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.765 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.882 residential units or part thereof
Not less than 160 square metres	One space for every 1.045 residential units or part thereof

- (II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences are provided within the lot, at the rates of:
- (A) one space for each such house where its gross floor area is less than 160 square metres and 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(A) is a decimal number, the same shall be rounded up to the next whole number; and
 - (B) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purposes of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i)(I) of this Special Condition and for the purpose of this Special Condition, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:
- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (8)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (8)(c) hereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential Common Area	X	$\frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$
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Visitors’ parking spaces

27. Special Condition No. (21)(a)(iii) of the Land Grant stipulates that:
- “(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided, subject to a minimum of two spaces being provided, at the following rates:

- (I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of two spaces for every such block of residential units; or
- (II) such other rates as may be approved by the Director.

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

- (iv) The spaces provided under sub-clauses (a)(i)(I) and (a)(iii), (as may be varied under Special Condition No. (23) hereof) and (a)(i)(II) of this Special Condition shall not be used for any purpose other than those respectively set out in sub-clauses (a)(i) and (a)(iii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.”

Parking spaces for the Disabled Persons

28. Special Conditions Nos. (21)(b)(i) and (ii) of the Land Grant stipulate that:

- “(b) (i) Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) (as may be varied under Special Condition No. (23) hereof) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as “the Parking Spaces for the Disabled Persons”) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (23) hereof) and that the Purchaser shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (23) hereof) to become the Parking Spaces for the Disabled Persons.
- (ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.”

Motor Cycle Parking Spaces

29. Special Conditions Nos.(21)(c)(i) and (ii) of the Land Grant stipulate that:

- “(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Motor Cycle Parking Spaces”) at a rate of 10 percent of the total number of spaces required to be provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (23) hereof) unless the Director consents to another rate. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (23) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.”

Bicycle parking spaces

30. Special Condition No.(21)(d) of the Land Grant stipulates that:

- “(d) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit being less than 70 square metres or at such other rates as may be approved by the Director. For the purpose of this sub-clause (d), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit.”

Dimensions of parking spaces

31. Special Conditions Nos.(21)(e)(i), (ii), (iii) and (iv) of the Land Grant stipulate that:

- “(e) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) (as may be varied under Special Condition No. (23) hereof) and (a)(i)(II) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (23) hereof) shall measure 1.0 metre in width and 2.5 metres in length with a

minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

- (iv) Each of the spaces provided under sub-clause (d) of this Special Condition shall be of such dimensions as may be approved in writing by the Director.”

Loading and Unloading Requirements

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

- “(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), detached, semi-detached or terraced houses which are intended for use as single family residences shall not be regarded as a block of residential units. The decision of the Director as to whether each such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.”

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

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

- “(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
- (i) assigned except
- (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

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

Common Areas

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

“The spaces provided within the lot in accordance with Special Conditions Nos/(21)(a)(iii),21(d) and (22) and the Parking Spaces for the Disabled Persons shall be designated as and form part of the Common Areas.”

Cutting Away

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

- “(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence

occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(29) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”

Anchor maintenance

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

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

Spoil or debris

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

- “(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Purchaser remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.”

Green Hatched Black Area

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

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

mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

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

Damage to Services

39. Special Condition No. (34) of the Land Grant stipulates that:

“The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or the Green Area or the Green Hatched Black Area or any part of any of them (hereinafter collectively referred to as “the Services”). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Area or the Green Hatched Black Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or the

Green Area or the Green Hatched Black Area or any part of any of them or any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.”

Construction of and connecting drains and channels

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

- “(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.”

Drainage impact assessment

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

- “(a) the Purchaser shall within six calendar months from the date of this Agreement (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment (hereinafter referred to as “DIA”) containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement

works and other measures and works.

- (b) The Purchaser shall at his own expense implement the recommendations in the approved DIA and maintain the recommendations within the lot in all respects to the satisfaction of the Director of Drainage Services and within such time limit as may be stipulated by him.
- (c) The technical aspects of the DIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (except ground investigation) shall be commenced on the lot or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services. For the purposes of these Conditions, “ground investigation” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 5(a) and 5(b) hereof, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved DIA in all respects to the satisfaction of the Director of Drainage Services. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfillment of the Purchaser’s obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss.”

Noise impact assessment

42. Special Condition No. (37) of the Land Grant stipulates that:

- “(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as “NIA”) on the development of the lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts on the development of the lot and proposals for appropriate noise mitigation measures (hereinafter referred to as “Noise Mitigation Measures”).
- (b) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as “the

Approved Noise Mitigation Measures”) in all respects to the satisfaction of the Director.

- (c) No building works (except ground investigation and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director.
- (d) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss.”

Noise Barrier

43. Special Condition No. (38) of the Land Grant stipulates that:

“In the event that the Approved Noise Mitigation Measures comprise the erection or construction of a noise barrier or noise barriers on the lot with projection extending beyond the boundary of the lot and over and above any portion of the adjoining Government land (hereinafter referred to as “the Noise Barrier”), the following conditions shall apply:

- (a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
- (d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than noise barrier and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters

whatsoever except with the prior written consent of the Director;

- (f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (j) in the event of the non-fulfillment of any of the Purchaser’s obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand the cost of such works;
- (k) the Purchaser shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of inspecting, checking and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carry out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

- (l) neither the Government nor the Director shall have liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfillment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

Sewerage impact assessment

44. Special Condition No. (39) of the Land Grant stipulates that:

- "(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewage impact assessment (hereinafter referred to as "SIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense implement the recommendations in the approved SIA and maintain the recommendations within the lot in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him.
- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (except ground investigation and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

- (e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 5(a) and 5(b) hereof, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfillment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss."

No grave or columbarium permitted

45. Special Condition No. (42) of the Land Grant stipulates that:

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

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

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目興建於沙田市地段第603號(「地段」)。
2. 根據新批地文件第21762號(「批地文件」)規定，該地段的租期為50年，從2014年2月14日起計。

購買人須彌償

3. 批地文件一般條件第5(c)條規定：

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

保養

4. 批地文件一般條件第7條規定：

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

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

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

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

私家街道、道路及小巷

5. 批地文件一般條件第9條規定：

"本文件要求建造的任何私家街道、道路及小巷須安置使署長滿意並由署長決定納入或不納入批租的土地，在任何一種情況下，須在要求時免費交還給政府。如果上述街道、道路及小巷交還給政府，必須由政府進行路面、路邊石、排水渠(污水及雨水排水渠)、渠道及路燈工程，費用由購買人承擔，其後用公幣進行保養。如果上述私家街道、道路及小巷仍然是批租土地之部分，必須由購買人出資進行照明、路面、路邊石、排水、開渠及保養工程，在一切方面使署長滿意。署長可為了公眾利益在需要時進行或促使他人進行安裝與保養路燈。購買人須承擔安裝路燈的資本性開支並允許工人及車輛自由出入批租的範圍，以便安裝與保養路燈。"

塑造綠色範圍(期限、方式及目的)

6. 批地文件特別條件第(2)(a)條規定：

“購買人須：

- (i) 於本協議之日起54個曆月內(或署長可批准的其他延長時期內)按署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意：

(i) 鋪設及塑造批地文件附錄的圖則上以綠色顯示未來公共道路部份(以下簡稱「綠色範圍」)；及

(ii)按署長自行酌情要求，提供及建造指定橋樑、隧道、上跨路、地下通道、溝渠、高架橋、天橋、行人路、道路或其他指定建築物(以下簡稱「建築物」)

而建築物、車輛及行人交通將設於綠色範圍；

- (ii) 於本協議之日起54個曆月或署長可批准的其他延長時期內自費在綠色範圍鋪設地面、路邊石及渠道，提供溝渠、污水渠、排水渠、消防栓管道並按署長要求連接主水管、街燈、交通標誌、街道設施及道路標記，使署長滿意；及

- (iii) 自費保養綠色範圍連同建築物以及興建、設置及提供在該範圍之上或之內所有建築物、路面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按批地文件特別條件第(3)條指定交還綠色範圍的管有權為止。

塑造綠色範圍(不履行)

7. 批地文件特別條件第(2)(b)條規定：

"倘若購買人未能在指定的時期內履行本特別條件第(a)分條規定他的責任，政府可以進行必要的工程，費用由購買人承擔。購買人須在要求時向政府支付相等於工程費用的款項，該款項由署長決定，署長的決定為最後決定及約束購買人。"

不能對綠色範圍工程提出索償

8. 批地文件特別條件第(2)(c)條規定：

"政府對購買人履行本特別條件第(a)分條規定他的責任或政府行使本特別條件第(b)分條或其他原因造成購買人或其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。購買人不能就上述任何損失、損害、滋擾或干擾向政府要求索償。"

管有綠色範圍

9. 批地文件特別條件第(3)條規定：

"僅為了進行批地文件特別條件第(2)條指定的必要工程，購買人獲授權在批地文件之日管有綠色範圍。綠色範圍須在要求時交還給政府。在任何情況下在署長發出信件之日，說明該等條件均已履行，使他滿意，即視為購買人已交還給政府。購買人在管有綠色範圍期間須允許政府和一切公共車輛及行人在任何合理時間內自由通過並確保上述通行不會受到任何工程，不論是按批地文件特別條件第(2)條或其他規定進行的工程之干涉或阻礙。"

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綠色範圍的使用限制

10. 批地文件特別條件第(4)條規定：

"未經署長的預先書面同意，購買人不得使用綠色範圍作為儲存物件或搭建任何臨時構築物或批地文件特別條件第(2)條指定的工程以外的其他用途。"

進入綠色範圍檢查

11. 批地文件特別條件第(5)條規定：

"(a) 購買人須在管有綠色範圍期間，於任何合理時間內：

(i) 准許政府、署長、他的官員、承建商、署長授權的任何其他人士有權出入、經過及再經過該地段及綠色範圍，旨在視察、檢查及監管按批地文件特別條件第(2)(a)條進行的任何工程和視察、檢查及監管按批地文件特別條件第(2)(b)條進行的工程及署長認為有必要在綠色範圍進行的任何其他工程；

(ii) 准許政府和政府授權的有關公用事業公司在他們要求時有權出入、經過及再經過該地段及綠色範圍，旨在綠色範圍或任何毗鄰土地之內、之上或之下進行任何工程，包括但不限於鋪設和其後保養一切管道、電線、槽、電纜槽及其他傳導媒介及輔助設備，以便提供電話、電力、煤氣(如有)及其他服務給該地段或任何毗鄰或毗連土地及物業。購買人須充分配合政府和政府正式授權的有關公用事業公司在綠色範圍內進行上述工程的一切事宜；及

(iii) 准許水務署的官員和他們授權的其他人士在他們要求時有權出入、經過及再經過該地段及綠色範圍，旨在進行有關操作、保養、修理、更換、更改綠色範圍內的任何水務工程裝置。

(b) 政府、署長、他的官員、承建商、代理人及按本特別條件第(a)分條正式授權的其他人士或公用事業公司對政府、署長、他的官員、承建商、代理人及按本特別條件第(a)分條正式授權的其他人士或公用事業公司行使權利造成購買人或任何其他人士蒙受的任何損失、損害、滋擾或干擾毋須承擔任何責任。"

建築契諾

12. 批地文件特別條件第(6)條規定：

"購買人須開發該地段，在該地段上興建建築物並於2018年9月30日或之前完工和使其適合佔用，在一切方面符合批地文件及目前或任何時候在香港實施的有關建築、衛生及規劃之一切法例、附例及規例。"

用途

13. 批地文件特別條件第(7)條規定：

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

符合建築物條例

14. 批地文件特別條件第(8)(a)條規定：

"在該地段上已建或擬建的任何建築物須在一切方面符合建築物條例、其下的任何規例及任何修訂法例。"

符合城市規劃條例

15. 批地文件特別條件第(8)(b)條規定：

"在該地段或其中任何部分或本文件指定該地段之外任何區域建造任何建築物或開發或使用該地段或其中任何部分或本文件指定該地段之外的任何區域不能在任何方面違反城市規劃條例、其下的任何規例及任何修訂法例。"

總樓面面積

16. 批地文件特別條件第(8)(c)條規定：

"該地段上已建或擬建的任何建築物的總樓面面積不少於1,499平方米和不多於2,499平方米。"

高度

17. 批地文件特別條件第(8)(d)條規定：

"該地段上已建或擬建的任何建築物或其他構築物連同該建築物或構築物的任何增建物或固定物(如有)總數不能超過香港主水平基準面之上70米高度或署長可自行酌情批准購買人在支付署長決定的任何地價和行政費後的其他高度限制，但是：

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

(ii) 署長在計算建築物或構築物的高度時可自行酌情決定豁免本文件特別條件第(41)(b)(i)(II)條提及的任何構築物或樓面面積。"

建築物分隔

18. 批地文件特別條件第(8)(e)條規定：

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

(ii) 在本特別條件第(e)(i)分條中：

(I) 署長對建築物定義作出的決定是最終的及約束購買人；

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

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

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

設計及配置

19. 批地文件特別條件第(8)(f)條規定：

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

康樂設施

20. 批地文件特別條件第(10)條規定：

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

(b) 在計算本文件特別條件第(8)(c)條指定的總樓面面積和總上蓋面積時，除了特別條件第(41)(d)條規定外，按本特別條件第(a)分條在該地段內提供的設施之任何部分，只要是供在該地段已建或擬建的住宅大廈的所有住戶和他們的真正訪客共同使用與享用就不列入上述計算，而該設施的餘下部分若署長認為不屬於上述使用，則應列入計算。

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

(i) 豁免設施須指定為並構成本文件特別條件第(18)(a)(v)條提及的公用地方。

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

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

(d) 倘若該地段的開發僅作為單獨家庭住宅使用，本特別條件第(b)和(c)分條不適用。署長對開發該地段是否作為單獨家庭住宅用途的決定是最終的及約束購買人。"

保育樹木

21. 批地文件特別條件第(11)條規定：

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

美化環境

22. 批地文件特別條件第(12)條規定：

"(a) 購買人須自費提交一份按本特別條件第(b)分條規定在該地段內提供美化環境工程並標示其位置、配置及佈局的美化環境總藍圖給署長審批。

(b) (i) 該地段中不少於20%範圍須種植樹木、灌木及其他植物。

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

(iii) 署長對購買人建議的美化環境工程屬於本特別條件第(b)(i)分條提及的20%之決定是最終的及約束購買人。

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

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

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

(e) 按特別條件美化的範圍須指定為並構成本文件特別條件第(18)(a)(v)條提及的公用地方。

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

看更及管理員的辦公場所

23. 批地文件特別條件第(13)條規定：

"(a) 必須在該地段內為看更或管理員或兩者提供辦公場所，受下列條件限制：

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

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

(iii) 上述場所的位置須首先經署長書面批准。

在本第(a)分條中，任何辦公場所不能設在該地段內擬定或採用作為一個單獨家庭住宅的建築物內。署長對建築物是否作為單獨家庭住宅用途的決定是最終的及約束購買人。"

(b) (i) 為了計算本文件特別條件第(8)(c)條規定的總樓面面積，除本文件特別條件第(41)(d)條規定外，在該地段內按本特別條件第(a)分條提供的辦公場所不超過以下第(I)或(II)條，以較少者為準，不列入計算：

(I) 該地段已建或擬建的建築物的總樓面面積之0.2%；

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

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超過以上第(I)或(II)項的任何總樓面面積須列入上述計算。

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

(iii) 在本特別條件第(b)分條中，擬作單獨家庭住宅用途的獨立屋、半獨立屋或排屋不能視為住宅單位大廈。為免存疑，上述獨立屋、半獨立屋或排屋在計算本特別條件第(b)(i)(II)分條提及的住宅單位數目時應視為住宅單位。署長對獨立屋、半獨立屋或排屋的定義和該房屋是否作為單獨家庭住宅用途的決定是最終的及約束購買人。

(c) 按本特別條件第(a)分條在該地段內提供的辦公場所須指定為並構成本文件特別條件第(18)(a)(v)條提及的公用地方。

(d) 倘若該地段的開發僅作為單獨家庭住宅使用，本特別條件第(a)、(b)、(c)及(d)分條不適用。署長對該地段的開發是否作為單獨家庭住宅用途的決定是最終的及約束購買人。"

看更及管理員宿舍

24. 批地文件特別條件第(14)條規定：

"(a) 該地段內可提供看更或管理員或兩者的宿舍，受下列條件規限：

(i) 上述宿舍須設在該地段已建一座住宅單位大廈或署長書面批准的其他位置；及

(ii) 上述宿舍不能用作該地段內長期聘用和必要時聘用的看更或管理員或兩者的宿舍所以外的任何用途。

在本第(a)分條中，任何宿舍不能設在該地段內擬定或採用作為一個單獨家庭住宅的建築物內。署長對建築物是否作為單獨家庭住宅用途的決定是最終的及約束購買人。

(b) 在計算本文件特別條件第(8)(c)條規定的總樓面面積時，按本特別條件第(a)分條在該地段內提供的宿舍若不超過25平方米總樓面面積則不列入計算；而超過25平方米總樓面面積則應列入上述計算。

(c) 按本特別條件第(a)分條在該地段內提供的看更或管理員或兩者的宿舍須指定為並構成本文件特別條件第(18)(a)(v)條提及的公用地方。

(d) 倘若該地段的開發僅作為單獨家庭住宅使用，本特別條件第(b)及(c)分條不適用。署長對該地段的開發是否作為單獨家庭住宅用途的決定是最終的及約束購買人。"

業主立案法團/業主委員會辦事處

25. 批地文件特別條件第(15)條規定：

"(a) 可以在該地段內提供一個辦事處供業主立案法團/業主委員會使用，但是

(i) 上述辦事處不能用作已成立或擬成立有關該地段和該地段上已建或擬建建築物的業主立案法團或業主委員會開會和行政工作以外的任何用途；及

(ii) 上述辦事處的位置須預先經署長書面批准。

(b) 在計算本文件特別條件第(8)(c)條規定的總樓面面積時，除本文件特別條件第(41)(d)條規定外，按本特別條件第(a)分條在該地段內提供的辦事處若不超過20平方米則不列入計算；而超過20平方米總樓面面積則應列入上述計算。

(c) 按本特別條件第(a)分條在該地段內提供的辦事處須指定為並構成本文件特別條件第(18)(a)(v)條提及的公用地方。

(d) 倘若該地段的開發僅作為單獨家庭住宅使用，本特別條件第(a)、(b)及(c)分條不適用。署長對該地段的開發是否作為單獨家庭住宅用途的決定是最終的及約束購買人。"

住宅車位

26. 批地文件特別條件第(21)(a)(i)和(ii)條規定：

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

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

每個住宅單位的面積	擬提供的住宅車位數目
少於40平方米	每15.686個住宅單位或其中部分1個車位
不少於40平方米，但少於70平方米	每9.412個住宅單位或其中部分1個車位
不少於70平方米，但少於100平方米	每3.765個住宅單位或其中部分1個車位
不少於100平方米，但少於160平方米	每1.882個住宅單位或其中部分1個車位
不少於160平方米	每1.045個住宅單位或其中部分1個車位

(II) 如果在該地段內提供獨立屋、半獨立屋、排屋或房屋作為單獨家庭住宅住戶用途，按以下比率：

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

(B) 每棟房屋總樓面面積不少於220平方米2個車位。

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

SUMMARY OF LAND GRANT

批地文件的摘要

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

(I) 該單位住戶獨家使用與享用的住宅單位總樓面面積，從該單位的圍牆或護牆外面測量，除了分隔2個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線測量並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入本文件特別條件第(8)(c)條指定的總樓面面積的所有樓面面積；及

(II) 與每個住宅單位成比例的住宅公用地方(按下文界定)的總樓面面積，即在住宅單位外圍牆外面供該地段已建或擬建建築物的所有住戶共同使用與享用的住宅公用地方的總樓面面積(該住宅公用地方在下文簡稱「住宅公用地方」)，為免存疑，不包括沒有列入計算本文件特別條件第(8)(c)條指定總樓面面積的所有樓面面積，在計算時須按下列公式分攤給住宅單位：

住宅公用地方的總樓面面積 X	按本特別條件第(a)(ii)(I)分條計算的有關住宅單位的總樓面面積
	按本特別條件第(a)(ii)(I)分條計算所有住宅單位的總樓面面積

訪客車位

27. 批地文件特別條件第(21)(a)(iii)條規定：

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

(I) 如果該地段已建或擬建任何住宅單位大廈提供超過75個住宅單位，（按每座住宅單位大廈2個車位之比率；或

(II) 署長可批准的其他比率。

在本第(a)(iii)分條中，擬供一個單獨家庭住宅用途的獨立屋、半獨立屋或排屋不能視為一座住宅單位大廈，署長對獨立屋、半獨立屋或排屋的定義或該等房屋是否或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。

(i) 按本特別條件第(a)(i)(I)及(a)(iii)分條（可按批地文件特別條件第(23)條修訂）和第(a)(i)(II)分條提供的車位不得用作本特別條件第(a)(i)及(a)(iii)分條指定以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。"

供殘疾人士泊車的車位

28. 批地文件特別條件第(21)(b)(i)及(ii)條規定：

"(b) (i) 按本特別條件第(a)(i)(I)及(a)(iii)分條（可按批地文件特別條件第(23)條修訂）提供的車位中，購買人須按建築事務監督要求及批准保留與指定車位數目，供《道路交

通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛(上述保留與指定的車位在下文稱為「殘疾人士車位」)，惟必須從按本特別條件第(a)(iii)分條(可按批地文件特別條件第(23)條修訂)提供的車位中保留與指定至少1個車位。購買人不能保留與指定按本特別條件第(a)(iii)分條(可按批地文件特別條件第(23)條修訂)提供的所有車位作為殘疾人士車位。

(ii) 殘疾人士車位 不得用作《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛，屬於該地段上已建或擬建的建築物之住戶的真正來賓、訪客或被邀請使用者以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。"

電單車車位

29. 批地文件特別條件第(21)(c)(i)和(ii)條規定：

"(c) (i) 除非署長同意其他的比率，購買人必須按本特別條件第(a)(i)(I)及(a)(iii)分條(可按批地文件特別條件第(23)條修訂)要求提供的總車位中的10%之比率在該地段內提供車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車，該等車位只可屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者(以下簡稱「電單車車位」)，使署長滿意，但是如果按本第(c)(i)分條提供的車位數目是小數，則四捨五入取其整數。

按本特別條件第(c)(i)分條(可按批地文件特別條件第(23)條修訂)提供的電單車車位不得用作其指定以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。"

單車車位

30. 批地文件特別條件第(21)(d)條規定：

"(d) 必須按每15個每個面積不少於70平方米的住宅單位或其中部分1個車位的比率或署長可批准的其他比率在該地段內提供車位，供該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者停泊單車，使署長滿意。在本第(d)分條中，擬供一個單獨家庭住宅用途的獨立屋、半獨立屋或排屋不能視為一個住宅單位。"

車位面積

31. 批地文件特別條件第(21)(e)(i)、(ii)、(iii)及(iv)條規定：

"(e) (i) 除殘疾人士使用的車位外，按本特別條件第(a)(i)(I)及(a)(iii)分條(可按批地文件特別條件第(23)條修訂)和第(a)(i)(II)分條提供的每個車位的面積應為：2.5米闊 × 5.0米長 × 至少2.4米高。

(ii) 殘疾人士使用的每個車位應符合建築事務監督要求及批准的面積。

(iii) 每個電單車車位的面積(可按批地文件特別條件第(23)條修訂)應為：1.0米闊 × 2.5米長 × 至少2.4米高或署長可批准的其他至少高度。

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批地文件的摘要

(iv) 按本特別條件第(d)分條提供的每個車位應符合署長書面批准的面積。”

裝卸要求

32. 批地文件特別條件第(22)條規定：

- "(a) 必須按該地段已建或擬建的建築物每800個住宅單位或其中部分一個裝卸區之比率或署長可批准的其他比率在該地段內指供裝卸區供貨車裝卸，使署長滿意，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個裝卸區，該裝卸區須設在每座住宅單位大廈旁邊或之內。在本(a)分條中，擬供單獨家庭住宅用途的獨立屋、半獨立屋及排屋不能視為住宅單位大廈。署長對該等房屋是否或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。
- (b) 按本特別條件第(a)分條提供的裝卸區面積應為：3.5米闊 × 11.0米長 × 至少4.7米高。上述裝卸區不能用作該地段已建或擬建的建築物有關的貨車裝卸以外的任何用途。”

住宅車位及電單車車位的轉讓限制

33. 批地文件特別條件第(25)條規定：

- "(a) 即使已遵守本文件使署長滿意，住宅車位及電單車車位不能
- (i) 轉讓，除非
- (I) 連同該地段的不可分割份數及獨家使用及管有該地段已建或擬建的大廈住宅單位的權利；或
- (II) 給已經是該地段的不可分割份數及獨家使用及管有該地段已建或擬建的大廈住宅單位的權利的業主之人士；或
- (ii) 分租，除非給該地段已建或擬建的大廈住宅單位的住戶，

但是在任何情況下，不得轉讓或分租超過3個住宅車位和電單車車位給予該地段已建或擬建大廈任何一個住宅單位的業主或住戶。為免存疑，擬供一個單獨家庭住宅用途的獨立屋、半獨立屋或排屋被視為第(a)分條提及的住宅單位，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。

- (b) 即使本特別條件第(a)分條規定，經署長的預先書面同意，購買人可以轉讓整個所有住宅車位及電單車車位僅給購買人全資擁有的附屬公司。
- (c) 本特別條件第(a)分條不適用於轉讓、分租、按揭或抵押整個地段。
- (d) 本特別條件第(a)及(b)分條不適用於殘疾人士車位。

公用地方

34. 批地文件特別條件第(26)條規定：

"按特別條件第(21)(a)(iii)、21(d)及(22)條在該地段內提供的場地須指定為及構成公用地方之部分。"

分割

35. 批地文件特別條件第(30)條規定：

- "(a) 如果任何土地需要或已經被分割、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在塑造、平整或開發該地段或其中任何部分或購買人按本文件需要進行的任何其他工程或作任何其他用途，購買人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。購買人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。
- (b) 本特別條件第(a)分條不能影響本文件，特別是批地文件特別條件第(29)條賦予政府的權利。
- (c) 倘若因為任何塑造、平整、開發或購買人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，購買人須自費進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。
- (d) 除了批地文件規定對違反該文件的任何其他權利或濟助外，署長有權發出書面通知要求購買人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果購買人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。購買人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。”

保養地樁

36. 批地文件特別條件第(31)條規定：

"如果在開發或重新開發該地段或其中任何部分時已安裝預應力地樁，購買人須在預應力地樁的服務年限期間定期保養與檢查預應力地樁，使署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果購買人不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。購買人須在要求時歸還政府因此產生的費用。"

廢土方或石方

37. 批地文件特別條件第(32)條規定：

- "(a) 倘若從該地段或開發該地段所影響的其他範圍腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材(以下簡稱「廢料」)到公共行人徑、道路或路渠、海灘、海床、污水渠、雨水渠、排水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，購買人須自費清理該等廢料並修復對政府物業造成的損壞。購買人須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求賠償政府。
- (b) 即使本特別條件第(a)分條規定，署長可以(但沒有責任)應購買人要求清理上述廢料和修復對政府物業造成的損壞。購買人須在要求時支付因此產生的費用。”

SUMMARY OF LAND GRANT

批地文件的摘要

綠色加黑斜線範圍

38. 批地文件特別條件第(33)條規定：

"(a) 購買人須在署長自行酌情要求時自費進行與完成在本文件附錄的圖則上用綠色加黑斜線顯示的範圍(以下簡稱「綠色加黑斜線範圍」)的岩土勘察和斜坡護理，防止山泥傾瀉、減輕及修補工程，使署長滿意，並在本文件同意批租的所有時間內自費保養綠色加黑斜線範圍包括在其內及其上的一切土地、斜坡護理工程、護土構築物、排水渠及任何其他工程處於修繕妥當的狀態，使署長滿意。倘若在本文件批租期的任何時間內該綠色加黑斜線範圍內發生任何山泥傾瀉、地陷或塌方，購買人須自費修復與彌補該地方連同署長認為(署長的決定是最終的及約束購買人)受到影響的任何毗鄰或毗連區域。購買人須對上述山泥傾瀉、地陷或塌方產生的一切索償、司法程序、費用、損害賠償及各種開支彌償政府、他的代理人及承建商。購買人須確保在任何時候不能對綠色加黑斜線範圍進行非法挖掘或堆填。經署長預先書面同意，購買人可搭建圍欄或其他障礙物，以防止上述非法挖掘或堆填。除署長具有對違反本文件的任何其他權利或濟助外，署長可在任何時候經書面通知要求購買人進行上述岩土勘測、斜坡護理、防止山泥傾瀉、減輕及修補工程並保養、修復及彌補上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果購買人不理會或未能在指定時期遵守該通知，使署長滿意，在該日期期滿後，署長可展開與進行要求的工程，購買人須在要求時償還因此產生的費用給政府。

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

損壞服務

39. 批地文件特別條件第(34)條規定：

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

建造和接駁排水渠及渠道

40. 批地文件特別條件第(35)條規定：

"(a) 購買人須自費建造與保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。購買人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠(如已建及試用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對購買人負責。購買人須在要求時向政府支付上述連接工程的費用。另一選擇是該等連接工程可由購買人自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由購買人自費保養，直至要求時由購買人移交給政府，由政府出資負責今後的保養。購買人須在要求時向政府支付有關上述連接工程的技術檢查之費用。倘若購買人未能保養在政府土地內修建上述任何一段的連接工程，署長可進行他認為必要的保養工程，購買人須在要求時向政府支付該等工程的費用。"

排水影響評估

41. 批地文件特別條件第(36)條規定：

"(a) 購買人須在本協議之日起的6個曆月內(或署長可批准的其他延長時期內)自費提交或安排他人提交一份排水影響評估(以下簡稱「排水影響評估」)給渠務署署長作出書面審批，在一切方面使渠務署署長滿意。上述排水影響評估特別是載有渠務署署長要求的資料及詳情，包括但不限於開發該地段可能產生的一切不利的排水影響和實施消減措施、改善工程及其他措施及工程的建議。

(b) 購買人須在渠務署署長指定的時間內自費實施排水影響評估的建議並在該地段內維持該建議，在一切方面使渠務署署長滿意。

(c) 排水影響評估的技術方面應由香港土木工程協會的成員作為行業專家或執業土木工程師進行。

(d) 在渠務署署長沒有書面批准排水影響評估之前，不能在該地段或其中任何部分展開建築工程(土地勘察除外)。在本文件中，「土地勘察」一詞按建築物條例、其下的任何規例及任何修訂法例界定。

(e) 為免存疑和在不影響本批地文件一般條件第5(a)和5(b)條的一般適用範圍下，購買人特此明文承認及同意他須獨自負責自費實施排水影響評估批准的建議，在一切方面使渠務署署長滿意。政府及其官員對購買人履行本特別條件或其他條件的責任所產生或附帶和造成購買人蒙受任何費用、損害或損失毋須承擔任何責任或義務。購買人無權就上述費用、損害或損失向政府及其官員索償。"

SUMMARY OF LAND GRANT

批地文件的摘要

噪音影響評估

42. 批地文件特別條件第(37)條規定：

- "(a) 購買人須在本協議之日起的6個曆月(或署長可批准的其他延長時期內)自費提交或安排他人提交一份開發該地段的噪音影響評估(以下簡稱「噪音影響評估」)給署長作書面審批，在一切方面使署長滿意。該評估除了其他事項外，還須載有署長可要求的資料，包括但不限於開發該地段的一切不利的噪音影響和建議採取適當的噪音消減措施(以下簡稱「噪音消減措施」)。
- (b) 購買人須在署長指定的期限內自費進行與實施噪音影響評估建議並經署長批准的噪音消減措施(以下簡稱「經批准噪音消減措施」)，在一切方面使署長滿意。
- (c) 在署長沒有書面批准噪音影響評估之前，不能在該地段或其中任何部分展開建築工程(土地勘察及地盤平整工程除外)。
- (d) 政府及其官員對購買人履行本特別條件中他的責任或其他情況產生或附帶和造成購買人蒙受的任何費用、損害或損失毋須承擔任何責任或義務。購買人無權就上述費用、損害或損失向政府及其官員索償。"

隔音屏障

43. 批地文件特別條件第(38)條規定：

- "倘若經批准噪音消減措施包括在該地段上搭建或興建伸展超出該地段的邊界和在毗鄰政府土地任何部分之上或上方的隔音屏障(以下簡稱「隔音屏障」)，下列條件適用：
- (a) 購買人須按建築事務監督批准的圖則自費設計、搭建及建造隔音屏障，在一切方面符合建築物條例、其下的任何法例及任何修訂條例；
- (b) 不能在任何政府土地及毗鄰地段之上、上方或之下搭建噪音屏障的地基及承建物；
- (c) 未經署長的預先書面批准，不能在隔音屏障或其中任何部分之處或之上固定或作出任何更改、增建、更換或連接；
- (d) 購買人須在任何時候自費維護、保養及維修隔音屏障或(如果署長批准)其更換物處於良好的維修狀態，在一切方面使署長滿意。如果按本第(d)分條進行任何工程需要臨時封閉交通或改道，必須取得運輸署署長對臨時交通安排的書面同意，才能展開任何工程；
- (e) 隔音屏障只能用作隔音屏障之用途。未經署長的預先書面同意，購買人不能使用或容許他人使用隔音屏障或其中任何部分張貼廣告或展示任何標誌、通告或海報；
- (f) 經署長的預先書面批准，購買人、他的承建商、工人或購買人授權的任何其他人士可帶上或不帶工具設備、機械、機器或車輛進入該地段毗鄰的政府土地，旨在按本特別條件進行搭建、建造、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；
- (g) 政府對他們進入或進行本特別條件第(f)分條提及的工程所產生或附帶和造成購買人或任

何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任或義務，不能就上述損失、損害、滋擾或干擾向政府索償；

- (h) 購買人須在任何時候採取必要的預防措施，防止因為搭建、建造、維修、保養、更改、使用、拆除或移動隔音屏障對該地段毗鄰的政府土地和隔音屏障或進入或使用該地段毗鄰的政府土地和隔音屏障的任何人士或車輛造成任何損害或損傷；
- (i) 署長有權在任何時候自行酌情向購買人發出一封書面通知，要求購買人在收到該書面通知後，在通知日起的6個曆月內拆除與移走伸展到政府土地上面的隔音屏障的部分，不能作出任何更換，購買人須在上述書面通知指定的時間內自費拆除與移走上述隔音屏障部分，在一切方面使署長滿意；
- (j) 倘若沒有履行本特別條件規定購買人的責任，署長可進行必要的工程，而購買人須在要求時向署長支付上述工程的費用；
- (k) 購買人須准許署長、他的官員、承建商、工人或署長授權的任何其他人士在任何時間內帶上或不帶工具、設備、機械、機器或車輛自由及不受阻礙出入及再出入該地段或其中任何部分或在其上已建或擬建的任何建築物，旨在視察、檢查及監管按本特別條件第(a)、(d)及(i)分條進行的任何工程和進行本特別條件第(j)分條要求的任何工程或署長認為必要的任何其他工程；
- (l) 政府或署長對購買人履行在本特別條件的責任，署長行使本特別條件(k)分條的進入權或按本特別條件第(j)分條進行的任何工程產生或附帶和造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。購買人無權就上述損失、損害、滋擾或干擾向政府或署長或他授權的官員索償或要求補償；及
- (m) 購買人須對搭建、建造、展示、維修、保養、更改、使用、拆除或移走隔音屏障或進行本特別條件第(j)分條規定的工程直接或間接有關或造成的一切責任、索償、費用、要求索償或其他司法程序彌償及保障政府、署長他的官員及工人。"

排污影響評估

44. 批地文件特別條件第(39)條規定：

- "(a) 購買人須在本協議之日起的6個曆月內(或署長可批准的其他延長時期內)自費提交或安排他人提交一份排污影響評估(以下簡稱「排污影響評估」)給環境保護署署長作出書面審批，在一切方面使環境保護署署長滿意。上述排污影響評估特別是載有環境保護署署長要求的資料及詳情，包括但不限於開發該地段可能產生的一切不利的排污影響和實施消減措施、改善工程及其他措施及工程的建議。
- (b) 購買人須在環境保護署署長指定的時間內自費實施排污影響評估的建議並在該地段內維持該建議，在一切方面使環境保護署署長滿意。
- (c) 排污影響評估的技術方面應由香港土木工程協會的成員作為行業專家或執業土木工程師進行。

SUMMARY OF LAND GRANT

批地文件的摘要

(d) 在環境保護署署長沒有書面批准排污影響評估之前，不能在該地段或其中任何部分展開建築工程(土地勘察及地盤平整工程除外)。

(e) 為免存疑和在不影響本批地文件一般條件第5(a)和5(b)條的一般適用範圍下，購買人特此明文承認及同意他須獨自負責自費實施排污影響評估批准的建議，在一切方面使環境保護署署長滿意。政府及其官員對購買人履行本特別條件或其他條件的責任所產生或附帶和造成購買人蒙受任何費用、損害或損失毋須承擔任何責任或義務。購買人無權就上述費用、損害或損失向政府及其官員索償。"

不准建墳墓或骨灰龕

45. 批地文件特別條件第(42)條規定：

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

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

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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

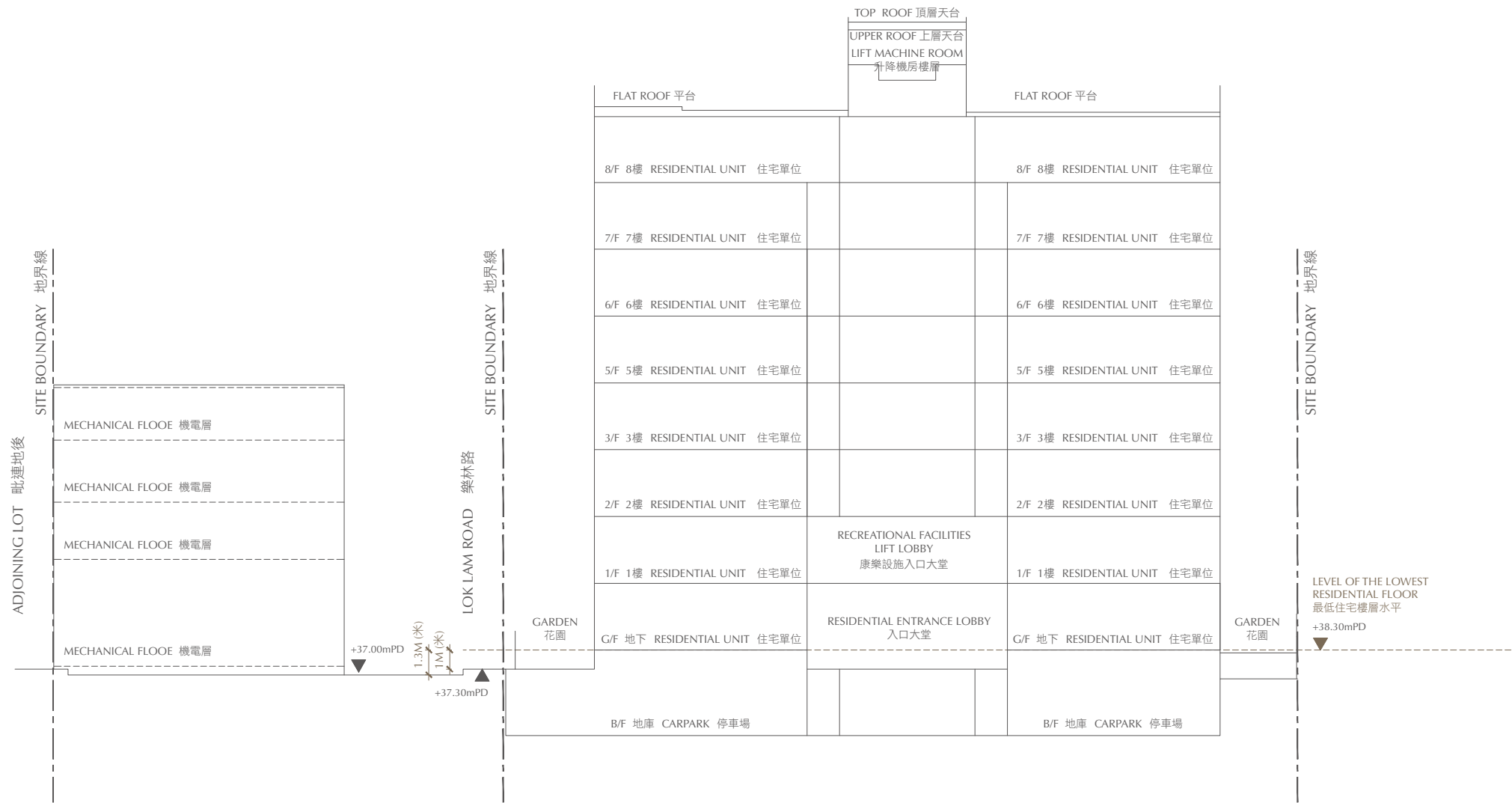
WARNING TO PURCHASERS 對買方的警告

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

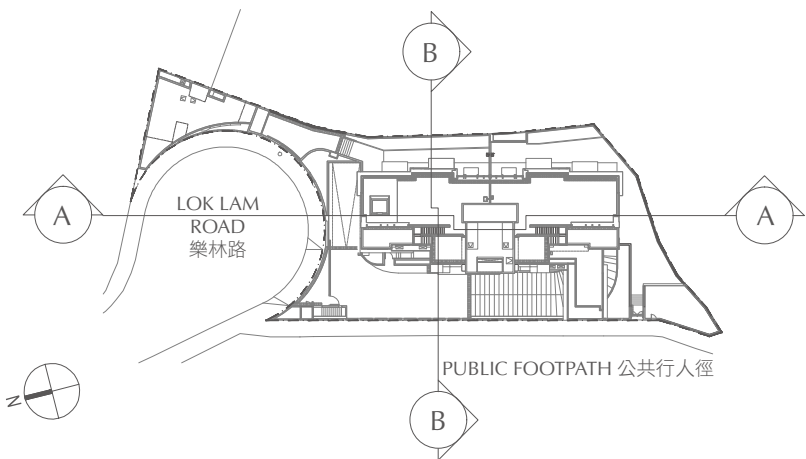
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A - A
橫截面圖 A - A



Key Plan 指示圖



The part of Lok Lam Road adjacent to the building is 37 metres to 37.3 metres above the Hong Kong Principal Datum.

毗連建築物的一段樂林路為香港主水平基準以上37米至37.3米。

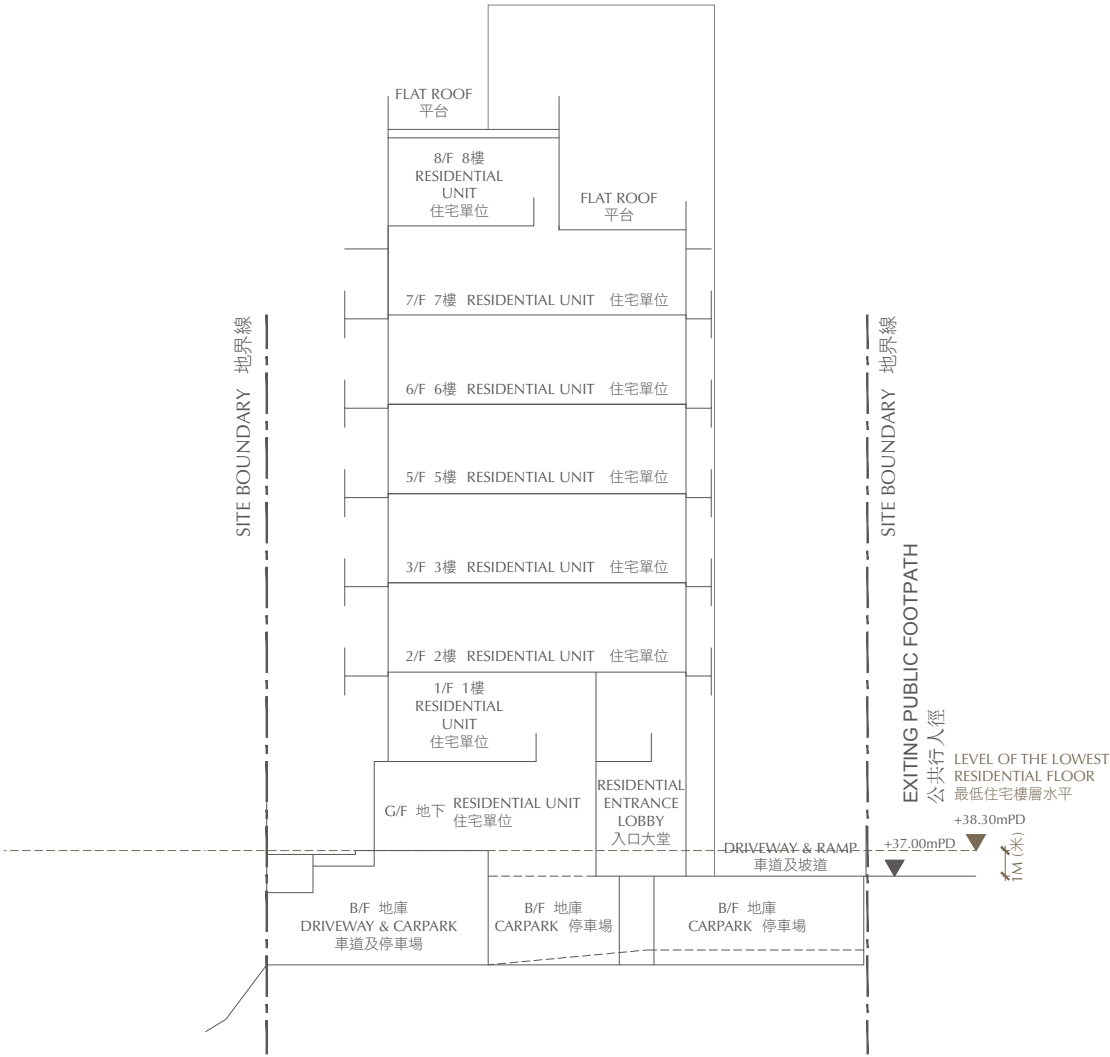
Note

The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

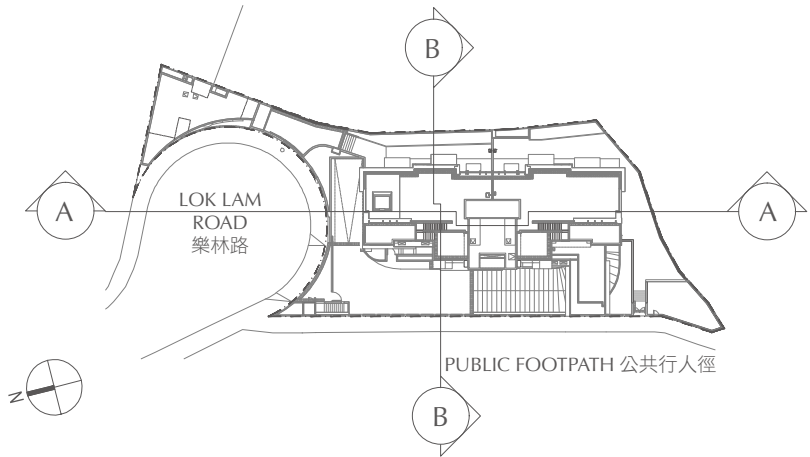
備註
賣方建議準買方到該發展項目作實地考察，以獲取對該發展項目及周圍地區的公共設施及環境較佳的了解。

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

CROSS-SECTION PLAN B - B
橫截面圖 B - B



Key Plan 指示圖



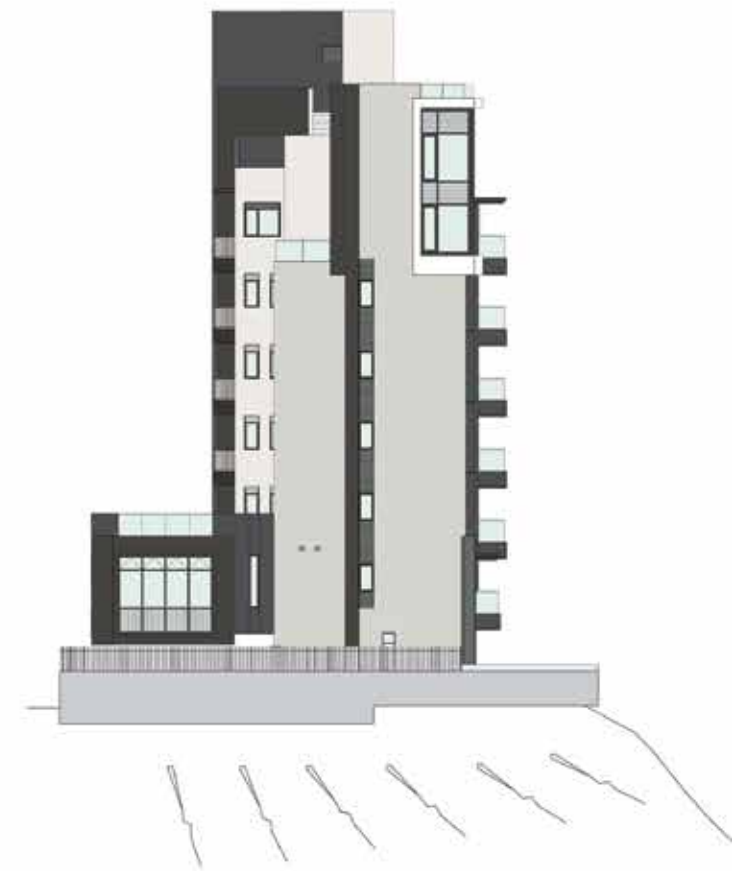
The part of public footpath adjacent to the building is 37 metres above the Hong Kong Principal Datum. 毗連建築物的一段公共行人徑為香港主水平基準以上37米。

Note
The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
備註
賣方建議準買方到該發展項目作實地考察，以獲取對該發展項目及周圍地區的公共設施及環境較佳的了解。

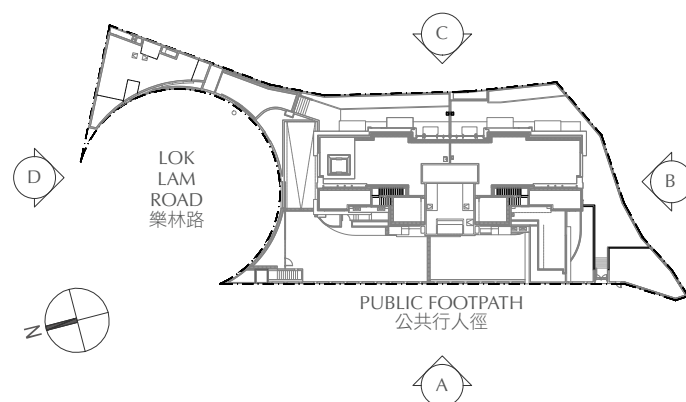
ELEVATION A
A 立面圖



ELEVATION B
B 立面圖



Key Plan 指示圖



Authorized Person for the Development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved Building Plans for the Development as of 25 July 2017; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2017年7月25日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

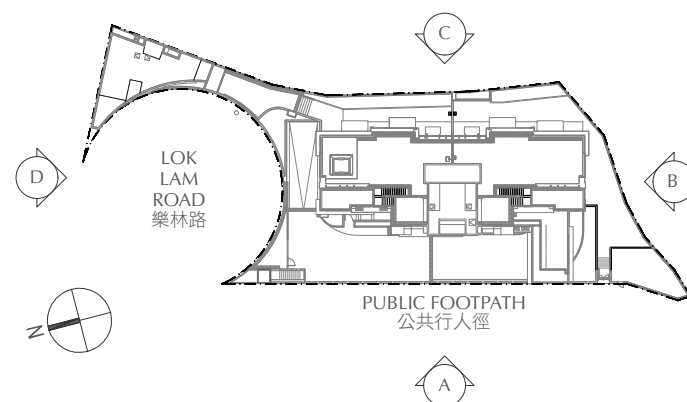
ELEVATION C
C 立面圖



ELEVATION D
D 立面圖



Key Plan 指示圖



Authorized Person for the Development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved Building Plans for the Development as of 25 July 2017; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2017年7月25日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Categories of Common Facilities 公用設施類別		Covered 有上蓋遮蓋	Uncovered 沒有上蓋遮蓋	Total Area 總面積
(a) Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	Area 面積 (sq ft 平方呎)	1,349	-	1,349
	Area 面積 (sq m 平方米)	125.317	-	125.317
(b) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Area 面積 (sq ft 平方呎)	-	-	-
	Area 面積 (sq m 平方米)	-	-	-
(c) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	Area 面積 (sq ft 平方呎)	-	-	-
	Area 面積 (sq m 平方米)	-	-	-

Note
Areas in square feet as specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

備註
以平方呎顯示之上述面積均依據1平方米＝10.764平方呎換算，並四捨五入至整數。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which copies of Outline Zoning Plans relating to the Development are available is: www.ozp.tpb.gov.hk
2. A copy of the latest draft of every Deed of Mutual Covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的每份分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：
www.ozp.tpb.gov.hk
2. 指明住宅物業的每一公契將在指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1.Exterior Finishes

(a) External Wall	External wall of residential tower is finished with curtain wall, aluminum windows, stone cladding, aluminum cladding, external wall tiles, grille, aluminum feature and metal louver finished with paint. External wall of E&M block is finished with external wall tiles, vertical green, metal louver finished with paint.
(b) Window	<u>Elevation A</u> Curtain wall with aluminum frame is finished with fluorocarbon coating and double glazed clear tempered glass panels. Aluminum frame windows are finished with fluorocarbon coating with double glazed clear tempered glass panels except for Lavatory for Utility Room. Aluminum frame windows are finished with fluorocarbon coating with double glazed acid-etched glass panels are provided for Lavatory for Utility Room. <u>Elevation B & D</u> Curtain wall with aluminum frame is finished with fluorocarbon coating and single glazed clear tempered glass panels. Aluminum frame windows are finished with fluorocarbon coating with single glazed clear tempered glass panels except for Bathroom, Lavatory for Utility Room and Walk-in closet. Aluminum frame windows are finished with fluorocarbon coating with single glazed acid-etched glass panels are provided for Bathroom, Lavatory for Utility Room and Walk-in closet. <u>Elevation C</u> Curtain wall with aluminum frame is finished with fluorocarbon coating and single glazed clear tempered glass panels.
(c) Bay Window	Not applicable.
(d) Planter	Natural stone capping on planter wall.
(e) Verandah or Balcony	All balconies are finished with stone flooring with tempered glass balustrade. Ceiling finished with aluminum cladding. All balconies are covered.

(f) Dry Facilities for Clothing	Not applicable.
2. Interior Finishes	
(a) Lobby	<u>Entrance Lobby on G/F</u> Wall: Finished with natural stone, bronze features, hairline stainless steel panels and mirror. Floor: Finished with natural stone. Ceiling: Finished with bronze plate, hairline stainless steel and gypsum board false ceiling. <u>Resident's Recreational Facilities Common Lift Lobby on 1/F</u> Wall: Finished with moss tiles (green wall), timber veneer, timber wall cladding with painted and mirror. Floor: Finished with natural stone. Ceiling: Finished with gypsum board false ceiling with emulsion paint. <u>Service Lift Lobby on 2/F – 8/F (4/F is omitted)</u> Wall: Finished with wall tiles. Floor: Finished with floor tiles. Ceiling: Finished with gypsum board false ceiling with emulsion paint. <u>Private Lift Lobby on 2/F, 3/F, 5/F, 6/F & 7/F</u> Wall: Finished with timber veneer panels, hairline stainless steel and natural stone. Floor: Finished with natural stone. Ceiling: Finished with gypsum board false ceiling with emulsion paint.
(b) Internal Wall and Ceiling	<u>For all residential units except Lower Duplex Unit B on G/F-1/F, Unit B on 2/F, Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F – 8/F</u> Wall: Living Area, Dining Area, Master Bedroom and Bedrooms 1-3 are finished with cement sand rendering and painted in emulsion paint where exposed.

(b) Internal Wall and Ceiling	Ceiling: Finished with cement sand rendering and painted in emulsion paint, and gypsum board false ceiling with emulsion paint. <u>Lower Duplex Unit B on G/F – 1/F</u> Wall: Living Area, Dining Area and Master Bedroom are finished with timber veneer panels and wallpaper panels where exposed. Bedroom 1 and Bedroom 3 are finished with wallpaper panels and timber veneer panels with metal trimming where exposed. Bedroom 2 is finished with wallpaper panels and metal trimming where exposed. Ceiling: Living Area, Dining Area and Master Bedroom are finished with gypsum board and plywood false ceiling with emulsion paint and metal trimming. Bedroom 1 and Bedroom 2 are finished with gypsum board and plywood false ceiling with emulsion paint. Bedroom 3 is finished with gypsum board and plywood false ceiling with emulsion paint and solid wood trimming. <u>Unit B on 2/F</u> Wall: Living Area and Dining Area are finished with marble panels and silk wallcovering wrapped panels with metal trimming where exposed. Master Bedroom is finished with wallpaper, fabric wrapped panels and grey tinted mirror panels where exposed. Bedroom 1 is finished with fabric wrapped panels and wall paper panels with metal trimming where exposed. Bedroom 2 is finished with wallpaper where exposed. Bedroom 3 is finished with fabric wrapped panels and wallpaper panels with metal trimming where exposed. Ceiling: Finished with gypsum board false ceiling with emulsion paint. <u>Upper Duplex Unit A on 7/F – 8/F</u> Wall: Living Area and Dining Area are finished with timber veneer panels, back painted glass with metal trimming, leather and wallpaper panel where exposed.	(b) Internal Wall and Ceiling	Master Bedroom is finished with timber veneer panel, mirror and wallpaper where exposed. Bedroom 1 is finished with fabric panel and wallpaper where exposed. Bedroom 2 is finished with wallpaper panel where exposed. Bedroom 3 is finished with vinyl and wallpaper panel where exposed. Ceiling: Finished with gypsum board and plywood false ceiling with emulsion paint. <u>Upper Duplex Unit B on 7/F – 8/F</u> Wall: Living Area and Dining Area are finished with timber veneer panels, back painted glass with metal trimming and wallpaper panels where exposed. Master Bedroom is finished with timber veneer panels, mirror and wallpaper panels where exposed. Bedroom 1 is finished with timber veneer panels and wallpaper panels where exposed. Bedroom 2 is finished with wallpaper panels where exposed. Bedroom 3 is finished with vinyl and wallpaper panels where exposed. Ceiling: Finished with gypsum board and plywood false ceiling with emulsion paint.
	(c) Internal Floor		<u>For all residential units except Lower Duplex Unit B on G/F-1/F, Unit B on 2/F, Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F – 8/F</u> Living Area, Dining Area, Master Bedroom, Bedrooms 1-3 and internal staircases are finished with engineered timber board and timber skirting. <u>Lower Duplex Unit B on G/F-1/F</u> Living Area, Dining Area, internal staircase from G/F to 1/F and portion of internal staircase from B/F to G/F are finished with natural stone with timber skirting. Master Bedroom, Bedrooms 1-3 and portion of internal staircase from B/F to G/F are finished with engineered timber board and timber skirting. B/F is finished with engineered timber board, tiles and timber skirting.

Note
No Bathroom 3 for typical residential units (i.e. Units A & B on 2/F, 3/F, 5/F and 6/F)

+ Powder Room at Lower Duplex Units A & B on G/F – 1/F only

(c) Internal Floor	<u>Unit B on 2/F</u> Living Area, Dining Area and Bedroom 2 are finished with natural marble and metal skirting. Master Bedroom and Bedroom 1 are finished with engineered timber board and timber skirting. Bedroom 3 is finished with engineered timber flooring and metal skirting. <u>Upper Duplex Unit A on 7/F – 8/F</u> Living Area and Dining Area are finished with natural stone with timber and metal skirting. Master Bedroom and Bedrooms 1-3 are finished with engineered timber flooring and timber skirting. <u>Upper Duplex Unit B on 7/F – 8/F</u> Living Area, Dining Area and internal staircases are finished with natural stone with timber skirting. Master Bedroom and Bedrooms 2 & 3 are finished with engineered timber board and timber skirting. Bedroom 1 is finished with wall to wall carpet with timber skirting.	(d) Bathroom	<u>Unit B on 2/F</u> Wall: Master Bathroom and Bathrooms 1 & 2 are finished with natural marble and marble mosaic to false ceiling where exposed. Glass partition with door at shower. Lavatory for Utility Room is finished with porcelain tiles to false ceiling. Floor: Master Bathroom and Bathrooms 1 & 2 are finished with natural marble. Lavatory for Utility Room is finished with porcelain tiles. Ceiling: Finished with gypsum board false ceiling with emulsion paint and downlights. <u>Upper Duplex Unit A on 7/F – 8/F</u> Wall: Master Bathroom is finished with natural stone, mirror, vinyl panels and metal trimming to false ceiling. Bathroom 1 is finished with natural stone to false ceiling. Bathrooms 2 & 3 are finished with natural stone and mirror to false ceiling. Lavatory for Utility Room is finished with tiles to false ceiling. Floor: Master Bathroom and Bathrooms 1-3 are finished with natural stone. Lavatory for Utility Room is finished with porcelain tiles. Ceiling: Finished with gypsum board and plywood false ceiling with emulsion paint and downlights.
	<u>For all residential units except Unit B on 2/F and Upper Duplex Unit A on 7/F – 8/F</u> Wall: Master Bathroom is finished with natural stone to false ceiling where exposed and glass partition with door at shower. Bathrooms 1-3[#] are finished with porcelain tiles to false ceiling where exposed. Glass partition with door at shower and/or water closet. Floor: Powder Room⁺ and Lavatory for Utility Room are finished with porcelain tiles to false ceiling. Master Bathroom is finished with natural stone. Ceiling: Bathrooms 1-3[#], Powder Room⁺ and Lavatory for Utility Room are finished with porcelain tiles. Bathrooms 1-3[#] are finished with aluminum panels and downlights. Master Bathroom and Powder Room⁺ are finished with gypsum board false ceiling with emulsion paint. Lavatory for Utility Room is finished with gypsum board with emulsion paint and downlights.	(e) Kitchen	<u>For all residential units</u> Wall: Finished with porcelain tiles to false ceiling where exposed. Floor: Finished with porcelain tiles. Ceiling: Finished with aluminum panels and downlights. Cooking Finished with technistone. Bench:

(e) Kitchen	<u>For Open Kitchen (Lower Duplex Units A & B on G/F – 1/F only)</u>	
	Wall:	Finished with paint on plastering up to false ceiling.
	Floor:	Finished with engineerered timber board.
	Ceiling:	Finished with gypsum board false ceiling with emulsion paint and fire resistance glass barrier.
	Cooking Bench:	Finished with technistone.

3. Interior Fittings

(a) Doors	Entrance Door except G/F:	Solid core timber finished with timber veneer, fitted with eye viewer, concealed door closer, metal door handle, lockset and door stopper.
	G/F Entrance Door:	Solid core timber finished with “Parklex” timber veneer, fitted with eye viewer, concealed door closer, metal door handle, lockset and door stopper.
	G/F Entrance Gate:	GMS metal grilles.
	Bedroom:	<u>For all residential units except Lower Duplex Unit B on G/F-1/F, Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F – 8/F</u>
		Solid core timber finished with timber veneer, fitted with lockset, metal door handle and door stopper.
		<u>Lower Duplex Unit B on G/F - 1/F, Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F – 8/F</u>
		Hollow core timber finished with timber veneer, fitted with lockset, metal door handle and door stopper.
	Bathroom:	<u>For all residential units except Lower Duplex Unit B on G/F - 1/F, Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F – 8/F</u>
		Solid core timber finished with timber veneer, fitted with lockset, metal door handle and door stopper.
		<u>Lower Duplex Unit B on G/F - 1/F, Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F – 8/F</u>
		Hollow core timber finished with timber veneer, fitted with lockset, metal door handle and door stopper.
	Kitchen:	Solid core timber and glass panels finished with timber veneer, fitted with door closer, metal door

(a) Doors	handle and lockset.	
	Balcony and Utility Platform (Elevation C):	Aluminum frame folding door finished with fluorocarbon coating with clear tempered glass panels and lockset.
	Utility Platform (Elevation A):	Aluminum frame door finished with fluorocarbon coating with clear tempered glass panels, fitted with metal door handle and lockset.
	Utility Room:	<u>For all residential units except Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F – 8/F</u>
		Solid core timber sliding door finished with timber veneer, fitted with metal door handle and lockset.
		<u>Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F – 8/F</u>
		Hollow core timber finished with timber veneer, fitted with lockset, metal door handle and door stopper.
	Lavatory for Utility Room:	Aluminum folding door with painted glass panels and lockset.
	Others:	<u>G/F Garden for Lower Duplex Units A & B on G/F – 1/F</u>
		Aluminum frame folding door finished with fluorocarbon coating with single clear tempered glass panels and lockset.
(b) Bathroom	Master Bathroom:	
	<u>For all typical residential units except Unit B on 2/F</u>	
	Fitted with natural stone countertop, synthetic leather and timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, 2 nos. undercounter ceramic wash basins with 2 sets of chrome finished basin mixer, mirror and mirror cabinet, chrome finished hand shower mixer set with chrome finished overhead shower, press-steel bathtub (1700mm(L) x 750mm(w) x 430mm(D)) with chrome finished bath mixer, chrome finished toilet paper holder, chrome finished towel bar(s), chrome finished glass door handle(s),	

(b) Bathroom	chrome finished door mounted rob hook(s), ventilation fan, heat lamp and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Unit B on 2/F</u> Fitted with natural stone countertop and timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, 2 nos. of undercounter ceramic wash basins with 2 sets of chrome finished basin mixer, mirror and mirror cabinet, chrome finished hand shower mixer set with chrome finished overhead shower, press-steel bathtub (1700mm(L) x 750mm(W) x 430mm(D)) with chrome finished bath mixer, chrome finished toilet paper holder, chrome finished glass door handle, chrome finished door mounted rob hooks, ventilation fan, heat lamp and downlights. PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Lower Duplex Units A & B on G/F – 1/F</u> Fitted with natural stone countertop, synthetic leather and timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, 2 nos. undercounter ceramic wash basins with 2 sets of chrome finished basin mixer, mirror and mirror cabinet, chrome finished hand shower mixer set with chrome finished overhead shower, bubble massage bathtub (1900mm(L) x 900mm(W) x 620mm(D)) with chrome finished bath mixer set, chrome finished toilet paper holder, chrome finished towel bar(s), chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan, heat lamp and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Upper Duplex Unit A on 7/F – 8/F</u> Fitted with natural stone countertop, vinyl with metal trimming and metal support cabinet. Fitted with ceramic intelligent toilet with bidet function and heated toilet seat, complete with auto opening/close of cover, 2 nos. of undercounter ceramic wash basins with 2 sets of chrome finished basin mixer, mirror and mirror cabinet, chrome finished floor standing hand shower mixer set with chrome finished overhead shower, free standing bathtub (1820mm(L) x 795mm(W) x 870mm(D)) with free
(b) Bathroom	standing chromed finished bath mixer set, chrome finished toilet paper holder, chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Upper Duplex Unit B on 7/F – 8/F</u> Fitted with natural stone countertop, synthetic leather and timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, 2 nos. undercounter ceramic wash basins with 2 sets of chrome finished basin mixer, mirror and mirror cabinet, chrome finished floor standing hand shower mixer set with chrome finished overhead shower, free standing bathtub (1820mm(L) x 795mm(W) x 870mm(D) with free standing chrome finished bath mixer set, chrome finished toilet paper holder, chrome finished towel bar(s), chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan, heat lamp and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. Bathroom 1: <u>For all residential units except Unit B on 2/F and Upper Duplex Unit A on 7/F – 8/F</u> Fitted with timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, countertop ceramic wash basic with chrome finished basin mixer, mirror and mirror cabinet, chrome finished hand shower mixer set with chrome finished overhead shower, chrome finished toilet paper holder, chrome finished towel bar(s)/rail(s), chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan, heat lamp and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Unit B on 2/F</u> Fitted with natural stone countertop and timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, countertop ceramic wash basin with chrome finished basin mixer, mirror and mirror cabinet, chromed finished hand shower mixer set with chrome finished overhead

(b) Bathroom	shower, chrome finished toilet paper holder, chrome finished towel bar/rail, chrome finished glass door handle, chrome finished door mounted rob hooks, ventilation fan, heat lamp and downlights. PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Upper Duplex Unit A on 7/F – 8/F</u> Fitted with natural stone countertop, vinyl with veneer plywood trimming and metal handle cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, undercounter ceramic wash basin with chrome finished basin mixer, mirror and mirror cabinet, chrome finished hand shower mixer set with chrome finished overhead shower, chrome finished toilet paper holder, chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. Bathroom 2: <u>For all typical residential units except Unit B on 2/F</u> Fitted with timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, countertop ceramic wash basic with chrome finished basin mixer, mirror and mirror cabinet, press-steel bathtub (1500mm(L) x 750mm(W) x 390mm(D)) with chrome finished bath mixer and hand shower set, chrome finished toilet paper holder, chrome finished towel bar(s)/rail(s), chrome finished door mounted rob hook(s), ventilation fan, heat lamp and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Unit B on 2/F</u> Fitted with natural stone countertop and timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, countertop ceramic wash basin with chrome finished basin mixer, mirror and mirror cabinet, press-steel bathtub (1500mm(L) x 750mm(W) x 390mm(D)) with chrome finished bath mixer and hand shower set, chrome finished toilet paper holder, chrome finished towel bar/rail, chrome finished door mounted rob hooks, ventilation fan, heat lamp and downlights. PVC-coated copper pipes for both hot	and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Upper Duplex Unit A on 7/F – 8/F</u> Fitted with natural stone countertop, vinyl with veneer plywood trimming and metal handle cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, undercounter ceramic wash basin with chrome finished basin mixer, mirror and mirror cabinet, chrome finished hand shower mixer set with chrome finished overhead shower, chrome finished toilet paper holder, chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Lower Duplex Units A & B on G/F – 1/F and Upper Duplex Unit B on 7/F – 8/F</u> Fitted with timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, countertop ceramic wash basic with chrome finished basin mixer, mirror and mirror cabinet, chrome finished hand shower mixer set with chrome finished overhead shower, chrome finished toilet paper holder, chrome finished towel bar(s)/rail(s), chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan, heat lamp and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. Bathroom 3#: <u>Upper Duplex Unit A on 7/F – 8/F</u> Fitted with natural stone countertop, vinyl with veneer plywood trimming and metal handle cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, undercounter ceramic wash basin with chrome finished basin mixer, mirror and mirror cabinet, chrome finished hand shower mixer set with chrome finished overhead shower, press-steel bathtub (1500mm(L) x 750mm(W) x 390mm(D)) with chrome finished bath mixer and bath spout, chrome finished toilet paper holder, chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water
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(b) Bathroom	supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Lower Duplex Units A & B on G/F – 1/F</u> Fitted with timber veneer plywood cabinet. Fitted with free standing basin, floor standing water closet with soft-closing seat and cover, mirror and mirror cabinet, press-steel bathtub (1500mm(L) x 750mm(W) x 390mm(D)) with chrome finished bath mixer and hand shower set, chrome finished toilet paper holder, chrome finished towel bar(s)/rail(s), chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan, heat lamp and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Upper Duplex Unit B on 7/F – 8/F</u> Fitted with timber veneer plywood cabinet. Fitted with ceramic water closet complete with soft-closing seat and cover, countertop ceramic wash basic with chrome finished basin mixer, mirror and mirror cabinet, press-steel bathtub (1500mm(L) x 750mm(W) x 390mm(D)) with chrome finished bath mixer and hand shower set, chrome finished toilet paper holder, chrome finished towel bar(s)/rail(s), chrome finished glass door handle(s), chrome finished door mounted rob hook(s), ventilation fan, heat lamp and downlight(s). PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. Powder Room*: Fitted with natural stone countertop and timber veneer plywood cabinet. Fitted with chrome finished towel rail and door mounted chrome finished rob hook(s), ceramic water closet complete with soft-closing seat and cover, ceramic wash basin with chrome finished basin mixer, fixed mirror, chrome finished toilet paper holder and ventilation fan. Hot water supply is provided by Towngas water heater installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets.
(c) Kitchen and Open Kitchen^	The kitchen cabinet is fitted with MDF board with aluminum front cabinet and artificial stone countertop with stainless steel plinth
(c) Kitchen and Open Kitchen^	leg. Stainless steel double bowl sink with chrome finished sink mixers. PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Kitchen and electric water heater installed in Open Kitchen^. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and kitchen cabinets. Smoke detector and sprinkler head are installed in open kitchen only. For kitchen appliances provision, please refer to the Appliances Schedule.
(d) Bedroom	<u>For all residential units except Lower Duplex Unit B on G/F - 1/F, Unit B on 2/F, Upper Duplex Unit A on 7/F – 8/F and Upper Duplex Unit B on 7/F - 8/F</u> No fitting is provided. <u>Lower Duplex Unit B on G/F – 1/F</u> Master Bedroom is fitted with built-in feature wall, full height build-in cabinet, dressing table and open wardrobes in Walk-in Closet. Bedrooms 1 is fitted with built-in wardrobes. Bedroom 2 is fitted with built-in wardrobes and built-in book shelves. Bedroom 3 is fitted with built-in feature wall and built-in wardrobes. <u>Unit B on 2/F</u> Master Bedroom is fitted with wall shelves, low cabinet, dressing table and open wardrobes in Walk-in Closet. Bedrooms 1 & 3 are fitted with wall shelves and built in wardrobes. Bedroom 2 is fitted with display shelves and bookcases. <u>Upper Duplex Unit A on 7/F – 8/F</u> Master Bedroom is fitted with two full height open display cabinets, built-in feature wall with open shelf and open wardrobe in walk-in closet. Bedroom 1 is fitted with built-in wardrobe. Bedroom 2 is fitted with display wall shelves. Bedroom 3 is fitted with built-in wardrobe and open wardrobe in walk-in closet. <u>Upper Duplex Unit B on 7/F – 8/F</u> Master Bedroom is fitted with two full height open display cabinets, built-in feature wall with open shelf and open

(d) Bedroom	wardrobes in Walk-in Closet. Bedroom 1 is fitted with wall shelves. Bedrooms 2 is fitted with built-in wardrobes. Bedrooms 3 is fitted with built-in wardrobes and open wardrobes in Walk-in Closet.
(e) Telephone	Telephone Outlet is provided and connected to the telephone box on each floor. For the number and location of outlets and connections points, please refer to the Schedule of Mechanical & Electrical Provision of Residential Units.
(f) Aerials	TV Socket Outlet is provided and connected to the aerial antennas at the Upper Roof of the building. For the number and location of outlets and connections points, please refer to the Schedule of Mechanical & Electrical Provision of Residential Units.
(g) Electrical Installations	Power supply is distributed from MCB board inside Utility Room. All final circuit wiring is installed in concealed conduit. For the number and location of power points and air-conditioner points, please refer to the Schedule of Mechanical & Electrical Provision of Residential Units.
(h) Gas Supply	Gas Supply Point of 20mm dia. is provided. Town gas supply pipes are connected to gas water heater at Kitchen.
(i) Washing Machine Connection Point	Water Supply Point of 15mm dia. is provided at Utility Room.
(j) Water Supply	Potable Water Supply of 22mm dia. and Flushing Water Supply of 22 mm dia. are provided. PVC-coated copper pipes for both hot and cold water. Hot water supply to Master Bathroom, Bathrooms 1-3 [#] , Kitchen and Powder Room ⁺ are provided by Towngas water heaters installed in Kitchen. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets.

4. Miscellaneous

(a) Lift	Three 900kg/12 passenger lifts (Mitsubishi – Nexway-s) are provided for the building. Floor served by lifts:
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(a) Lift	L1 & L3: All floors excepted 8/F L2: All floors
(b) Letter Box	Hairline stainless steel mailbox surface finish.
(c) Refuse Collection	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor (except 1/F). Refuse Storage and Material Recovery Chamber for collection of refuse by cleaner is provided on G/F.
(d) Water Meter, Electricity Meter and Gas Meter	Individual Water Meter is located in the water meter cabinet provided on each floor. Individual Electricity Meter is located in the meter room on each floor. Individual Gas Meter is located in the Kitchen cabinet in each residential unit.

5. Security Facilities

Magnetic Door Contact is provided and the alarm signal will be returned to the video door phone and mobile phone. CCTV camera is provided at public area and door contact is provided at the entrance door of each residential unit.

6. Appliances

For appliances and their brand names and model numbers, please refer to Appliances Schedule.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note
No Bathroom 3 for typical residential units (i.e. Units A & B on 2/F, 3/F, 5/F and 6/F)
+ Powder Room at Lower Duplex Units A & B on G/F – 1/F only
^ Open Kitchen at Lower Duplex Units A & B on G/F – 1/F only

1. 外部裝修物料

(a) 外牆	住宅大廈外牆鋪砌玻璃幕牆、鋁窗、石材板、鋁板、外牆瓷磚、格柵、鋁裝飾及髹漆金屬百葉。 機電大樓外牆鋪砌外牆瓷磚，垂直綠化，髹漆金屬百葉。
(b) 窗	<u>立面A</u> 玻璃幕牆配有氟碳塗層鋁窗框和雙層強化清玻璃。 鋁窗配有氟碳塗層和雙層強化清玻璃（唯工作間的洗手間除外）。工作間的洗手間的鋁窗配有氟碳塗層和雙層酸蝕玻璃。 <u>立面B和D</u> 玻璃幕牆配有氟碳塗層鋁窗框和單層強化清玻璃。 鋁窗配有氟碳塗層和單層強化清玻璃（唯浴室、工作間的洗手間和衣帽間除外）。 浴室、工作間的洗手間和衣帽間的鋁窗配有氟碳塗層和單層酸蝕玻璃。 <u>立面C</u> 玻璃幕牆配有氟碳塗層鋁窗框和單層強化清玻璃。
(c) 窗台	不適用。
(d) 花槽	花槽牆面鋪砌天然石材。
(e) 陽台或露台	所有露台鋪砌石材地板瓷磚配有強化玻璃欄杆。天花裝鋁板。 所有露台有蓋。
(f) 乾衣設施	不適用。

2. 內部裝修物料

(a) 大堂	<u>地下大堂</u> 牆身：鋪砌天然石材、青銅裝飾、髮紋不鏽鋼板和鏡面。 地板：鋪砌天然石材。 天花：鋪砌銅板、髮紋不鏽鋼和石膏板假天花。 <u>1樓住戶康樂設施公用升降機大堂</u> 牆身：苔蘚瓷磚（綠牆）、木皮飾面、髹漆木牆板和鏡子。 地板：鋪砌天然石材。 天花：鋪砌石膏板假天花髹乳膠漆。 <u>2樓至8樓（不設4樓）服務升降機大堂</u> 牆身：鋪砌牆身瓷磚。 地板：鋪砌地板瓷磚。 天花：鋪砌石膏板假天花髹乳膠漆。
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(a) 大堂	<u>2樓、3樓、5樓、6樓和7樓私人升降機大堂</u> 牆身：鋪砌木皮飾面、髮紋不鏽鋼和天然石材。 地板：鋪砌天然石材。 天花：鋪砌石膏板假天花髹乳膠漆。
(b) 內牆和天花板	<u>適用於所有住宅單位（地下至1樓底層複式單位B、2樓單位B、7樓至8樓頂層複式單位A和7樓至8樓頂層複式單位B除外）</u> 牆身：客廳、飯廳、主人睡房和睡房1至3外露部分設水泥砂漿批盪並髹乳膠漆。 天花：水泥砂漿批盪並髹乳膠漆，石膏板假天花髹乳膠漆。 <u>地下至1樓底層複式單位B</u> 牆身：客廳、飯廳和主人睡房外露部分鋪砌木皮飾面和牆紙板。 睡房 1及3 外露部分鋪砌牆紙板和鋪金屬邊的木皮飾面。 睡房 2 外露部分鋪砌牆紙板和金屬邊。 天花：客廳、飯廳和主人睡房鋪砌石膏板和夾板假天花髹乳膠漆和金屬邊。 睡房1及2鋪砌石膏板和夾板假天花髹乳膠漆。 睡房3鋪砌石膏板和夾板假天花髹乳膠漆和實木邊。 <u>2樓單位B</u> 牆身：客廳和飯廳外露部分鋪砌雲石和鋪金屬邊絲綢牆紙包裝面板。 主人睡房外露部分鋪牆紙、織物包裝面板和灰色鏡面。 睡房 1 外露部分鋪織物包裝面板和金屬邊牆紙。 睡房 2 外露部分鋪牆紙。 睡房 3 外露部分鋪織物包裝面板和金屬邊牆紙。 天花：鋪砌石膏板假天花髹乳膠漆。 <u>7樓至8樓頂層複式單位A</u> 牆身：客廳和飯廳外露部分鋪砌木皮飾面、金屬邊及背面上漆的玻璃、皮革和牆紙板。 主人睡房外露部分鋪砌木皮飾面板、鏡子和牆紙。 睡房 1 外露部分鋪砌織物面板和牆紙。 睡房 2 外露部分鋪牆紙。 睡房 3 外露部分鋪砌乙烯牆紙板。 天花：鋪砌石膏板和夾板假天花髹乳膠漆。 <u>7樓至8樓頂層複式單位B</u> 牆身：客廳和飯廳外露部分鋪砌木皮飾面、金屬邊及背面上漆的玻璃和牆紙板。 主人睡房外露部分鋪砌木皮飾面板、鏡子和牆紙板。

(b) 內牆和天花板	睡房 1 外露部分鋪砌木皮飾面板和牆紙板。 睡房 2 外露部分鋪牆紙板。 睡房 3 外露部分鋪砌乙烯牆紙板。 天花：鋪砌石膏板和夾板假天花髹乳膠漆。
(c) 內部地板	<u>適用於所有單位(地下至1樓底層複式單位B、2樓單位B、7樓至8樓頂層複式單位A和7樓至8樓頂層複式單位B除外)</u> 客廳、飯廳、主人睡房、睡房 1至3及內部樓梯鋪砌工程木板和木腳線。 <u>地下至1樓底層複式單位B</u> 客廳、飯廳、接連1樓及地下的內部樓梯和一部分接連地庫及地下的內部樓梯鋪砌天然石材和木腳線。 主人睡房、睡房1至3和一部分接連地庫及地下的內部樓梯鋪砌工程木板和木腳線。 地庫鋪砌工程木板、瓷磚和木腳線。 <u>2樓單位B</u> 客廳、飯廳和睡房 2鋪砌天然雲石和金屬腳線。 主人睡房和睡房1鋪砌工程木板和木腳線。 睡房3鋪砌工程木板和金屬腳線。 <u>7樓至8樓頂層複式單位A</u> 客廳和飯廳鋪砌天然石材和木板腳線及金屬腳線。 主人睡房和睡房1至3鋪砌工程木板和木腳線。 <u>7樓至8樓頂層複式單位B</u> 客廳、飯廳和內部樓梯鋪砌天然石材和木腳線。 主人睡房和睡房2至3鋪砌工程木板和木腳線。 睡房1鋪砌地毯和木腳線。
(d) 浴室	<u>適用於所有單位(2樓單位B和7樓至8樓頂層複式單位A除外)</u> 牆身：主人浴室外露部份鋪砌天然石材至假天花。淋浴處設帶門的玻璃浴屏。 浴室1至3*外露部份鋪砌瓷磚至假天花。淋浴處及/或坐廁設帶門的玻璃浴屏。 客廁*和工作間的洗手間鋪砌瓷磚至假天花。 地板：主人浴室鋪砌天然石材。 浴室1至3#、客廁*和工作間的洗手間鋪砌瓷磚。 浴室1至3#鋪砌鋁板和射燈。 天花：主人浴室和客廁*鋪砌石膏板假天花髹乳膠漆。 工作間的洗手間鋪砌石膏板假天花髹乳膠漆和射燈。

(d) 浴室	<u>2樓單位B</u> 牆身：主人浴室和浴室1及2外露部份鋪砌天然雲石及雲石馬賽克至假天花。淋浴處設帶門的玻璃浴屏。 地板：工作間的洗手間鋪砌瓷磚至假天花。 主人浴室和浴室1及2鋪砌天然雲石。 工作間的洗手間鋪砌瓷磚。 天花：鋪砌石膏板假天花髹乳膠漆和射燈。 <u>7樓至8樓頂層複式單位A</u> 牆身：主人浴室鋪砌天然石材、鏡子、乙烯板和金屬飾條至假天花。 浴室1 鋪砌天然石材至假天花。 浴室2及3鋪砌天然石材和鏡子至假天花。 工作間的洗手間鋪砌瓷磚至假天花。 地板：主人浴室和浴室1至3鋪砌天然石材。 工作間的洗手間鋪砌瓷磚。 天花：鋪砌石膏板和夾板假天花髹乳膠漆和射燈。
(e) 廚房	<u>適用於所有住宅單位</u> 牆身：外露部份鋪砌瓷磚至假天花。 地板：鋪砌瓷磚。 天花：鋪砌鋁板和射燈。 灶台：鋪砌人造石英石。 <u>開放式廚房（僅適用於地下至1樓底層複式單位A和B）</u> 牆身：髹漆批盪至假天花。 地板：鋪砌工程木地板。 天花：鋪砌石膏板假天花髹乳膠漆和設防火玻璃屏障。 灶台：鋪砌人造石英石。

3. 室內裝置

(a) 門	入口大門 (地下除外): 木皮飾面實心木門，配有防盜眼、暗氣鼓、金屬門把手、門鎖和門擋。 地下入口大門： "Parklex"木皮飾面實心木門，配有防盜眼、暗氣鼓、金屬門把手、門鎖和門擋。 地下入口大閘： GMS鐵閘。
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(a) 門	睡房： 適用於所有住宅單位(地下至1樓底層複式單位B、7樓至8樓頂層複式單位A和7樓至8樓頂層複式單位B除外) 木皮飾面實心木門，配有門鎖、金屬門把手和門擋。 地下至1樓底層複式單位B、7樓至8樓頂層複式單位A和7樓至8樓頂層複式單位B 木皮飾面空心木門，配有門鎖、金屬門把手和門擋。 浴室： 適用於所有住宅單位(地下至1樓底層複式單位B、7樓至8樓頂層複式單位A和7樓至8樓頂層複式單位B除外) 木皮飾面實心木門，配有門鎖、金屬門把手和門擋。 地下至1樓底層複式單位B、7樓至8樓頂層複式單位A和7樓至8樓頂層複式單位B 木皮飾面空心木門，配有門鎖、金屬門把手和門擋。 廚房： 木皮飾面實心加玻璃板木門，配有氣鼓、金屬門把手和門鎖。 露台及工作平台(立面C): 氟碳塗層鋁框折疊門，配有強化清玻璃和門鎖。 工作平台(立面A): 氟碳塗層鋁框門，配有強化清玻璃、金屬門把手和門鎖。 工作間： 適用於所有住宅單位(7樓至8樓頂層複式單位A和7樓至8樓頂層複式單位B除外) 木皮飾面實心木趟門，配有金屬門把手和門鎖。 7樓至8樓頂層複式單位A和7樓至8樓頂層複式單位B 木皮飾面空心木門，配有門鎖、金屬門把手和門擋。 工作間的洗手間： 鋁質折疊門，配有髹漆玻璃板和門鎖。 其他： 地下至1樓底層複式單位A和B的地下花園 氟碳塗層鋁框折疊門，配有單層強化清玻璃和門鎖。 2樓單位B的平台和7樓至8樓頂層複式單位A和B的7樓的平台 氟碳塗層鋁框折疊門，配有強化清玻璃和門鎖。	
(b) 浴室	主人浴室: 適用於所有標準住宅單位（2樓單位B除外） 配有天然石材檯面人造革和木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、2個檯下陶瓷臉盆及2套鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、鑄鐵浴缸（1700毫米（長）x750毫米（闊）x430毫米（深））配鍍鉻浴缸龍頭、鍍鉻衛生紙架、鍍鉻毛巾杆、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提	供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 2樓單位B 配有天然石材檯面木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、2個檯下陶瓷臉盆及2套鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、鑄鐵浴缸（1700毫米（長）x750毫米（闊）x430毫米（深））配鍍鉻浴缸龍頭、鍍鉻衛生紙架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 地下至1樓底層複式單位A和B 配有天然石材檯面人造革和木皮飾面夾板櫃。配有緩衝關閉板及蓋的陶瓷坐廁、2個檯下陶瓷臉盆及2套鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、泡沫按摩浴缸（1900毫米（長）x900毫米（闊）x620毫米（深））配鍍鉻浴缸龍頭、鍍鉻衛生紙架、鍍鉻毛巾杆、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 7樓至8樓頂層複式單位A 配有天然石材檯面，帶金屬飾條和金屬支架的乙烯櫃。配有坐浴功能、加熱坐墊、自動開/關蓋子的智慧陶瓷坐廁、2個檯下陶瓷臉盆及2套鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、座地式鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、獨立式浴缸（1820毫米（長）x795毫米（闊）x870毫米（深））配獨立式鍍鉻浴缸龍頭連手持花灑、鍍鉻衛生紙架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 7樓至8樓頂層複式單位B 配有天然石材檯面人造革和木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、2個檯下陶瓷臉盆及2套鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、座地式鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、獨立式浴缸（1820毫米（長）x795毫米（闊）x870毫米（深））配獨立式鍍鉻浴缸龍頭、鍍鉻衛生紙架、鍍鉻毛巾杆、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 浴室 1： 適用於所有住宅單位(2樓單位B和7樓至8樓頂層複式單位A除外) 配有木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、檯面陶瓷臉盆及鍍鉻水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、鍍鉻衛生紙架、鍍鉻毛巾杆/架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。

(b) 浴室	所有外露喉管置於假天花、裝飾橫樑和櫃內。 <u>2樓單位B</u> 配有天然石材檯面木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、檯面陶瓷臉盆及鍍鉻水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、鍍鉻衛生紙架、鍍鉻毛巾杆/架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 <u>7樓至8樓頂層複式單位A</u> 配有天然石材檯面，帶木皮飾條和金屬把手的乙烯櫃。配有緩關閉座板及蓋的陶瓷座廁、檯面陶瓷臉盆及鍍鉻水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、鍍鉻衛生紙架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管件置於假天花、裝飾橫樑和櫃內。 浴室 2： <u>適用於所有標準住宅單位(2樓單位B除外)</u> 配有木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、檯面陶瓷臉盆及鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、鑄鐵浴缸（1500毫米（長）x750毫米（闊）x390毫米（深））配鍍鉻浴缸龍頭及手持淋浴花灑、鍍鉻衛生紙架、鍍鉻毛巾杆/架、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 <u>2樓單位B</u> 配有天然石材檯面木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、檯面陶瓷臉盆及鍍鉻水龍頭、鏡子及帶鏡櫃、鑄鐵浴缸（1500毫米（長）x750毫米（闊）x390毫米（深））配鍍鉻浴缸龍頭及手持淋浴花灑、鍍鉻衛生紙架、鍍鉻毛巾杆/架、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 <u>7樓至8樓頂層複式單位A</u> 配有天然石材檯面，帶木皮飾條和金屬把手的乙烯櫃。配有緩關閉座板及蓋的陶瓷坐廁、檯下陶瓷臉盆及鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、鍍鉻衛生紙架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管件置於假天花、裝飾橫樑和櫃內。 <u>地下至1樓底層複式單位A和B和7樓至8樓頂層複式單位B</u> 配有木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、檯面陶瓷臉盆及鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、鍍鉻衛生紙架、鍍鉻毛巾杆/架、鍍鉻玻璃	(b) 浴室
	門把手、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 浴室 3#： <u>7樓至8樓頂層複式單位A</u> 配有天然石材檯面，帶木皮飾條和金屬把手的乙烯櫃。配有緩關閉座板及蓋的陶瓷坐廁、檯下陶瓷臉盆及鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、鍍鉻淋浴龍頭連手持花灑及鍍鉻頭頂淋浴花灑、鑄鐵浴缸（1500毫米（長）x750毫米（闊）x390毫米（深））配鍍鉻浴缸龍頭及噴頭、鍍鉻衛生紙架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇和射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 <u>地下至1樓下層複式單位A和B</u> 配有木皮飾面夾板櫃。配有獨立式臉盆、緩關閉座板及蓋的坐式坐廁、鏡子及帶鏡櫃、鑄鐵浴缸（1500毫米（長）x750毫米（闊）x390毫米（深））配鍍鉻浴缸龍頭及手持淋浴花灑、鍍鉻衛生紙架、鍍鉻毛巾杆/架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 <u>7樓至8樓頂層複式單位B</u> 配有木皮飾面夾板櫃。配有緩關閉座板及蓋的陶瓷坐廁、檯面陶瓷臉盆及鍍鉻臉盆水龍頭、鏡子及帶鏡櫃、鑄鐵浴缸（1500毫米（長）x750毫米（闊）x390毫米（深））配鍍鉻浴缸龍頭及手持淋浴花灑、鍍鉻衛生紙架、鍍鉻毛巾杆/架、鍍鉻玻璃門把手、鍍鉻門上掛鉤、排氣扇、暖燈及射燈。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。 客廁+： 配有天然石材檯面木皮飾面夾板櫃。配有鍍鉻毛巾杆及鍍鉻門上掛鉤、緩關閉座板及蓋的陶瓷坐廁、陶瓷臉盆及鍍鉻臉盆水龍頭、固定鏡子、鍍鉻衛生紙架和排氣扇。廚房的煤氣熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。	
	配有纖維板櫥櫃連鋁製前櫃和人造石材檯面及不鏽鋼支架。不鏽鋼雙槽洗滌盆連鍍鉻水龍頭。冷熱水供水喉採用PVC塗層銅管。廚房的煤氣熱水爐及開放式廚房[^]的電熱水爐提供熱水。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。僅在開放式廚房設置煙霧偵測器及消防花灑頭。有關廚房設備供應，請參考設備說明表。	(c) 廚房及開放式廚房 [^]

(d) 睡房	適用於所有住宅單位(地下至1樓底層複式單位B、2樓單位B、7樓及8樓頂層複式單位A和7樓及8樓頂層複式單位A除外) 不提供裝置。 <u>地下至1樓底層複式單位B</u> 主人睡房配有嵌入式特色牆、全高嵌入式櫃、梳粧檯和開放式衣櫃於衣帽間。 睡房1配有嵌入式衣櫃。 睡房2配有嵌入式衣櫃和嵌入式書架。 睡房3配有嵌入式特色牆和嵌入式衣櫃。 <u>2樓單位B</u> 主人睡房配有壁架、低櫃、梳粧檯和開放式衣櫃於衣帽間。 睡房1及3 配有壁架和嵌入式衣櫃。 睡房2配有陳列架和書櫃。 <u>7樓至8樓頂層複式單位A</u> 主人睡房配有兩座全高陳列櫃、嵌入式特色牆連開放式壁架和開放式衣櫃於衣帽間。 睡房1配有嵌入式衣櫃。 睡房2配有陳列壁架。 睡房3配有嵌入式和開放式衣櫃於衣帽間。 <u>7樓至8樓頂層複式單位B</u> 主人睡房配有兩座全高陳列櫃、嵌入式特色牆連開放式壁架和開放式衣櫃於衣帽間。 睡房1配有壁架。 睡房2配有嵌入式衣櫃。 睡房3配有嵌入式衣櫃和開放式衣櫃於衣帽間。
(e) 電話	每一層樓均提供電話插座連接至電話機。有關插座和接駁點數目及位置，請參考住宅單位機電裝置數量說明表。
(f) 天線	提供的電視插座連接至大廈上層天台天線。有關插座和接駁點數目及位置，請參考住宅單位機電裝置數量說明表。
(g) 電力裝置	電力通過工作間配電盤提供。所有線路都安裝在暗藏的管道內。有關電力接駁點和冷氣機接駁點數目及位置，請 考住宅單位機電裝置數量說明表。
(h) 氣體供應	氣體經由直徑20毫米的管道供應。煤氣公司的供氣管道與廚房燃氣熱水爐相連接。

(i) 洗衣機接駁點	工作間設有管道直徑15毫米的供水接駁點。
(j) 供水	有直徑22毫米管道提供飲用水和直徑22毫米管道提供沖廁水。用PVC塗層銅管提供冷熱水。廚房的煤氣熱水爐將熱水提供至主人浴室、浴室1至3#、廚房和客廁 ⁺ 。水管部分暗藏，部分外露。所有外露喉管置於假天花、裝飾橫樑和櫃內。
4. 雜項	
(a) 升降機	大廈內提供3部900KG/12（三菱 - Nexways）乘客升降機。 升降機服務樓層： 1號和3號升降機： 所有樓層(8樓除外)。 2號升降機： 所有樓層。
(b) 信箱	髮紋不鏽鋼郵箱。
(c) 垃圾收集	每一住宅樓層（1樓除外）的公用地方都設有垃圾堆放和物料回收房。地下設有垃圾收集中心，由清潔工收集垃圾。
(d) 水錶、電錶及氣錶	獨立水錶設於每一樓層的水錶櫃內。 獨立電錶設於每一樓層的電錶房內。 獨立煤氣表設於每一單位的櫥櫃內。

5. 保安設施

提供磁門觸，警報信號會傳至視像對講機和流動電話。公用地方設有閉路電視攝像頭，每個住宅單位入口大門均設門觸。

6. 設備

有關設備品牌名稱或產品型號，請參閱設備說明表。

賣方承諾如發展項目沒有安裝第4(a)項和第6項所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。
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備註
標準住宅單位（即2樓、3樓、5樓和6樓單位A和B）沒有浴室3
+ 客廁只於地下至1樓底層複式單位A和B
^ 開放式廚房只於地下及1樓底層複式單位A和B

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	G/F-1/F (Lower Duplex) 地下至1樓 (底層複式)		2/F 2樓		3/F 3樓		5/F 5樓		6/F 6樓		7/F-8/F (Upper Duplex) 7樓至8樓 (頂層複式)	
				A	B	A	B	A	B	A	B	A	B	A	B
Living Area & Dining Area 客廳及飯廳	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-C FJDP71Q(P)VC	●	●	—	—	—	—	—	—	—	—	●	●
	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-B FJDP56Q(P)VC	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)
	Video Door Phone 門前對講機	Carrot	LA3-TBL7D-W	●	●	●	●	●	●	●	●	●	●	●	●
	Television 電視機	Samsung 三星	UA65MU6300JXZK 4K UHD SMART IDTV	—	—	—	●	—	—	—	—	—	—	●	—
		Sony 索尼	KD-75X9400E SONY 75" 4K MOTIONFLOW XR 800 HZ LED IDTV	—	●	—	—	—	—	—	—	—	—	—	●
Corridor 走廊	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-A FJDP40Q(P)VC	●	●	—	—	—	—	—	—	—	—	●	●
Kitchen 廚房	Gas Hob (Wok Burner) 煮食爐 (炒爐)	Gaggenau	VG 231 334 HK	●	●	●	●	●	●	●	●	●	●	●	●
	Gas Hob (2 Burners) 煮食爐 (兩頭)	Gaggenau	VG 232 334 SG	●	●	●	●	●	●	●	●	●	●	●	●
	Chimney Hood 抽油煙機	Gaggenau	AW 240 190	●	●	●	●	●	●	●	●	●	●	●	●
	Oven 焗爐	Gaggenau	BOP 210 111 / BOP 211 111	●	●	●	●	●	●	●	●	●	●	●	●
	Steamer 蒸爐	Gaggenau	BSP 220 110 / BSP 221 110	●	●	●	●	●	●	●	●	●	●	●	●
	Induction Hob (2 Zones) 電磁爐 (兩頭)	Gaggenau	VI 230 134	—	—	●	●	●	●	●	●	●	●	●	●
	Wine Cellar 酒櫃	Gaggenau	RW 404 261	—	—	●	●	●	●	●	●	●	●	—	—
	Wine Cellar 酒櫃	Gaggenau	RW 464 361	●	●	—	—	—	—	—	—	—	—	●	●
	Fridge Freezer 雪櫃 冷凍櫃	Gaggenau	RY 492 301	●	●	●	●	●	●	●	●	●	●	—	—
	Fridge 雪櫃	Gaggenau	RC 472 301	—	—	—	—	—	—	—	—	—	—	●	●

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	G/F-1/F (Lower Duplex) 地下至1樓 (底層複式)		2/F 2樓		3/F 3樓		5/F 5樓		6/F 6樓		7/F-8/F (Upper Duplex) 7樓至8樓 (頂層複式)	
				A	B	A	B	A	B	A	B	A	B	A	B
Kitchen 廚房	Freezer 冷凍櫃	Gaggenau	RF 411 301	—	—	—	—	—	—	—	—	—	—	●	●
	Dishwasher 洗碗碟機	Gaggenau	DF 250 160	●	●	—	—	—	—	—	—	—	—	●	●
	Gas Water Heater 煤氣熱水爐	TGC	TGC NJW221TFQL	● (3 sets) (3套)	● (3 sets) (3套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (3 sets) (3套)	● (3 sets) (3套)
	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖)-室內機	Daikin 大金	VRV-D FXFP36LVC	●	●	●	●	●	●	●	●	●	●	●	●
Open Kitchen 開放式廚房	Undercounter Fridge Freezer 雪櫃	Gaggenau	RC 200 202	●	●	—	—	—	—	—	—	—	—	—	—
	Downdraft Cooking Hood 下沉式抽油煙機	Gaggenau	AL 400 191	●	●	—	—	—	—	—	—	—	—	—	—
	Induction Hob (4 Zones) 電磁爐 (四頭)	Gaggenau	VI 260 134	●	●	—	—	—	—	—	—	—	—	—	—
	Instant Electric Water Heater 即熱式電熱水爐	DHM	DHM 4	●	●	—	—	—	—	—	—	—	—	—	—
Master Bedroom 主人睡房	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-C FJDP71Q(P)VC	●	●	—	—	—	—	—	—	—	—	●	●
	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-B FJDP56Q(P)VC	—	—	●	●	●	●	●	●	●	●	—	—
	Built-in Fridge 雪櫃	Siemens 西門子	KU15RA65HK	—	●	—	—	—	—	—	—	—	—	●	●
	Television 電視機	Samsung 三星	UA55MU6300JXZK 4K UHD SMART IDTV	—	—	—	—	—	—	—	—	—	—	●	—
	Television 電視機	Samsung 三星	UA50MU6300JXZK 4K UHD SMART IDTV	—	—	—	●	—	—	—	—	—	—	—	—
		Sony 索尼	KD-55X7000E SONY 55" 4K MOTIONFLOW XR 200 HZ LED IDTV	—	●	—	—	—	—	—	—	—	—	—	●

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	G/F-1/F (Lower Duplex) 地下至1樓 (底層複式)		2/F 2樓		3/F 3樓		5/F 5樓		6/F 6樓		7/F-8/F (Upper Duplex) 7樓至8樓 (頂層複式)	
				A	B	A	B	A	B	A	B	A	B	A	B
Bedroom 1 睡房 1	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-A FJDP40Q(P)VC	●	●	●	●	●	●	●	●	●	●	●	●
Bedroom 2 睡房 2	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-A FJDP40Q(P)VC	●	●	●	●	●	●	●	●	●	●	●	●
	Television 電視機	Samsung 三星	UA50MU6300JXZK 4K UHD SMART IDTV	—	—	—	—	—	—	—	—	—	—	●	—
		Sony 索尼	KD-49X7000E SONY 49" 4K MOTIONFLOW XR 200 HZ LED IDTV	—	—	—	—	—	—	—	—	—	—	—	●
Bedroom 3 睡房 3	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-B FJDP56Q(P)VC	●	●	—	—	—	—	—	—	—	—	●	●
Bedroom 3 睡房 3	VRV Type Air Conditioners (Heating and Cooling) – Indoor 可變製冷劑流量冷氣機 (冷暖) - 室內機	Daikin 大金	VRV-A FJDP40Q(P)VC	—	—	●	●	●	●	●	●	●	●	—	—
Master Bathroom 主人浴室	Ventilation Exhaust Fan 通風排氣扇	Panasonic 樂聲牌	FV-20NF3H	●	●	●	●	●	●	●	●	●	●	●	●
Bathroom 1 浴室 1	Ventilation Exhaust Fan 通風排氣扇	Panasonic 樂聲牌	FV-18NF3H	●	●	●	●	●	●	●	●	●	●	●	●
Bathroom 2 浴室 2	Ventilation Exhaust Fan 通風排氣扇	Panasonic 樂聲牌	FV-18NF3H	●	●	●	●	●	●	●	●	●	●	●	●
Bathroom 3 浴室 3	Ventilation Exhaust Fan 通風排氣扇	Panasonic 樂聲牌	FV-18NF3H	●	●	—	—	—	—	—	—	—	—	●	●
Utility Room & Lavatory 工作間及洗手間	Washing Machine 洗衣機	Gaggenau	WM 260 162	●	●	●	●	●	●	●	●	●	●	●	●
	Dryer 乾衣機	Gaggenau	WT 260 100	●	●	●	●	●	●	●	●	●	●	●	●
	Ventilation Exhaust Fan 通風排氣扇	Panasonic 樂聲牌	FV-18NF3H	●	●	●	●	●	●	●	●	●	●	●	●
	Ventilation Exhaust Fan 通風排氣扇	Panasonic 樂聲牌	FV-17CU7	●	●	—	—	—	—	—	—	—	—	●	●

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	G/F-1/F (Lower Duplex) 地下至1樓 (底層複式)		2/F 2樓		3/F 3樓		5/F 5樓		6/F 6樓		7/F-8/F (Upper Duplex) 7樓至8樓 (頂層複式)	
				A	B	A	B	A	B	A	B	A	B	A	B
Utility Room & Lavatory 工作間及洗手間	Miniature Circuit Breaker Board 三相微型斷路器分巴配電箱	Schneider Electric 施耐德電氣	B13404	●	●	●	●	●	●	●	●	●	●	●	●
Basement A/C Platform 地庫冷氣機平台	VRV Type Air Conditioners (Heating and Cooling) – Outdoor 可變製冷劑流量冷氣機 (冷暖) - 室外機	Daikin 大金	VRV-OB RJZQ9AAY	● (2 sets) (2套)	● (2 sets) (2套)	—	—	—	—	—	—	—	—	—	—
A/C Platform 冷氣機平台	VRV Type Air Conditioners (Heating and Cooling) – Outdoor 可變製冷劑流量冷氣機 (冷暖) - 室外機	Daikin 大金	VRV-OA RJZQ6AAV	—	—	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	● (2 sets) (2套)	—	—
Air-conditioning Plant Room 冷氣機房	VRV Type Air Conditioners (Heating and Cooling) – Outdoor 可變製冷劑流量冷氣機 (冷暖) - 室外機	Daikin 大金	VRV-OB RJZQ9AAY	—	—	—	—	—	—	—	—	—	—	● (2 sets) (2套)	● (2 sets) (2套)

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit A on G/F - 1/F 地下至1樓 底層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (B/F) 走廊 (地庫)	CORRIDOR (G/F) 走廊 (地下)	KITCHEN & OPEN KITCHEN 廚房及 開放式廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及 客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BALCONY 露台	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	UTILITY PLATFORM 工作平台
VISITOR PANEL 訪客面板	1	-	1	-	-	-	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	1	-	-	1	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	16	-	-	7	2	-	-	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	29	-	-	4	1	8	4	-	3	3	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	2	-	-	-	-	2	-	-	-	-	-
10A 2 GANG 2 WAY LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2位2路燈制及家居智能控制點	3	-	-	-	-	2	-	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	4	-	-	-	-	1	1	1	1	-	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	5	-	-	-	-	1	1	-	1	1	-
10A 2 WAY LIGHTING SWITCH 10安培2路燈制	4	1	-	-	-	2	-	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	3	-	-	-	-	-	-	-	-	1	1
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	7	-	-	1	1	-	-	-	-	-	-
10A 2 GANG 2 WAY LIGHTING SWITCH 10安培2位2路燈制	6	-	-	-	-	-	-	-	-	-	-
D.P. SWITCH 雙極開關掣	7	-	-	-	2	-	-	-	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	8	-	-	-	-	3	-	-	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	9	1	-	-	-	6	-	-	-	-	-
40A FUSE SPUR FOR ELECTRIC STOVE 40安培接線座已接駁電爐使用	1	-	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	1	-	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	3	-	-	3	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	1	-	-	1	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit A on G/F - 1/F 地下至1樓 底層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	POWDER ROOM 客廁	CORRIDOR (1/F) 走廊 (1樓)	STAIRCASE 樓梯	PRIVATE GARDEN 私人花園	PRIVATE GARDEN UNDER BALCONY 露台底 私人花園	SPACE FOR A/C UNIT (B/F) 冷氣機空間 (地庫)
VISITOR PANEL 訪客面板	-	-	-	-	-	-	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	-	-	-	-	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	-	2	1	1	2	1	-	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	3	-	-	-	-	-	3	-	-	-	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A 2 GANG 2 WAY LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2位2路燈制及家居智能控制點	-	-	-	-	-	-	-	-	1	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	1	-	-	-	-	-	-	-	-	-	-
10A 2 WAY LIGHTING SWITCH 10安培2路燈制	-	-	-	-	-	-	1	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	-	-	-	-	-	1	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	-	-	-	1	1	1	1	-	-	1	-
10A 2 GANG 2 WAY LIGHTING SWITCH 10安培2位2路燈制	-	2	2	1	1	-	-	-	-	-	-
D.P. SWITCH 雙極開關掣	-	1	1	1	1	1	-	-	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	-	1	1	1	1	-	1	-	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	-	-	-	-	-	-	1	-	1	-	-
40A FUSE SPUR FOR ELECTRIC STOVE 40安培接線座已接駁電爐使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	-	-	-	-	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	-	-	-	-	-	-	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit A on G/F - 1/F 地下至1樓 底層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (B/F) 走廊 (地庫)	CORRIDOR (G/F) 走廊 (地下)	KITCHEN & OPEN KITCHEN 廚房及 開放式廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及 客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BALCONY 露台	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	UTILITY PLATFORM 工作平台
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	7	-	-	-	3	-	1	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	1	-	-	-	1	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	1	-	-	-	1	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	1	-	-	-	1	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座供射燈使用	2	-	-	2	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	10	-	-	-	-	2	1	-	1	1	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 家居智能接點供電動窗簾開關	8	-	-	-	-	2	1	-	1	1	-
2 GANG ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 2位家居智能接點供電動窗簾開關	1	-	-	-	-	-	-	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	7	-	-	-	-	2	1	-	1	1	-
TV OUTLET 電視天線接駁插座	6	-	-	-	-	2	1	-	1	1	-
TV OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電視天線接駁插座	1	-	-	-	-	1	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	5	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR JACUZZI 13安培接線座已接駁按摩浴缸使用	1	-	-	-	-	-	-	-	-	-	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	2	-	-	-	-	-	-	-	-	-	-
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	2	-	-	-	-	-	-	-	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	9	-	-	1	-	3	1	-	1	1	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	2	-	-	-	-	-	-	-	-	-	-
EXHAUST FAN 抽氣扇	8	-	-	-	3	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit A on G/F - 1/F 地下至1樓 底層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	POWDER ROOM 客廁	CORRIDOR (1/F) 走廊 (1樓)	STAIRCASE 樓梯	PRIVATE GARDEN 私人花園	PRIVATE GARDEN UNDER BALCONY 露台底 私人花園	SPACE FOR A/C UNIT (B/F) 冷氣機空間 (地庫)
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	-	-	1	1	1	-	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	-	-	-	-	-	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	-	-	-	-	-	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座供射燈使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	-	1	1	1	2	-	-	-	-	-	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 家居智能接點供電動窗簾開關	-	1	1	1	-	-	-	-	-	-	-
2 GANG ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 2位家居智能接點供電動窗簾開關	-	-	-	-	1	-	-	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	1	-	-	-	-	-	1	-	-	-	-
TV OUTLET 電視天線接駁插座	1	-	-	-	-	-	-	-	-	-	-
TV OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電視天線接駁插座	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	-	1	1	1	1	1	-	-	-	-	-
13A FUSE SPUR FOR JACUZZI 13安培接線座已接駁按摩浴缸使用	-	1	-	-	-	-	-	-	-	-	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	-	-	-	-	-	-	-	-	-	-	2
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	-	-	-	-	-	-	-	-	2	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	1	-	-	-	-	-	1	-	-	-	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	-	-	-	-	-	-	-	-	-	-	2
EXHAUST FAN 抽氣扇	-	1	1	1	1	1	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit A on G/F - 1/F 地下至1樓 底層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (B/F) 走廊 (地庫)	CORRIDOR (G/F) 走廊 (地下)	KITCHEN & OPEN KITCHEN 廚房及 開放式廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及 客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BALCONY 露台	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	UTILITY PLATFORM 工作平台
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	4	-	-	-	-	-	-	-	-	-	-
INSTANT ELECTRIC WATER HEATER 即熱式電熱水爐	1	-	-	1	-	-	-	-	-	-	-
GAS WATER HEATER 煤氣熱水爐	3	-	-	3	-	-	-	-	-	-	-
TGC METER 煤氣錶	1	-	-	1	-	-	-	-	-	-	-
RECESSED WALL-MOUNT LIGHT (FOR PRIVATE AREA) 嵌入燈 (私人範圍)	22	-	5	-	-	-	-	-	-	-	-
DOWNLIGHT (SLAB) 天花燈	9	3	4	-	-	-	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	18	-	-	-	2	-	-	-	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	24	-	4	8	1	7	1	-	-	1	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	3	-	-	3	-	-	-	-	-	-	-
2-HEADED DOWNLIGHT - DIMMABLE & ADJUSTABLE (SLAB) 可調雙頭天花燈 (可調光暗)	10	-	-	-	-	5	2	-	1	1	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	3	-	-	-	-	-	-	2	-	-	1
DOWNLIGHT - LED HIGH POWER (EXTERNAL - W/ CEILING) LED高功率天花燈 (安裝於室外假天花)	3	-	-	-	-	-	-	-	-	-	-
SPIKE LIGHT 站式射燈	4	-	-	-	-	-	-	-	-	-	-
BOLLARD LIGHT 柱燈	8	-	-	-	-	-	-	-	-	-	-
HEAT LAMP 暖燈	4	-	-	-	-	-	-	-	-	-	-
LED TAPE LIGHT 發光二極管燈帶	4	-	-	-	-	-	1	-	1	1	-
SMOKE DETECTOR 煙霧感應器	1	-	-	1	-	-	-	-	-	-	-
SPRINKLER HEAD (FLASH TYPE) 滅火灑水噴頭 (快速反應類型)	1	-	-	1	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit A on G/F - 1/F 地下至1樓 底層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	POWDER ROOM 客廁	CORRIDOR (1/F) 走廊 (1樓)	STAIRCASE 樓梯	PRIVATE GARDEN 私人花園	PRIVATE GARDEN UNDER BALCONY 露台底 私人花園	SPACE FOR A/C UNIT (B/F) 冷氣機空間 (地庫)
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	-	1	1	1	1	-	-	-	-	-	-
INSTANT ELECTRIC WATER HEATER 即熱式電熱水爐	-	-	-	-	-	-	-	-	-	-	-
GAS WATER HEATER 煤氣熱水爐	-	-	-	-	-	-	-	-	-	-	-
TGC METER 煤氣錶	-	-	-	-	-	-	-	-	-	-	-
RECESSED WALL-MOUNT LIGHT (FOR PRIVATE AREA) 嵌入燈 (私人範圍)	-	-	-	-	-	-	-	-	17	-	-
DOWNLIGHT (SLAB) 天花燈	-	-	-	-	-	-	-	2	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	-	5	3	3	3	2	-	-	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	-	-	-	-	-	-	-	2	-	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	-	-	-	-	-	-	-	-	-	-	-
2-HEADED DOWNLIGHT - DIMMABLE & ADJUSTABLE (SLAB) 可調雙頭天花燈 (可調光暗)	1	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	-	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT - LED HIGH POWER (EXTERNAL - W/ CEILING) LED高功率天花燈 (安裝於室外假天花)	-	-	-	-	-	-	-	-	-	3	-
SPIKE LIGHT 站式射燈	-	-	-	-	-	-	-	-	4	-	-
BOLLARD LIGHT 柱燈	-	-	-	-	-	-	-	-	8	-	-
HEAT LAMP 暖燈	-	1	1	1	1	-	-	-	-	-	-
LED TAPE LIGHT 發光二極管燈帶	1	-	-	-	-	-	-	-	-	-	-
SMOKE DETECTOR 煙霧感應器	-	-	-	-	-	-	-	-	-	-	-
SPRINKLER HEAD (FLASH TYPE) 滅火灑水噴頭 (快速反應類型)	-	-	-	-	-	-	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit B on G/F - 1/F 地下至1樓 底層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (B/F) 走廊 (地庫)	CORRIDOR (G/F) 走廊 (地下)	KITCHEN & OPEN KITCHEN 廚房及 開放式廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及 客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BALCONY 露台	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	UTILITY PLATFORM 工作平台
VISITOR PANEL 訪客面板	1	-	1	-	-	-	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	1	-	-	1	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	17	-	-	7	2	-	1	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	27	-	-	4	1	10	3	-	3	3	-
10A 2 WAY LIGHTING DIMMER SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2路可調光燈制及家居智能控制點	1	-	-	-	-	1	-	-	-	-	-
10A 2 GANG LIGHTING DIMMER SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2位可調光燈制及家居智能控制點	1	-	-	-	-	-	-	-	-	1	-
10A 2 WAY LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2路燈制及家居智能控制點	2	-	-	-	-	-	-	-	-	-	-
10A 2 GANG 2 WAY LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位2路可調光燈制及家居智能控制點	7	-	-	-	-	1	1	-	2	-	-
10A 2 WAY LIGHTING SWITCH 10安培2路燈制	7	1	-	-	-	1	-	-	2	-	-
10A LIGHTING SWITCH 10安培燈制	8	-	-	-	-	2	-	1	-	1	1
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	6	-	-	-	-	-	1	-	-	-	-
10A 2 GANG 2 WAY LIGHTING SWITCH 10安培2位2路燈制	15	-	-	1	1	4	1	-	1	-	-
D.P. SWITCH 雙極開關掣	7	-	-	-	2	-	-	-	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	4	-	-	-	-	-	-	-	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	9	1	-	-	-	6	-	-	-	-	-
40A FUSE SPUR FOR ELECTRIC STOVE 40安培接線座已接駁電爐使用	1	-	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	1	-	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	3	-	-	3	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	1	-	-	1	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit B on G/F - 1/F 地下至1樓 底層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	POWDER ROOM 客廁	CORRIDOR (1/F) 走廊 (1樓)	STAIRCASE 樓梯	PRIVATE GARDEN 私人花園	PRIVATE GARDEN UNDER BALCONY 露台底 私人花園	SPACE FOR A/C UNIT (B/F) 冷氣機空間 (地庫)
VISITOR PANEL 訪客面板	-	-	-	-	-	-	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	-	-	-	-	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	-	2	1	1	2	1	-	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	3	-	-	-	-	-	-	-	-	-	-
10A 2 WAY LIGHTING DIMMER SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2路可調光燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A 2 GANG LIGHTING DIMMER SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2位可調光燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A 2 WAY LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2路燈制及家居智能控制點	-	-	-	-	-	-	-	-	2	-	-
10A 2 GANG 2 WAY LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位2路可調光燈制及家居智能控制點	2	-	-	-	-	-	-	1	-	-	-
10A 2 WAY LIGHTING SWITCH 10安培2路燈制	2	-	-	1	-	-	-	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	1	-	-	1	-	1	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	-	2	2	-	-	1	-	-	-	-	-
10A 2 GANG 2 WAY LIGHTING SWITCH 10安培2位2路燈制	-	-	-	-	-	-	2	5	-	-	-
D.P. SWITCH 雙極開關掣	-	1	1	1	1	1	-	-	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	-	1	1	1	1	-	-	-	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	-	-	-	-	-	-	1	-	1	-	-
40A FUSE SPUR FOR ELECTRIC STOVE 40安培接線座已接駁電爐使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	-	-	-	-	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	-	-	-	-	-	-	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit B on G/F - 1/F 地下至1樓 底層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (B/F) 走廊 (地庫)	CORRIDOR (G/F) 走廊 (地下)	KITCHEN & OPEN KITCHEN 廚房及 開放式廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及 客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BALCONY 露台	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	UTILITY PLATFORM 工作平台
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	7	-	-	-	3	-	1	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	1	-	-	-	1	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	1	-	-	-	1	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	1	-	-	-	1	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	2	-	-	2	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	12	-	-	-	-	3	1	-	1	1	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 家居智能接點供電動窗簾開關	9	-	-	-	-	2	1	-	1	1	-
2 GANG ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 2位家居智能接點供電動窗簾開關	1	-	-	-	-	-	-	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	6	-	-	-	-	2	1	-	1	1	-
TV OUTLET 電視天線接駁插座	6	-	-	-	-	2	1	-	1	1	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	5	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR JACUZZI 13安培接線座已接駁按摩浴缸使用	1	-	-	-	-	-	-	-	-	-	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	2	-	-	-	-	-	-	-	-	-	-
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	3	-	-	-	-	-	-	-	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	9	-	-	1	-	3	1	-	1	1	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	2	-	-	-	-	-	-	-	-	-	-
EXHAUST FAN 抽氣扇	8	-	-	-	3	-	-	-	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	4	-	-	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit B on G/F - 1/F 地下至1樓 底層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	POWDER ROOM 客廁	CORRIDOR (1/F) 走廊 (1樓)	STAIRCASE 樓梯	PRIVATE GARDEN 私人花園	PRIVATE GARDEN UNDER BALCONY 露台底 私人花園	SPACE FOR A/C UNIT (B/F) 冷氣機空間 (地庫)
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	-	-	1	1	1	-	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	-	-	-	-	-	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	-	-	-	-	-	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	1	1	1	1	2	-	-	-	-	-	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 家居智能接點供電動窗簾開關	1	1	1	1	-	-	-	-	-	-	-
2 GANG ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 2位家居智能接點供電動窗簾開關	-	-	-	-	1	-	-	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	1	-	-	-	-	-	-	-	-	-	-
TV OUTLET 電視天線接駁插座	1	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	-	1	1	1	1	1	-	-	-	-	-
13A FUSE SPUR FOR JACUZZI 13安培接線座已接駁按摩浴缸使用	-	1	-	-	-	-	-	-	-	-	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	-	-	-	-	-	-	-	-	-	-	2
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	-	-	-	-	-	-	-	-	3	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	1	-	-	-	-	-	1	-	-	-	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	-	-	-	-	-	-	-	-	-	-	2
EXHAUST FAN 抽氣扇	-	1	1	1	1	1	-	-	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	-	1	1	1	1	-	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit B on G/F - 1/F 地下至1樓 底層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (B/F) 走廊 (地庫)	CORRIDOR (G/F) 走廊 (地下)	KITCHEN & OPEN KITCHEN 廚房及 開放式廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及 客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BALCONY 露台	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	UTILITY PLATFORM 工作平台
INSTANT ELECTRIC WATER HEATER 即熱式電熱水爐	1	-	-	1	-	-	-	-	-	-	-
GAS WATER HEATER 煤氣熱水爐	3	-	-	3	-	-	-	-	-	-	-
TGC METER 煤氣錶	1	-	-	1	-	-	-	-	-	-	-
RECESSED WALL-MOUNT LIGHT (FOR PRIVATE AREA) 嵌入燈 (私人範圍)	25	-	7	-	-	-	-	-	-	-	-
DOWNLIGHT (SLAB) 天花燈	4	-	4	-	-	-	-	-	-	-	-
DOWNLIGHT (w/ CEILING) 天花燈 (安裝於假天花)	90	-	-	-	-	49	14	-	6	6	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	18	-	-	-	2	-	-	-	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	13	-	4	8	1	-	-	-	-	-	-
1-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調單頭天花燈 (安裝於假天花)	4	2	-	-	-	-	-	-	-	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	3	-	-	3	-	-	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	10	-	7	-	-	-	-	2	-	1	-
DOWNLIGHT - LED HIGH POWER (EXTERNAL - W/ CEILING) LED高功率天花燈 (安裝於室外假天花)	3	-	-	-	-	-	-	-	-	-	-
SPIKE LIGHT 站式射燈	4	-	-	-	-	-	-	-	-	-	-
BOLLARD LIGHT 柱燈	10	-	-	-	-	-	-	-	-	-	-
HEAT LAMP 暖燈	4	-	-	-	-	-	-	-	-	-	-
LED TAPE LIGHT (SET) 發光二極管燈帶 (組)	27	-	-	-	-	6	7	-	4	5	-
WALL - LAMP 壁裝燈	1	-	-	-	-	-	-	-	-	-	-
PENDANT LIGHT 吊燈	4	-	-	-	-	1	1	-	-	-	-
SMOKE DETECTOR 煙霧感應器	1	-	-	1	-	-	-	-	-	-	-
SPRINKLER HEAD (FLASH TYPE) 滅火灑水噴頭 (快速反應類型)	1	-	-	1	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Lower Duplex Unit B on G/F - 1/F 地下至1樓 底層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	POWDER ROOM 客廁	CORRIDOR (1/F) 走廊 (1樓)	STAIRCASE 樓梯	PRIVATE GARDEN 私人花園	PRIVATE GARDEN UNDER BALCONY 露台底 私人花園	SPACE FOR A/C UNIT (B/F) 冷氣機空間 (地庫)
INSTANT ELECTRIC WATER HEATER 即熱式電熱水爐	-	-	-	-	-	-	-	-	-	-	-
GAS WATER HEATER 煤氣熱水爐	-	-	-	-	-	-	-	-	-	-	-
TGC METER 煤氣錶	-	-	-	-	-	-	-	-	-	-	-
RECESSED WALL-MOUNT LIGHT (FOR PRIVATE AREA) 嵌入燈 (私人範圍)	-	-	-	-	-	-	-	-	18	-	-
DOWNLIGHT (SLAB) 天花燈	-	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT (w/ CEILING) 天花燈 (安裝於假天花)	7	-	-	-	-	-	4	4	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	-	-	5	3	3	3	2	-	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	-	-	-	-	-	-	-	-	-	-	-
1-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調單頭天花燈 (安裝於假天花)	-	-	-	-	-	-	-	2	-	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	-	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	-	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT - LED HIGH POWER (EXTERNAL - W/ CEILING) LED高功率天花燈 (安裝於室外假天花)	-	-	-	-	-	-	-	-	-	3	-
SPIKE LIGHT 站式射燈	-	-	-	-	-	-	-	-	4	-	-
BOLLARD LIGHT 柱燈	-	-	-	-	-	-	-	-	10	-	-
HEAT LAMP 暖燈	-	1	1	1	1	-	-	-	-	-	-
LED TAPE LIGHT (SET) 發光二極管燈帶 (組)	4	-	-	-	-	-	-	1	-	-	-
WALL - LAMP 壁裝燈	-	-	-	-	-	-	-	1	-	-	-
PENDANT LIGHT 吊燈	-	-	-	-	-	-	-	2	-	-	-
SMOKE DETECTOR 煙霧感應器	-	-	-	-	-	-	-	-	-	-	-
SPRINKLER HEAD (FLASH TYPE) 滅火灑水噴頭 (快速反應類型)	-	-	-	-	-	-	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit A on 2/F 2樓 單位A										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
DOOR BELL 門鐘	1	-	-	-	1	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	1	-	1	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	11	-	4	2	-	-	1	1	1	2
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	20	-	2	1	5	3	3	3	3	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	3	-	-	-	1	1	-	-	1	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	4	-	-	-	-	-	1	1	-	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	5	-	-	-	1	1	1	1	1	-
10A LIGHTING SWITCH 10安培燈制	5	-	1	1	-	-	-	-	-	1
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	5	-	1	1	-	-	-	-	-	1
D.P. SWITCH 雙極開關掣	4	-	-	1	-	-	-	-	-	1
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	6	-	1	1	1	-	-	-	-	1
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	2	-	1	-	1	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	2	-	2	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	5	-	2	1	-	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	1	-	-	1	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	1	-	-	1	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit A on 2/F 2樓 單位A					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
DOOR BELL 門鐘	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	-	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	-	-	-	-	3
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	-	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	-	-	-	1	1
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	-	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	1	1	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	1	1	-	-	-
D.P. SWITCH 雙極開關掣	1	1	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	1	1	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	-	2	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit A on 2/F 2樓 單位A										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	1	-	-	1	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	1	-	-	1	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	2	-	2	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	8	-	-	-	2	1	1	1	1	1
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATIONCONTROLPOINT 家居智能接點供電動窗簾開關	8	-	-	-	2	1	1	1	1	1
TELEPHONE OUTLET 電話接駁插座	6	-	-	-	2	1	1	1	1	-
TV OUTLET 電視天線接駁插座	4	-	-	-	-	1	1	1	1	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	3	-	-	-	-	-	-	-	-	1
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	2	-	-	-	-	-	-	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	7	-	1	-	2	1	1	1	1	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	2	-	-	-	-	-	-	-	-	-
EXHAUST FAN 抽氣扇	4	-	-	1	-	-	-	-	-	1
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	3	-	-	-	-	-	-	-	-	1
GAS WATER HEATER 煤氣熱水爐	2	-	2	-	-	-	-	-	-	-
TGC METER 煤氣錶	1	-	1	-	-	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	12	-	-	2	-	-	-	-	-	5
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	13	3	1	1	6	1	-	-	1	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	2	-	2	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit A on 2/F 2樓 單位A					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	1	-	-	-	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATIONCONTROLPOINT 家居智能接點供電動窗簾開關	1	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	-	-	-	-	-
TV OUTLET 電視天線接駁插座	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	1	1	-	-	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	-	-	2	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	-	-	-	-	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	-	-	2	-	-
EXHAUST FAN 抽氣扇	1	1	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	1	1	-	-	-
GAS WATER HEATER 煤氣熱水爐	-	-	-	-	-
TGC METER 煤氣錶	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	2	3	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	-	-	-	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit A on 2/F 2樓 單位A										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
2-HEADED DOWNLIGHT - DIMMABLE & ADJUSTABLE (SLAB) 可調雙頭天花燈 (可調光暗)	6	-	-	-	2	1	1	1	1	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	2	-	-	-	-	-	-	-	-	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	1	-	-	-	-	-	-	-	-	-
HEAT LAMP 暖燈	3	-	-	-	-	-	-	-	-	1
LED TAPE LIGHT 發光二極管燈帶	4	-	-	-	-	1	1	1	1	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit A on 2/F 2樓 單位A					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
2-HEADED DOWNLIGHT - DIMMABLE & ADJUSTABLE (SLAB) 可調雙頭天花燈 (可調光暗)	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	-	-	-	2	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	-	-	-	-	1
HEAT LAMP 暖燈	1	1	-	-	-
LED TAPE LIGHT 發光二極管燈帶	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit B on 2/F 2樓 單位B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
DOOR BELL 門鐘	1	-	-	-	1	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	1	-	1	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	24	-	4	2	3	3	3	2	3	2
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	10	-	2	1	2	1	1	1	2	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	4	-	-	-	2	1	-	1	-	-
10A 2 GANG 2 WAY LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2位2路燈制及家居智能控制點	2	-	-	-	-	-	-	-	2	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	5	-	-	-	-	2	1	-	-	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	2	-	-	-	-	-	1	-	1	-
10A 2 GANG LIGHTING DIMMER SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2位可調光燈制及家居智能控制點	1	-	-	-	1	-	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	5	-	1	1	-	-	-	-	-	1
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	6	-	1	1	-	-	-	-	-	2
D.P. SWITCH 雙極開關掣	4	-	-	1	-	-	-	-	-	1
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	6	-	1	1	1	-	-	-	-	1
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	4	-	1	-	1	-	-	1	1	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	2	-	2	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit B on 2/F 2樓 單位B						
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台	FLAT ROOF 平台
DOOR BELL 門鐘	-	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	1	1	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	-	-	-	-	-	-
10A 2 WAY LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2路燈制及家居智能控制點	-	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	-	-	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	-	-	-	1	1	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	-	-	-	-	-	-
10A 2 GANG LIGHTING DIMMER SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2位可調光燈制及家居智能控制點	-	-	1	-	-	-
10A LIGHTING SWITCH 10安培燈制	1	1	-	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	1	1	-	-	-	-
D.P. SWITCH 雙極開關掣	1	1	-	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	1	1	-	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	-	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	-	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit B on 2/F 2樓 單位B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	5	-	2	1	-	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	1	-	-	1	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	1	-	-	1	-	-	-	-	-	-
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	1	-	-	1	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	1	-	-	1	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	2	-	2	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	8	-	-	-	2	1	1	1	1	1
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATIONCONTROLPOINT 家居智能接點供電動窗簾開關	8	-	-	-	2	1	1	1	1	1
TELEPHONE OUTLET 電話接駁插座	8	-	-	-	1	2	2	1	2	-
TV OUTLET 電視天線接駁插座	5	-	-	-	1	1	1	1	1	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	3	-	-	-	-	-	-	-	-	1
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	8	-	1	-	2	1	1	1	1	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	2	-	-	-	-	-	-	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	4	-	-	1	-	-	-	-	-	1
VRV A/C OUTDOOR UNIT VRV冷氣室外機	2	-	-	-	-	-	-	-	-	-
EXHAUST FAN 抽氣扇	2	-	2	-	-	-	-	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	1	-	1	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit B on 2/F 2樓 單位B						
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台	FLAT ROOF 平台
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	-	2	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	-	-	-	-	-	-
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	1	-	-	-	-	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATIONCONTROLPOINT 家居智能接點供電動窗簾開關	1	-	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	-	-	-	-	-	-
TV OUTLET 電視天線接駁插座	-	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	1	1	-	-	-	-
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	-	-	-	-	-	1
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	-	-	2	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	1	1	-	-	-	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	-	-	2	-	-	-
EXHAUST FAN 抽氣扇	-	-	-	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	-	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit B on 2/F 2樓 單位B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
GAS WATER HEATER 煤氣熱水爐	2	-	2	-	-	-	-	-	-	-
TGC METER 煤氣錶	1	-	1	-	-	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	12	-	-	2	-	-	-	-	-	5
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	51	4	1	1	18	8	6	6	7	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	2	-	2	-	-	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	2	-	-	-	-	-	-	-	-	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	1	-	-	-	-	-	-	-	-	-
WALL LAMP (EXTERNAL) 室外壁燈	2	-	-	-	-	-	-	-	-	-
RECESSED FLOOR LAMP (EXTERNAL) 室外藏地燈	6	-	-	-	-	-	-	-	-	-
SPIKE LIGHT 站式射燈	4	-	-	-	-	-	-	-	-	-
HEAT LAMP 暖燈	3	-	-	-	-	-	-	-	-	1
LED TAPE LIGHT 發光二極管燈帶	6	-	-	-	2	2	-	2	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Unit B on 2/F 2樓 單位B						
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台	FLAT ROOF 平台
GAS WATER HEATER 煤氣熱水爐	-	-	-	-	-	-
TGC METER 煤氣錶	-	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	2	3	-	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	-	-	-	-	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	-	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	-	-	-	2	-	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	-	-	-	-	1	-
WALL LAMP (EXTERNAL) 室外壁燈	-	-	-	-	-	2
RECESSED FLOOR LAMP (EXTERNAL) 室外藏地燈	-	-	-	-	-	6
SPIKE LIGHT 站式射燈	-	-	-	-	-	4
HEAT LAMP 暖燈	1	1	-	-	-	-
LED TAPE LIGHT 發光二極管燈帶	-	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 3/F & 5/F 3樓及5樓 單位A及B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
DOOR BELL 門鐘	1	-	-	-	1	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	1	-	1	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	11	-	4	2	-	-	1	1	1	2
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	23	-	3	1	5	4	3	3	3	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	3	-	-	-	1	1	-	-	1	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	4	-	-	-	-	-	1	1	-	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	5	-	-	-	1	1	1	1	1	-
10A LIGHTING SWITCH 10安培燈制	4	-	1	-	-	-	-	-	-	1
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	5	-	1	1	-	-	-	-	-	1
D.P. SWITCH 雙極開關掣	4	-	-	1	-	-	-	-	-	1
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	6	-	1	1	1	-	-	-	-	1
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	2	-	1	-	1	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	2	-	2	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	5	-	2	1	-	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	1	-	-	1	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	1	-	-	1	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 3/F & 5/F 3樓及5樓 單位A及B					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
DOOR BELL 門鐘	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	-	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	1	-	-	-	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	-	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	-	-	-	1	1
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	-	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	1	1	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	1	1	-	-	-
D.P. SWITCH 雙極開關掣	1	1	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	1	1	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	-	2	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 3/F & 5/F 3樓及5樓 單位A及B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	1	-	-	1	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	1	-	-	1	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	2	-	2	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	8	-	-	-	2	1	1	1	1	1
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATIONCONTROLPOINT 家居智能接點供電動窗簾開關	8	-	-	-	2	1	1	1	1	1
TELEPHONE OUTLET 電話接駁插座	6	-	-	-	2	1	1	1	1	-
TV OUTLET 電視天線接駁插座	5	-	-	-	1	1	1	1	1	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	3	-	-	-	-	-	-	-	-	1
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	2	-	-	-	-	-	-	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	7	-	1	-	2	1	1	1	1	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	2	-	-	-	-	-	-	-	-	-
EXHAUST FAN 抽氣扇	4	-	-	1	-	-	-	-	-	1
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	3	-	-	-	-	-	-	-	-	1
GAS WATER HEATER 煤氣熱水爐	2	-	2	-	-	-	-	-	-	-
TGC METER 煤氣錶	1	-	1	-	-	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	12	-	-	2	-	-	-	-	-	5
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	13	3	1	1	6	1	-	-	1	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	2	-	2	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 3/F & 5/F 3樓及5樓 單位A及B					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	1	-	-	-	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATIONCONTROLPOINT 家居智能接點供電動窗簾開關	1	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	-	-	-	-	-
TV OUTLET 電視天線接駁插座	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	1	1	-	-	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	-	-	2	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	-	-	-	-	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	-	-	2	-	-
EXHAUST FAN 抽氣扇	1	1	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	1	1	-	-	-
GAS WATER HEATER 煤氣熱水爐	-	-	-	-	-
TGC METER 煤氣錶	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	2	3	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	-	-	-	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 3/F & 5/F 3樓及5樓 單位A及B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
2-HEADED DOWNLIGHT - DIMMABLE & ADJUSTABLE (SLAB) 可調雙頭天花燈 (可調光暗)	6	-	-	-	2	1	1	1	1	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	2	-	-	-	-	-	-	-	-	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	1	-	-	-	-	-	-	-	-	-
HEAT LAMP 暖燈	3	-	-	-	-	-	-	-	-	1
LED TAPE LIGHT 發光二極管燈帶	4	-	-	-	-	1	1	1	1	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 3/F & 5/F 3樓及5樓 單位A及B					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
2-HEADED DOWNLIGHT - DIMMABLE & ADJUSTABLE (SLAB) 可調雙頭天花燈 (可調光暗)	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	-	-	-	2	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	-	-	-	-	1
HEAT LAMP 暖燈	1	1	-	-	-
LED TAPE LIGHT 發光二極管燈帶	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 6/F 6樓單位A及B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
DOOR BELL 門鐘	1	-	-	-	1	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	1	-	1	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	11	-	4	2	-	-	1	1	1	2
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	20	-	2	1	5	3	3	3	3	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	2	-	-	-	1	1	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	5	-	-	-	-	-	1	1	1	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	5	-	-	-	1	1	1	1	1	-
10A LIGHTING SWITCH 10安培燈制	5	-	1	1	-	-	-	-	-	1
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	5	-	1	1	-	-	-	-	-	1
D.P. SWITCH 雙極開關掣	4	-	-	1	-	-	-	-	-	1
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	6	-	1	1	1	-	-	-	-	1
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	2	-	1	-	1	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	2	-	2	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	1	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	5	-	2	1	-	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	1	-	-	1	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	1	-	-	1	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 6/F 6樓單位A及B					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
DOOR BELL 門鐘	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	-	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	-	-	-	-	3
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	-	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	-	-	-	1	1
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	-	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	1	1	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	1	1	-	-	-
D.P. SWITCH 雙極開關掣	1	1	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	1	1	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	-	2	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	-	-	-	-	-

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 6/F 6樓單位A及B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	1	-	-	1	-	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	1	-	-	1	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	2	-	2	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	8	-	-	-	2	1	1	1	1	1
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATIONCONTROLPOINT 家居智能接點供電動窗簾開關	8	-	-	-	2	1	1	1	1	1
TELEPHONE OUTLET 電話接駁插座	6	-	-	-	2	1	1	1	1	-
TV OUTLET 電視天線接駁插座	4	-	-	-	-	1	1	1	1	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	3	-	-	-	-	-	-	-	-	1
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	2	-	-	-	-	-	-	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	7	-	1	-	2	1	1	1	1	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	2	-	-	-	-	-	-	-	-	-
EXHAUST FAN 抽氣扇	4	-	-	1	-	-	-	-	-	1
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	3	-	-	-	-	-	-	-	-	1
GAS WATER HEATER 煤氣熱水爐	2	-	2	-	-	-	-	-	-	-
TGC METER 煤氣錶	1	-	1	-	-	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	12	-	-	2	-	-	-	-	-	5
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	13	3	1	1	6	1	-	-	1	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	2	-	2	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 6/F 6樓單位A及B					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	-	-	-	-	-
ROUTER W/HOME AUTOMATION CONTROL POINT 家居智能接點供路由器接駁插座	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	1	-	-	-	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATIONCONTROLPOINT 家居智能接點供電動窗簾開關	1	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	-	-	-	-	-
TV OUTLET 電視天線接駁插座	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	1	1	-	-	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	-	-	2	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	-	-	-	-	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	-	-	2	-	-
EXHAUST FAN 抽氣扇	1	1	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	1	1	-	-	-
GAS WATER HEATER 煤氣熱水爐	-	-	-	-	-
TGC METER 煤氣錶	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	2	3	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	-	-	-	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 6/F 6樓單位A及B										
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR 走廊	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室
2-HEADED DOWNLIGHT - DIMMABLE & ADJUSTABLE (SLAB) 可調雙頭天花燈 (可調光暗)	6	-	-	-	2	1	1	1	1	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	2	-	-	-	-	-	-	-	-	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	1	-	-	-	-	-	-	-	-	-
HEAT LAMP 暖燈	3	-	-	-	-	-	-	-	-	1
LED TAPE LIGHT 發光二極管燈帶	3	-	-	-	-	1	1	1	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Units A & B on 6/F 6樓 單位A及B					
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 1 浴室 1	BATHROOM 2 浴室 2	A/C PLATFORM 冷氣機平台	BALCONY 露台	UTILITY PLATFORM 工作平台
2-HEADED DOWNLIGHT - DIMMABLE & ADJUSTABLE (SLAB) 可調雙頭天花燈 (可調光暗)	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	-	-	-	2	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	-	-	-	-	1
HEAT LAMP 暖燈	1	1	-	-	-
LED TAPE LIGHT 發光二極管燈帶	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit A on 7/F-8/F 7樓至8樓 頂層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (7/F) 走廊 (7樓)	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1
DOOR BELL 門鐘	1	-	-	-	1	-	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	1	-	1	-	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	15	-	6	2	1	2	-	-	-	1	1
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	28	-	3	1	7	5	3	3	4	1	-
10A 3 WAY LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培3路燈制及家居智能控制點	4	-	-	-	-	-	-	-	-	-	-
10A 3 WAY 2 GANG LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培3路2位燈制及家居智能控制點	1	-	-	-	1	-	-	-	-	-	-
10A 2 WAY 2 GANG LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2路2位燈制及家居智能控制點	11	-	-	-	7	4	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	6	-	-	-	1	-	1	1	3	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	4	-	-	-	1	-	-	1	-	-	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	1	-	-	-	-	-	1	-	-	-	-
10A 2 WAY LIGHTING SWITCH 10安培2路燈制	2	-	-	-	-	-	-	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	4	-	1	1	-	-	-	-	-	-	1
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	11	-	1	1	-	2	-	-	-	2	2
D.P. SWITCH 雙極開關掣	6	-	-	2	-	-	-	-	-	1	1
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	8	1	1	-	3	1	-	1	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	4	-	1	-	-	-	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	1	-	1	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit A on 7/F-8/F 7樓至8樓 頂層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	BALCONY (7/F) 露台 (7樓)	FLAT ROOF (7/F) 平台 (7樓)	STAIRCASE (7/F-8/F) 樓梯 (7樓至 8樓)	CORRIDOR (8/F) 走廊 (8樓)	A/C PLANT ROOM (8/F) 冷氣機房 (8樓)	FLAT ROOF (8/F) 平台 (8樓)	STAIRCASE (8/F-FLAT ROOF) 樓梯 (8樓至平台)	FLAT ROOF (ABOVE 8/F) 平台 (8樓上層)	UTILITY PLATFORM 工作平台
DOOR BELL 門鐘	-	-	-	-	-	-	-	-	-	-	-
FUSED SPUR FOR VIDEO PHONE 接線座已接駁視像對講機使用	-	-	-	-	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	1	1	-	-	-	-	-	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	-	-	-	-	-	1	-	-	-	-	-
10A 3 WAY LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培3路燈制及家居智能控制點	-	-	-	-	-	4	-	-	-	-	-
10A 3 WAY 2 GANG LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培3路2位燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A 2 WAY 2 GANG LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2路2位燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2位燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	-	-	-	-	-	1	-	-	-	-	1
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A 2 WAY LIGHTING SWITCH 10安培2路燈制	-	-	-	-	-	-	-	-	-	2	-
10A LIGHTING SWITCH 10安培燈制	-	-	-	-	-	1	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	1	1	-	-	-	-	-	-	1	-	-
D.P. SWITCH 雙極開關掣	1	1	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	-	-	-	-	-	1	-	-	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	-	-	-	-	-	2	-	-	-	1	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	-	-	-	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit A on 7/F-8/F 7樓至8樓 頂層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (7/F) 走廊 (7樓)	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	1	-	1	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	3	-	1	2	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	1	-	1	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	5	-	1	1	-	-	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	1	-	-	1	-	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	2	-	-	2	-	-	-	-	-	-	-
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	1	-	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	2	-	2	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	14	-	-	-	4	2	1	1	1	2	1
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 家居智能接點供電動窗簾開關	14	-	-	-	4	2	1	1	1	2	1
TELEPHONE OUTLET 電話接駁插座	8	-	-	-	2	2	1	1	1	-	-
TV OUTLET 電視天線接駁插座	6	-	-	-	2	1	1	1	1	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	4	-	-	-	-	-	-	-	-	1	1
13A FUSE SPUR FOR JACUZZI 13安培接線座已接駁按摩浴缸使用	1	-	-	-	-	-	-	-	-	-	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	2	-	-	-	-	-	-	-	-	-	-
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	2	-	-	-	-	-	-	-	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	9	-	1	-	3	1	1	1	1	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit A on 7/F-8/F 7 樓至 8 樓 頂層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	BALCONY (7/F) 露台 (7樓)	FLAT ROOF (7/F) 平台 (7樓)	STAIRCASE (7/F-8/F) 樓梯 (7樓至 8 樓)	CORRIDOR (8/F) 走廊 (8 樓)	A/C PLANT ROOM (8/F) 冷氣機房 (8 樓)	FLAT ROOF (8/F) 平台 (8 樓)	STAIRCASE (8/F-FLAT ROOF) 樓梯 (8樓至平台)	FLAT ROOF (ABOVE 8/F) 平台 (8樓上層)	UTILITY PLATFORM 工作平台
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁煤氣熱水爐使用	-	-	-	-	-	-	-	-	-	-	-
20A FUSE SPUR FOR OVEN 20安培接線座已接駁電烤爐使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	-	-	-	-	-	3	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	-	-	-	-	-	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	-	-	-	-	-	-	-	-	-	-	-
TELEPHONE OUTLET W/HOME AUTOMATION CONTROL POINT 家居智能接點供電話接駁插座	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR SPOT LIGHT 13安培接線座已接駁射燈使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	1	1	-	-	-	-	-	-	-	-	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 家居智能接點供電動窗簾開關	1	1	-	-	-	-	-	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	-	-	-	-	-	1	-	-	-	-	-
TV OUTLET 電視天線接駁插座	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	1	1	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR JACUZZI 13安培接線座已接駁按摩浴缸使用	-	-	-	-	-	-	-	-	-	1	-
30A WATER PROOF POWER SUPPLY FOR A/C OUTDOOR UNIT 30安培防水供電位已接駁冷氣戶外機使用	-	-	-	-	-	-	2	-	-	-	-
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	-	-	-	1	-	-	-	-	-	1	-
VRV A/C INDOOR UNIT VRV冷氣室內機	-	-	-	-	-	1	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit A on 7/F-8/F 7樓至8樓 頂層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (7/F) 走廊 (7樓)	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1
VRV A/C OUTDOOR UNIT VRV冷氣室外機	2	-	-	-	-	-	-	-	-	-	-
EXHAUST FAN 抽氣扇	6	-	-	2	-	-	-	-	-	1	1
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	4	-	-	-	-	-	-	-	-	1	1
GAS WATER HEATER 煤氣熱水爐	3	-	3	-	-	-	-	-	-	-	-
TGC METER 煤氣錶	1	-	1	-	-	-	-	-	-	-	-
RECESSED WALL-MOUNT LIGHT (FOR PRIVATE AREA) 嵌入燈 (私人範圍)	20	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT (SLAB) 天花燈	10	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	17	-	1	1	-	-	-	-	-	5	3
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	62	-	1	1	31	11	2	7	9	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	5	-	5	-	-	-	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	2	-	-	-	-	-	-	-	-	-	-
LED TAPE LIGHT 發光二極管燈帶	16	-	-	-	-	3	3	1	1	2	1
WALL-MOUNT PART LIGHT (FOR PRIVATE AREA) 壁裝燈 (私人範圍)	2	-	-	-	-	-	-	-	-	-	-
EXIT SIGN 緊急出口燈	1	-	-	-	-	-	-	-	-	-	-
UPLIGHT (EXTERNAL - TIMBER DECK & FLOOR TILES) 上照燈 (安裝於室外木地板或地板)	10	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	1	-	-	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit A on 7/F-8/F 7 樓至 8 樓 頂層複式單位A											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM2 浴室 2	BATHROOM3 浴室 3	BALCONY (7/F) 露台 (7樓)	FLAT ROOF (7/F) 平台 (7樓)	STAIRCASE (7/F-8/F) 樓梯 (7樓至 8 樓)	CORRIDOR (8/F) 走廊 (8 樓)	A/C PLANT ROOM (8/F) 冷氣機房 (8 樓)	FLAT ROOF (8/F) 平台 (8 樓)	STAIRCASE (8/F-FLAT ROOF) 樓梯 (8樓至平台)	FLAT ROOF (ABOVE 8/F) 平台 (8樓上層)	UTILITY PLATFORM 工作平台
VRV A/C OUTDOOR UNIT VRV冷氣室外機	-	-	-	-	-	-	2	-	-	-	-
EXHAUST FAN 抽氣扇	1	1	-	-	-	-	-	-	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	1	1	-	-	-	-	-	-	-	-	-
GAS WATER HEATER 煤氣熱水爐	-	-	-	-	-	-	-	-	-	-	-
TGC METER 煤氣錶	-	-	-	-	-	-	-	-	-	-	-
RECESSED WALL-MOUNT LIGHT (FOR PRIVATE AREA) 嵌入燈 (私人範圍)	-	-	-	2	-	-	-	5	7	6	-
DOWNLIGHT (SLAB) 天花燈	-	-	-	-	-	10	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	3	4	-	-	-	-	-	-	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	-	-	-	-	-	-	-	-	-	-	-
2-HEADED DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調雙頭天花燈 (安裝於假天花)	-	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	-	-	2	-	-	-	-	-	-	-	-
LED TAPE LIGHT 發光二極管燈帶	1	1	-	-	-	-	-	-	-	3	-
WALL-MOUNT PART LIGHT (FOR PRIVATE AREA) 壁裝燈 (私人範圍)	-	-	-	-	-	-	-	-	-	2	-
EXIT SIGN 緊急出口燈	-	-	-	-	-	-	-	-	-	1	-
UPLIGHT (EXTERNAL - TIMBER DECK & FLOOR TILES) 上照燈 (安裝於室外木地板或地板)	-	-	-	5	-	-	-	-	-	5	-
DOWNLIGHT (EXTERNAL - SLAB) 天花燈 (安裝於室外假天花)	-	-	-	-	-	-	-	-	-	-	1

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit B on 7/F-8/F 7樓至8樓 頂層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (7/F) 走廊 (7樓)	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1
DOOR BELL 門鐘	1	-	-	-	1	-	-	-	-	-	-
FUSED SPUR FOR DOOR BELL 接線座已接駁門鐘使用	1	-	1	-	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	14	-	5	2	1	1	-	-	-	2	1
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	30	-	3	1	9	6	3	3	4	-	-
10A 2-WAY 2-GANG LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2路2位可調光燈制及家居智能控制點	5	-	-	-	3	2	-	-	-	-	-
10A 2-WAY 2 GANG LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2路2位燈制及家居智能控制點	5	-	-	-	-	2	-	-	-	-	-
10A 2-GANG LIGHTING DIMMER LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安2位可調光燈制燈制及家居智能控制點	6	-	-	-	3	1	-	1	1	-	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2路燈制及家居智能控制點	2	-	-	-	-	-	-	-	1	-	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	1	-	-	-	-	-	1	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	6	-	1	-	2	-	1	1	1	-	-
10A LIGHTING SWITCH 10安培燈制	2	-	2	-	-	-	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	10	-	2	-	-	-	-	-	-	1	2
10A 4 GANG WATER PROOF LIGHTING SWITCH 10安培4位防水燈制	1	-	-	-	-	-	-	-	-	-	-
D.P. SWITCH 雙極開關掣	6	-	1	1	-	-	-	-	-	1	1
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	8	-	-	-	3	1	1	1	1	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	3	-	1	-	1	-	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	1	-	1	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	1	-	1	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit B on 7/F-8/F 7 樓至 8 樓 頂層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM2 浴室 2	BATHROOM3 浴室 3	BALCONY (7/F) 露台 (7樓)	FLAT ROOF (7/F) 平台 (7樓)	STAIRCASE (7/F-8/F) 樓梯 (7樓至 8 樓)	CORRIDOR (8/F) 走廊 (8 樓)	A/C PLANT ROOM (8/F) 冷氣機房 (8 樓)	FLAT ROOF (8/F) 平台 (8 樓)	STAIRCASE (8/F-FLAT ROOF) 樓梯 (8樓至平台)	FLAT ROOF (ABOVE 8/F) 平台 (8樓上層)	UTILITY PLATFORM 工作平台
DOOR BELL 門鐘	-	-	-	-	-	-	-	-	-	-	-
FUSED SPUR FOR DOOR BELL 接線座已接駁門鐘使用	-	-	-	-	-	-	-	-	-	-	-
13A SINGLE TYPE POWER SOCKET OUTLET 13安培單位插座	1	1	-	-	-	-	-	-	-	-	-
13A TWIN TYPE POWER SOCKET OUTLET 13安培雙位插座	-	-	-	-	-	1	-	-	-	-	-
10A 2-WAY 2-GANG LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2路2位可調光燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A 2-WAY 2 GANG LIGHTING SWITCH W/ HOME AUTOMATION CONTROL POINT 10安培2路2位燈制及家居智能控制點	-	-	-	-	3	-	-	-	-	-	-
10A 2-GANG LIGHTING DIMMER LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安2位可調光燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培2路燈制及家居智能控制點	-	-	-	-	-	1	-	-	-	-	-
10A LIGHTING DIMMER SWITCH W/HOME AUTOMATION CONTROL POINT 10安培可調光燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A LIGHTING SWITCH W/HOME AUTOMATION CONTROL POINT 10安培燈制及家居智能控制點	-	-	-	-	-	-	-	-	-	-	-
10A LIGHTING SWITCH 10安培燈制	-	-	-	-	-	-	-	-	-	-	-
10A 2 GANG LIGHTING SWITCH 10安培2位燈制	2	2	-	-	-	1	-	-	-	-	-
10A 4 GANG WATER PROOF LIGHTING SWITCH 10安培4位防水燈制	-	-	-	-	-	-	-	-	-	1	-
D.P. SWITCH 雙極開關掣	1	1	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR A/C INDOOR UNIT W/ HOME AUTOMATION CONTROL POINT 13安培接線座連接家居智能控制點供室內冷氣使用	-	-	-	-	-	1	-	-	-	-	-
DOOR CONTACT FOR HOME AUTOMATION SYSTEM 家居智能系統門禁觸點	-	-	-	-	-	1	-	-	-	-	-
20A FUSE SPUR FOR ELECTRIC STOVE 20安培接線座已接駁電爐使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST HOOD 13安培接線座已接駁抽油煙機使用	-	-	-	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit B on 7/F-8/F 7樓至8樓 頂層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (7/F) 走廊 (7樓)	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁熱水爐使用	3	-	3	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	6	-	-	2	-	-	-	-	-	1	1
MINATURE CIRCUIT BREAKER BOARD 配電箱	1	-	-	1	-	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	1	-	-	1	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	14	-	-	-	4	3	1	1	1	1	1
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 家居智能接點供電動窗簾開關	13	-	-	-	4	3	1	1	1	-	1
2 GANG ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 2位家居智能接點供電動窗簾開關	1	-	-	-	-	-	-	-	-	1	-
TELEPHONE OUTLET 電話接駁插座	9	-	-	-	2	2	1	1	2	-	-
AV OUTLET (FOR SPEAKER) 視聽設備位置(供喇叭線)	7	-	-	-	7	-	-	-	-	-	-
TV OUTLET 電視天線接駁插座	7	-	-	-	3	1	1	1	1	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	4	-	-	-	-	-	-	-	-	1	1
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	2	-	-	-	-	-	-	-	-	-	-
VRV A/C INDOOR UNIT VRV冷氣室內機	9	-	1	-	3	1	1	1	1	-	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	2	-	-	-	-	-	-	-	-	-	-
EXHAUST FAN 抽氣扇	6	-	-	2	-	-	-	-	-	1	1
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	4	-	-	-	-	-	-	-	-	1	1
GAS WATER HEATER 煤氣熱水爐	3	-	3	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit B on 7/F-8/F 7 樓至 8 樓 頂層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	BALCONY (7/F) 露台 (7樓)	FLAT ROOF (7/F) 平台 (7樓)	STAIRCASE (7/F-8/F) 樓梯 (7樓至 8 樓)	CORRIDOR (8/F) 走廊 (8 樓)	A/C PLANT ROOM (8/F) 冷氣機房 (8 樓)	FLAT ROOF (8/F) 平台 (8 樓)	STAIRCASE (8/F-FLAT ROOF) 樓梯 (8樓至平台)	FLAT ROOF (ABOVE 8/F) 平台 (8樓上層)	UTILITY PLATFORM 工作平台
13A FUSE SPUR FOR GAS WATER HEATER 13安培接線座已接駁熱水爐使用	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR EXHAUST FAN 13安培接線座已接駁抽氣扇使用	1	1	-	-	-	-	-	-	-	-	-
MINATURE CIRCUIT BREAKER BOARD 配電箱	-	-	-	-	-	-	-	-	-	-	-
HOME AUTOMATION EQUIPMENT 家居智能系統主控制設備	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR ELECTRIC CURTAIN W/ HOME AUTOMATION CONTROL POINT 13安培接線座連家居智能接點供電動窗簾使用	1	1	-	-	-	-	-	-	-	-	-
ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 家居智能接點供電動窗簾開關	1	1	-	-	-	-	-	-	-	-	-
2 GANG ELECTRIC CURTAIN SWITCH W/HOME AUTOMATION CONTROL POINT 2位家居智能接點供電動窗簾開關	-	-	-	-	-	-	-	-	-	-	-
TELEPHONE OUTLET 電話接駁插座	-	-	-	-	-	1	-	-	-	-	-
AV OUTLET (FOR SPEAKER) 視聽設備位置(供喇叭線)	-	-	-	-	-	-	-	-	-	-	-
TV OUTLET 電視天線接駁插座	-	-	-	-	-	-	-	-	-	-	-
13A FUSE SPUR FOR TOILET BIDET 13安培接線座已接駁坐便器使用	1	1	-	-	-	-	-	-	-	-	-
13A SINGLE TYPE WATER PROOF POWER SOCKET OUTLET 13安培單位防水插座	-	-	-	-	-	-	-	-	-	2	-
VRV A/C INDOOR UNIT VRV冷氣室內機	-	-	-	-	-	1	-	-	-	-	-
VRV A/C OUTDOOR UNIT VRV冷氣室外機	-	-	-	-	-	-	2	-	-	-	-
EXHAUST FAN 抽氣扇	1	1	-	-	-	-	-	-	-	-	-
GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器	1	1	-	-	-	-	-	-	-	-	-
GAS WATER HEATER 煤氣熱水爐	-	-	-	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit B on 7/F-8/F 7樓至8樓 頂層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	LOCATION 位置 TOTAL 總數	CORRIDOR (7/F) 走廊 (7樓)	KITCHEN 廚房	UTILITY ROOM WITH LAV. 工作間連 洗手間	LIVING & DINING 飯廳及客廳	MASTER BEDROOM WITH WALK-IN CLOSET 主人睡房連 衣帽間	BEDROOM 1 睡房 1	BEDROOM 2 睡房 2	BEDROOM 3 睡房 3	MASTER BATH 主人房浴室	BATHROOM 1 浴室 1
TGC METER 煤氣錶	1	-	1	-	-	-	-	-	-	-	-
RECESSED WALL-MOUNT LIGHT (FOR PRIVATE AREA) 嵌入燈 (私人範圍)	21	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT (SLAB) 天花燈	69	-	-	3	29	10	5	4	8	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	18	-	1	1	-	-	-	-	-	6	3
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	2	-	-	-	2	-	-	-	-	-	-
PENDANT LAMP 天花吊燈	2	-	-	-	1	-	-	1	-	-	-
FLOOR LAMP 直立式地燈	5	-	-	-	-	-	-	-	-	-	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	3	-	-	-	-	-	-	-	-	-	-
FLUORESCENT TUBE (WET AREA) 光管(浴室使用)	11	-	-	-	-	-	-	-	-	3	2
HEAT LAMP 暖燈	4	-	-	-	-	-	-	-	-	1	1
LED TAPE LIGHT 發光二極管燈帶	47	-	-	-	9	15	2	2	7	4	1
WALL- MOUNT PART LIGHT (FOR PRIVATE AREA) 壁裝燈 (私人範圍)	3	-	-	-	-	-	-	-	-	-	-
EXIT SIGN 緊急出口燈	1	-	-	-	-	-	-	-	-	-	-
UPLIGHT (EXTERNAL - TIMBER DECK & FLOOR TILES) 上照燈 (安裝於室外木地板或地板)	13	-	-	-	-	-	-	-	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Upper Duplex Unit B on 7/F-8/F 7 樓至 8 樓 頂層複式單位B											
MECHANICAL & ELECTRICAL PROVISIONS 機電裝置	BATHROOM 2 浴室 2	BATHROOM 3 浴室 3	BALCONY (7/F) 露台 (7樓)	FLAT ROOF (7/F) 平台 (7樓)	STAIRCASE (7/F-8/F) 樓梯 (7樓至 8 樓)	CORRIDOR (8/F) 走廊 (8 樓)	A/C PLANT ROOM (8/F) 冷氣機房 (8 樓)	FLAT ROOF (8/F) 平台 (8 樓)	STAIRCASE (8/F-FLAT ROOF) 樓梯 (8樓至平台)	FLAT ROOF (ABOVE 8/F) 平台 (8樓上層)	UTILITY PLATFORM 工作平台
TGC METER 煤氣錶	-	-	-	-	-	-	-	-	-	-	-
RECESSED WALL-MOUNT LIGHT (FOR PRIVATE AREA) 嵌入燈 (私人範圍)	-	-	-	2	-	-	-	7	7	5	-
DOWNLIGHT (SLAB) 天花燈	-	-	-	-	-	10	-	-	-	-	-
DOWNLIGHT (W/ CEILING - WET AREA) 天花燈 (安裝於假天花供廁所/ 浴室使用)	3	4	-	-	-	-	-	-	-	-	-
DOWNLIGHT - ADJUSTABLE (W/ CEILING) 可調天花燈 (安裝於假天花)	-	-	-	-	-	-	-	-	-	-	-
PENDANT LAMP 天花吊燈	-	-	-	-	-	-	-	-	-	-	-
FLOOR LAMP 直立式地燈	-	-	-	-	-	-	-	-	-	5	-
DOWNLIGHT - HALOGEN (EXTERNAL - W/ CEILING) 鹵素燈 (安裝於室外假天花)	-	-	2	-	-	-	-	-	-	-	1
FLUORESCENT TUBE (WET AREA) 光管(浴室使用)	3	3	-	-	-	-	-	-	-	-	-
HEAT LAMP 暖燈	1	1	-	-	-	-	-	-	-	-	-
LED TAPE LIGHT 發光二極管燈帶	2	2	-	-	1	-	-	-	-	2	-
WALL- MOUNT PART LIGHT (FOR PRIVATE AREA) 壁裝燈 (私人範圍)	-	-	-	-	-	-	-	1	-	2	-
EXIT SIGN 緊急出口燈	-	-	-	-	-	-	-	-	-	1	-
UPLIGHT (EXTERNAL - TIMBER DECK & FLOOR TILES) 上照燈 (安裝於室外木地板或地板)	-	-	-	5	-	-	-	-	-	8	-

SERVICE AGREEMENTS 服務協議

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

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

GOVERNMENT RENT 地稅

The Vendor is liable to pay the Government rent in respect of each of the residential properties in the Development up to and including the date of completion of the sale and purchase of the relevant residential property (i.e. the date of the assignment of that residential property).

賣方有法律責任繳付發展項目內每一住宅物業之地稅直至並包括有關的住宅物業買賣完成日（即該住宅物業轉讓契之日期）。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is liable to pay to the owner the debris removal fee.
3. The purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount is yet to be ascertained as at the date on which the Sales Brochure is printed.*

Note

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

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方須向擁有人支付清理廢料的費用。
3. 縱使上述繳付金額在售樓說明書的印製日期仍有待確定，買方仍須在交付時繳付上述按金及費用。*

備註

*買方須向發展項目的管理人繳付水、電力及氣體的按金及清理廢料的費用，而不須向擁有人繳付相關按金及費用。

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

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

按買賣合約的規定，住宅單位及其內的裝置、裝修物料或設備有欠妥之處的保養責任期為住宅單位之買賣成交日期起計為6個月內。

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

“(30) (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (29) hereof.

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

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”

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

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

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

3. Special Condition No. (34) of the Land Grant stipulates that:

“The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or the Green Area or the Green Hatched Black Area or any part of any of them (hereinafter collectively referred to as “the Services”). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Area or the Green Hatched Black Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or the Green Area or the Green Hatched Black Area or any part of any of them or any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.”

4. Each of the owners of the Development is obliged to contribute towards the cost of the maintenance works referred to above.

MAINTENANCE OF SLOPES 斜坡維修

5. The location of the Slope Structures (as defined in the DMC) and the Green Hatched Black Area are, for identification purposes only, shown coloured **Green Hatched Black** on the slope plan below.



6. The Manager is by the DMC given authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition the Slope Structures (as defined in the DMC) and the Green Hatched Black Area as required by the Land Grant in accordance with the maintenance manual for the Slope Structures prepared in accordance with "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto and to collect from the Owners in proportion to the Management Shares allocated to their parts of the Lot and the Development such additional sums (in case of insufficient management funds) from time to time to cover all costs lawfully incurred or to be incurred in carrying out such maintenance and repair Provided that the Manager

shall not be personally liable for carrying out such maintenance and repair works which must remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect all costs so incurred or to be incurred from all Owners.

MAINTENANCE OF SLOPES

斜坡維修

1. 批地文件特別條件第(30)條規定：

"(30)(a) 如果任何土地需要或已經被分割、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在塑造、平整或開發該地段或其中任何部分或購買人按本文件需要進行的任何其他工程或作任何其他用途，購買人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。購買人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

(b) 本特別條件第(a)分條不能影響本文件，特別是批地文件特別條件第(29)條賦予政府的權利。

(c) 倘若因為任何塑造、平整、開發或購買人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，購買人須自費進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。

(d) 除了批地文件規定對違反該文件的任何其他權利或濟助外，署長有權發出書面通知要求購買人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果購買人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。購買人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。"

2. 批地文件特別條件第(33)條規定：

"(33)(a) 購買人須在署長自行酌情要求時自費進行與完成在本文件附錄的圖則上用綠色加黑斜線顯示的範圍(以下簡稱「綠色加黑斜線範圍」)的岩土勘察和斜坡護理，防止山泥傾瀉、減輕及修補工程，使署長滿意，並在本文件同意批租的所有時間內自費保養綠色加黑斜線範圍包括在其內及其上的一切土地、斜坡護理工程、護土構築物、排水渠及任何其他工程處於修繕妥當的狀態，使署長滿意。倘若在本文件批租期的任何時間內該綠色加黑斜線範圍內發生任何山泥傾瀉、地陷或塌方，購買人須自費修復與彌補該地方連同署長認為(署長的決定是最終的及約束購買人)受到影響的任何毗鄰或毗連區域。購買人須對上述山泥傾瀉、地陷或塌方產生的一切索償、司法程序、費用、損害賠償及各種開支彌償政府、他的代理人及承建商。購買人須確保在任何時候不能對綠色加黑斜線範圍進行非法挖掘或堆填。經署長預先書面同意，購買人可搭建圍欄或其他障礙物，以防止上述非法挖掘或堆填。除署長具有對違反本文件的任何其他權利或濟助外，署長可在任何時候經書面通知要求購買人進行上述岩土勘測、斜坡護理、防止山泥傾瀉、減輕及修補工程並保養、修復及彌補上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果購買人不理會或未能在指定時期遵守該通知，使署長滿意，在該日期期滿後，署長可展開與進行要求的工程，購買人須在要求時償還因此產生的費用給政府。

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

3. 批地文件特別條件第(34)條規定：

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

4. 發展項目每個業主有責任分擔上述保養工程的費用。

MAINTENANCE OF SLOPES 斜坡維修

5. 斜坡構築物(按公契界定)和綠色加黑斜線範圍的位置在以下列斜坡圖則上用綠色加黑斜線標示，作為識別。



6. 公契規定管理人獲授權聘請合適及合資格人士按土力工程處印發的「岩土指南第五冊—斜坡維修指南」(以不時的修訂為準)編製的有關維修斜坡構築物的指南及主管政府部門不時對保養斜坡、護土牆及有關構築物發出的其他指引視察、保持及保養斜坡構築物(按公契界定)和綠色加黑斜線範圍處於修繕妥當的狀態並進行一切必要的工程和按業主擁有發展项目的部分獲分配的管理份數之比例向業主收取額外款項(若管理基金不足)，以應付上述保養與維修工程所合法支出或將支出的一切費用，但是如果管理人儘其一切合理努力，仍未能向全體業主收集所要求的工程費用，則管理人毋須對進行上述保養及維修工程承擔個人責任，該等責任須由業主承擔。

MODIFICATION

修訂

No existing application to the Government for a modification of the land grant of the Development.

現時沒有就發展項目的批地文件向政府提出的修訂申請。

RELEVANT INFORMATION

有關資料

Not Applicable.

不適用。

WEBSITE ADDRESS

互聯網網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621):
www.mountvienna.com.hk

賣方為施行《一手住宅物業銷售條例》（第621章）第2部份而就本發展項目指定的互聯網網址：
www.mountvienna.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

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

DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(b)		Area (sq m)
1#	Carpark and loading/unloading area excluding public transport terminus	855.680
2	Plant rooms and similar services	-
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulations such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	69.962
2.2#	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	308.185
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	4.502
GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2		Area (sq m)
3	Balcony	44.8
4	Wider common corridor and lift lobby	-
5	Communal sky garden	-
6	Acoustic fin	-
7	Wing wall, wind catcher and funnel	-
8	Non-structural prefabricated external wall	-
9	Utility platform	15.876
10	Noise barrier	-
AMENITY FEATURES		Area (sq m)
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office	2.900
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	122.673
13	Covered landscaped and play area	-
14	Horizontal screens/covered walkways, trellis	-
15	Larger lift shaft	41.570

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

AMENITY FEATURES		Area (sq m)
16	Chimney shaft	-
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18#	Pipe duct, air duct for mandatory feature or essential plant room	11.434
19	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21	Void in duplex domestic flat and house	-
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall	-
OTHER EXEMPTED ITEMS		Area (sq m)
23#	Refuge floor including refuge floor cum sky garden	-
24#	Other projections	-
25	Public transport terminus	-
26#	Party structure and common staircase	-
27#	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	90.828
28#	Public passage	-
29	Covered set back area	-
BONUS GFA		Area (sq m)
30	Bonus GFA	-

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

ENVIRONMENT ASSESSMENT OF THE BUILDING AND INFORMATION ON THE ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

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

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

獲寬免總樓面面積的設施分項

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

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		面積（平方米）
1 [#]	停車場及上落客貨地方（公共交通總站除外）	855.680
2	機房及相類設施	-
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	69.962
2.2 [#]	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	308.185
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	4.502
根據聯合作業備考第1及第2號提供的環保設施		面積（平方米）
3	露台	44.8
4	加闊的公用走廊及升降機大堂	-
5	公用空中花園	-
6	隔聲鰭	-
7	翼牆、捕風器及風斗	-
8	非結構預製外牆	-
9	工作平台	15.876
10	隔音屏障	-
適意設施		面積（平方米）
11	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	2.900
12	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	122.673
13	有上蓋的園景區及遊樂場	-
14	橫向屏障／有蓋人行道、花棚	-
15	擴大升降機井道	41.570

適意設施		面積（平方米）
16	煙囪管道	-
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18#	強制性設施或必要機房所需的管槽、氣槽	11.434
19	非強制性設施或非必要機房所需的管槽、氣槽	-
20	環保系統及設施所需的機房、管槽及氣槽	-
21	複式住宅單位及洋房的中空	-
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台	-
其他項目		面積（平方米）
23#	庇護層，包括庇護層兼空中花園	-
24#	其他伸出物	-
25	公共交通總站	-
26#	共用構築物及樓梯	-
27#	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	90.828
28#	公眾通道	-
29	因建築物後移導致的覆蓋面積	-
額外總樓面面積		面積（平方米）
30	額外總樓面面積	-

備註

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

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

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。

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18 September 2017 2017年9月18日	23	23	Legend for the G/F Floor Plan of Residential Properties in the Development is revised 更改發展項目的住宅物業的地下平面圖的圖例
	30	30	7/F Floor Plan of Residential Properties in the Development is revised 更改發展項目的住宅物業的7樓平面圖
	34	34	Flat Roof Plan of Residential Properties in the Development is revised 更改發展項目的住宅物業的平台平面圖
	70-71	70-71	Elevation Plans are updated 更新立面圖
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 18 September 2017 2017年9月18日 印製版本之頁次	Page Number in revised version with examination date on 13 October 2017 2017年10月13日 檢視版本之頁次	Revision Made 所作修改
13 October 2017 2017年10月13日	1-6	1-3, 3A, 3B, 4-6	Notes to Purchaser of First-Hand Residential Properties are updated 更新一手住宅買家須知
	7	7	Information on the Development is updated 更新發展項目的資料
	19	19	Layout Plan of the Development is updated 更新發展項目的布局圖
	20	20	Basement Floor Plan of Residential Properties in the Development is updated 更新發展項目的住宅物業的地庫平面圖
	83	83	Fittings, Finishes and Appliances Schedule is updated 更新裝置、裝修物料及設備表

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21 November 2017 2017年11月21日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16	16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	17	17	Aerial Photograph of the Development is deleted and replaced with a blank page 刪除「發展項目的鳥瞰照片」一節並換上空白頁
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 21 November 2017 2017年11月21日 印製版本之頁次	Page Number in revised version with examination date on 5 January 2018 2018年1月5日 檢視版本之頁次	Revision Made 所作修改
5 January 2018 2018年1月5日	90-101,114-119, 126-137	90-101,114-119, 126-137	Fittings, Finishes and Appliances Schedule are updated 更新裝置、裝修物料及設備表
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 5 January 2018 2018年1月5日 印製版本之頁次	Page Number in revised version with examination date on 4 April 2018 2018年4月4日 檢視版本之頁次	Revision Made 所作修改
4 April 2018 2018年4月4日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖

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25 May 2018 2018年5月25日	7	7	Information on the Development is updated 更新發展項目的資料
	13	13	Information on Design of the Development is updated 更新發展項目的設計的資料
	14	14	Information on Property Management is updated 更新物業管理的資料
	19	19	Layout Plan of the Development is updated 更新發展項目的布局圖
	39, 42	39, 42	Summary of Deed of Mutual Covenant is updated 更新公契的摘要
	44	44	Summary of Land Grant is updated 更新批地文件的摘要
	149 - 151	149 - 151	The Section “Information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent” is deleted and replaced with a blank page 刪除「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料」一節並換上空頁
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 25 May 2018 2018年5月25日 印製版本之頁次	Page Number in revised version with examination date on 21 August 2018 2018年8月21日 檢視版本之頁次	Revision Made 所作修改
21 August 2018 2018年8月21日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16	16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	18	18	Outline Zoning Plan relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	21, 23, 25, 27, 33, 35	21, 23, 25, 27, 33, 35	Legends of Floor Plans of Residential Properties in the Development are revised 修改發展項目的住宅物業的樓面平面圖的圖例

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21 November 2018 2018年11月21日	8	8	Information on Vendor and Others Involved in the Development is updated 更新賣方及有參與發展項目的其他人資料
	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	18	18	Outline Zoning Plan relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	74 - 88	74 - 88	Fittings, Finishes and Appliances Schedule is updated 更新裝置、裝修物料及設備表
	132 - 137	132 - 137	Schedule of Mechanical & Electrical Provisions of Residential Units is updated 更新住宅單位機電裝置數量說明表
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 21 November 2018 2018年11月21日 印製版本之頁次	Page Number in revised version with examination date on 21 February 2019 2019年2月21日 檢視版本之頁次	Revision Made 所作修改
21 February 2019 2019年2月21日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	74 - 87	74 - 87	Fittings, Finishes and Appliances Schedule is updated 更新裝置、裝修物料及設備表
	96 - 101	96 - 101	Schedule of Mechanical & Electrical Provisions of Residential Units is updated 更新住宅單位機電裝置數量說明表
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 21 February 2019 2019年2月21日 印製版本之頁次	Page Number in revised version with examination date on 21 May 2019 2019年5月21日 檢視版本之頁次	Revision Made 所作修改
21 May 2019 2019年5月21日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖

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21 August 2019 2019年8月21日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 21 August 2019 2019年8月21日 印製版本之頁次	Page Number in revised version with examination date on 8 November 2019 2019年11月8日 檢視版本之頁次	Revision Made 所作修改
8 November 2019 2019年11月8日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖

