



THE  
AURA 禮著

SALES BROCHURE 售樓說明書



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

**For all first-hand residential properties**

**1. Important information**

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

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

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

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

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

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

**4. Property area and its surroundings**

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

**5. Sales brochure**

- Ensure that the sales brochure 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.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- 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.

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

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

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

### 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.
- Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

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

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

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

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

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

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

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

**For first-hand completed residential properties**

**16. Vendor's information form**

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

**17. Viewing of property**

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

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

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

**Other useful contacts:**

<b>Consumer Council</b>		
Website	:	www.consumer.org.hk
Telephone	:	2929 2222
Email	:	cc@consumer.org.hk
Fax	:	2856 3611
<b>Estate Agents Authority</b>		
Website	:	www.eaa.org.hk
Telephone	:	2111 2777
Email	:	enquiry@eaa.org.hk
Fax	:	2598 9596
<b>Real Estate Developers Association of Hong Kong</b>		
Telephone	:	2826 0111
Fax	:	2845 2521

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

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

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

#### 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。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

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

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

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

## 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。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

## 10. 表達購樓意向

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

## 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 –
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：[www.caa.org.hk](http://www.caa.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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

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



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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： <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電話：2817 3313
電郵： <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳真：2219 2220

#### 其他相關聯絡資料：

<b>消費者委員會</b>
網址： <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
電話：2929 2222
電郵： <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
傳真：2856 3611
<b>地產代理監管局</b>
網址： <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
電話：2111 2777
電郵： <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
傳真：2598 9596
<b>香港地產建設商會</b>
電話：2826 0111
傳真：2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2021年7月

**INFORMATION ON THE DEVELOPMENT**  
**發展項目的資料**

**Name of the Development**

The Aura

**發展項目名稱**

禮著

**Name of the street and the street number**

146 Waterloo Road

**街道名稱及門牌號數**

窩打老道146號

**The Development consists of houses**

**Total number of houses**

2

**發展項目包含多座洋房**

**洋房的總數**

2

**House numbering**

House 1 and House 2

**洋房的門牌號數**

1號洋房及2號洋房

**Omitted house numbers**

Not applicable

**被略去的門牌號數**

不適用

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

### Vendor

Wong Kam Ching (as “Owner”) Union Chain Enterprise (HK) Limited (as “Person so Engaged”)

(Note: “Owner” means the legal or beneficial owner of the Development, and “Person so Engaged” means the person engaged by the Owner to co-ordinate and supervise the process of designing planning constructing, fitting out, completing and marketing the Development.)

### Holding companies of the vendor

Not applicable

### Authorized person for the Development

Mr. Ching Tak Keung

### The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity

Chung Wah Nan Architects Limited

### Building contractor for the Development

Wise Trend Engineering Limited

### The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Woo Kwan Lee & Lo.

### Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

Bank of China (Hong Kong) Limited

### Other persons who have made a loan for the construction of the Development

Not applicable

### 賣方

黃今證（作為“擁有人”）、聯創企業（香港）有限公司（作為“如此聘用的人”）

備註：“擁有人”指住宅物業的法律上的擁有人或實益擁有人；及“如此聘用的人”指擁有人聘用以統籌和監管住宅物業的設計、規劃、建造、裝置完成及銷售的過程的人士。

### 賣方的控權公司

不適用

### 發展項目的認可人士

程德強先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團  
鍾華楠建築師有限公司

### 發展項目的承建商

駿慧工程有限公司

### 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

胡關李羅律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構  
中國銀行（香港）有限公司

### 已為發展項目的建造提供貸款的其他人

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.	No
(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.	No
(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.	No
(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
(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

#A reference to the vendor here is reference to either Wong Kam Ching (as "Owner") or Union Chain Enterprise (HK) Limited (as "Person so Engaged")

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，並屬該發展項目的認可人士的家人。	否
(b)	賣方#或該發展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#或該發展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#或該發展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。	否
(e)	賣方#或該發展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#或該發展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#或該發展項目的承建商屬個人，並屬就該發展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。	否
(h)	賣方#或該發展項目的承建商屬合夥，而該賣方#或承建商的合夥人屬就該發展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#或該發展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，而該發展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#的控權公司或該發展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#或該發展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#或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方#或承建商的僱員。	不適用
(n)	賣方#、賣方#的控權公司或該發展項目的承建商屬私人公司，而就該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#的控權公司或該發展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#或該發展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#或該發展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#或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方#或承建商或該賣方#的控權公司的有聯繫法團。	否
(s)	賣方#或該發展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

#在此提述賣方即提述黃今證(作為“擁有人”)或聯創企業(香港)有限公司(作為“如此聘用的人”)

**There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.**  
本發展項目沒有構成圍封牆的一部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。

The range of thickness of the curtain walls of each house is 200mm and 250mm.  
每幢洋房的幕牆的厚度範圍為200毫米及250毫米。

**Schedule of total area of the curtain walls of each house**  
每幢洋房的幕牆的總面積表

House Number 洋房號數	Total area of the curtain walls of each house sq. metre 每幢洋房的幕牆的總面積 平方米
1	16.114
2	16.994

**The person appointed as the manager of the Development under the latest draft deed of mutual covenant**  
Savills Property Management Limited


根據公契的最新擬稿，獲委任為發展項目的管理人  
第一太平戴維斯物業管理有限公司

# LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖

This location plan is prepared by the vendor with reference to the Digital Topographic Map No. T11-NW-B dated 25 November 2021 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.











此位置圖是由賣方擬備並參考地政總署測繪處於2021年11月25日出版之數碼地形圖，圖幅編號T11-NW-B，有需要處經修正處理。



 Location of the Development  
發展項目的位置

Scale比例: 0 50 100 150 200 250M(米)

## Notation 圖例

	Columbarium	骨灰龕
	Refuse Collection Point	垃圾收集站
	Religious Institution (including Church, Temple and Tsz Tong)	宗教場所 (包括教堂、廟宇及祠堂)
	School (including Kindergarten)	學校 (包括幼稚園)
	Power Plant (including Electricity Sub-stations)	發電廠 (包括電力分站)
	Public Convenience	公廁
	Public Park	公園
	Public Utility Installation	公用事業設施裝置
	Sports Facilities (including Sports Ground and Swimming Pool)	體育設施 (包括運動場及游泳池)
	Social Welfare Facilities (including Elderly Centre and 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)

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## Notes:

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

## 備註:

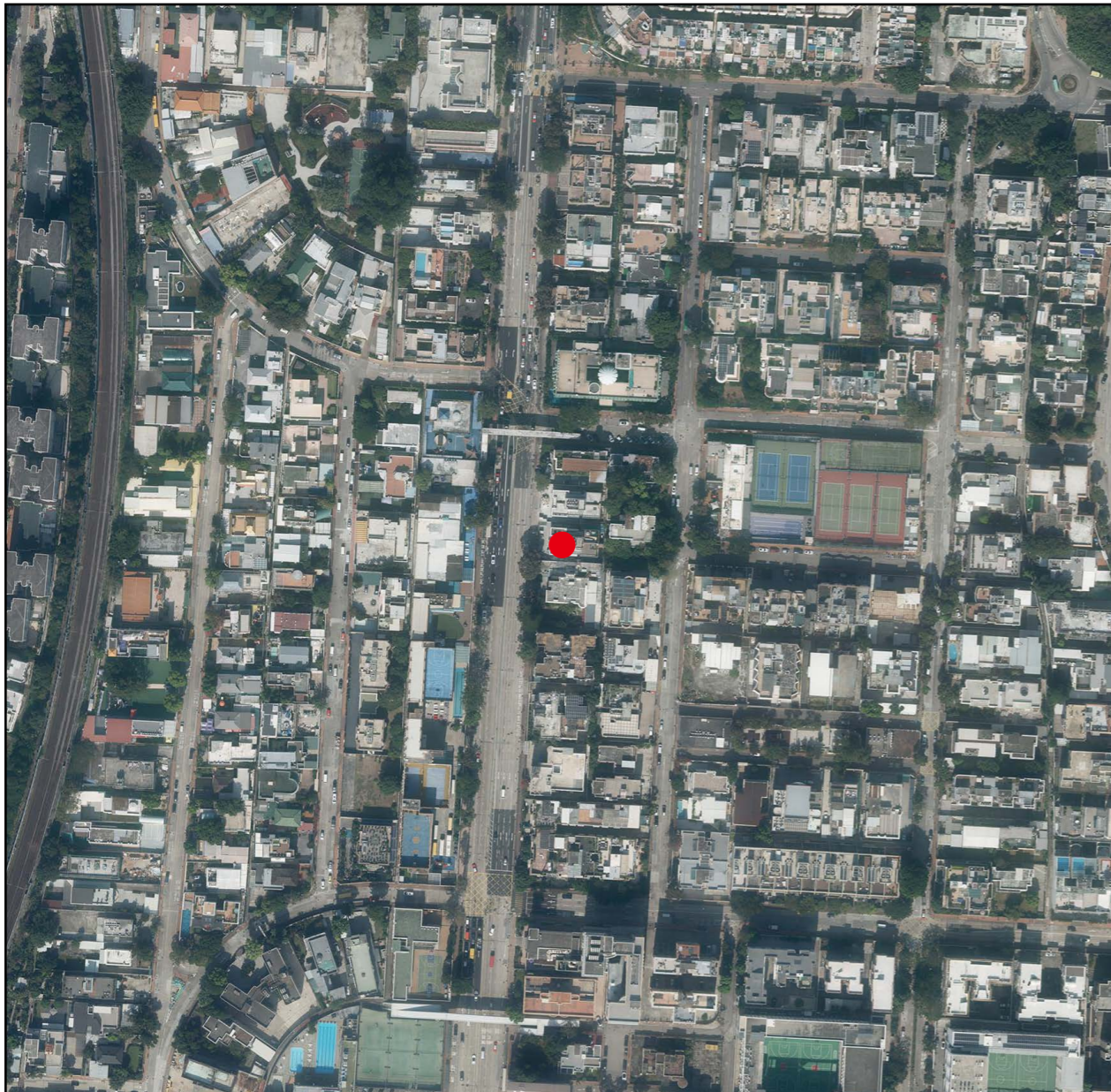
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E117001C, dated 7 December 2020.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E117001C，飛行日期：2020年12月7日。



● Location of the Development  
發展項目位置

## Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (e.g. irregular boundary), this aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

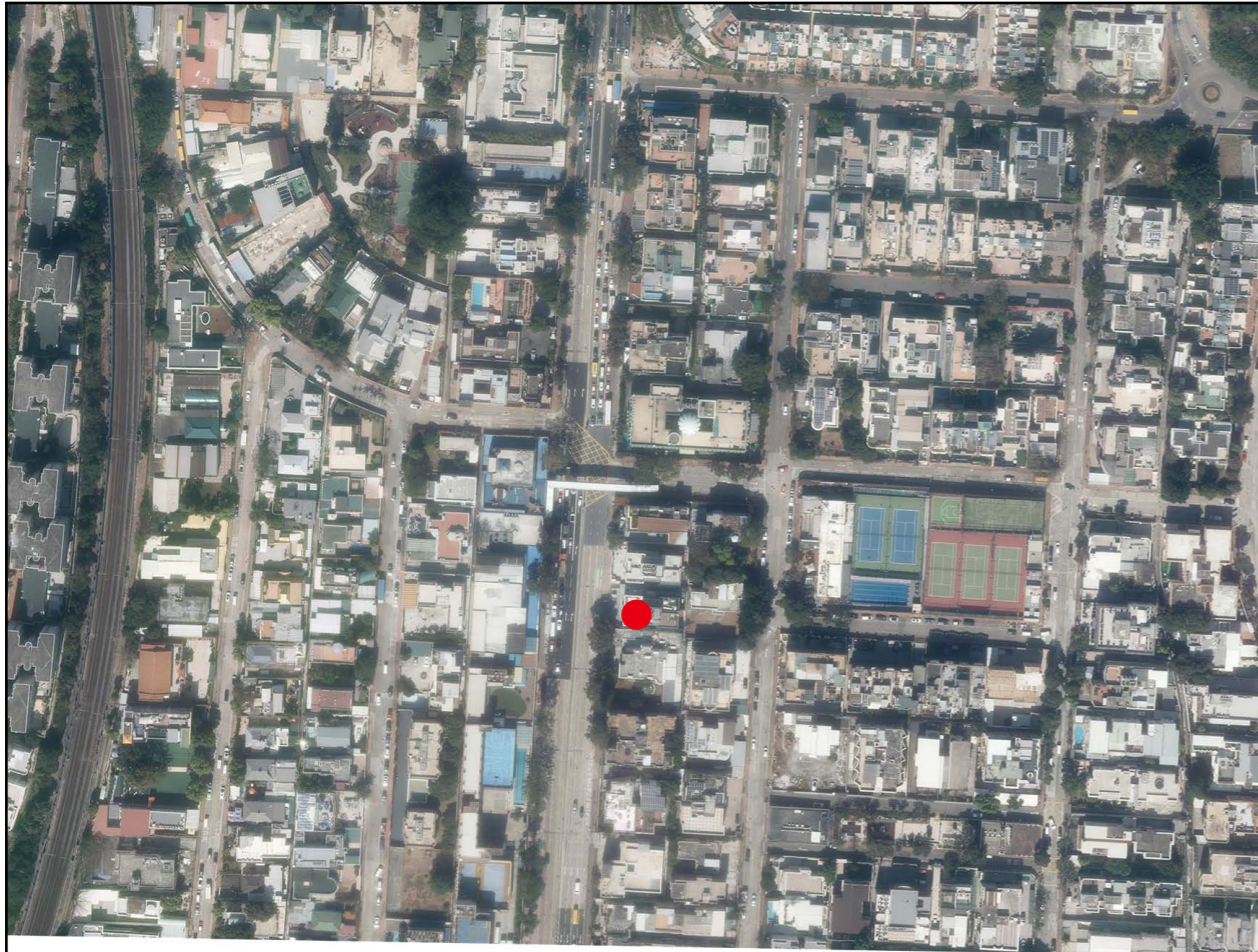
## 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於技術問題（如邊界不規則），此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》（第621章）所要求顯示的範圍。
3. 香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不可複製。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E139808C, dated 5 February 2021.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E139808C，飛行日期：2021年2月5日。



This blank area falls outside the coverage of the aerial photograph  
鳥瞰照片並不覆蓋此空白範圍

● Location of the Development  
發展項目位置

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (e.g. irregular boundary), this aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

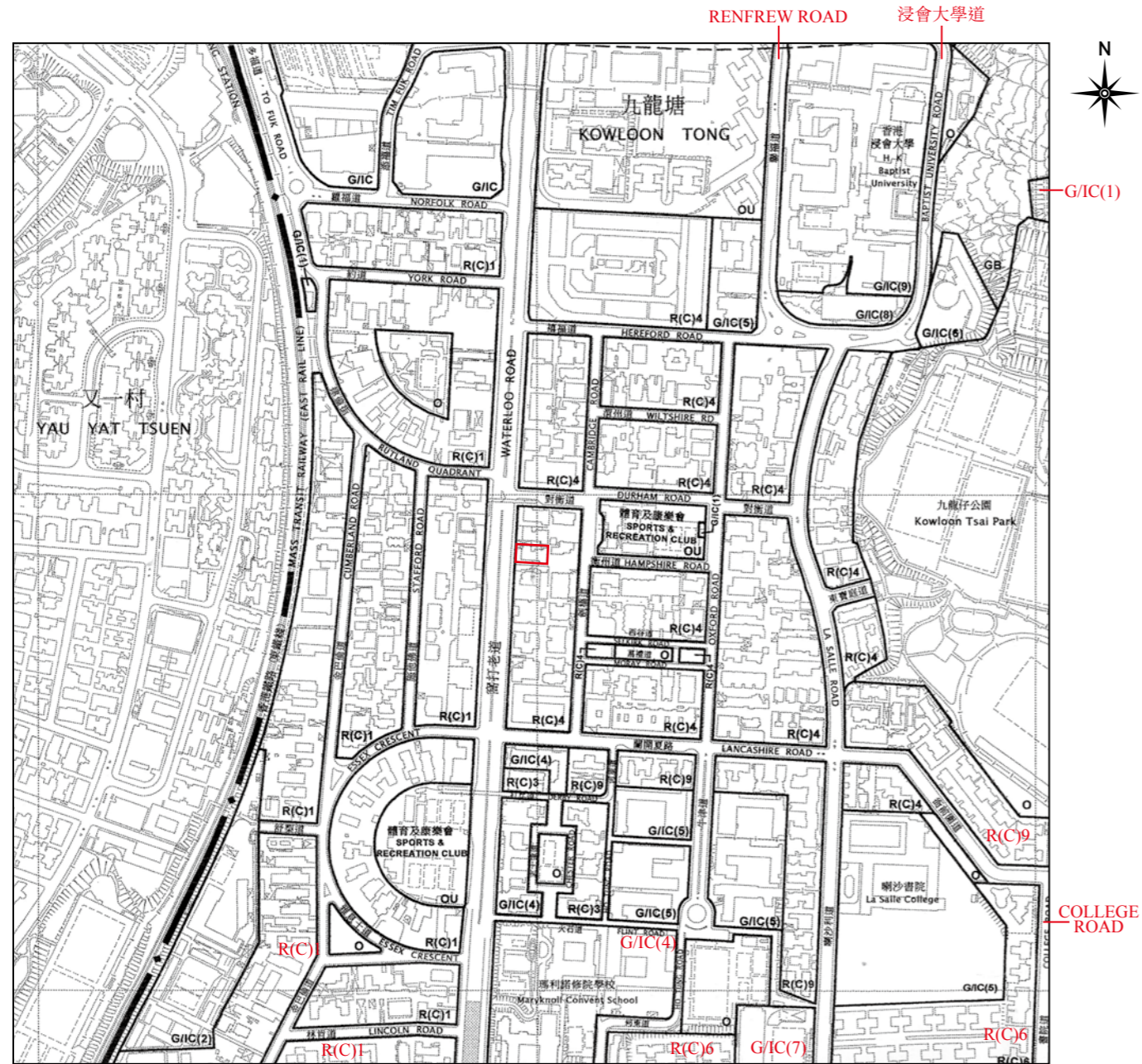
備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於技術問題（如邊界不規則），此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》（第621章）所要求顯示的範圍。
3. 香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不可複製。

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

Adopted from part of the approved Kowloon Tong Outline Zoning Plan, Plan No. S/K18/21, gazetted on 15 December 2017, with adjustments where necessary as shown in red.

摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21，有需要處經修正處理，以紅色表示。



Location of the Development  
發展項目的位置

Scale比例: 0 100 200 300 400 500M(米)

## NOTATION 圖例

ZONES 地帶		
	RESIDENTIAL (GROUP C)	住宅(丙類)
	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
	OPEN SPACE	休憩用地
	OTHER SPECIFIED USES	其他指定用途
	GREEN BELT	綠化地帶
COMMUNICATIONS 交通		
	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
MISCELLANEOUS 其他		
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線

## Notes:

- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (e.g. irregular boundary), this outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
- The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

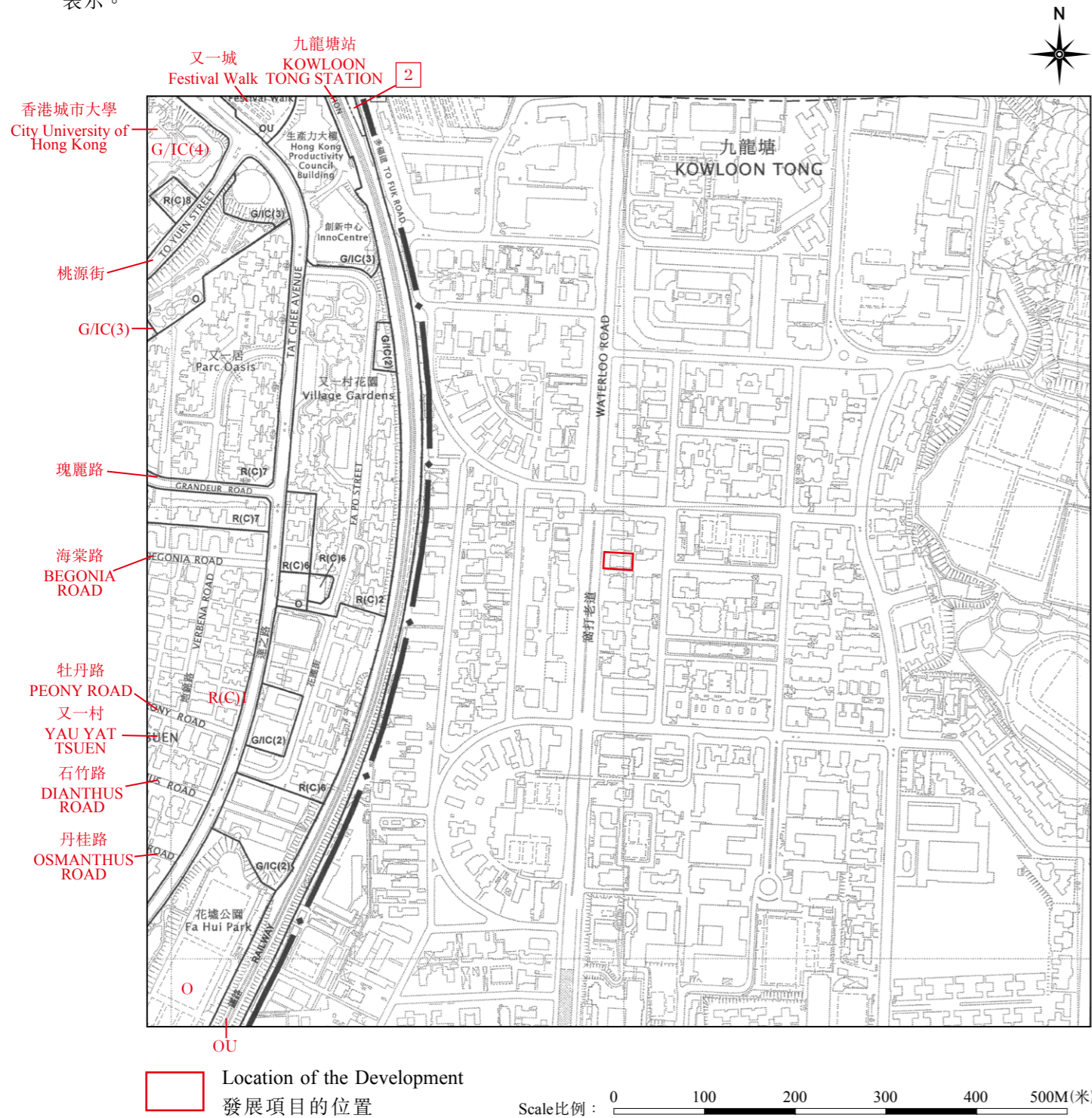
## 備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於技術問題(如邊界不規則)，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖等

Adopted from part of the approved Shek Kip Mei Outline Zoning Plan, Plan No. S/K4/30, gazetted on 20 August 2021, with adjustments where necessary as shown in red.

摘錄自2021年8月20日刊憲之石硤尾分區計劃大綱核准圖，圖則編號為S/K4/30，有需要處經修正處理，以紅色表示。



## NOTATION 圖例

ZONES 地帶		
	RESIDENTIAL (GROUP C)	住宅(丙類)
	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
	OPEN SPACE	休憩用地
	OTHER SPECIFIED USES	其他指定用途
COMMUNICATIONS 交通		
	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
MISCELLANEOUS 其他		
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度(樓層數目)

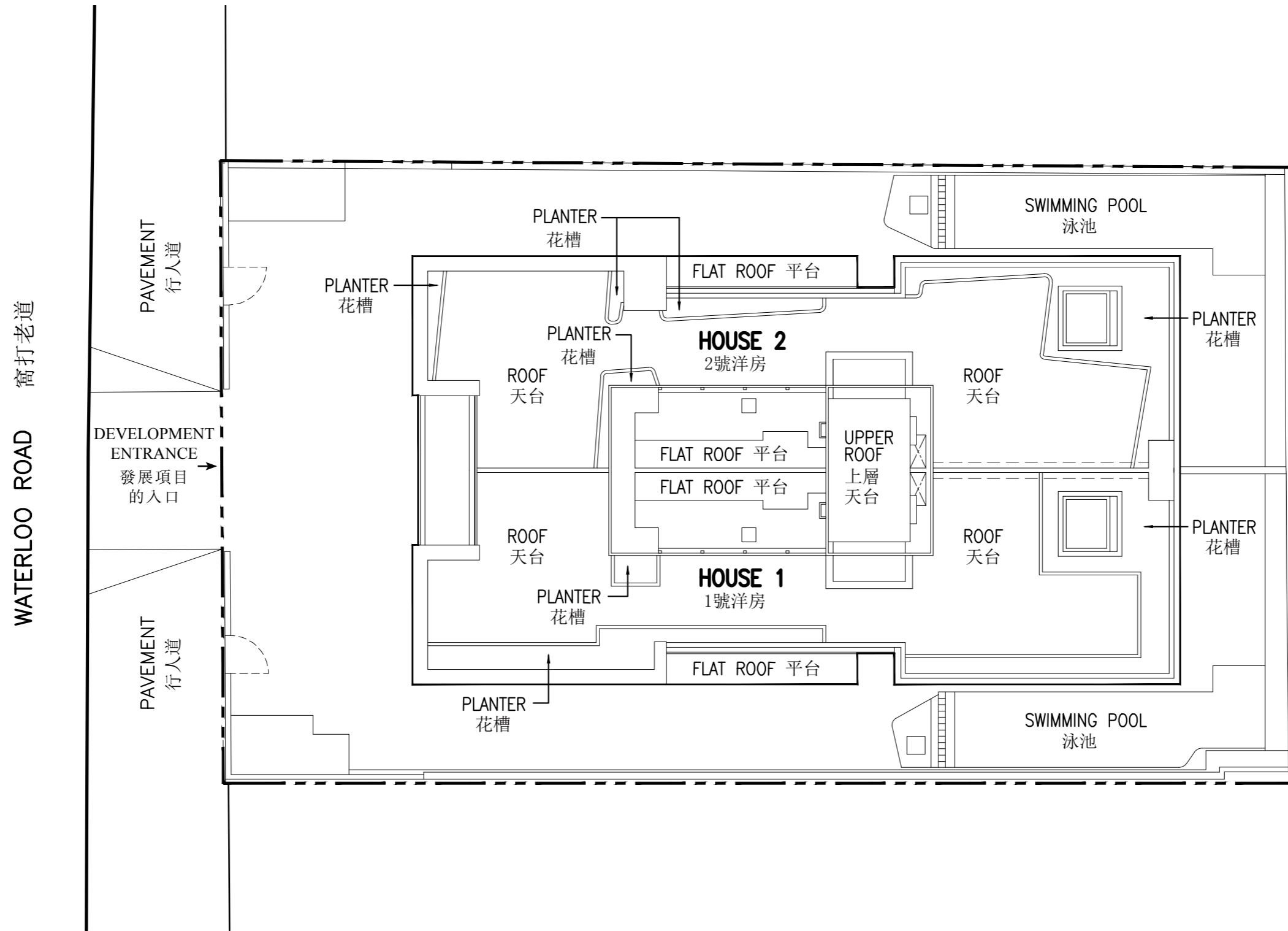
## Notes:

- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (e.g. irregular boundary), this outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
- The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

## 備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於技術問題(如邊界不規則)，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



--- Boundary Line Of The Development  
發展項目的界線

Scale比例: 0 2 4M(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 of Terms and Abbreviations used on Floor Plans 樓面平面圖中所使用名稱及簡稱之圖例

BALCONY = 露台  
 BATHROOM = 浴室  
 BEDROOM = 睡房  
 CAT LADDER = 豎梯  
 CLP LEAD IN CABINET = CLP POWER HONG KONG LIMITED LEAD IN CABINET = 中電引線櫃  
 CONCRETE PLINTH FOR A/C OUTDOOR UNITS = CONCRETE PLINTH FOR AIR CONDITIONING OUTDOOR UNITS = 空調外置機之混凝土底座  
 CONCRETE PLINTH FOR TV ANTENNA POLE = CONCRETE PLINTH FOR TELEVISION ANTENNA POLE = 電視天線杆之混凝土底座  
 DOG HOUSE = 管道房  
 DINING = DINING ROOM = 飯廳  
 DN = DOWN = 向下  
 ELECTRIC METER CABINET = 電錶櫃  
 E&M P.D. = ELECTRICAL AND MECHANICAL PIPE DUCT = 機電管道槽  
 FLAT ROOF = 平台  
 F.S. MASTER AFA PANEL = FIRE SERVICE MASTER ADDRESSABLE FIRE ALARM PANEL = 消防控制箱  
 GARAGE = 車庫  
 GARDEN = 花園  
 GAS HEATER CABINET = 煤氣加熱器櫃  
 HATCH DOOR = 天窗蓋門  
 HOUSE 1 = 1號洋房  
 HOUSE 2 = 2號洋房  
 H.R. = HOSE REEL = 消防喉轆  
 INACCESSIBLE ROOF = 不可進入之天台  
 KITCHEN = 廚房  
 LIFT = 升降機  
 LIFT LOBBY = 升降機大堂  
 LIFT SHAFT = 升降機槽  
 LIVING = LIVING ROOM = 客廳

LOBBY = 大堂  
 P = CAR PARKING SPACE = 停車位  
 PLANTER = 花槽  
 P.D. = PIPE DUCT = 管道槽  
 ROOF = 天台  
 SERVICE LIFT = 食物升降機  
 SERVICE LIFT MACHINE ROOM = 食物升降機機房  
 SKYLIGHT = 天窗  
 STAIRCASE ABOVE = 樓梯置上  
 STONE CLADDING = 石材覆蓋板  
 STONE FEATURE = 石材裝飾  
 STORE = STORE ROOM = 儲物室  
 STUDY = STUDY ROOM = 書房  
 SWIMMING POOL = 泳池  
 TOILET = 洗手間  
 TOP OF CURTAIN WALL AND ALUMINUM ARCHITECTURAL FEATURE = 幕牆及鋁質建築裝飾頂部  
 TOP OF SERVICE LIFT MACHINE ROOM = 食物升降機機房頂部  
 TOP OF STONE FEATURE = 石材裝飾頂部  
 TOWNGAS METER CABINET = 煤氣錶櫃  
 UP = 向上  
 UPPER PART OF BALCONY = 露台的上部  
 UPPER PART OF STUDY = UPPER PART OF STUDY ROOM = 書房的上部  
 UPPER PART OF TOILET = 洗手間的上部  
 UPPER ROOF = 上層天台  
 UTILITY ROOM = 工作間  
 WIND GUARD = 擋風板  
 YARD = 庭院  
 1/F BUILDING LINE ABOVE = 1樓建築線置上

### Notes:

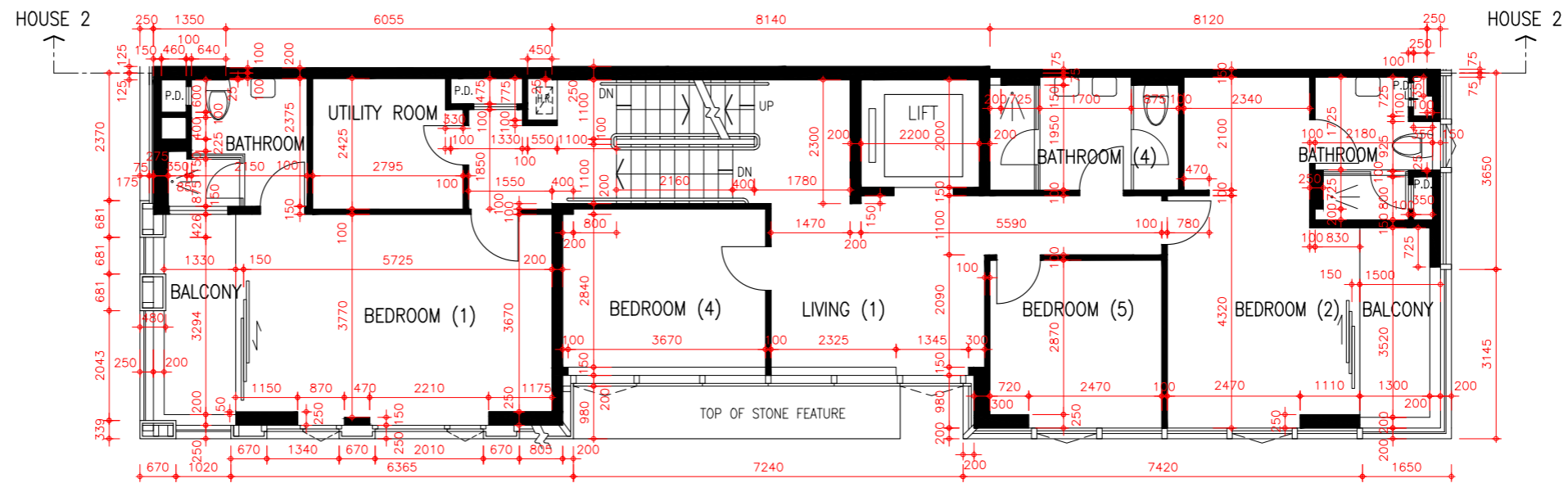
1. The dimensions of the floor plans are all structural dimensions in millimeters.
2. Balcony is non-enclosed area.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
4. The indications of fittings such as sinks, bathtubs, water closets, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.

### 備註：

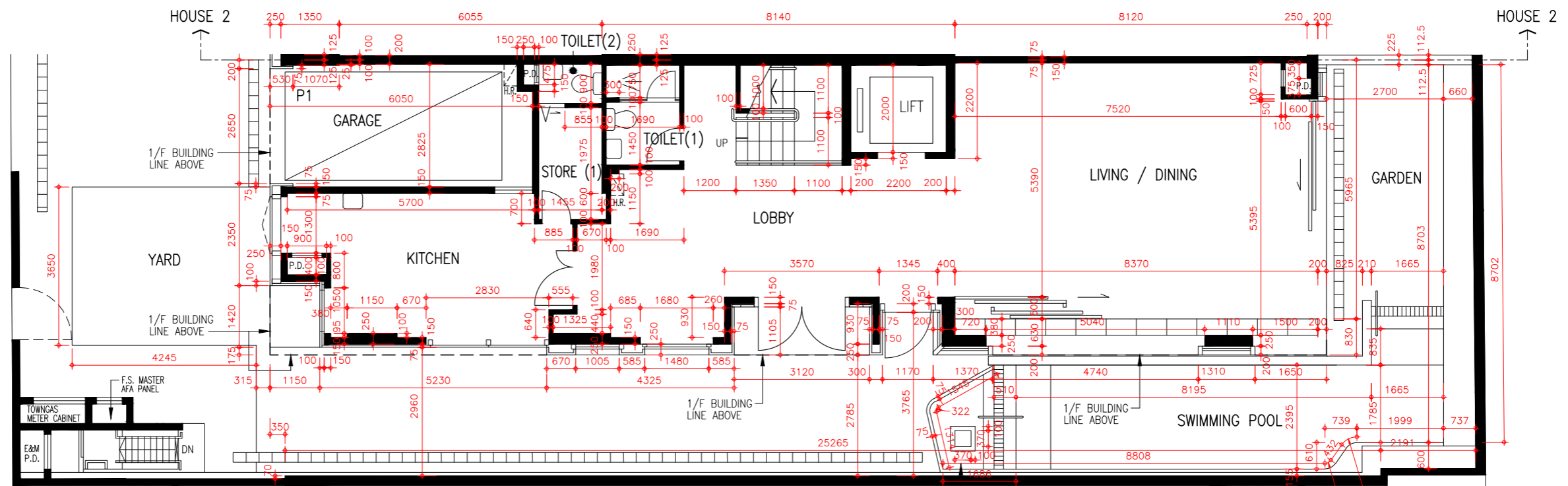
1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 露台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
4. 平面圖所示之裝置如洗滌盆、浴缸、坐廁、面盆等只供展示其大約位置而非其展示實際大小、設計及形狀。

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

House 1  
1號洋房



1/F Plan  
1樓平面圖



G/F Plan  
地下平面圖

Scale比例: 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

1. Alternations have been made to House 1, please refer to the "as-is" layout plans on page 23 for such alternations.
2. The dimensions of the floor plans are all structural dimensions in millimeter.

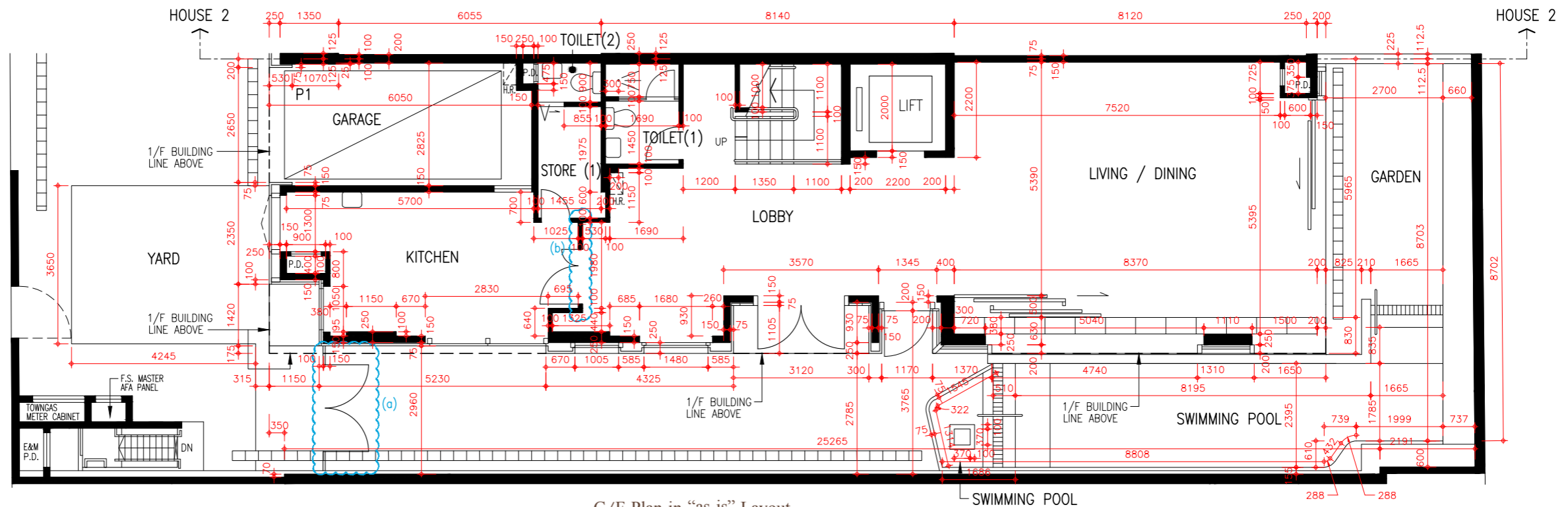
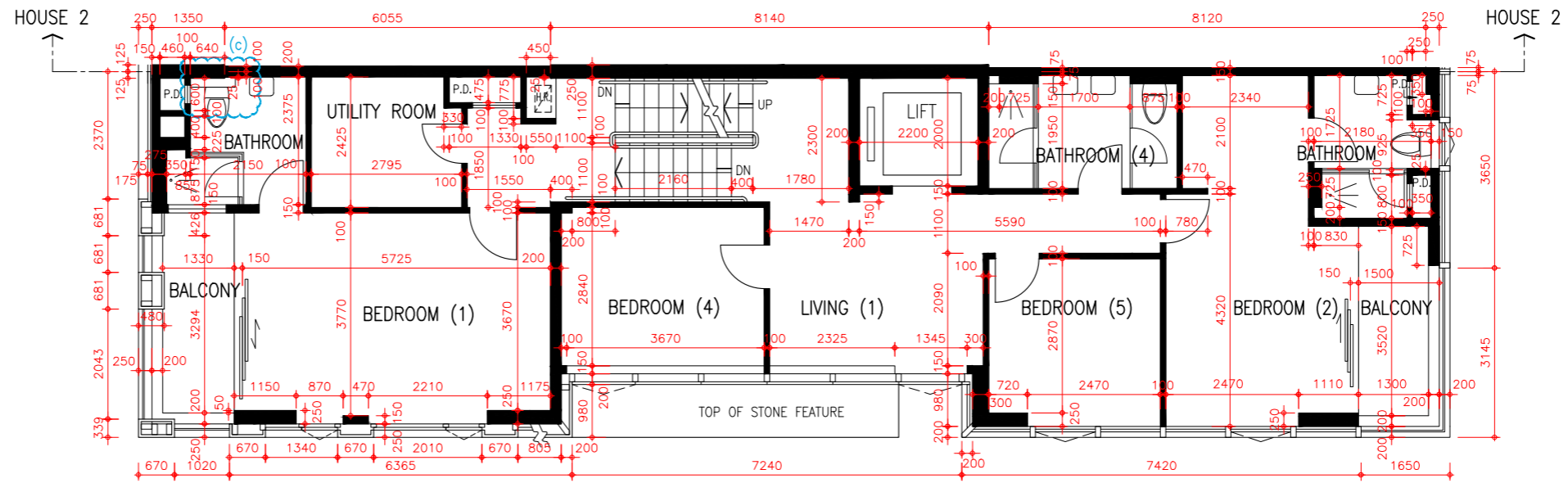
以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

1. 1號洋房經過改動，有關改動請參閱第23頁之現狀平面圖。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

House 1  
1號洋房



Scale比例: 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

- The dimensions of the floor plans are all structural dimensions in millimeter.
- House 1 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):
  - Erection of new non-structural partition and door
  - Alteration of non-structural partition and door
  - Original setting was replaced by setting with a different design

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 1號洋房在發展項目落成後進行獲<建築物條例>豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):
  - 豎立新非結構分隔牆及門
  - 更改非結構分隔牆及門
  - 原本的設計以不同設計之設置取代



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）。

House 1 1號洋房		
Floor 樓層	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of House 1 (mm) 1號洋房的樓板（不包括灰泥）的厚度（毫米）	150, 180	150, 180
The floor-to-floor height of House 1 (m) 1號洋房的層與層之間的高度（米）	2.950, 3.085, 3.100, 3.235, 4.180, 4.350, 4.500	2.800* <sup>1</sup> , 2.950* <sup>1</sup> , 3.500, 3.670* <sup>2</sup>

Notes:

\*<sup>1</sup> Denotes as (including 150mm thick concrete fill above the top surface of sunken structural slab).

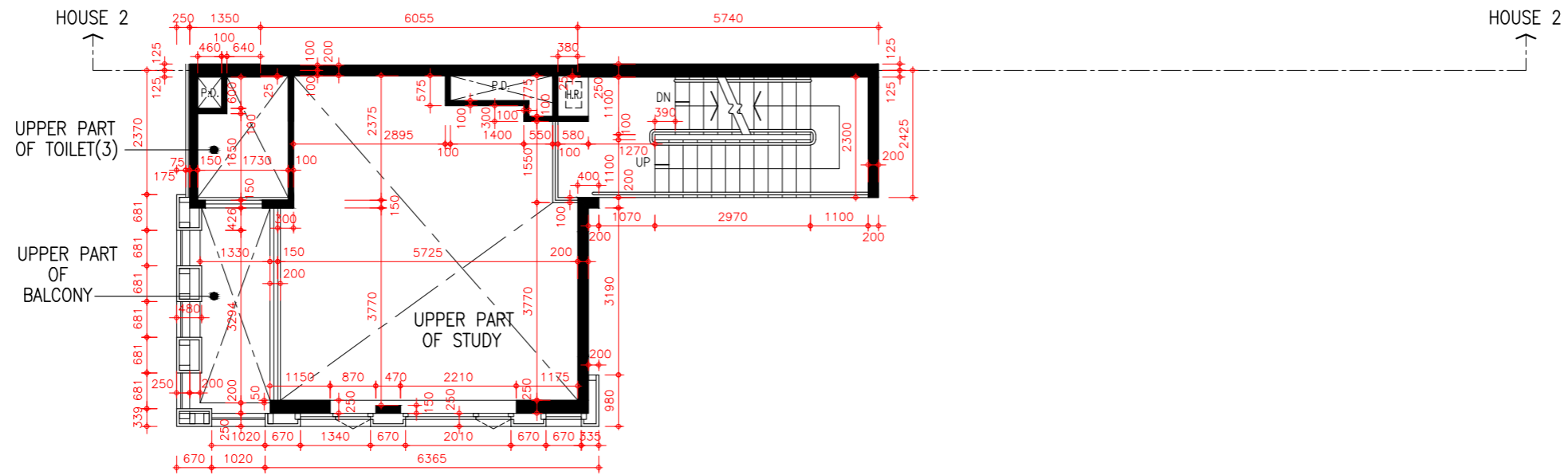
\*<sup>2</sup> Denotes as (including 320mm thick concrete fill above the top surface of sunken structural slab).

備註：

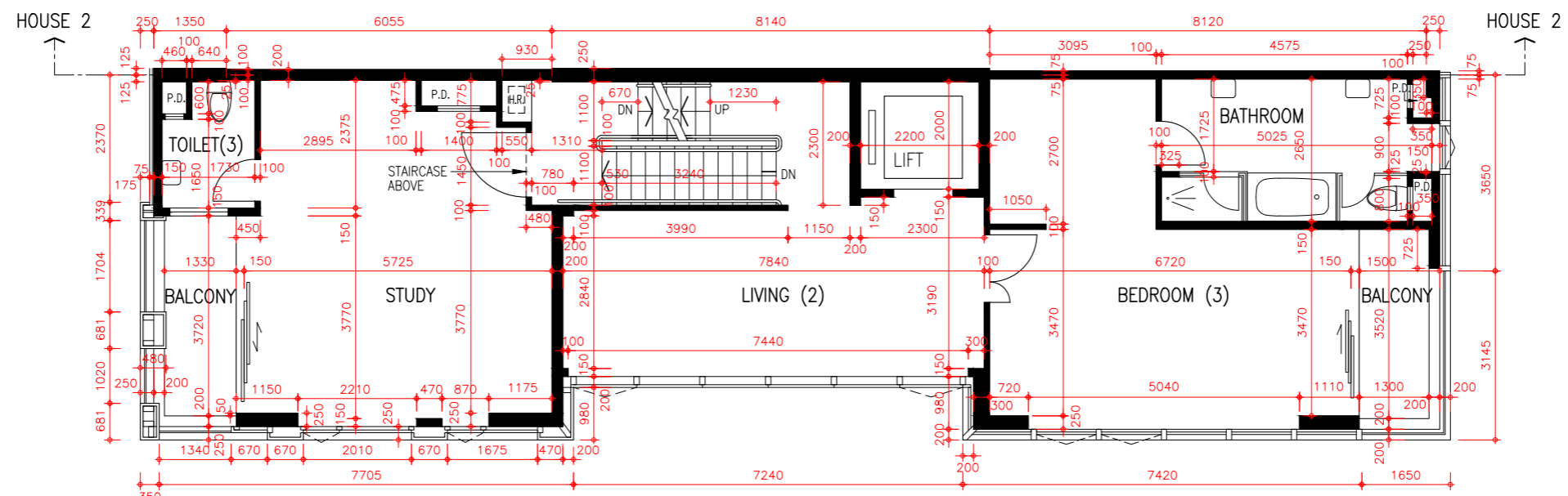
\*<sup>1</sup> 標示為（包括於跌級地台結構面上以150毫米厚混凝土填滿）。

\*<sup>2</sup> 標示為（包括於跌級地台結構面上以320毫米厚混凝土填滿）。

House 1  
1號洋房



2/F Part Plan at level + 21.615  
2樓於水平面以上21.615部分平面圖



2/F Plan  
2樓平面圖

Scale比例: 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

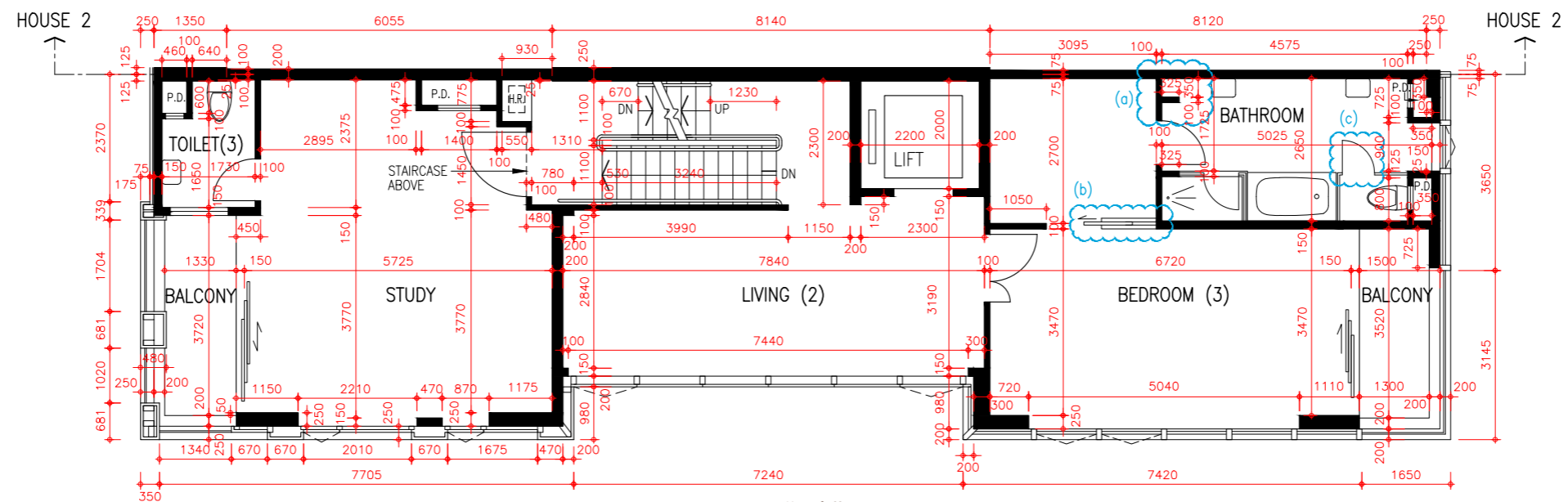
1. Alternations have been made to House 1, please refer to the "as-is" layout plans on page 26 for such alternations.
2. The dimensions of the floor plans are all structural dimensions in millimeter.

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

1. 1號洋房經過改動，有關改動請參閱第26頁之現狀平面圖。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

House 1  
1號洋房



2/F Plan in "as-is" Layout  
2樓現狀平面圖

Scale比例 : 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. House 1 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floors and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):
  - a. Erection of new non-structural partition
  - b. Erection of new non-structural partition and door
  - c. Change of door direction

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 1號洋房在發展項目落成後進行獲<建築物條例>豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：
  - a. 豎立新非結構分隔牆
  - b. 豎立新非結構分隔牆及門
  - c. 更改門向

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）。

House 1 1號洋房	
Floor 樓層	2/F 2樓
The thickness of the floor slabs (excluding plaster) of House 1 (mm) 1號洋房的樓板（不包括灰泥）的厚度（毫米）	160, 180
The floor-to-floor height of House 1 (m) 1號洋房的層與層之間的高度（米）	3.500 <sup>*1</sup> , 3.650 <sup>*1</sup> , 5.600, 5.750

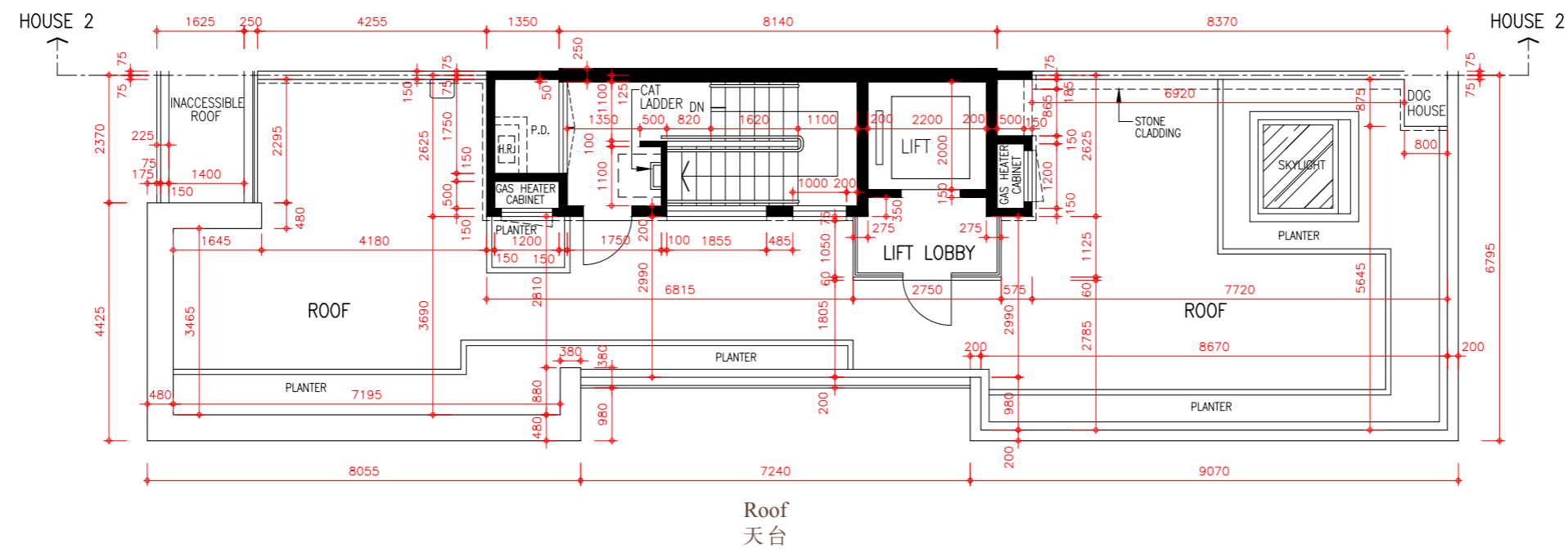
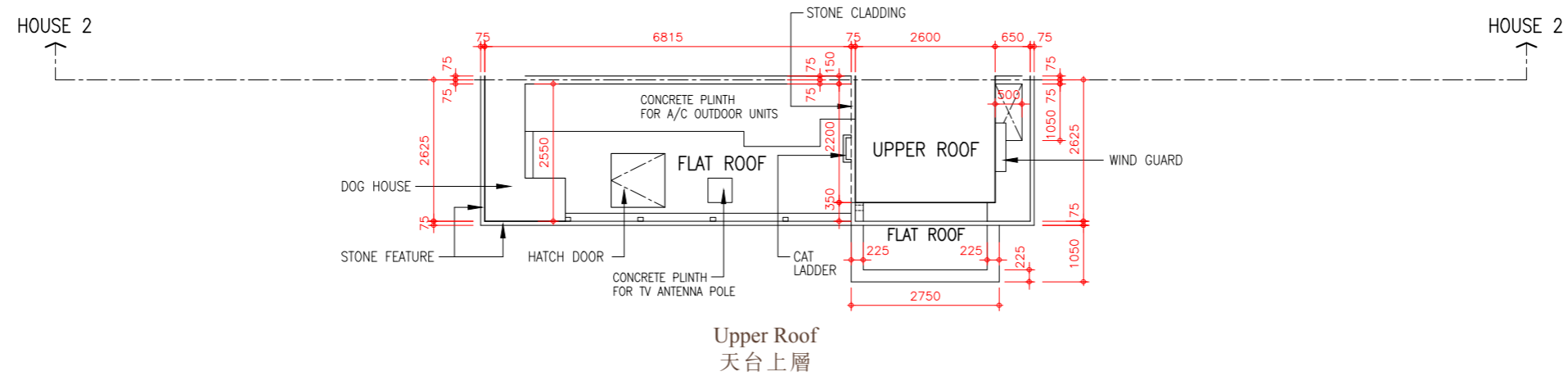
Note:

<sup>\*1</sup> Denotes as (including 150mm thick concrete fill above the top surface of sunken structural slab).

備註：

<sup>\*1</sup> 標示為（包括於跌級地台結構面上以150毫米厚混凝土填滿）。

House 1  
1號洋房



Scale比例: 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Note:

The dimensions of the floor plans are all structural dimensions in millimeter.

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

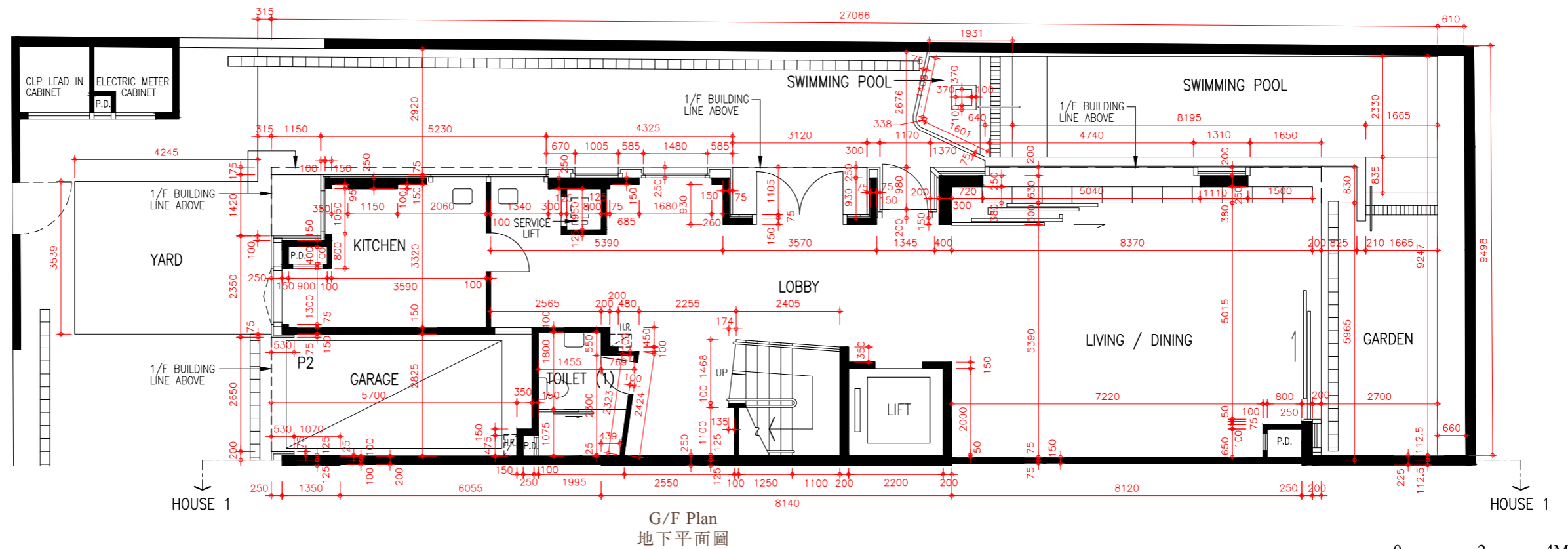
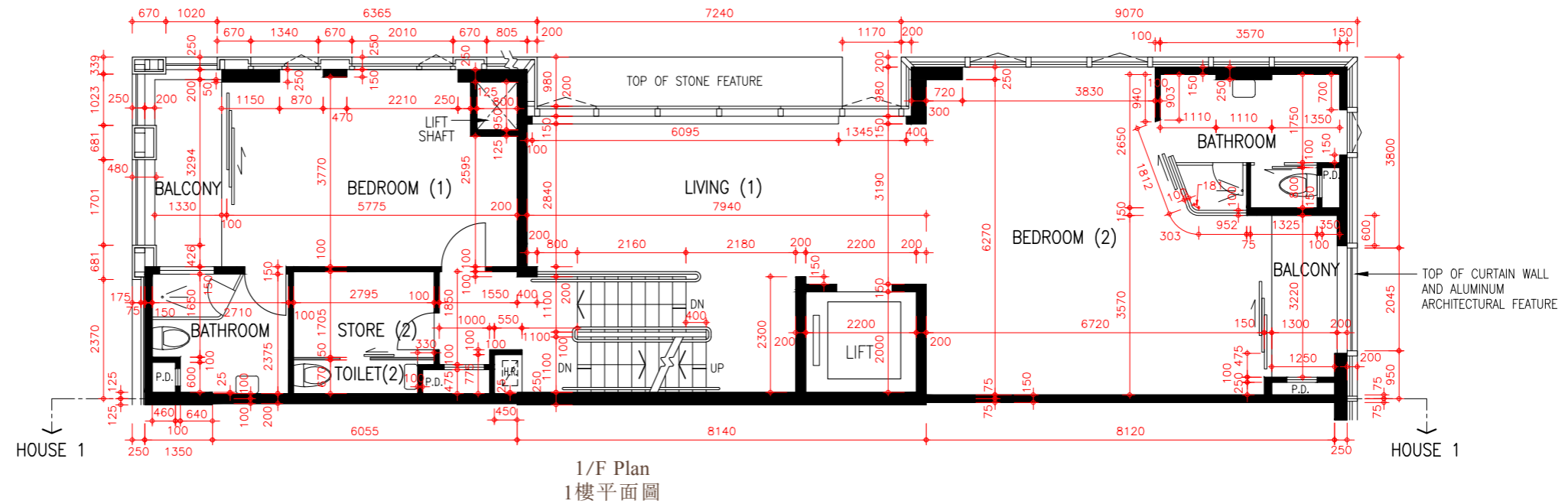
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）。

House 1 1號洋房		
Floor 樓層	Roof 天台	Upper Roof 天台上層
The thickness of the floor slabs (excluding plaster) of House 1 (mm) 1號洋房的樓板（不包括灰泥）的厚度（毫米）	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height of House 1 (m) 1號洋房的層與層之間的高度（米）	Not Applicable 不適用	Not Applicable 不適用

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

House 2  
2號洋房



Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

1. Alternations have been made to House 2, please refer to the "as-is" layout plans on page 31 for such alternations.
2. The dimensions of the floor plans are all structural dimensions in millimeter.

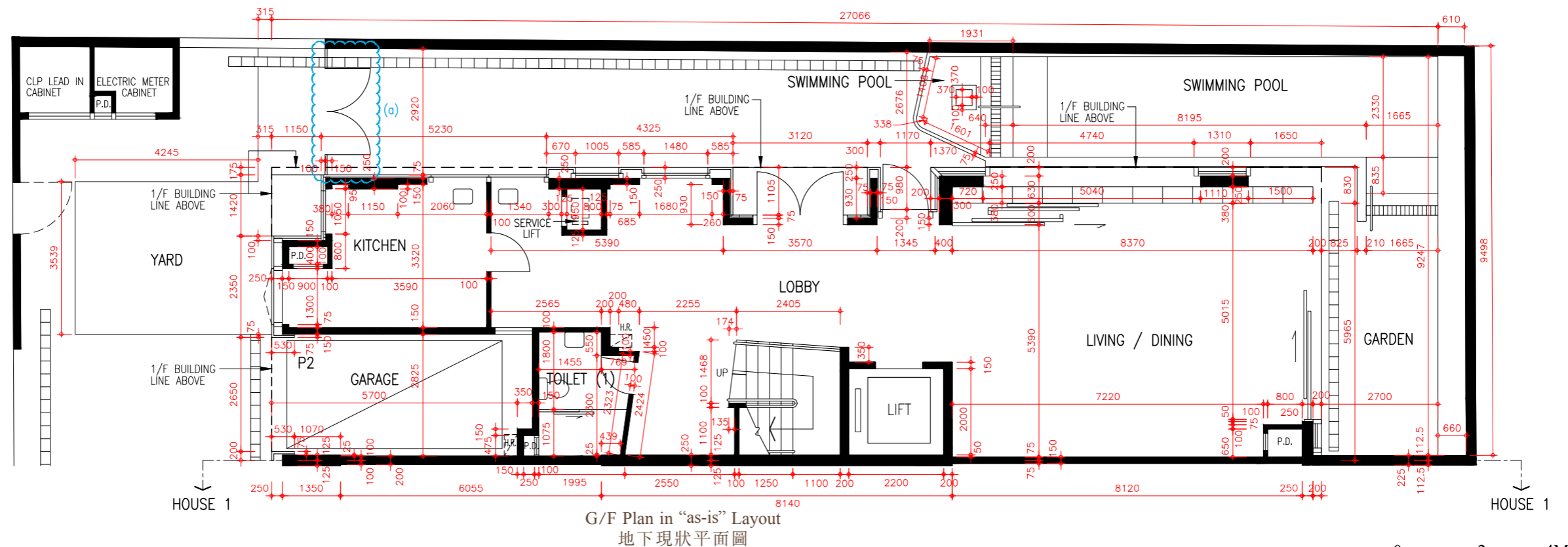
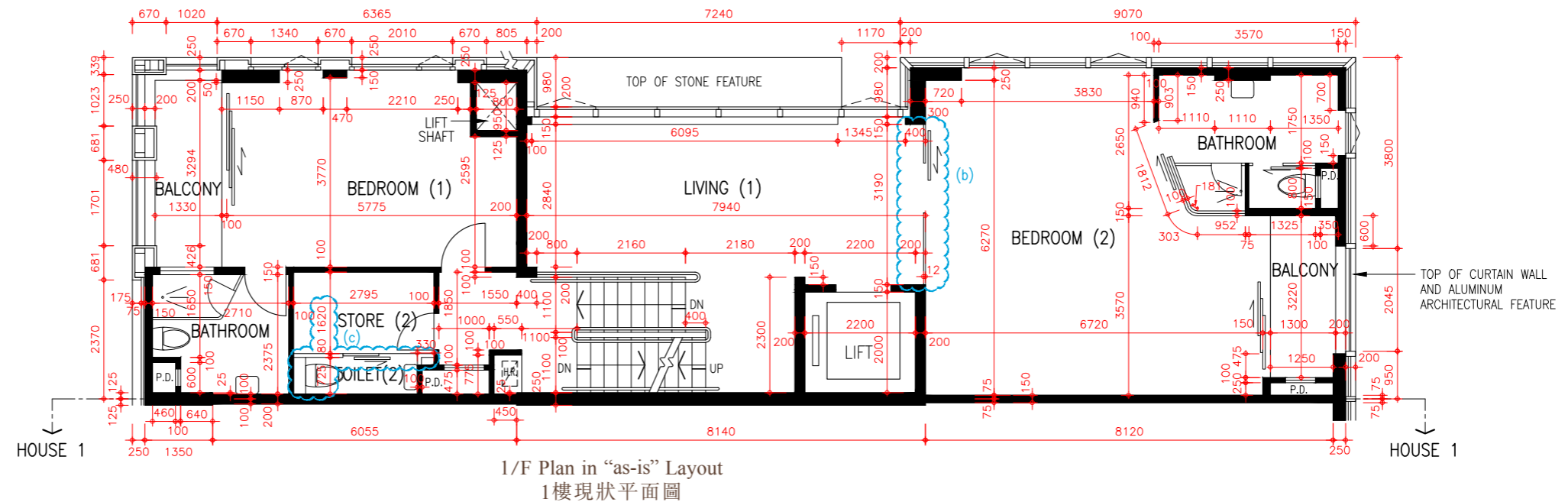
以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

1. 2號洋房經過改動，有關改動請參閱第31頁之現狀平面圖。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

House 2  
2號洋房



Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

- The dimensions of the floor plans are all structural dimensions in millimeter.
- House 2 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):
  - Erection of new non-structural partition and door
  - Erection of new non-structural partition and door
  - Alteration of non-structural partition and door and original setting was replaced by setting with a different design

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2號洋房在發展項目落成後進行獲<建築物條例>豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):
  - 豎立新非結構分隔牆及門
  - 豎立新非結構分隔牆及門
  - 更改非結構分隔牆及門及原本的設計以不同設計之設置取代



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）。

House 2 2號洋房		
Floor 樓層	G/F 地下	1/F 1樓
The thickness of the floor slabs (excluding plaster) of House 2 (mm) 2號洋房的樓板（不包括灰泥）的厚度（毫米）	150, 180	150, 180
The floor-to-floor height of House 2 (m) 2號洋房的層與層之間的高度（米）	2.950, 3.085, 3.100, 3.235, 4.180, 4.350, 4.500	2.800 <sup>*1</sup> , 2.950 <sup>*1</sup> , 3.500, 3.670 <sup>*2</sup>

### Notes:

<sup>\*1</sup> Denotes as (including 150mm thick concrete fill above the top surface of sunken structural slab).

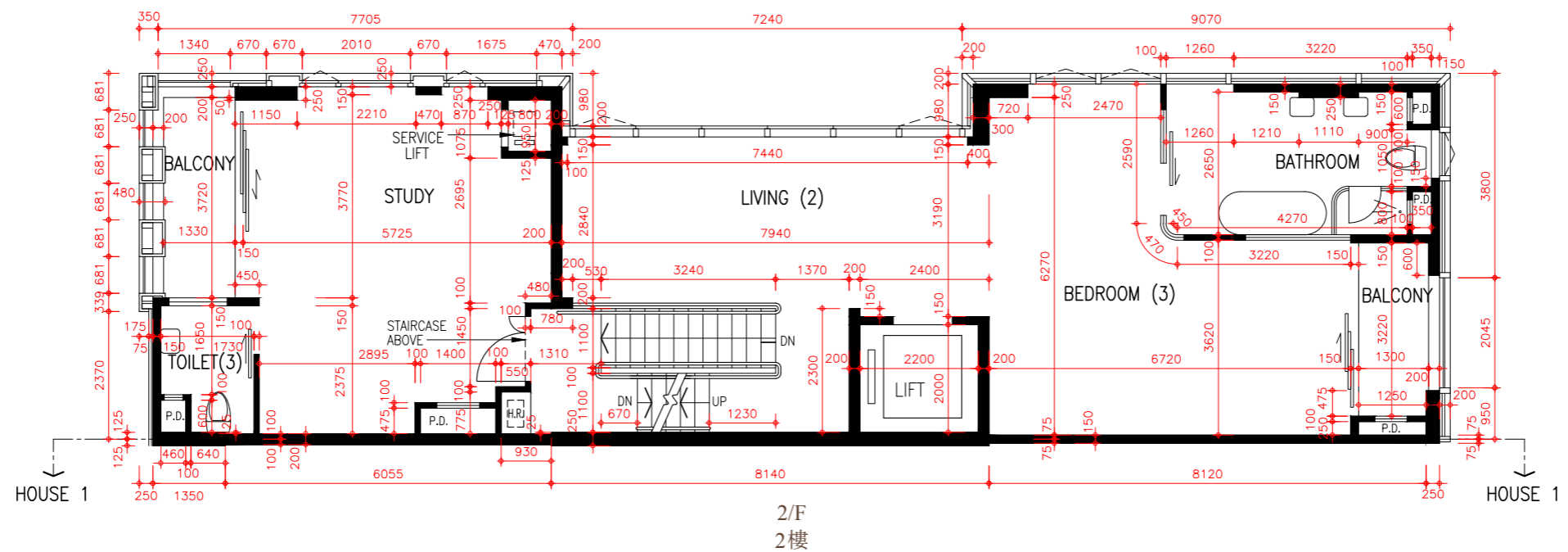
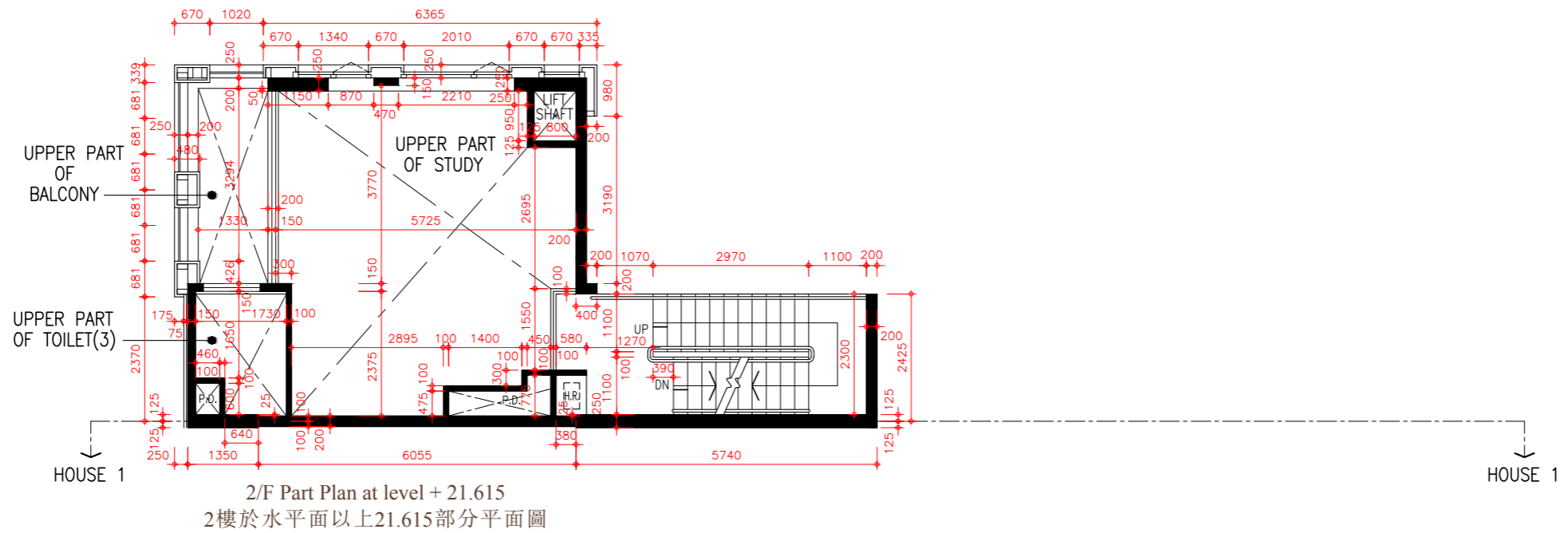
<sup>\*2</sup> Denotes as (including 320mm thick concrete fill above the top surface of sunken structural slab).

### 備註：

<sup>\*1</sup> 標示為（包括於跌級地台結構面上以150毫米厚混凝土填滿）。

<sup>\*2</sup> 標示為（包括於跌級地台結構面上以320毫米厚混凝土填滿）。

House 2  
2號洋房



Scale比例: 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

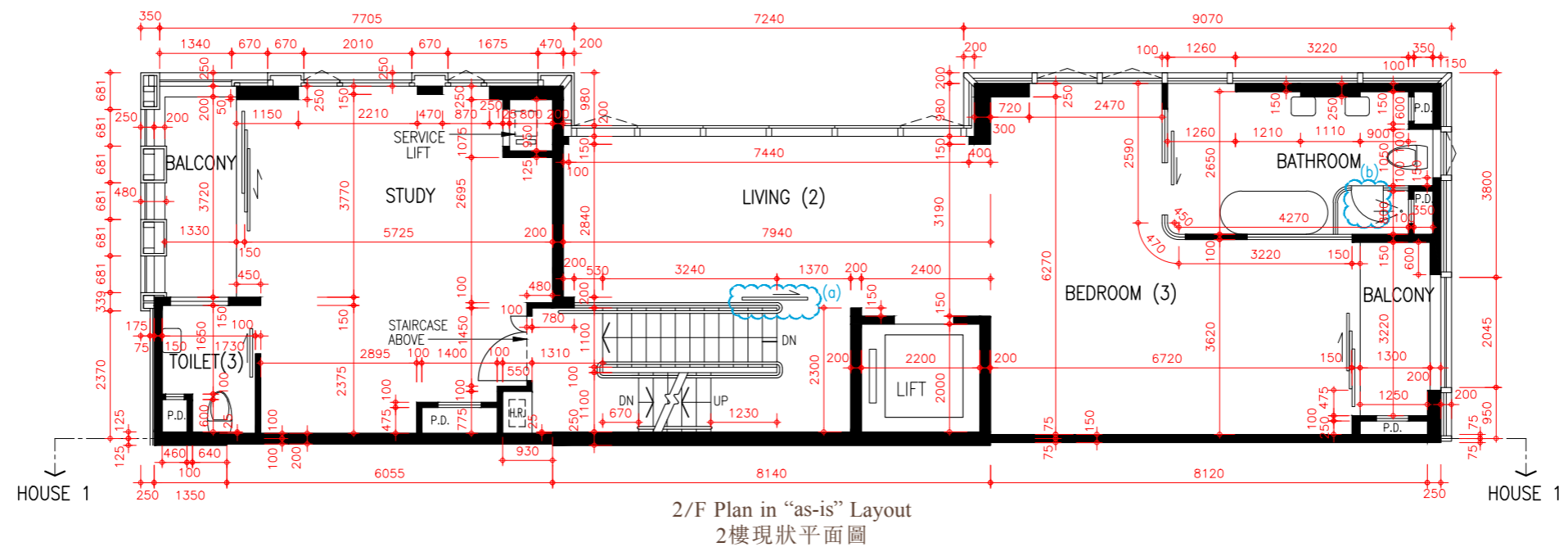
1. Alternations have been made to House 2, please refer to the "as-is" layout plans on page 34 for such alternations.
2. The dimensions of the floor plans are all structural dimensions in millimeter.

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

1. 2號洋房經過改動，有關改動請參閱第34頁之現狀平面圖。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

House 2  
2號洋房



Scale比例 : 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. House 2 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):
  - a. Erection of new door
  - b. Change of door direction

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 2號洋房在發展項目落成後進行獲<建築物條例>豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號)：
  - a. 豎立新門
  - b. 更改門向

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）。

House 2 2號洋房	
Floor 樓層	2/F 2樓
The thickness of the floor slabs (excluding plaster) of House 2 (mm) 2號洋房的樓板（不包括灰泥）的厚度（毫米）	160, 180
The floor-to-floor height of House 2 (m) 2號洋房的層與層之間的高度（米）	3.500 <sup>*1</sup> , 3.650 <sup>*1</sup> , 5.600, 5.750

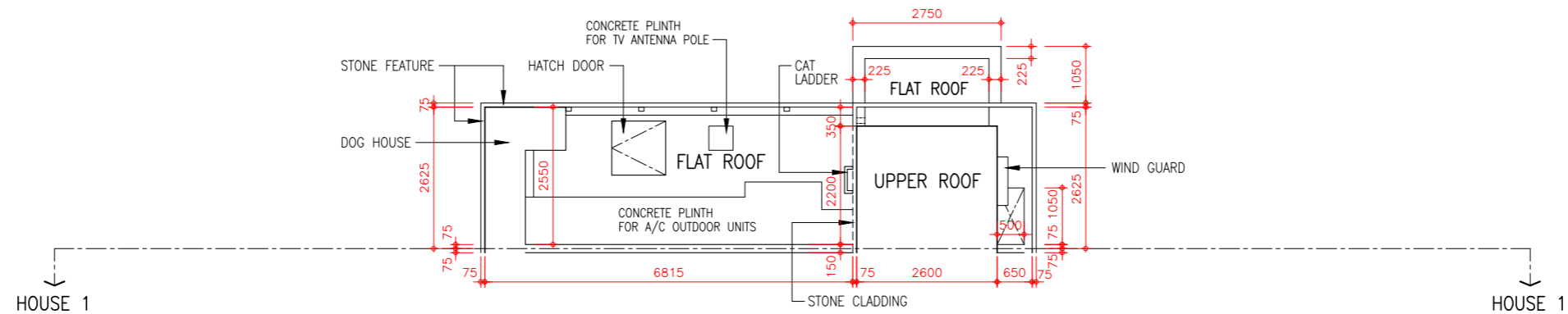
Note:

<sup>\*1</sup> Denotes as (including 150mm thick concrete fill above the top surface of sunken structural slab).

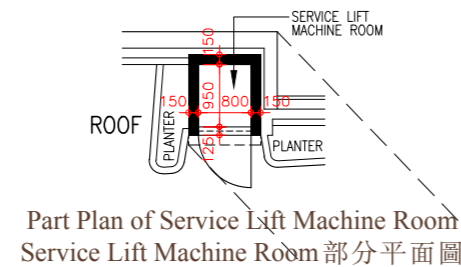
備註：

<sup>\*1</sup> 標示為（包括於跌級地台結構面上以150毫米厚混凝土填滿）。

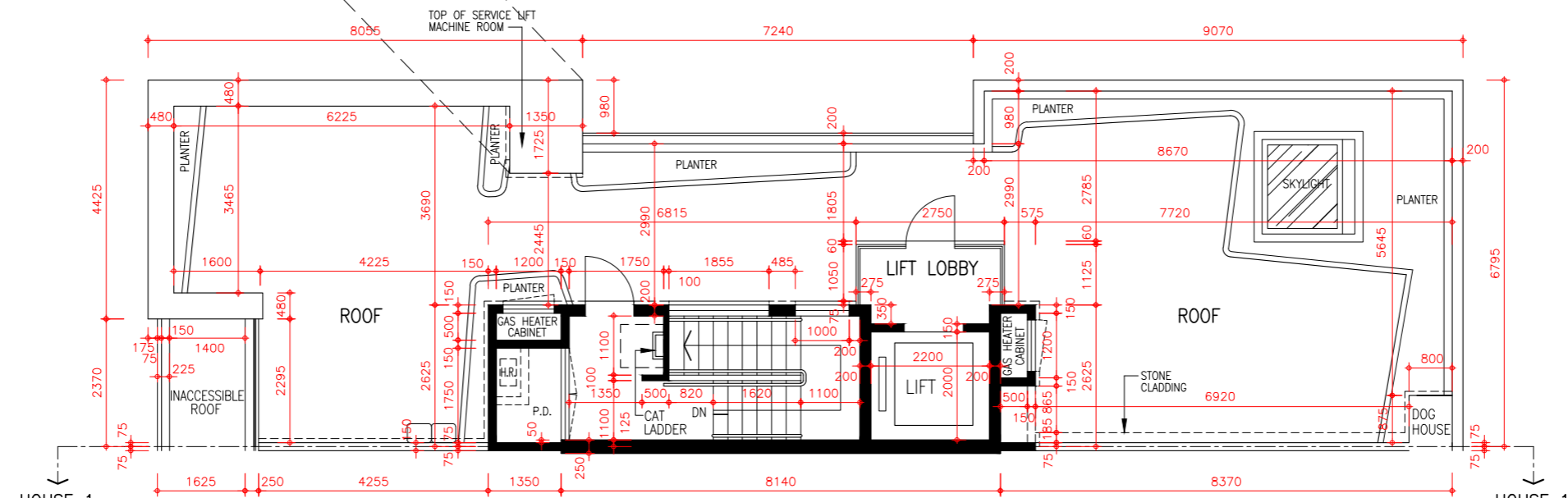
House 2  
2號洋房



Upper Roof  
天台上層



Part Plan of Service Lift Machine Room  
Service Lift Machine Room 部分平面圖



Roof  
天台

Scale比例: 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

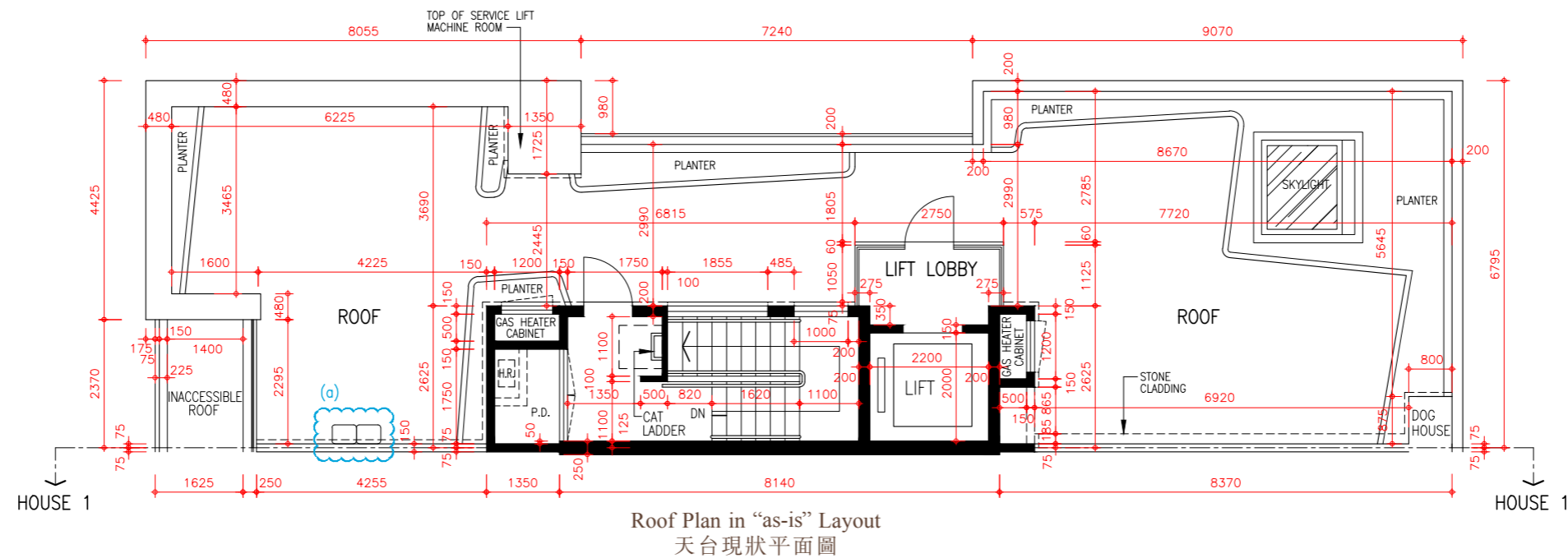
1. Alternations have been made to House 2, please refer to the "as-is" layout plans on page 37 for such alternations.
2. The dimensions of the floor plans are all structural dimensions in millimeter.

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

1. 2號洋房經過改動，有關改動請參閱第37頁之現狀平面圖。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

House 2  
2號洋房



Scale比例: 0 2 4M(米)

Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. House 2 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on the latest floor plans and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):
  - a. Alteration of sinks location

以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 2號洋房在發展項目落成後進行獲<建築物條例>豁免的工程。該等改動的位置於現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):
  - a. 更改洗滌盆位置

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）。

House 2 2號洋房		
Floor 樓層	Roof 天台	Upper Roof 天台上層
The thickness of the floor slabs (excluding plaster) of House 2 (mm) 2號洋房的樓板（不包括灰泥）的厚度（毫米）	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height of House 2 (m) 2號洋房的層與層之間的高度（米）	Not Applicable 不適用	Not Applicable 不適用

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT  
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area ( including balcony, utility platform and verandah, if any ) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
1	481.540 (5183) Balcony 露台 : 28.301 (305) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	92.370 (994)	16.833 (181)	131.302 (1413)	12.397 (133)	-	17.565 (189)
2	481.540 (5183) Balcony 露台 : 25.921 (279) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	92.822 (999)	16.833 (181)	131.212 (1402)	12.397 (133)	-	17.113 (184)

1. The saleable area and the floor area of balcony, utility platform and verandah (if any), are calculated in accordance with Section 8 of Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

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

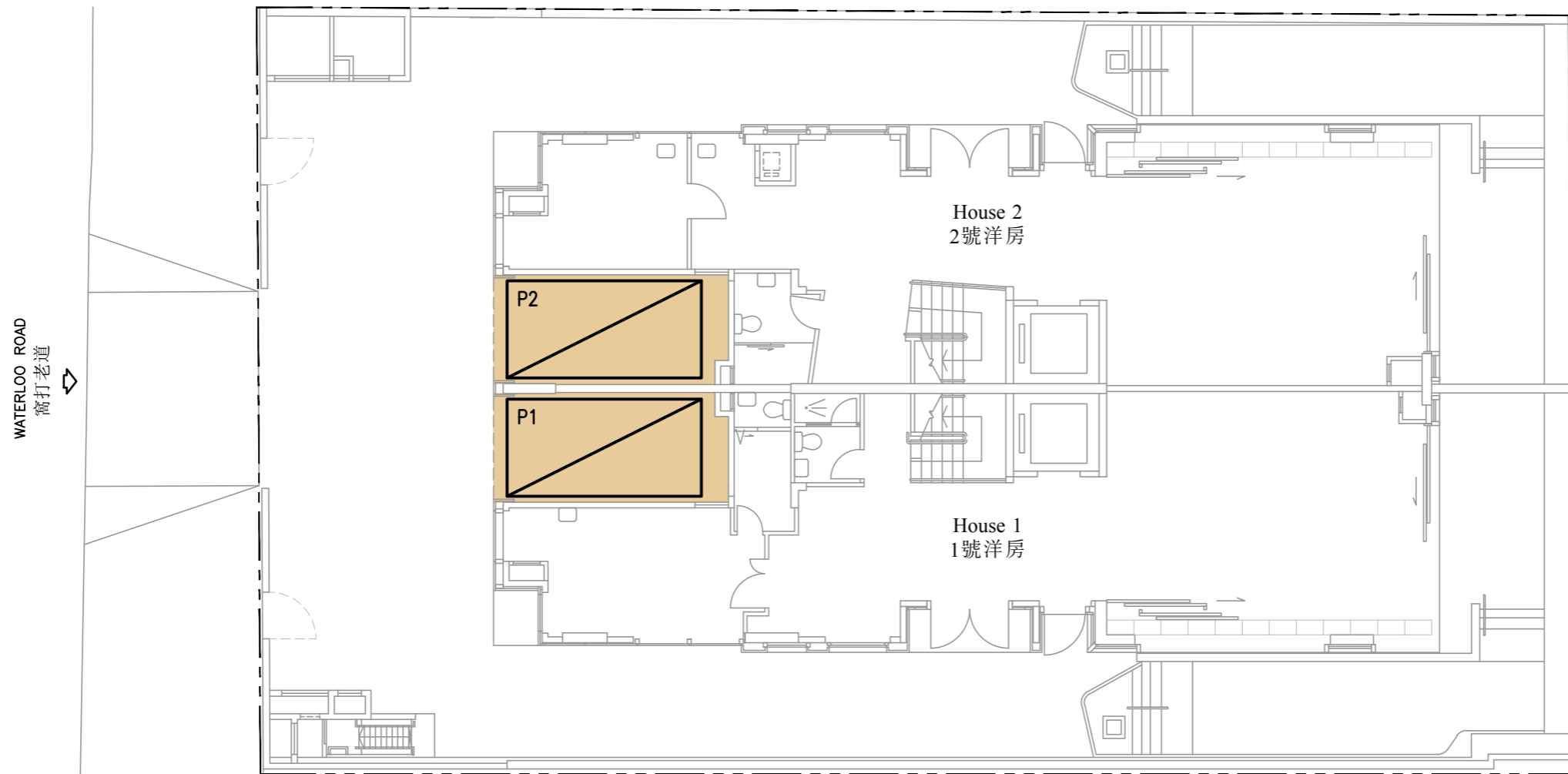
1. 實用面積以及露台、工作平台和陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出。
2. 其他指明項目的面積(不包括在實用面積內)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

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



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



Garage  
 車庫

Boundary of the Development  
 發展項目邊界

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

Parking space 停車位	Location 位置	Number 數目	Dimensions of each packing space (L x W) (m) 每個停車位之尺寸(長x闊)(米)	Area of each packing space (sq.m.) 每個停車位之面積(平方米)
P1	Garage on ground floor of House 1 1號洋房地下的車庫	1	5 x 2.5	12.5
P2	Garage on ground floor of House 2 2號洋房地下的車庫	1	5 x 2.5	12.5

## SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE 臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);
  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 –
    - the preliminary agreement is terminated;
    - the preliminary deposit is forfeited; and
    - the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（該“臨時合約”）時須支付款額為5%的臨時訂金；
  2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
  3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
    - 該臨時合約即告終止；
    - 有關的臨時訂金即予沒收；及
    - 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。

**A. The common parts of the Development**

➤ The “Common Areas and Facilities” of the Estate means and includes

- (a) those areas parts and facilities of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners including, but not limited to the Works and Installations (except those of the Houses), areas for the installation or use of telecommunications network facilities, mechanical and electrical pipe duct, water pump rooms, water sump tank, fire services pump room, fire services water tank, Towngas meter cabinet, F.S. master AFA panel cabinet, CLP lead in cabinet, electric meter cabinet, fence walls, boundary walls, cat ladders, metal railings, catchpits, covered channels, water meter cabinets, meters, drains, channels, water mains, wires, cables, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, flushing water tank, flushing water booster pumps, infra-red systems, closed circuit television (CCTV) systems not for the exclusive use of any Owner or group of Owners, and such other areas and any other systems, devices or facilities which are at or provided or installed in the Estate intended for the common use and benefit of the Owners and occupiers of the Estate and their bona fide visitors, and such other parts or areas within the Lot and such other systems, devices and facilities within the Estate as are now or from time to time designated by the First Owner for the common use and benefit of the Estate in accordance with the DMC;
- (b) such other and any other systems, devices or facilities from time to time installed or provided for the common use and benefit of the Estate in accordance with the DMC; and

Such Common Areas and Facilities (if capable of being shown on plans) are shown coloured yellow on the plan(s) certified as to their accuracy by the Authorized Person and annexed to the DMC.

✧ the “Works and Installations”: means all major works and installations in the Estate which will require regular maintenance on a recurrent basis as itemized as below and from time to time revised or issued in accordance with the provisions of the DMC, the maintenance of which is the liability of the Owners under the provisions of the Land Grant or the DMC; The Works and Installations are as follows:-

- structural elements;
- external wall finishes and roofing materials;
- fire safety elements;
- plumbing system;
- the drainage system;
- fire services installations and equipment;
- telecommunication and electrical wiring system;
- gas supply system;
- window installations;
- infra-red systems and closed circuit television (CCTV) systems;
- mechanical ventilation system in the Common Areas; and
- Estate boundary wall

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

<u>House No.</u>	<u>No. of the Undivided Shares</u>
House 1	2,036
House 2	2,036

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

- Subject to the provisions of the Building Management Ordinance (Cap.344), Savills Property Management Limited will be appointed as the Manager for an initial term of two (2) years commencing from the date of the DMC. The appointment is to be continued until termination in accordance with the provisions of the DMC.

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

- The management expenditure payable by the Owners during any period of 12 months adopted by the Manager as the financial year and the first financial year is based on the total proposed expenditure during that financial year as specified by the Manager in the annual budget in accordance with the provisions of the DMC.
- Each Owner shall pay in advance on the first day of each calendar month in respect of his House 1/12<sup>th</sup> of a fraction of the total amount assessed under the annual budget, such fraction being the number of the Management Shares allocated to his House over the total number of the Management Shares allocated to all Houses as shown in the Table below. Such annual budget shall cover all expenditure which in the reasonable opinion of the Manager is to be expended for the benefit of all the Owners as essential or required for the proper management, cleansing, security and maintenance of the Lot and the Common Areas and Facilities.

<u>House No.</u>	<u>No. of the Management Shares</u>
House 1	2,036
House 2	2,036

**E. The basis on which the management fee deposit is fixed**

- The amount of the management fee deposit is a sum equal to one (1) month’s monthly management expenditure based on the first year’s budgeted management expenses payable by the Owner in respect of his House.

**F. The area (if any) in the Development retained by the owner for that owner’s own use**

- Not applicable.

Note:

- The reference to the “Lot” in this section means, inter alia, the land on which the Development is situated.
- The word “Estate” referred to in this section means the “Development” in other sections.

# SUMMARY OF THE DEED OF MUTUAL COVENANT

## 公契的摘要

### A. 發展項目的公用部分

#### ➤ 發展項目的「公用部份及設施」指及包括

(a) 擬由該屋苑的整體業主使用而不是任何業主或群體的業主獨有受益的那些地方、部分及設施，包括但不限於：工程及裝置（於洋房的工程及裝置除外）、裝置或使用電訊網絡設施的地方、機電喉槽、水泵機房、水箱、消防泵房、消防水箱、煤氣錶櫃、消防控制櫃、中電引線櫃、電掣房、圍牆、邊界牆、便梯、金屬欄、集水井、有蓋排水渠、水錶櫃、錶、排水渠、溝渠、總水管、電線、電纜、電力安裝、裝置、設備及器具、防火及滅火器材及設備、沖廁水箱、沖廁水增壓泵、紅外線系統、閉路電視系統及按照本契約規定擬供該屋苑的所有業主及佔用人及其真實訪客共同使用及受益的在該屋苑內或之上的其他部份、地方、任何其他系統、裝置及設施，及第一業主根據公契現在或不時地指定給予該屋苑共同使用與享用位於該地段內的其他區域及該屋苑內的其他系統、設備和設施，

(b) 不時按照公契，擬供屋苑共同使用和受益的其他及任何其他系統、裝置、或設施；及

該公用地方及設施（如可在圖則上顯示）於公契所夾附的由認可人士認證其準確性之圖則上以黃色的部份顯示。

✧ 「工程及裝置」：指該屋苑內或該屋苑需要經常性定期維修的所有下述重大工程及裝置及按公契條文不時作出修訂或發出，而按批地文件或公契的條文規定，該等工程及裝置的維修責任是由業主負責；該工程及裝置有：

- 結構元件；
- 外牆裝飾及天花物料；
- 消防安全設施元件；
- 水管系統；
- 排水系統；
- 消防裝置及設備；
- 電訊及電線系統；
- 氣體供應系統；
- 窗戶安裝
- 紅外線系統和閉路電視系統
- 於公用部份的通風系統；及
- 屋苑邊界牆

### B. 分配予發展項目中的每個住宅物業的不分割份數的數目

#### ➤ 洋房的號數 不分割份數的數量

1號洋房	2,036
2號洋房	2,036

### C. 有關發展項目的管理人的委任年期

➤ 在不抵觸建築物管理條例（第344章）的情況下，第一太平戴維斯物業管理有限公司的首屆任期，由公契的日期起計兩年，並於期滿後獲繼續任職直至根據公契條款終止為止。

### D. 管理開支按什麼基準在發展項目中的住宅物業的擁有人之間分擔

➤ 業主於任何由管理人採納為財政年度的12個月期間內及首個財政年度內須支付的管理支出，是基於由管理人在年度預算中根據公契條文訂定的該財政年度的總建議支出而計算得出。

➤ 每名業主須就其洋房在每公曆月的第一天預付在年度預算中的的評定總額中一部份的1/12，該部分是以下文列表顯示的分配給其洋房的管理份數的數目對分配給所有洋房的管理份數的總數的比例計算。該年度預算應包含以管理人的合理意見認為是為了所有業主的利益，並適當管理、清潔、保安及保養該地段公用部份及設施而耗用的所有的重要及必須的開支。

#### 洋房的號數 管理份數的數量

1號洋房	2,036
2號洋房	2,036

### E. 計算管理費按金的基準

➤ 管理費按金相等於根據首個年度的預算管理開支釐定的須由洋房業主每月繳付的一個月管理支出。

### F. 賣方在發展項目中保留作自用的範圍（如有的話）

➤ 不適用。

備註：

- 本環節提述的「該地段」指該發展項目所位於的土地。
- 本環節提述的「該屋苑」，指在其他環節的「該發展項目」。

# SUMMARY OF LAND GRANT

## 批地文件的摘要

- **“The lot number of the land on which the Development is situated”**
  - Section V of New Kowloon Inland Lot No.3548
- **“The term of years under the lease”**
  - 75 years commencing from the 1st day of July 1898 renewable for 24 years less the last 3 days. The term has been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150)
- **“The user restrictions applicable to that land”**
  - Special Condition 8 of Conditions of Sale No. 4643:  
The Purchaser will not utilize the areas coloured green on plan annexed to the land grant for the purpose of storage or for the erection of any temporary buildings or structures without the consent of the Director of Public Works first having been obtained.
  - Special Condition (10)(a) and (c) of Conditions of Sale No. 4643:  
No buildings except detached or semi-detached private residences and/or flats with garages and other usual out-buildings and appurtenances shall at any time be erected on the lot or any part thereof and the following conditions shall apply :-
    - (a) (i) On a site of at least 7,000 square feet one detached residence or two semi-detached residences or two flats may be erected.
    - (ii) On a site of at least 8,000 square feet one detached residence or two semi-detached residences or three flats may be erected.
    - (iii) On a site of at least 10,000 square feet one detached residence or two semi-detached residences or four flats may be erected.
  - (c) The erection of two buildings each of two storeys to be used as shops with living accommodation shall be permitted, such shops to be on the sites so designated on the plan or on such other sites as may be approved by the Director of Public Works.
- **The facilities that are required to be constructed and provided for the Government, or for public use**
  - Special Condition (12) of Conditions of Sale No. 4643:  
The Purchaser shall within a period of 36 calendar months from the date of possession form with approved materials to such levels as may be required by the Director of Public Works all roads and lanes upon the lot as indicated on the lay-out plan and coloured green and prepare and maintain them so that they will drain and carry off rain-water and permit of all building traffic being carried thereon. Upon the completion of the formation of such roads and lanes as aforesaid and upon completion of the building on the lots abutting thereon in accordance with the lay-out plan such roads and lanes to the extent to which building shall have been completed on the lots abutting thereon shall be surfaced, kerbed and channelled by the Government at the cost of the Purchaser. The Purchaser shall, on demand, pay to the Government of Hong Kong a sum equal to the cost of such work. After such roads and lanes have been surfaced, kerbed and channelled as aforesaid and payment therefor has been duly made they shall be given up to Government free of charge and the Government shall take over and keep the same in repair and provide lighting therefor. The Purchaser shall also form at his own expense the whole of the areas coloured yellow and edged blue on the plan annexed to the land grant to such levels as the Director of Public Works may require and to his satisfaction within the aforesaid period of 36 months and on the completion of the formation thereof the areas shall remain the property of Government.
- **Purchaser’s obligation to lay, form, or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land**
  - Special Condition (12) of Conditions of Sale No. 4643:  
The Purchaser shall within a period of 36 calendar months from the date of possession form with approved materials to such levels as may be required by the Director of Public Works all roads and lanes upon the lot as indicated on the lay-out plan and coloured green and prepare and maintain them so that they will drain and carry off rain-water and permit of all building traffic being carried thereon. Upon the completion of the formation of such roads and lanes as aforesaid and upon completion of the building on the lots abutting thereon in accordance with the lay-out plan such roads and lanes to the extent to which building shall have been completed on the lots abutting thereon shall be surfaced, kerbed and channelled by the Government at the cost of the Purchaser. The Purchaser shall, on demand, pay to the Government of Hong Kong a sum equal to the cost of such work. After such roads and lanes have been surfaced, kerbed and channelled as aforesaid and payment therefor has been duly made they shall be given up to Government free of charge and the Government shall take over and keep the same in repair and provide lighting therefor. The Purchaser shall also form at his own expense the whole of the areas coloured yellow and edged blue on the plan annexed to the land grant to such levels as the Director of Public Works may require and to his satisfaction within the aforesaid period of 36 months and on the completion of the formation thereof the areas shall remain the property of Government.
- **Lease conditions that are onerous to a purchaser**
  - Special Condition (9) of Conditions of Sale No. 4643:  
Where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filing in is required for the purpose of or in connection with the formation levelling and development of the lot or any part thereof, the Purchaser shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip subsidence or cutting away occurring at any time whether in or from adjoining hillside or banks or in or on the lot itself as a result of any default by the Purchaser under this condition, the Purchaser shall at his own expense reinstate and make good the same and shall indemnify the Government of Hong Kong from and against all costs charges demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works, the Purchaser shall at any time be in default under this condition then (in addition to any other rights or remedies herein provided for breach of any of the conditions hereof), the Director of Public Works shall be entitled by notice in writing to call upon the Purchaser to carry out such construction and/or maintenance or to reinstate and make good any falling away landslip or subsidence and if the Purchaser shall neglect or fail to comply with such notice within the period specified therein, the said Director may forthwith execute and carry out the same and the Purchaser shall on demand repay to the Crown the cost thereof.
  - Special Condition (11) of Conditions of Sale No. 4643:  
The design, dispositions and height of any building to be erected on the lot shall be subject to the special approval of the Building Authority. No building shall exceed 38 feet in height.
  - Special Condition (12) of Conditions of Sale No. 4643:  
The Purchaser shall within a period of 36 calendar months from the date of possession form with approved materials to such levels as may be required by the Director of Public Works all roads and lanes upon the lot as indicated on the lay-out plan and coloured green and prepare and maintain them so that they will drain and carry off rain-water and permit of all building traffic being carried thereon. Upon the completion of the formation of such roads and lanes as aforesaid and upon completion of the building on the lots abutting thereon in accordance with the lay-out plan such roads and lanes to the extent to which building shall have been completed on the lots abutting thereon shall be surfaced, kerbed and channelled by the Government at the cost of the Purchaser. The Purchaser shall, on demand, pay to the Government of Hong Kong a sum equal to the cost of such work. After such roads and lanes have been surfaced, kerbed and channelled as aforesaid and payment therefor has been duly made they shall be given up to Government free of charge and the Government shall take over and keep the same in repair and provide lighting therefor. The Purchaser shall also form at his own expense the whole of the areas coloured yellow and edged blue on the plan annexed to the land grant to such levels as the Director of Public Works may require and to his satisfaction within the aforesaid period of 36 months and on the completion of the formation thereof the areas shall remain the property of Government.

## SUMMARY OF LAND GRANT 批地文件的摘要

- Special Condition (13) of Conditions of Sale No. 4643:  
The Purchaser shall pay to the Government of Hong Kong, on demand, any sum which the Director of Public Works shall certify to be the cost of making good any damage done to Waterloo Road or any other road adjoining or adjacent to the lot by the Purchaser, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot.
- Special Condition (17) of Conditions of Sale No. 4643:  
The Purchaser shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as may be necessary to intercept and carry off storm-water falling on or flowing from the hillside on to the lot or any part thereof, 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, and shall at all time during the continuance of the demise remain responsible for the maintenance and repair of such drains or channels whether within the boundaries of the lot or on Crown Land.
- Special Condition (19) of Conditions of Sale No. 4643:  
The training or culverting of the water-courses within the area edged red on the plan annexed to the land grant shall be carried out by the Purchaser to the satisfaction of the Director of Public Works with such materials and in accordance with such design and dimensions as he may approve.
- Special Condition (20) of Conditions of Sale No. 4643:  
Any damage or obstruction caused to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining the lot by the Purchaser, his servants or agents, shall be made good by Government at the cost of the Purchaser, and the amount due in respect thereof shall be payable by the Purchaser on demand.
- Special Condition (21) of Conditions of Sale No. 4643:  
All foundations proposed to be constructed near to or adjoining any nullah within or adjoining the lot shall be formed as the Director of Public Works may require.
- Special Condition (22) of Conditions of Sale No. 4643:  
The Purchaser shall pay to the Government of Hong Kong, on demand, the cost of connecting any drains or sewers from the lot to the Government storm-water drains or sewers. Such work shall be carried out by the Director of Public Works who shall, however, incur no liability to the Purchaser in respect thereof.
- Special Condition (24) of Conditions of Sale No. 4643:  
In the event of spoil or debris from the lot or any part thereof or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads, or into road-culverts, sewers, storm-water drains or nullahs, the Purchaser shall be held responsible and shall pay to the Government of Hong Kong on demand such sum as may be demanded by the Government to cover the cost of removal of spoil or debris from or damage to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs or other government properties. The Purchaser shall also indemnify the Government against all action, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
- Special Condition (25) of Conditions of Sale No. 4643:  
The Purchaser shall pay to the Government of Hong Kong, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the lot whatsoever which the Director of Public Works may consider it necessary to remove or divert.
- Memorandum of Agreement dated 6 April 1959:  
The variation of the Conditions of Sale No.4643 effected by the said Memorandum shall not imply permission for any alterations or additions to the existing building without the written consent of the Director of Public Works.

### Notes:

1. The reference to the “lot” in the land grant in this section means, inter alia, the land on which the Development is situated.
2. The reference to the “Purchaser” in the land grant in this section means The Hong Kong Home-Building and Investment Company Limited and where the context in the land grant so admits or requires, includes The Hong Kong Home-Building and Investment Company Limited’s successors and assigns.
3. The reference to “land grant” in this section means the Agreement and Condition of Sale dated 15th November 1950 and registered in the Land Registry as No.UB4643 as varied or modified or waived by a Memorandum of Agreement dated 6th April 1959.

# SUMMARY OF LAND GRANT

## 批地文件的摘要

### ● 發展項目所位於的土地的地段編號

- 新九龍內地段第3548號V段。

### ● 有關租契規定的年期

- 由1898年7月1日起計75年，期滿後可續期24年減最後3天。根據新界土地契約（續期）條例（第150章），租期延長至2047年6月30日。

### ● 適用於該土地的用途限制

- 賣地條款4643號特別條款第8條：  
買方不可於未取得工務司的事先書面同意下，使用批地文件圖則上的綠色範圍作為儲存、興建任何臨時建築物或構築物。
- 賣地條款4643號特別條款第10(a)及(c)條：  
除了獨立式或半獨立式私人住宅及/或住宅單位連車房及其他慣常的附屬建築物和附屬物外，在任何時候不得於該地段或其任何部分興建其他建築物，及以下條文即適用：-
  - (a) (i) 於一幅至少7,000平方呎的土地上可興建一間獨立式住宅或兩間半獨立式住宅或兩個住宅單位。
  - (ii) 於一幅至少8,000平方呎的土地上可興建一間獨立式住宅或兩間半獨立式住宅或三個住宅單位。
  - (iii) 於一幅至少10,000平方呎的土地上可興建一間獨立式住宅或兩間半獨立式住宅或四個住宅單位。
- (c) 允許興建兩幢分別樓高兩層的建築物用作商店兼居所，該等商店則須建於圖則上的指定地點或工務司批准的其他地點。

### ● 按定須興建並提供予政府或供公眾使用的設施

- 賣地條款4643號特別條款第(12)條：  
於管有日起計36個曆月內，買方須按照工務司批准的材料及達致規定的水平，在布局圖上用綠色顯示的地方構建、準備及保養於地段上的所有道路及小巷，以便排水及排送雨水，及讓所有建築物座落該處及交通往來。當按照該布局圖完成上述道路及小巷的構建工程，及其鄰接地段上的建築物已落成後，該等道路及小巷須由政府鋪建路面、鋪路邊石及開水道，而有關費用由買方支付。買方須應要求向香港政府繳付一筆相等於該項工程的費用。當該等道路及小巷已按上述規定鋪好路面、路邊石及開水道，及已繳付費用後，須免費將該等道路及小巷交予政府，而政府須接管及保養該等道路及小巷並提供照明設施。此外，買方須於所述的36個曆月內，自費構建附於批地文件圖則上以黃色加藍邊顯示的整個區域，以達致工務司規定的水平及其滿意程度，而構建工程完成後，所述區域仍屬政府的財產。

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

- 賣地條款4643號特別條款第(12)條：  
於管有日起計36個曆月內，買方須按照工務司批准的材料及達致規定的水平，在布局圖上用綠色顯示的地方構建、準備及保養於地段上的所有道路及小巷，以便排水及排送雨水，及讓所有建築物座落該處及交通往來。當按照該布局圖完成上述道路及小巷的構建工程，及其鄰接地段上的建築物已落成後，該等道路及小巷須由政府鋪建路面、鋪路邊石及開水道，而有關費用由買方支付。買方須應要求向香港政府繳付一筆相等於該項工程的費用。當該等道路及小巷已按上述規定鋪好路面、路邊石及開水道，及已繳付費用後，須免費將該等道路及小巷交予政府，而政府須接管及保養該等道路及小巷並提供照明設施。此外，買方須於所述的36個曆月內，自費構建附於批地文件圖則上以黃色加藍邊顯示的整個區域，以達致工務司規定的水平及其滿意程度，而構建工程完成後，所述區域仍屬政府的財產。

### ● 對買方造成負擔的租用條件

- 賣地條款4643號特別條款第(9)條：  
當毗鄰、相鄰或附近山坡或堤岸需進行任何削除、移除或後移或堆積或填補，只要是為了或有關該地段或其任何部份的開拓、土地平整及發展，買方須建造當時或隨後或任何時候有必要的護土牆或其他支撐物或承擔有關建造費用，以保護及承托該等山坡或堤岸及該地段，並避免和預防之後任何泥土傾瀉、滑坡或地陷的發生。買方須時刻保持該等護土牆或其他支撐物於修葺良好堅固的狀況。若因買方違反本條款任何規定，而導致於任何時間在毗鄰山坡或堤岸或在該地段內或之上發生任何泥土傾瀉、滑坡或地陷，買方須自費復原及修復該部份，並彌償香港政府因而蒙受或招致的所有費用、收費、損害、要求及索償。若工務司在任何時候認為買方違反本條款任何規定，（除了其在本條款被違反時享有本協議規定的任何其他權利或補救辦法外）工務司有權發出書面通知，要求買方就任何泥土傾瀉、滑坡或地陷的地方進行建造及/或維修或修復及修葺工程。若買方沒有或未能按照該通知中規定的限期內行事，工務司有權立即執行及進行有關工程，買方則須應要求向香港政府償還有關費用。
- 賣地條款4643號特別條款第(11)條：  
就該土段上擬興建的任何建築物的設計、處置及高度須經建築事務監督特別批准。建築物的高度不超過三十八呎。
- 賣地條款4643號特別條款第(12)條：  
於管有日起計36個曆月內，買方須按照工務司批准的材料及達致規定的水平，在平面圖上用綠色顯示的地方構建、準備及保養於地段上的所有道路及小巷，以便排水及排送雨水，及讓所有建築物座落該處及交通往來。當按照該平面圖完成上述道路及小巷的構建工程，及其鄰接地段上的建築物已落成後，該等道路及小巷須由政府鋪建路面、鋪路邊石及開水道，而有關費用由買方支付。買方須應要求向香港政府繳付一筆相等於該項工程的費用。當該等道路及小巷已按上述規定鋪好路面、路邊石及開水道，及已繳付費用後，須免費將該等道路及小巷交予政府，而政府須接管及保養該等道路及小巷並提供照明設施。此外，買方須於所述的36個曆月內，自費構建附於批地文件圖則上以黃色加藍邊顯示的整個區域，以達致工務司規定的水平及其滿意程度，而構建工程完成後，所述區域仍屬政府的財產。
- 賣地條款4643號特別條款第(13)條：  
買方須應要求向香港政府繳付任何款項，該款項須經工務司證明為修復買方、其承判商或分判商、工人或車輛或該地段上任何廢土造成窩打老道或該地段任何毗鄰或相鄰道路的任何損害之費用。
- 賣地條款4643號特別條款第(17)條：  
買方須自費建造及保養必要的排水渠或渠道，作為攔截及排送該地段或其任何部分或由山坡流至該處的雨水，以達致工務司滿意程度。買方須單獨負責及彌償政府及其人員由雨水造成的任何損害或滋擾所引起的一切訴訟、申索及要求，及買方仍須於租約持續期內時刻負責保養及維修位於該地段邊界內或政府土地排水渠或渠道。
- 賣地條款4643號特別條款第(19)條：  
買方須以工務司批准的材料及按照工務司批准的設計及尺寸，於圖則上以紅邊顯示的區域內進行有關水道的排水或設置下水道的工程，以達致工務司滿意程度。
- 賣地條款4643號特別條款第(20)條：  
買方、其工人或代理對該地段內或其毗鄰地方的任何明渠、污水渠、雨水渠、總水管或其他政府財產造成任何損壞或阻礙，須由政府負責修復，而買方須支付有關費用及應要求繳付到期的款項。
- 賣地條款4643號特別條款第(21)條：  
在工務司要求時，必須進行所有地基工程擬於該地段內或其毗鄰地方的附近或毗鄰的任何明渠。
- 賣地條款4643號特別條款第(22)條：  
買方須應要求向香港政府支付連接該地段任何排水渠或污水渠至政府雨水渠或污水渠的費用。該等工程須由工務司負責進行，但工務司毋須向買方承擔任何有關責任。

## SUMMARY OF LAND GRANT 批地文件的摘要

- 賣地條款4643號特別條款第(24)條：  
若該地段或其任何部分或其他受該地段發展項目影響的地方上的廢土或泥頭遭侵蝕及被沖洗到公共小巷或道路或道路暗渠、污水渠、雨水渠或明渠，買方須承擔責任及應要求向香港政府支付清理公共小巷或道路或道路暗渠、污水渠、雨水渠或明渠或其他政府財產的廢土或泥頭的所需的費用或有關損害賠償。由上述侵蝕及沖洗問題造成私人物業的任何損害或滋擾所引致的一切訴訟、申索及要求，買方亦須向政府彌償。
- 賣地條款4643號特別條款第(25)條：  
買方須應要求向香港政府支付移除、改道及復原任何排水渠、污水渠、明渠、水道、管道、電纜、電線或其他公用服務設施的所需的費用，或工務司認為有需要移走或改道該地段任何其他工程或裝置的所需的費用。
- 1959年4月6日的協議備忘錄：  
此備忘錄對賣地條款4643號所作出的修訂不應默示為沒有工務司書面同意下准許對現有建築物作出任何改動或添加。

### 備註：

1. 本環節提述的批地文件內的「該地段」一詞乃指該發展項目所位於的土地。
2. 本環節提述的批地文件內的「買方」乃指The Hong Kong Home-Building and Investment Company Limited，若批地文件意許可，該詞包括The Hong Kong Home-Building and Investment Company Limited的繼任人及轉讓人。
3. 本環節提述的「批地文件」是指日期為1950年11月15日並已於土地註冊處註冊為文件編號UB4643的賣地條件同意書並以日期為1959年4月6日的協議備忘錄更改或豁免。



INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES  
公共設施及公眾休憩用地的資料

1. **Facilities that are required under the land grant to be constructed and provided for the Government, or for public use**  
Not applicable
2. **Facilities 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
3. **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
4. **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

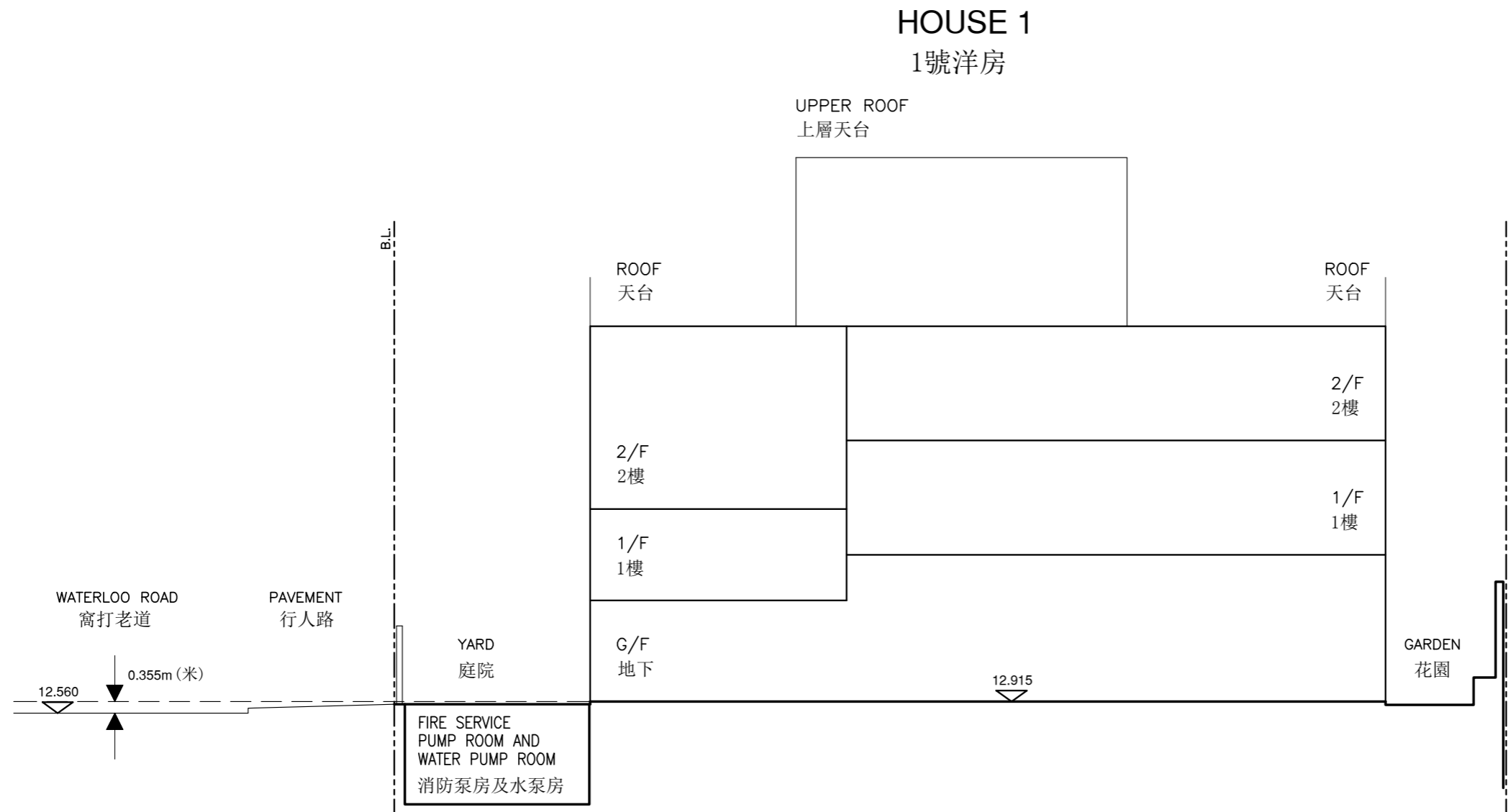
1. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施  
不適用
2. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施  
不適用
3. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地  
不適用
4. 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章, 附屬法例F)第22(1)條而撥供公眾用途的任何部分  
不適用

## WARNING TO PURCHASERS 對買方的警告

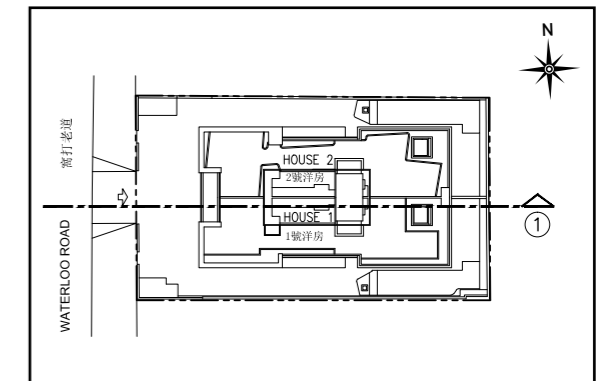
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

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

CROSS-SECTION PLAN 1  
橫截面圖 1



KEY PLAN 指示圖



The part of Waterloo Road adjacent to the building is 12.560 metres above the Hong Kong Principal Datum.

— — — — Dotted line denotes the lowest residential floor.

----- B.L. denotes the Boundary line of the Development.

▽ Denotes Height (in metre) above the Hong Hong Principal Datum.

毗鄰建築物的一段窩打老道為香港主水平基準以上12.560米。

— — — — 虛線為最低住宅樓層水平。

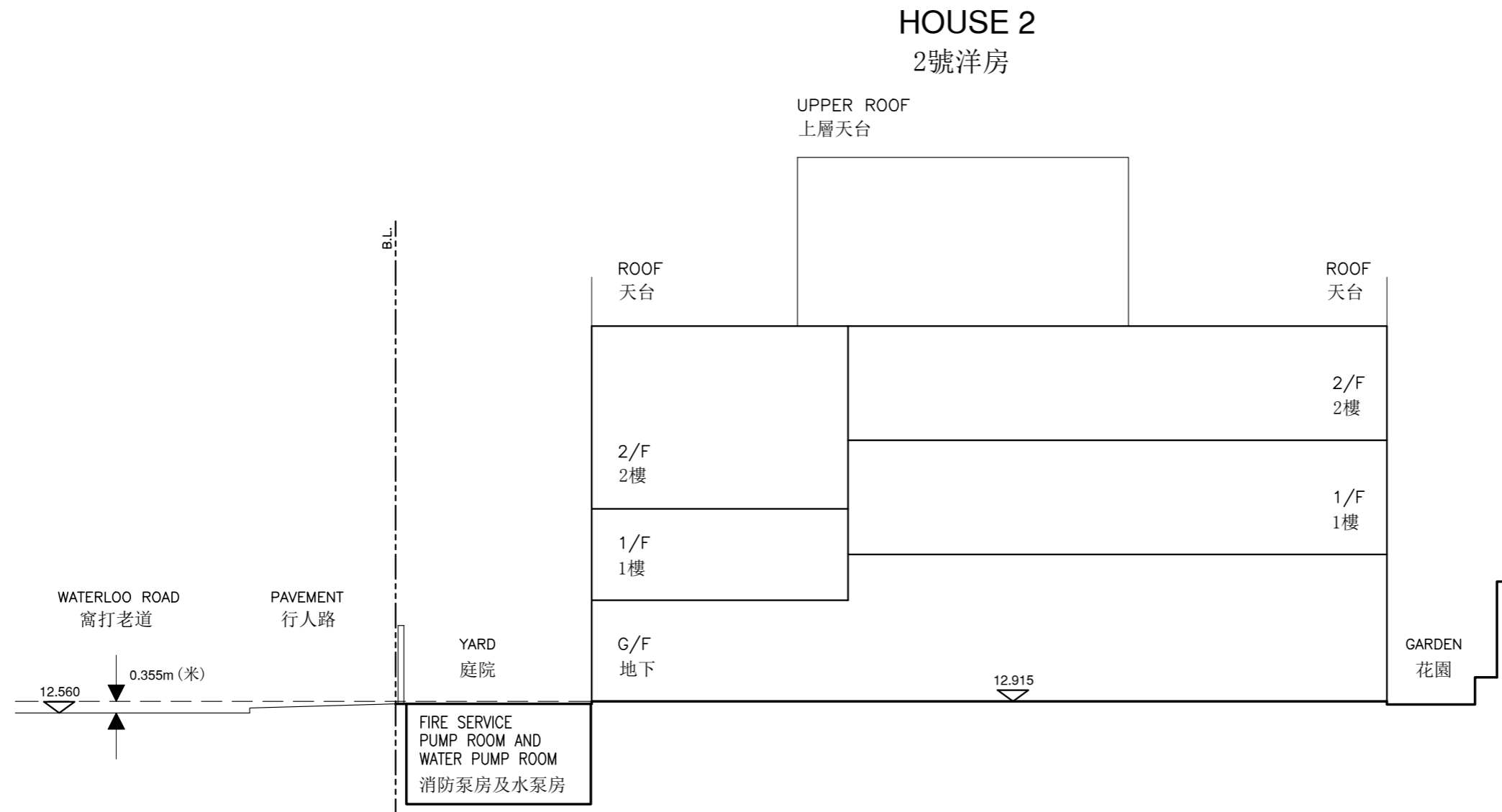
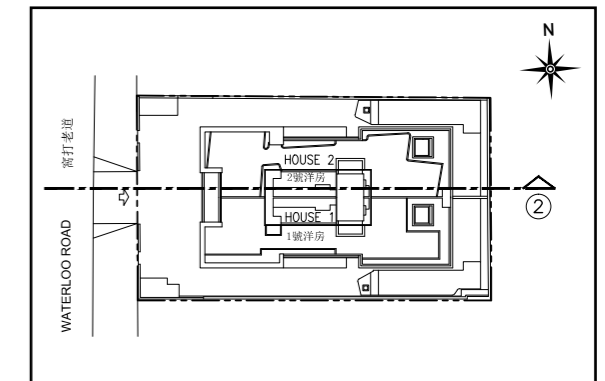
----- B.L. 為發展項目的界線。

▽ 為香港主水平基準以上高度 (米)。

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 2  
橫截面圖 2

KEY PLAN 指示圖



The part of Waterloo Road adjacent to the building is 12.560 metres above the Hong Kong Principal Datum.

— — — — Dotted line denotes the lowest residential floor.

----- B.L. denotes the Boundary line of the Development.

▽ Denotes Height (in metre) above the Hong Hong Principal Datum.

毗鄰建築物的一段窩打老道為香港主水平基準以上12.560米。

— — — — 虛線為最低住宅樓層水平。

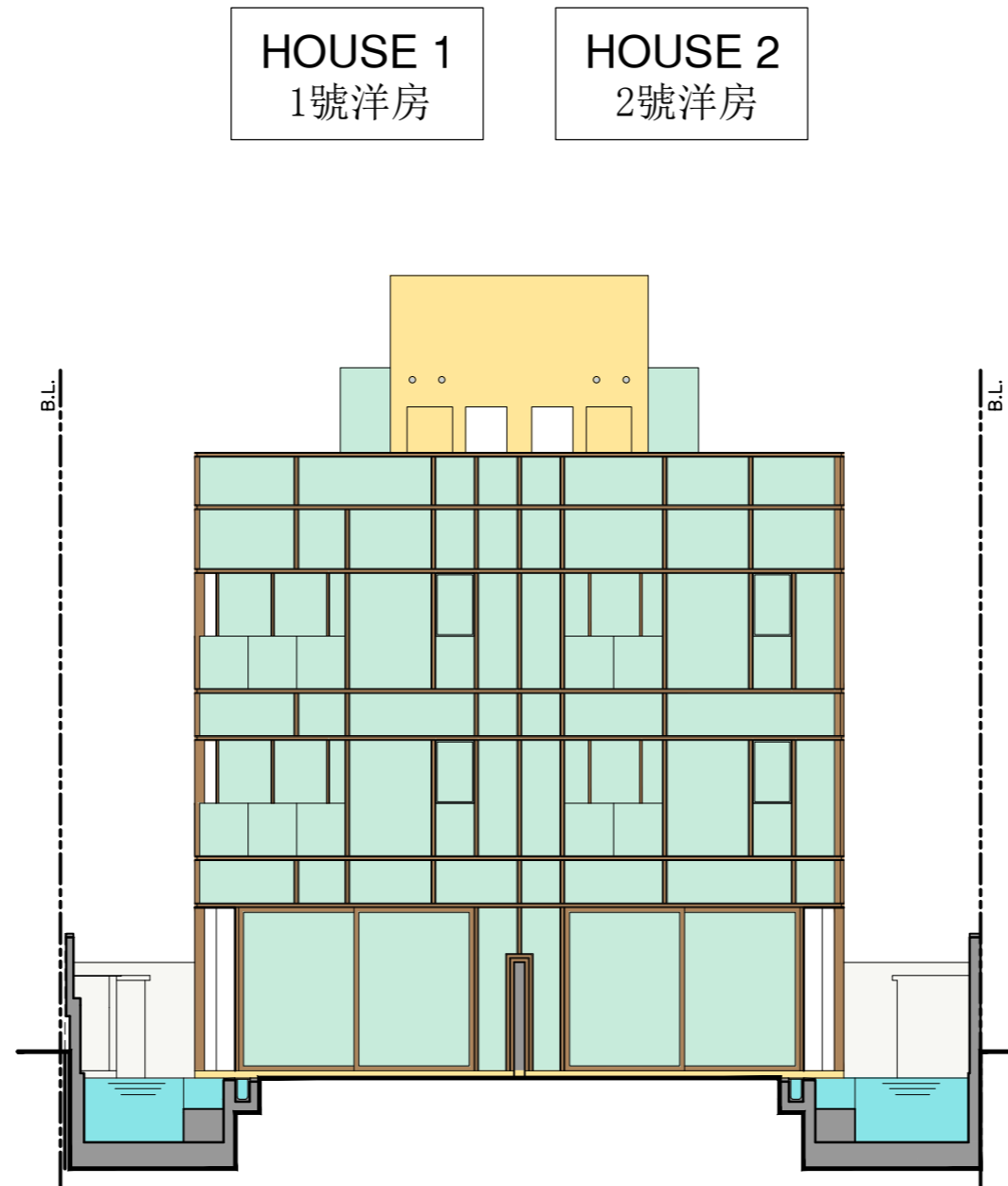
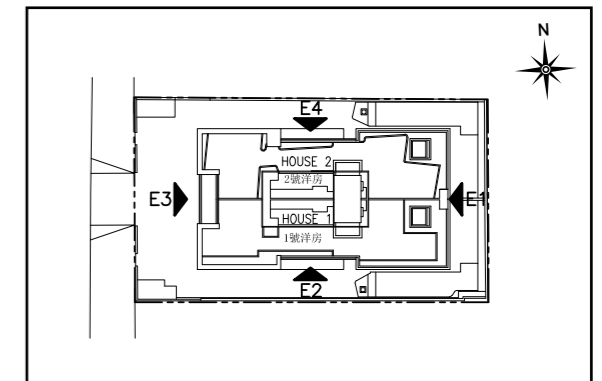
----- B.L. 為發展項目的界線。

▽ 為香港主水平基準以上高度 (米)。

ELEVATION PLAN  
立面圖

ELEVATION PLAN E1  
立面圖 E1

KEY PLAN 指示圖



Authorized person for the Development certified that the elevations shown on this plan:-  
1. are prepared on the basis of the approved building plans for the Development as of 14 May 2018; and  
2. are in general accordance with the outward appearance of the Development.

Note:

----- B.L. denotes the Boundary line of the Development.

發展項目的認可人士證明本圖顯示的立面：

1. 以2018年5月14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。

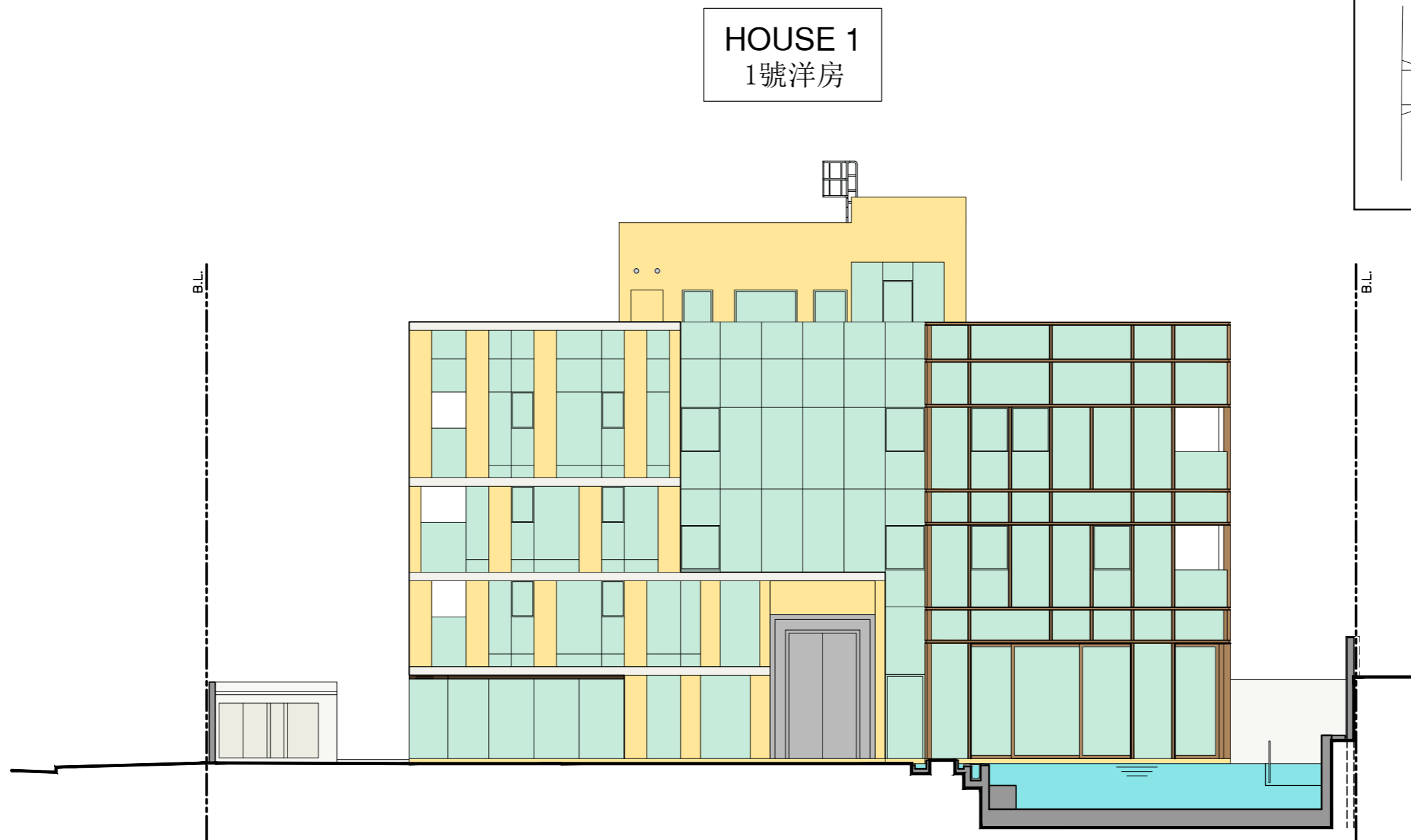
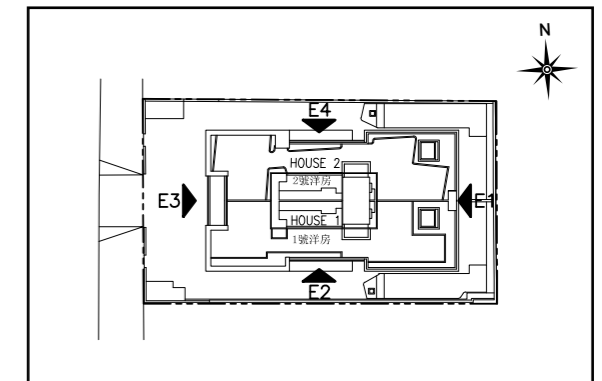
備註：

----- B.L. 為發展項目的界線。

ELEVATION PLAN  
立面圖

ELEVATION PLAN E2  
立面圖 E2

KEY PLAN 指示圖



Authorized person for the Development certified that the elevations shown on this plan:-

1. are prepared on the basis of the approved building plans for the Development as of 14 May 2018; and
2. are in general accordance with the outward appearance of the Development.

Note:

----- B.L. denotes the Boundary line of the Development.

發展項目的認可人士證明本圖顯示的立面：

1. 以2018年5月14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。

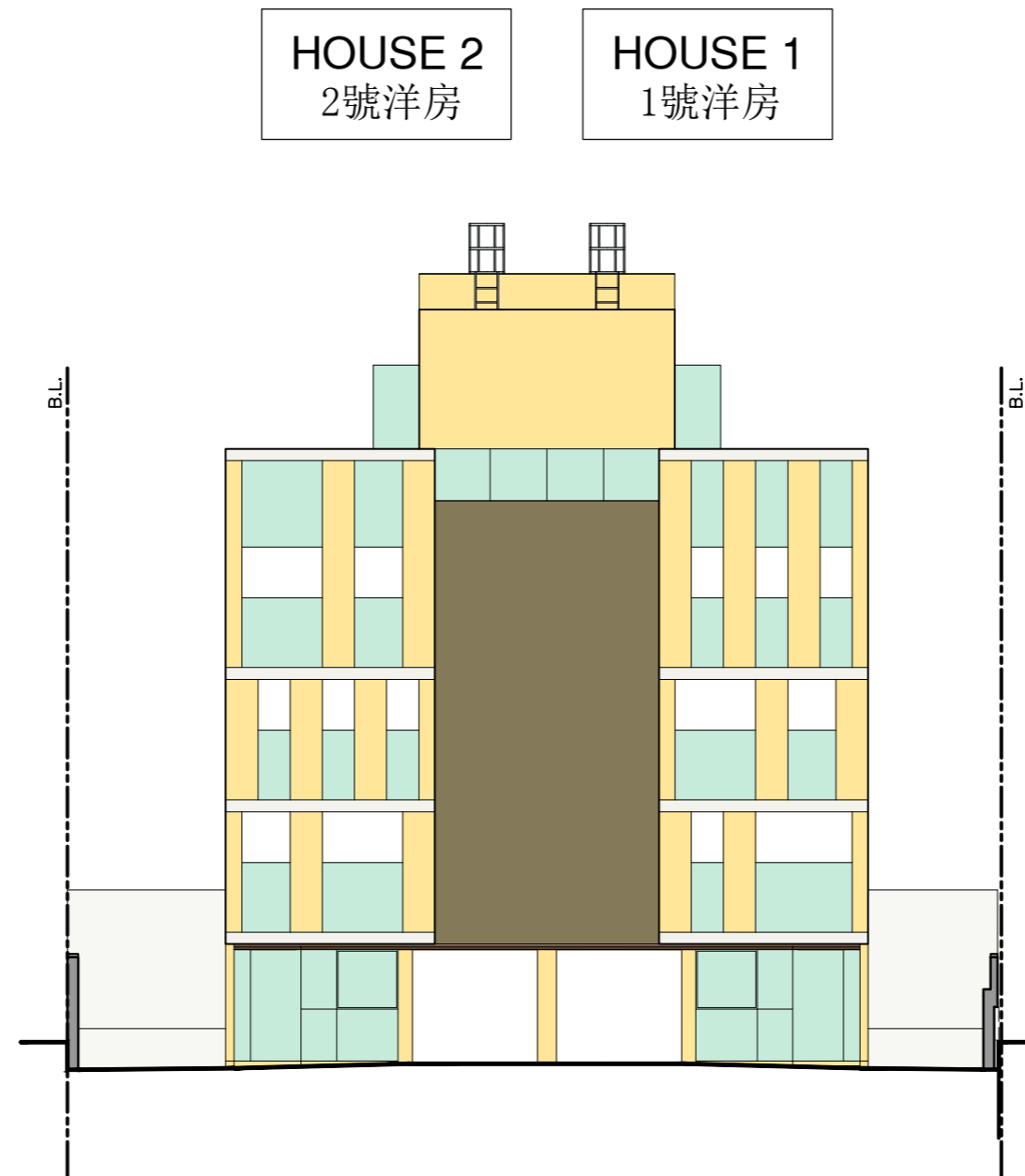
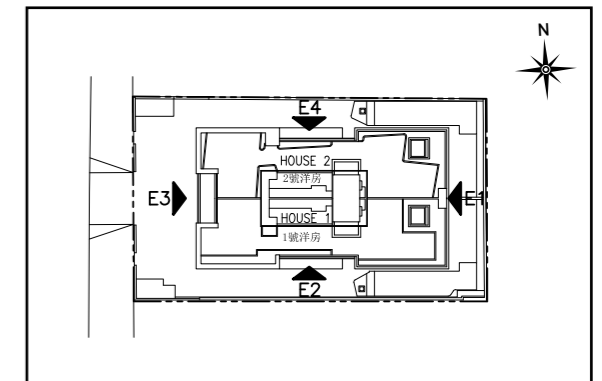
備註：

----- B.L. 為發展項目的界線。

ELEVATION PLAN  
立面圖

ELEVATION PLAN E3  
立面圖 E3

KEY PLAN 指示圖



Authorized person for the Development certified that the elevations shown on this plan:-  
1. are prepared on the basis of the approved building plans for the Development as of 14 May 2018; and  
2. are in general accordance with the outward appearance of the Development.

Note:

----- B.L. denotes the Boundary line of the Development.

發展項目的認可人士證明本圖顯示的立面：

1. 以2018年5月14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。

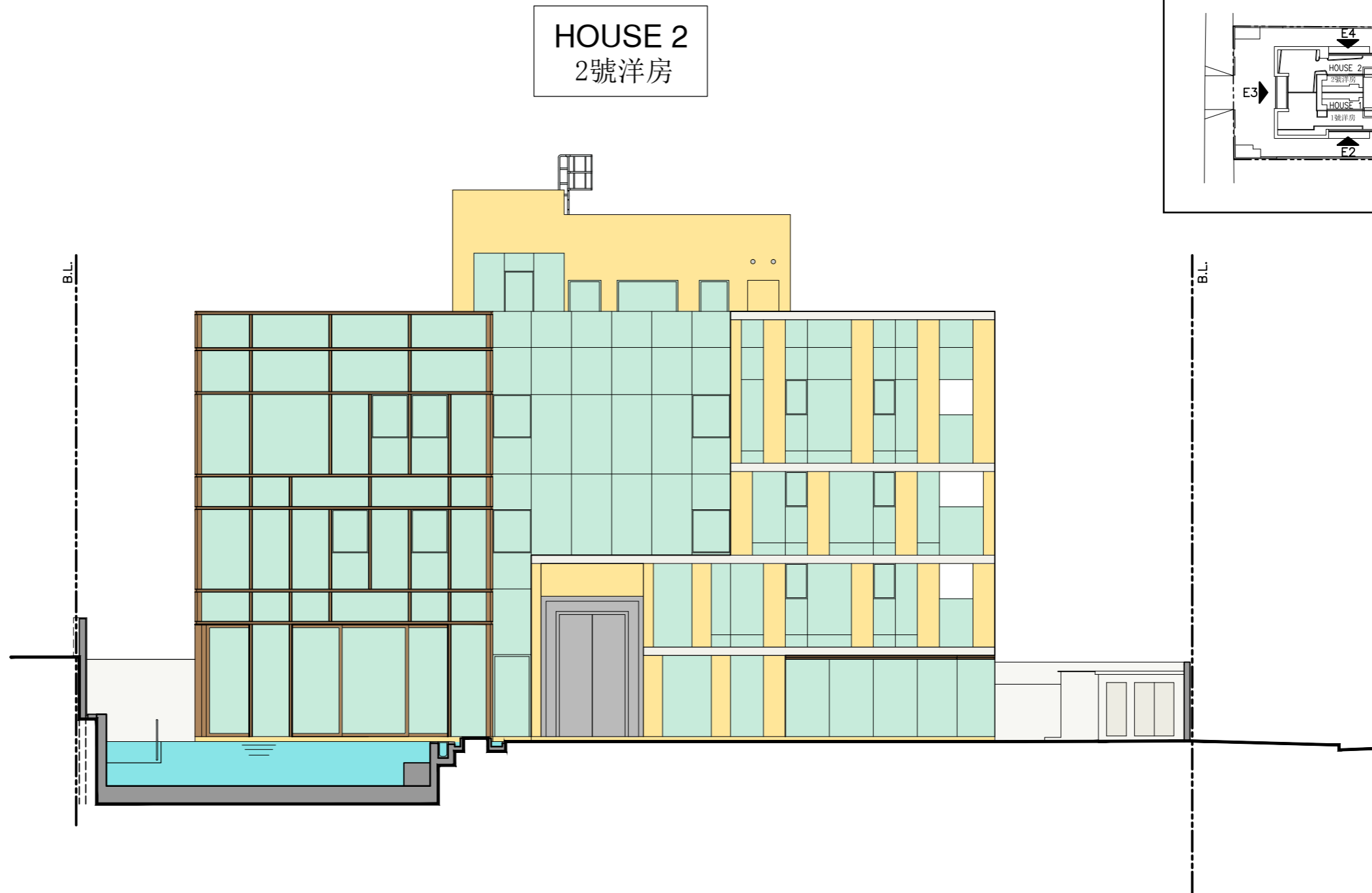
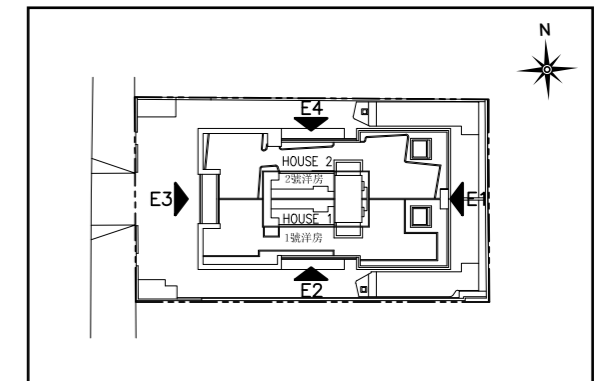
備註：

----- B.L. 為發展項目的界線。

ELEVATION PLAN  
立面圖

ELEVATION PLAN E4  
立面圖 E4

KEY PLAN 指示圖



Authorized person for the Development certified that the elevations shown on this plan:-  
1. are prepared on the basis of the approved building plans for the Development as of 14 May 2018; and  
2. are in general accordance with the outward appearance of the Development.

Note:  
----- B.L. denotes the Boundary line of the Development.

發展項目的認可人士證明本圖顯示的立面：  
1. 以2018年5月14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。

備註：  
----- B.L. 為發展項目的界線。



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

Common Facilities 公用設施	Covered Area 有蓋面積	Uncovered Area 無蓋面積	Total Area 總面積
	Area 面積 sq.m. (sq.ft.) 平方米 (平方呎)	Area 面積 sq.m. (sq.ft.) 平方米 (平方呎)	Area 面積 sq.m. (sq.ft.) 平方米 (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
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)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note:

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

備註：

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

1. Copies of the outline zoning plans relating to the Development are available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
2. A copy of the latest draft of every deed of mutual covenant as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

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

HOUSE 1

1. EXTERIOR FINISHES

Item		Description	
a.	External wall	Type of finishes	Curtain wall, natural stone, stone cladding and metal feature
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Insulated glass unit with low-emissivity coating
c.	Bay window	Material of bay window	Not applicable
		Finishes of window sill	Not applicable
d.	Planter	Type of finishes	Natural stone
e.	Verandah or balcony	Type of finishes of balcony	Balcony: Fitted with clear tempered glass balustrade with stainless steel handrail
			Floor: Wood plastic composite
			Wall for balcony of Bedroom (1) and Study room: Natural stone cladding and emulsion paint Wall for balcony of Bedroom (2) and Bedroom (3): Emulsion paint
			Ceiling: Emulsion paint to exposed surface
		Whether balcony is covered	Balcony is covered
	Verandah	Not applicable	
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

1號洋房

1. 外部裝修物料

細項		描述	
a.	外牆	裝修物料的類型	玻璃幕牆、天然石材、石材覆蓋板及金屬裝飾物
b.	窗	框的用料	氟化碳噴塗鋁框
		玻璃的用料	中空玻璃配低輻射膜
c.	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	天然石材
e.	陽台或露台	露台裝修物料的類型	露台：裝有鋼化清玻璃欄配不銹鋼扶手
			地台：木塑複合材料
			睡房(1)及書房露台的牆身：天然石材覆蓋板及乳膠漆 睡房(2)及睡房(3)露台牆身：乳膠漆
			天花：於外露位置髹上乳膠漆
		露台是否有蓋	露台有蓋
	陽台	不適用	
f.	乾衣設施	類型	不適用
		用料	不適用

HOUSE 1

2. INTERIOR FINISHES

Item	Description			
		Wall	Floor	Ceiling
a. Lobby	Type of finishes for G/F Lobby	Wall paper, tinted mirror, laminated glass with stainless steel frame and wood veneer to the exposed surface	Natural stone to the exposed surface	Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint
	Type of finishes for Lift Lobby at Roof	Emulsion paint, tinted mirror, stainless steel trim and wood veneer to the exposed surface	Natural stone to the exposed surface	Gypsum board false ceiling with emulsion paint to the exposed surface
		Wall	Ceiling	
b. Internal wall and ceiling	Type of finishes for Living/Dining Room	Wall paper to the exposed surface	Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint	
	Type of finishes for Bedrooms	Wall paper to the exposed surface	Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint	
	Type of finishes for Living Room (1)	Wall paper, wood veneer, metal and mirror to the exposed surface	Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint	
	Type of finishes for Living Room (2)	Wall paper, wood veneer, metal, glass and mirror to the exposed surface	Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint	

1號洋房

2. 室內裝修物料

細項	描述			
		牆壁	地板	天花板
a. 大堂	地下大堂裝修物料的類型	牆紙，有色鏡，夾膠玻璃與不銹鋼框，及木皮飾面於外露位置	天然石材於外露位置	外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆
	天台電梯大堂裝修物料的類型	乳膠漆，有色鏡，不銹鋼飾條，及木皮飾面於外露位置	天然石材於外露位置	石膏板假天花髹乳膠漆於外露位置
		牆壁	天花板	
b. 內牆及天花板	客廳/飯廳裝修物料的類型	牆紙於外露位置	外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆	
	睡房裝修物料的類型	牆紙於外露位置	外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆	
	客廳(1)裝修物料的類型	牆紙，木皮飾面，金屬及鏡於外露位置	外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆	
	客廳(2)裝修物料的類型	牆紙，木皮飾面，金屬，玻璃及鏡於外露位置	外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆	

HOUSE 1

2. INTERIOR FINISHES

Item	Description				
		Floor		Skirting	
c. Internal floor	Material of Living/Dining Room	Natural stone		Natural stone skirting	
	Material of Bedroom (1), Bedroom (2), Bedroom (3) and Bedroom (5)	Engineered timber flooring and natural stone		Wooden skirting	
	Material of Bedroom (4)	Engineered timber flooring		Wooden skirting	
	Material of Living Room (1)	Natural stone		Natural stone skirting	
	Material of Living Room (2)	Engineered timber flooring and natural stone		Wooden skirting	
		Wall	Floor	Ceiling	
d. Bathroom	Type of finishes for Bathroom inside Bedroom (1), Bathroom inside Bedroom (2) and Bathroom inside Bedroom (4)	Tile, metal and plastic laminate to exposed surface	Tile to exposed surface	Gypsum board false ceiling with emulsion paint to the exposed surface	
	Type of finishes for Bathroom inside Bedroom (3)	Tile, mirror, metal and plastic laminate to exposed surface	Tile to exposed surface	Gypsum board false ceiling with emulsion paint to the exposed surface, glass skylight	
	Whether the wall finishes run up to the ceiling	Up to level of false ceiling			
		Wall	Floor	Ceiling	Cooking bench
e. Kitchen	Type of finishes	Tile to exposed surface	Tile to exposed surface	Gypsum board false ceiling with emulsion paint to the exposed surface	Composite quartz stone
	Whether the wall finishes run up to the ceiling	Up to level of false ceiling			

1號洋房

2. 室內裝修物料

細項	描述				
		地板		牆腳線	
c. 室內地板	客廳/飯廳的用料	天然石材		天然石材牆腳線	
	睡房(1)、睡房(2)、睡房(3)及睡房(5)的用料	複合木地板及天然石材		木牆腳線	
	睡房(4)的用料	複合木地板		木牆腳線	
	客廳(1)的用料	天然石材		天然石材牆腳線	
	客廳(2)的用料	複合木地板及天然石材		木牆腳線	
		牆壁	地板	天花板	
d. 浴室	於睡房(1)之浴室、於睡房(2)之浴室及於睡房(4)之浴室裝修物料的類型	磚、金屬及膠板於外露位置	磚於外露位置	石膏板假天花髹乳膠漆於外露位置	
	於睡房(3)之浴室裝修物料的類型	磚、鏡、金屬及膠板於外露位置	磚於外露位置	石膏板假天花髹乳膠漆於外露位置，玻璃天窗	
	牆壁的裝修物料是否鋪至天花板	鋪至假天花板			
		牆壁	地板	天花板	灶台
e. 廚房	裝修物料的類型	磚於外露位置	磚於外露位置	石膏板假天花髹乳膠漆於外露位置	合成石英石
	牆壁的裝修物料是否鋪至天花板	鋪至假天花板			

HOUSE 1

3. INTERIOR FITTINGS

Item	Description			
		Material	Finishes	Accessories
a. Door	House Main Entrance Door (to Yard)	Aluminium framed double glass door	Double glass and aluminium frame	Door lockset and door handle
	House Main Entrance Door	Timber door with metal finish and framed	Metal frame and wood veneered	Door lock, door handle, concealed hinge
	Living Room / Dining Room to Garden and Swimming Pool Door	Double tempered glass sliding door with aluminium frame	Double tempered glass and aluminium frame	Door lockset
	Kitchen Door	Fire rated timber door with fire rated tempered glass vision panel	Wood veneer, stainless steel trim, and tempered glass vision panel	Concealed hinge, door lockset, door closer, door handle and door stopper
	Toilet (1) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door lockset, door closer, door handle and door stopper
	Store Room (1) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door lockset, door closer, door handle and door stopper
	Toilet (2) Door	Aluminium folding door	Powder coating	Door handle
	Utility Room Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door lockset, door closer, door handle and door stopper

1號洋房

3. 室內裝置

細項	描述			
		用料	裝修物料	配件
a. 門	洋房主入口側門 (至庭院)	鋁框雙層玻璃門	雙層玻璃及鋁框	門鎖, 門把手
	洋房主入口門	木門配金屬飾面及框	金屬框及木皮飾面	門鎖, 門把手, 暗藏門鉸
	客廳/飯廳至泳池及花園門	雙層鋼化玻璃趟門配鋁框	雙層鋼化玻璃及鋁框	門鎖
	廚房門	防火木門配防火鋼化玻璃視窗	木皮飾面, 不銹鋼飾條及鋼化玻璃視窗	暗藏門鉸、門鎖、氣鼓、門把手及門擋
	洗手間(1)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、門鎖、氣鼓、門把手及門擋
	儲物房(1)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、門鎖、氣鼓、門把手及門擋
	洗手間(2)門	鋁質趟摺門	粉末塗層	門把手
	工作間門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、門鎖、氣鼓、門把手及門擋

HOUSE 1

3. INTERIOR FITTINGS

Item	Description			
		Material	Finishes	Accessories
a. Door	Bedroom (1) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper
	Bathroom Door inside Bedroom (1)	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper
	Bedroom (1) to Balcony Door	Aluminium framed tempered glass sliding door	Tempered glass and aluminium frame	Door lockset, door handle
	Bedroom (2) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper
	Bathroom Door inside Bedroom (2)	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper
	Bedroom (2) to Balcony Door	Aluminium framed tempered glass sliding door	Tempered glass and aluminium frame	Door lockset, door handle
	Bedroom (5) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper
	Bathroom (4) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper
	Bedroom (4) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper
	Study Room Door	Metal frame tempered glass door	Clear tempered glass with stainless steel frame	Floor spring and handle
	Study Room to Balcony Door	Aluminium framed tempered glass sliding door	Tempered glass and aluminium frame	Door lockset and door handle
	Toilet (3) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper
	Bedroom (3) Door	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door closer, door lockset, door handle and door stopper

1號洋房

3. 室內裝置

細項	描述			
		用料	裝修物料	配件
a. 門	睡房(1)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋
	於睡房(1)之浴室門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋
	睡房(1)至露台門	鋁框鋼化玻璃趟門	鋼化玻璃及鋁框	門鎖及門把手
	睡房(2)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋
	於睡房(2)之浴室門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋
	睡房(2)至露台門	鋁框鋼化玻璃趟門	鋼化玻璃及鋁框	門鎖及門把手
	睡房(5)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋
	浴室(4)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋
	睡房(4)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋
	書房門	鋼化玻璃及不銹鋼框門	鋼化清玻璃及不銹鋼框	地彈簧及門把手
	書房至露台門	鋁框鋼化玻璃趟門	鋼化玻璃及鋁框	門鎖及門把手
	洗手間(3)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋
	睡房(3)門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、氣鼓、門鎖、門把手及門擋

HOUSE 1

3. INTERIOR FITTINGS

Item	Description			
		Material	Finishes	Accessories
a. Door	Bathroom Door inside Bedroom (3)	Timber door	Wood veneer, stainless steel trim and leather panel	Concealed hinge, door lockset, door closer, door handle and door stopper
	Sliding door inside Bedroom (3)	Timber sliding door	Wood veneer, stainless steel trim and leather panel	Door lockset and door handle
	Bedroom (3) to Balcony Door	Aluminium framed tempered glass sliding door	Tempered glass and aluminium frame	Door lockset and door handle
	Roof Door	Tempered laminated glass door	Tempered laminated glass	Door lockset and door handle
	Door to Staircase at Roof	Aluminium framed tempered glass door	Tempered glass and aluminium frame	Door lockset and door handle
Fittings & Equipment		Type	Material	
b. Bathroom	Type and material of fittings and equipment (except Bathroom inside Bedroom (3))	Cabinet	Basin countertop	Natural stone
			Basin counter	Wood veneer and stainless steel finish
			Mirror cabinet	Wood veneer, plastic laminate, clear mirror and stainless steel frame
		Fittings and equipment	Basin mixer	Chrome plated
			Water closet	Vitreous china
			Basin	Vitreous china
			Shower set	Chrome plated
			Shower compartment	Tempered glass with stainless steel frame
			Towel bar	Stainless steel
			Overhead shower	Chrome plated
Paper holder	Chrome plated			
Towel ring	Chrome plated			

1號洋房

3. 室內裝置

細項	描述			
		用料	裝修物料	配件
a. 門	於睡房(3)之浴室門	木門	木皮飾面, 不銹鋼飾條及皮飾面板	暗藏門鉸、門鎖、氣鼓、門把手及門擋
	睡房(3)內之趟門	木趟門	木皮飾面, 不銹鋼飾條及皮飾面板	門鎖及門把手
	睡房(3)至露台門	鋁框鋼化玻璃趟門	鋼化玻璃及鋁框	門鎖及門把手
	天台門	鋼化夾膠玻璃門	鋼化夾膠玻璃	門鎖及門把手
	天台至樓梯門	鋁框鋼化玻璃門	鋼化玻璃及鋁框	門鎖及門把手
裝置及設備		類型	用料	
b. 浴室	裝置及設備的類型及用料(除睡房(3)之浴室)	櫃	洗手盆檯面	天然石材
			洗手盆櫃	木皮飾面及不銹鋼飾面
			鏡櫃	木皮飾面, 膠板, 清鏡飾面及不銹鋼框
		裝置及設備	洗手盆水龍頭	鍍鉻
			座廁	搪瓷
			洗手盆	搪瓷
			花灑套裝	鍍鉻
			淋浴間	鋼化玻璃及不銹鋼框
			毛巾棍	不銹鋼
			頭頂花灑	鍍鉻
廁紙架	鍍鉻			
毛巾架	鍍鉻			



HOUSE 1

3. INTERIOR FITTINGS

Item		Description			
		Fittings & Equipment	Type	Material	
b.	Bathroom	Type and material of fittings and equipment (Applicable to Bathroom inside Bedroom (3) only)	Cabinet	Basin countertop	Natural stone
				Basin counter	Wood veneer and stainless steel finish
				Mirror cabinet	Wood veneer, plastic laminate, clear mirror and stainless steel frame
			Fittings and equipment	Basin mixer	Chrome plated
				Water closet	Vitreous china
				Basin	Reconstituted stone
				Shower set	Chrome plated
				Shower compartment	Tempered glass with stainless steel frame
				Towel bar	Stainless steel
				Bathtub	Reconstituted stone
				Bath Faucet	Chrome plated
				Overhead shower	Chrome plated
		Paper holder		Chrome plated	
		Towel ring	Chrome plated		
		Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation or PVC cover
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set	Metal
				Bath tub	Reconstituted stone
		Size of bath tub		1500mm(L) x 800mm(W) x 470mm(H)	

1號洋房

3. 室內裝置

細項		描述			
		裝置及設備	類型	用料	
b.	浴室	裝置及設備的類型及用料 (只適用於睡房(3)之浴室)	櫃	洗手盆檯面	天然石材
				洗手盆櫃	木皮飾面及不銹鋼飾面
				鏡櫃	木皮飾面, 膠板, 清鏡飾面及不銹鋼框
			裝置及設備	洗手盆水龍頭	鍍鉻
				座廁	搪瓷
				洗手盆	人造石
				花灑套裝	鍍鉻
				淋浴間	鋼化玻璃及不銹鋼框
				毛巾棍	不銹鋼
				浴缸	人造石
				浴缸水龍頭	鍍鉻
				頭頂花灑	鍍鉻
		廁紙架		鍍鉻	
		毛巾架	鍍鉻		
		供水系統的類型及用料		冷水供應	銅喉
				熱水供應	配有隔熱或聚氯乙稀塑料管之銅喉
		沐浴設施 (包括花灑或浴缸, 如適用)		花灑套裝	金屬
				浴缸	人造石
		浴缸大小		1500毫米(長) x 800毫米(闊) x 470毫米(高)	

HOUSE 1

3. INTERIOR FITTINGS

Item	Description		
		Material	
c. Kitchen	i) Sink unit	Composite stone	
	ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Material	Finishes
	iii) Kitchen cabinet	Wooden kitchen cabinet with wooden cabinet door panel	Aluminium and glass finished door panels and wood veneer finished door panels
	iv) Type of all other fittings and equipment	Chrome plated sink mixer	
		Type	Material
d. Bedroom	Type of fittings (including built-in wardrobe)	Built-in wardrobe (Applicable to Bedroom (3) only)	Wooden cabinet finished with timber veneer and fabric panel with tempered glass display shelves
		Built-in wardrobe (Applicable to Bedroom (2) only)	Wooden cabinet finished with timber veneer and fabric panel with tempered glass display shelves
e. Telephone	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
f. Aerials	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
g. Electrical installations	Three phase electricity supply with distribution boards completed with residual current device for house		
	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup> <sup>1</sup> Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non- concrete partition walls, designated pipe ducts or other materials	
	Location and number of power points and airconditioner points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	

1號洋房

3. 室內裝置

細項	描述		
		用料	
c. 廚房	i) 洗滌盆	合成石石盤	
	ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
		用料	裝修物料
	iii) 廚櫃	木製廚櫃配木製櫃門板	鋁及玻璃飾面櫃門及木皮飾面櫃門
	iv) 所有其他裝置及設備的類型	鍍鉻水龍頭	
		類型	用料
d. 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃 (只適用於睡房(3))	木製櫃配木皮飾面, 布飾面板及鋼化玻璃層板
		嵌入式衣櫃 (只適用於睡房(2))	木製櫃配木皮飾面, 布飾面板及鋼化玻璃層板
e. 電話	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」	
f. 天線	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」	
g. 電力裝置	三相電力並裝妥微型斷路器提供於洋房		
	導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup> <sup>1</sup> 除部分隱藏於混凝土內之導管外, 其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋	
	電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	

HOUSE 1

3. INTERIOR FITTINGS

Item		Description	
h.	Gas supply	Type	Towngas
		System	Gas supply pipe is provided and connected to gas cooking hob and gas water heater
		Location	Please refer to the “Schedule for Mechanical & Electrical Provisions”
i.	Washing machine connection point	Location	Please refer to the “Schedule of Mechanical & Electrical Provisions”
		Design	Drain point and water point are provided for washer and dryer
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and hot water supply. Hot water pipes provided with thermal insulation except kitchen
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup> <sup>2</sup> The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		Whether hot water is available	Hot water supply to kitchen, bathroom and toilet

4. MISCELLANEOUS

Item		Description		
a.	Lifts	Brand name and model number	Brand Name	• Residential lift: Mitsubishi
			Model Number	• Residential lift: Eleness
		Number and floors served by them	Number of lifts	• Residential lift: 1 for this House
			Floor served by the lifts	• Residential lift: G/F, 1/F, 2/F and Roof floor
b.	Letter box	Material	Aluminium	
c.	Refuse collection	Means of refuse collection	Collected by cleaners	
		Location of refuse room	Not applicable	

1號洋房

3. 室內裝置

細項		描述	
h.	氣體供應	類型	煤氣
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	請參閱「機電裝置位置及數量說明表」
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位
j.	供水	水管的用料	冷水喉及熱水喉採用銅喉 熱水喉設有隔熱保溫，廚房除外
		水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup> <sup>2</sup> 外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋
		有否熱水供應	廚房、浴室及洗手間有熱水供應

4. 雜項

細項		描述		
a.	升降機	品牌名稱及產品型號	品牌名稱	• 住客升降機：三菱電機
			產品型號	• 住客升降機：Elenessa
		升降機的數目及到達的樓層	升降機的數目	• 住客升降機：該座洋房設1部
			到達的樓層	• 住客升降機：地下、一樓、二樓、天台
b.	信箱	用料	鋁	
c.	垃圾收集	垃圾收集的方法	清潔工人收集垃圾	
		垃圾房的位置	不適用	

HOUSE 1

4. MISCELLANEOUS

Item	Description			
		Water meter	Electricity meter	Gas meter
d. Water meter, electricity meter and gas meter	Location	Individual water meter is located inside common water metre cabinet at level +9.765m  Individual water meter for swimming pool system is located inside common water metre cabinet at level +9.765m	Individual electricity meter is located at G/F external common electric meter cabinet	Individual town gas meter is located at G/F external common town gas meter cabinet
	Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. SECURITY FACILITIES

Item	Description		
Security facilities	Security system and equipment	Access control and security system	Audio and video entrance panel and card reader are provided at the entrance gate and main door entrance
		CCTV	CCTV security systems and alarm bells are provided at entrance gate

6. APPLIANCES

Item	Description
Appliances	For the brand name and model number, please refer to the "Appliances Schedule"

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

1號洋房

4. 雜項

細項	描述			
		水錶	電錶	氣體錶
d. 水錶、電錶及氣體錶	位置	獨立水錶安裝在水平+9.765m的公共水錶櫃  泳池獨立水錶安裝在水平+9.765m的公共水錶櫃	獨立電錶於地下外置公共電錶櫃	獨立煤氣錶於地下外置公共煤氣錶櫃
	就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施

細項	描述		
保安設施	保安系統及設備	入口通道控制及保安系統	入口大閘及入戶門設有對講機及智能卡系統
		閉路電視	入口大閘設有警報器及閉路電視系統

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」

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

HOUSE 2

1. EXTERIOR FINISHES

Item	Description	
a. External wall	Type of finishes	Curtain wall, natural stone, stone cladding and metal feature
b. Window	Material of frame	Fluorocarbon coating aluminium frame
	Material of glass	Insulated glass unit with low-emissivity coating
c. Bay window	Material of bay window	Not applicable
	Finishes of window sill	Not applicable
d. Planter	Type of finishes	Natural stone
e. Verandah or balcony	Type of finishes of balcony	Balcony: Fitted with clear tempered glass balustrade with stainless steel handrail
		Floor: Wood plastic composite
		Wall: Natural stone cladding
		Ceiling: Emulsion paint to exposed surface
	Whether balcony is covered	Balcony is covered
Verandah	Not applicable	
f. Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

2. INTERIOR FINISHES

Item	Description			
		Wall	Floor	Ceiling
a. Lobby	Type of finishes for G/F lobby	Natural stone, tinted mirror, laminated glass and wood veneer to the exposed surface	Natural stone to the exposed surface	Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint
	Type of finishes for R/F Lift Lobby	Natural stone and laminated glass to exposed surface	Natural stone to the exposed surface	Gypsum board false ceiling with emulsion paint to the exposed surface
		Wall	Ceiling	
b. Internal wall and ceiling	Type of finishes for Living/Dining Room	Natural stone, aluminium panel and tinted mirror to exposed surface	Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint	

2號洋房

1. 外部裝修物料

細項	描述	
a. 外牆	裝修物料的類型	玻璃幕牆、天然石材、石材覆蓋板及金屬裝飾物
b. 窗	框的用料	氟化碳噴塗鋁框
	玻璃的用料	中空玻璃配低輻射鍍膜
c. 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
d. 花槽	裝修物料的類型	天然石材
e. 陽台或露台	露台裝修物料的類型	露台：裝有鋼化清玻璃欄配不銹鋼扶手
		地台：木塑複合材料
		牆身：天然石材覆蓋板
		天花：於外露位置髹上乳膠漆
	露台是否有蓋	露台有蓋
陽台	不適用	
f. 乾衣設施	類型	不適用
	用料	不適用

2. 室內裝修物料

細項	描述			
		牆壁	地板	天花板
a. 大堂	地下大堂裝修物料的類型	天然石材、有色鏡、夾膠玻璃及木皮飾面於外露位置	天然石材於外露位置	外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆
	天台電梯大堂裝修物料的類型	天然石材及夾膠玻璃於外露位置	天然石材於外露位置	石膏板假天花髹乳膠漆於外露位置
		牆壁	天花板	
b. 內牆及天花板	客廳/飯廳裝修物料的類型	天然石材、鋁飾面板及有色鏡於外露位置	外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆	

HOUSE 2

2. INTERIOR FINISHES

Item	Description				
		Wall		Ceiling	
b. Internal wall and ceiling	Type of finishes for Living Room (1) and Living Room (2)	Natural stone, glass mirror and metal frame to exposed surface		Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint and metal finishes	
	Type of finishes for Bedroom (1)	Wood veneer, mirror to exposed surface		Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint, wood veneer and metal finishes	
	Type of finishes for Bedroom (2) and Bedroom (3)	Natural stone, leather panels, wood veneer, mirror, laminated glass and metal frames to exposed surface		Emulsion paint to exposed surface, some areas are equipped with gypsum board false ceiling with emulsion paint, wood veneer and metal finishes	
		Floor		Skirting	
c. Internal floor	Material of Living Room/Dining Room	Natural stone		Metal skirting	
	Material of Living (1)	Natural stone		Metal skirting	
	Material of Living (2)	Engineered timber flooring		Metal skirting	
	Material of Bedrooms	Engineered timber flooring		Metal skirting	
		Wall	Floor	Ceiling	
d. Bathroom	Type of finishes	Natural stone, wood veneer, laminated glass and metal to exposed surface	Natural stone to exposed surface	Gypsum board false ceiling with emulsion paint to exposed surface	
	Whether the wall finishes run up to ceiling	Up to level of false ceiling			
		Wall	Floor	Ceiling	Cooking bench
e. Kitchen	Type of finishes	Natural stone, metal and wood veneer to exposed surface	Natural stone to exposed surface	Gypsum board false ceiling with emulsion paint to exposed surface	Natural stone
	Whether the wall finishes run up to ceiling	Up to level of false ceiling			

2號洋房

2. 室內裝修物料

細項	描述				
	裝修物料的類型	牆壁	地板	天花板	
b. 室內牆壁及天花板	客廳(1)及客廳(2)裝修物料的類型	天然石材、玻璃鏡及金屬框於外露位置		外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆及鋪砌金屬	
	睡房(1)裝修物料的類型	木皮飾面、鏡於外露位置		外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆、木皮飾面及鋪砌金屬	
	睡房(2)及睡房(3)裝修物料的類型	天然石材、皮飾面板、木皮飾面、鏡、夾膠玻璃及金屬框於外露位置		外露位置髹乳膠漆，部份位置為石膏板假天花髹乳膠漆、木皮飾面及鋪砌金屬	
		地板		牆腳線	
c. 室內地板	客廳/飯廳的用料	天然石材		金屬牆腳線	
	客廳(1)的用料	天然石材		金屬牆腳線	
	客廳(2)的用料	複合木地板		金屬牆腳線	
	睡房的用料	複合木地板		金屬牆腳線	
		牆壁	地板	天花板	
d. 浴室	裝修物料的類型	天然石材、木皮飾面、金屬及夾膠玻璃於外露位置	天然石材於外露位置	石膏板假天花髹乳膠漆於外露位置	
	牆壁的裝修物料是否鋪至天花板	鋪至假天花底			
		牆壁	地板	天然石材	灶台
e. 廚房	裝修物料的類型	天然石材、金屬及木皮飾面於外露位置	天然石材於外露位置	石膏板假天花髹乳膠漆於外露位置	天然石材
	牆壁的裝修物料是否鋪至天花板	鋪至假天花底			

HOUSE 2

3. INTERIOR FITTINGS

Item	Description			
		Material	Finishes	Accessories
a. Doors	House Main Entrance Door (to Yard)	Aluminium framed double glass door	Double glass and aluminium frame	Door lockset and door handle
	House Main Entrance Door	Timber door with metal finish framed	Metal frame and wood veneered	Door lock, door handle, concealed hinge
	Living/Dining Room to Garden and Swimming Pool Door	Double tempered glass sliding door with aluminium frame	Double tempered glass and aluminium frame	Door lockset
	Kitchen Door	Fire rated timber door with fire rated tempered glass vision panel	Wood veneer, stainless steel and tempered glass vision panel	Concealed hinge, door closer and door handle
	Toilet (1) Door	Timber door	Wood veneer and stainless steel trim	Concealed hinge, door lockset, door closer, door handle and door stopper
	Bedroom (1) Door	Timber door	Wood veneer and stainless steel trim	Concealed hinge, door lockset, door closer, door handle and door stopper
	Bathroom Door inside Bedroom (1)	Timber door	Wood veneer and stainless steel trim	Concealed hinge, door lockset, door closer, door handle and door stopper
	Bedroom (1) to Balcony Door	Aluminium framed tempered glass sliding door	Tempered glass and aluminium frame	Door lockset and door handle

2號洋房

3. 室內裝置

細項	描述			
		用料	裝修物料	配件
a. 門	洋房主入口側門 (至庭院)	鋁框雙層玻璃門	雙層玻璃及鋁框	門鎖及門把手
	洋房主入口大門	木門配金屬飾面及框	金屬框及木皮飾面	門鎖、門把手、暗藏門鉸
	客廳/飯廳至泳池及花園門	雙層鋼化玻璃趟門配鋁框	雙層鋼化玻璃及鋁框	門鎖
	廚房門	防火木門配防火鋼化玻璃視窗	木皮飾面、不銹鋼及鋼化玻璃視窗	暗藏門鉸、氣鼓及門把手
	洗手間(1)門	木門	木皮飾面及不銹鋼飾條	暗藏門鉸、門鎖、氣鼓、門把手及門擋
	睡房(1)門	木門	木皮飾面及不銹鋼飾條	暗藏門鉸、門鎖、氣鼓、門把手及門擋
	於睡房(1)之浴室門	木門	木皮飾面及不銹鋼飾條	暗藏門鉸、門鎖、氣鼓、門把手及門擋
	睡房(1)至露台門	鋁框鋼化玻璃趟門	鋼化玻璃及鋁框	門鎖及門把手

HOUSE 2

3. INTERIOR FITTINGS

Item	Description			
		Material	Finishes	Accessories
a. Doors	Store Room (2) Door	Timber door	Wood veneer and stainless steel trim	Concealed hinge, door lockset, door closer and door handle and door stopper
	Toilet (2) Door	Tempered glass sliding door	Tempered glass	Door handle
	Bedroom (2) Door	Metal framed laminated glass sliding door	Laminated glass and metal frame	Door handle and door lockset
	Bathroom Door inside Bedroom (2)	Metal framed laminated glass sliding door	Laminated glass and metal frame	Door handle and door lockset
	Bedroom (2) to Balcony Door	Aluminium framed tempered glass sliding door	Tempered glass and aluminium frame	Door lockset and door handle
	Study Room Door	Metal framed tempered glass door	Tempered glass and metal frame	Floor spring
	Study Room to Balcony Door	Aluminium framed tempered glass sliding door	Tempered glass and aluminium frame	Door handle and door lockset
	Toilet (3) Door	Metal framed laminated glass sliding door	Laminated glass and metal frame	Door lockset and door handle
	Living Room (2) to Staircase Door	Metal framed tempered and laminated glass sliding door	Tempered and laminated glass and metal frame	Door handle and door lockset
	Bedroom (3) to Balcony Door	Aluminium framed tempered glass sliding door	Tempered glass and aluminium frame	Door lockset and door handle
	Bathroom Door inside Bedroom (3)	Metal framed tempered and laminated glass sliding door	Tempered and laminated glass and metal frame	Door handle and door lockset
	Roof Door	Tempered laminated glass door	Tempered laminated glass	Door lockset and door handle
Door to Staircase at Roof	Aluminium framed tempered glass door	Tempered glass and aluminium frame	Door lockset and door handle	

2號洋房

3. 室內裝置

細項	描述			
		用料	裝修物料	配件
a. 門	儲物室(2)門	木門	木皮飾面及不銹鋼飾條	暗藏門鉸、門鎖、氣鼓、門把手及門擋
	洗手間(2)門	鋼化玻璃趟門	鋼化玻璃	門把手
	睡房(2)門	金屬框夾膠玻璃趟門	夾膠玻璃及金屬框	門把手及門鎖
	於睡房(2)之浴室門	金屬框夾膠玻璃趟門	夾膠玻璃及金屬框	門把手及門鎖
	睡房(2)至露台門	鋁框鋼化玻璃趟門	鋼化玻璃及鋁框	門鎖及門把手
	書房門	金屬框鋼化玻璃掩門	鋼化玻璃及金屬框	地彈簧
	書房至露台門	鋁框鋼化玻璃趟門	鋼化玻璃及鋁框	門把手及門鎖
	洗手間(3)門	金屬框夾膠玻璃趟門	夾膠玻璃及金屬框	門鎖及門把手
	客廳(2)至樓梯門	金屬框鋼化及夾膠玻璃趟門	鋼化及夾膠玻璃及金屬框	門把手及門鎖
	睡房(3)至露台門	鋁框鋼化玻璃趟門	鋼化玻璃及鋁框	門鎖及門把手
	於睡房(3)之浴室門	金屬框鋼化及夾膠玻璃趟門	鋼化及夾膠玻璃及金屬框	門把手及門鎖
	天台門	鋼化夾膠玻璃門	鋼化夾膠玻璃	門鎖及門把手
	天台至樓梯門	鋁框鋼化玻璃門	鋼化玻璃及鋁框	門鎖及門把手



HOUSE 2

3. INTERIOR FITTINGS

Item		Description			
			Type	Material	
b.	Bathroom	Type and material of fittings and equipment	Cabinet	Basin countertop	Natural stone
				Basin Shelves	Metal shelves
				Mirror cabinet	Wooden mirror cabinet with mirror and metal frame
			Fittings and equipment	Wash basin mixer	Metal
				Water closet	Vitreous china
				Wash basin	Reconstituted stone
				Shower set	Metal
				Shower compartment	Tempered glass with metal frame
				Towel bar	Metal
		Paper holder	Metal		
		Robe hook	Metal		
		Type and material of water supply system	Cold water supply	Copper water pipes	
			Hot water supply	Copper water pipes with thermal insulation or PVC cover	
		Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Metal	
Bath tub	Reconstituted stone				
Size of bath tub		1800mm(L) x 800mm(W) x 598mm(H)			
		Material			
c.	Kitchen	Sink unit	Stainless steel		
		Water supply system	Copper water pipes for cold water supply and hot water supply		

2號洋房

3. 室內裝置

細項		描述			
			類型	用料	
b.	浴室	裝置及設備的類型及用料	櫃	洗手盆檯面	天然石材
				洗手盆架	金屬架
				鏡櫃	木製鏡櫃配鏡及金屬框
			裝置及設備	洗手盆水龍頭	金屬
				坐廁	搪瓷
				洗手盆	人造石
				花灑套裝	金屬
				淋浴間	鋼化玻璃及金屬框
				毛巾棍	金屬
		廁紙架	金屬		
		掛勾	金屬		
		供水系統的類型及用料	冷水供應	銅喉	
			熱水供應	配有隔熱或聚氯乙稀塑料管之銅喉	
		沐浴設施(包括花灑或浴缸,如適用)	花灑套裝	金屬	
浴缸	人造石				
浴缸大小		1800毫米(長) x 800毫米(闊) x 598毫米(高)			
		用料			
c.	廚房	洗滌盆	不銹鋼		
		供水系統	冷水喉及熱水喉採用銅喉		

HOUSE 2

3. INTERIOR FITTINGS

Item		Description	
		Material	Finishes
c.	Kitchen	Kitchen cabinet	Wooden kitchen cabinet with wooden cabinet door panel
		Type of all other fittings and equipment	Aluminium and glass finished Cabinet and shelves and wood veneer finished door panels
		Chrome plated sink mixer	
		Type	Material
d.	Bedroom	Type and material of fitting (Including built-in wardrobe)	Built-in wardrobe Wooden cabinet with metal framed glass door panel
e.	Telephone	Location and number of connection points	Please refer to the “Schedule for Mechanical & Electrical Provisions”
f.	Aerials	Location and number of connection points	Please refer to the “Schedule for Mechanical & Electrical Provisions”
g.	Electrical installations	Three phase electricity supply with distribution boards completed with residual current device for house	
		Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup> <sup>1</sup> Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non- concrete partition walls, designated pipe ducts or other materials
		Location and number of power points and airconditioner points	Please refer to the “Schedule for Mechanical & Electrical Provisions”
h.	Gas supply	Type	Towngas
		System	Gas supply pipe is provided and connected to gas cooking hob and gas water heater
		Location	Please refer to the “Schedule for Mechanical & Electrical Provisions”
i.	Washing machine connection point	Location	Please refer to the “Schedule of Mechanical & Electrical Provisions”
		Design	Drain point and water point are provided for washer and dryer

2號洋房

3. 室內裝置

細項		描述	
		用料	裝修物料
c.	廚房	廚櫃	木製廚櫃配木製櫃門板
		所有其他裝置及設備的類型	鋁及玻璃飾面廚櫃及層架及木皮飾面櫃門 鍍鉻水龍頭
		類型	用料
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃 木製飾櫃配金屬框玻璃櫃門
e.	電話	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」
f.	天線	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」
g.	電力裝置	三相電力並裝妥微型斷路器提供於洋房	
		導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup> <sup>1</sup> 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋
		電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」
h.	氣體供應	類型	煤氣
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	請參閱「機電裝置位置及數量說明表」
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位

HOUSE 2

3. INTERIOR FITTINGS

Item	Description	
j. Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and hot water supply Hot water pipes provided with thermal insulation except kitchen
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup> <sup>2</sup> The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
	Whether hot water is available	Hot water supply to kitchen, bathroom and toilet

4. MISCELLANEOUS

Item	Description		
a. Lifts	Brand name and model number	Brand Name	<ul style="list-style-type: none"> <li>Residential lift: Mitsubishi</li> <li>Service lift: Chun Ming</li> </ul>
		Model Number	<ul style="list-style-type: none"> <li>Residential lift: Elenessa</li> <li>Service lift: W100</li> </ul>
	Number and floors served by them	Number of lifts	<ul style="list-style-type: none"> <li>Residential lift: 1 for this House</li> <li>Service lift: 1 for this House</li> </ul>
		Floor served by the lifts	<ul style="list-style-type: none"> <li>Residential lift: G/F, 1/F, 2/F and Roof floor</li> <li>Service lift: G/F and 2/F</li> </ul>
b. Letter box	Material	Aluminium	
c. Refuse collection	Means of refuse collection	Collected by cleaners	
	Location of refuse room	Not applicable	

2號洋房

3. 室內裝置

細項	描述	
j. 供水	水管的用料	冷水喉及熱水喉採用銅喉 熱水喉設有隔熱保溫，廚房除外
	水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup> <sup>2</sup> 外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋
	有否熱水供應	廚房、浴室及洗手間有熱水供應

4. 雜項

細項	描述		
a. 升降機	品牌名稱及產品型號	品牌名稱	<ul style="list-style-type: none"> <li>住客升降機：三菱電機</li> <li>食物升降機：振明</li> </ul>
		產品型號	<ul style="list-style-type: none"> <li>住客升降機：Elenessa</li> <li>食物升降機：W100</li> </ul>
	升降機的數目及到達的樓層	升降機的數目	<ul style="list-style-type: none"> <li>住客升降機：該座洋房設1部</li> <li>食物升降機：該座洋房設1部</li> </ul>
		到達的樓層	<ul style="list-style-type: none"> <li>住客升降機：地下、一樓、二樓、天台</li> <li>食物升降機：地下及二樓</li> </ul>
b. 信箱	用料	鋁	
c. 垃圾收集	垃圾收集的方法	清潔工人收集垃圾	
	垃圾房的位置	不適用	

HOUSE 2

4. MISCELLANEOUS

Item	Description			
		Water meter	Electricity meter	Gas meter
d. Water meter, electricity meter and gas meter	Location	Individual water meter is located inside common water metre cabinet at level +9.765m  Individual water meter for swimming pool system is located inside common water metre cabinet at level +9.765m	Individual electricity meter is located at G/F external common electric meter cabinet	Individual town gas meter is located at G/F external common town gas meter cabinet
	Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. SECURITY FACILITIES

Item	Description		
Security facilities	Security system and equipment	Access control and security system	Audio and video entrance panel and card reader are provided at the entrance gate and main door entrance
		CCTV	CCTV security systems and alarm bells are provided at entrance gate

6. APPLIANCES

Item	Description
Appliances	For the brand name and model number, please refer to the "Appliances Schedule"

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

2號洋房

4. 雜項

細項	描述			
		水錶	電錶	氣體錶
d. 水錶、電錶及氣體錶	位置	獨立水錶安裝在水平+9.765m的公共水錶櫃  泳池獨立水錶安裝在水平+9.765m的公共水錶櫃	獨立電錶於地下外置公共電錶櫃	獨立煤氣錶於地下外置公共煤氣錶櫃
	就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施

細項	描述		
保安設施	保安系統及設備	入口通道控制及保安系統	入口大閘及入戶門設有對講機及智能卡系統
		閉路電視	入口大閘設有警報器及閉路電視系統

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」

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

6. APPLIANCES SCHEDULE  
設備說明

			House 1 1號洋房	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	
G/F 地下	Lobby 大堂	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機	
			FXAQ50PVE	
	Living/Dining Room 客廳/飯廳	VRV Type Air-Conditioner VRV 冷氣機	Outdoor Unit 室外機	
			RJZQ8AAV	
	Kitchen 廚房	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機	
			FXAQ63PVE / FXAQ50PVE	
		Outdoor Unit 室外機		
		RUXYQ18AB		
		Electric Water Heater 電熱水爐	Hotpool	Indoor Unit 室內機
				FXAQ40PVE
	Outdoor Unit 室外機			
	Gas Hob 氣體煮食爐	Miele	RJZQ8AAV	
HPI-6				
Gas Hob 氣體煮食爐	Miele	CS 1018 G		
		CS 1013-1		

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

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

6. APPLIANCES SCHEDULE  
設備說明

			House 1 1號洋房	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	
G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele CS 1212-1 I	
		Cooker Hood 抽油煙機	Miele DA 4228 W	
		Steamer 蒸爐	Miele DG 7240	
		Oven 焗爐	Miele H 7264 B	
		Dishwasher 洗碗碟機	Miele G 6660 SCVi	
		Refrigerator 雪櫃	Miele KFNS 37232 iD	
	Toilet (1) 洗手間 (1)	Electric Water Heater 電熱水爐	Hotpool HPU-6.5E	
		Exhaust Fan 抽氣扇	Ostberg LPK200A	
	Store Room (1) 儲物室 (1)	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXAQ20PVE
				Outdoor Unit 室外機
	Toilet (2) 洗手間 (2)	Electric Water Heater 電熱水爐	Hotpool HPI-6	

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

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

6. APPLIANCES SCHEDULE  
設備說明

			House 1 1號洋房	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	
1/F 1樓	Bedroom (1) 睡房 (1)	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機	
				FXAQ40PVE
			Outdoor Unit 室外機	RJZQ8AAV
				Bathroom inside Bedroom (1) 睡房(1)內之浴室
	Exhaust Fan 抽氣扇	Ostberg	LPK200A	
		Bedroom (2) 睡房 (2)	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機
	FXAQ40PVE / FXAQ50PVE			
	Outdoor Unit 室外機			RUXYQ18AB
				Bathroom inside Bedroom (2) 睡房(2)內之浴室
	Exhaust Fan 抽氣扇	Ostberg	LPK200A	
		Bedroom (5) 睡房 (5)	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機
	FXAQ40PVE			
	Outdoor Unit 室外機			RJZQ7AAV
				Bathroom (4) 浴室 (4)
Exhaust Fan 抽氣扇	Ostberg	LPK200A		

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

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

6. APPLIANCES SCHEDULE  
設備說明

			House 1 1號洋房	
Location 位置		Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
1/F 1樓	Bedroom (4) 睡房 (4)	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXAQ50PVE
				Outdoor Unit 室外機
				RUXYQ18AB
2/F 2樓	Living Room (2) 客廳(2)	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXAQ40PVE
				Outdoor Unit 室外機
				RJZQ7AAV
	Toilet (3) 洗手間 (3)	Wine Cellar 酒櫃	Vinvautz	VZ45BDBU
		Gas Water Heater 煤氣熱水爐	TGC	TSTW160TFQL
	Exhaust Fan 抽氣扇	Ostberg	LPK200A	

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

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



6. APPLIANCES SCHEDULE  
設備說明

				House 1 1號洋房
Location 位置		Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
2/F 2樓	Bedroom (3) 睡房 (3)	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXAQ50PVE
				Outdoor Unit 室外機
				RJZQ7AAV
	Study Room 書房	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXAQ40PVE
				Outdoor Unit 室外機
				RJZQ7AAV
	Bathroom inside Bedroom (3) 睡房 (3) 內之浴室	Gas Water Heater 煤氣熱水爐	TGC	TSTW160TFQL
		Exhaust Fan 抽氣扇	Ostberg	LPK200A
	Staircase 樓梯	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FTKA25AV1H
Outdoor Unit 室外機				
RKA25AV1H				

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

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

6. APPLIANCES SCHEDULE  
設備說明

			House 2 2號洋房	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	
G/F 地下	Lobby 大堂	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機	
			FXDP56QPVC	
			Outdoor Unit 室外機	
		RJZQ8AAV		
		Cooker Hood 抽油煙機	Wolf	ICBVU30S
		Induction Cooktop 電磁爐	Wolf	ICBCI152T
	Living/Dining Room 客廳/飯廳	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXDP71QPVC
				Outdoor Unit 室外機
				RUXYQ18AB
	Kitchen 廚房	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXDP45QPVC
Outdoor Unit 室外機				
RJZQ8AAV				
	Electric Water Heater 電熱水爐	Hotpool	HPI-6	
	Dishwasher 洗碗碟機	Miele	G6770SCVi	

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

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

6. APPLIANCES SCHEDULE  
設備說明

			House 2 2號洋房	
Location 位置		Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
G/F 地下	Kitchen 廚房	Refrigerator 雪櫃	Sub-Zero	ICB648PROG
		Single Oven 焗爐	Wolf	ICBSO24TE/S/TH
		Steam Oven 蒸爐	Wolf	ICBCSO30TM/S/TH
		Countertop Wok Rang with 2-Burner Range 座台式炒爐連雙頭明火爐	Unico	SQUARE 1
		Glass Island Hood 島枱抽油煙機	Wolf	ICBVW45B
		Built-in Coffee System 咖啡機	Wolf	ICBEC24/S
		Cup Warming Drawer 暖杯機	Wolf	ICBCW24/S
	Microwave Oven 微波爐	Wolf	ICBMDD24TE/S/TH	
Toilet (1) 洗手間 (1)	Electric Water Heater 電熱水爐	Vaillant	VED E21/B INT	

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

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

6. APPLIANCES SCHEDULE  
設備說明

				House 2 2號洋房
Location 位置		Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
G/F 地下	Toilet (1) 洗手間 (1)	Exhaust Fan 抽氣扇	Ostberg	LPK200A
1/F 1樓	Living Room (1) 客廳 (1)	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXDP45QPVC
				Outdoor Unit 室外機
				RUXYQ18AB
	Bedroom (1) 睡房 (1)	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXDP45QPVC
				Outdoor Unit 室外機
				RJZQ7AAV
	Bedroom (2) 睡房 (2)	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXDP56QPVC
				Outdoor Unit 室外機
				RUXYQ18AB
Bathroom inside Bedroom (1) 睡房 (1) 內之洗手間	Gas Water Heater 煤氣熱水爐	TGC	TSTW160TFQL	

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

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

6. APPLIANCES SCHEDULE  
設備說明

			House 2 2號洋房	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	
1/F 1樓	Bathroom inside Bedroom (2) 睡房 (2) 內之洗手間	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機	
			FXDP28QPVC	
			Outdoor Unit 室外機	
			RUXYQ18AB	
	Store Room (2) with Toilet (2) 儲物房 (2) 連洗手間 (2)	Gas Water Heater 煤氣熱水爐	TGC	TSTW160TFQL
		Exhaust Fan 抽氣扇	Ostberg	LPK200A
		VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXDP22QPVC
				Outdoor Unit 室外機
		Exhaust Fan 抽氣扇	Ostberg	LPK200A
Electric Water Heater 電熱水爐	Hotpool	HPU-6.5E		
2/F 2樓	Living Room (2) 客廳 (2)	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機	
			FXDP45QPVC	
			Outdoor Unit 室外機	
			RJZQ7AAV	

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

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

6. APPLIANCES SCHEDULE  
設備說明

			House 2 2號洋房	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	
2/F 2樓	Bedroom (3) 睡房 (3)	VRV Type Air-Conditioner VRV 冷氣機	Indoor Unit 室內機	
			FXDP45QPVC	
			Outdoor Unit 室外機	
			RJZQ7AAV	
		Television 電視	Samsung 三星	UA43RU7400JXZK
	Bathroom inside Bedroom (3) 睡房 (3) 內之洗手間	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXDP36QPVC
				Outdoor Unit 室外機
				RJZQ7AAV
		Gas Water Heater 煤氣熱水爐	TGC	TSTW160TFQL
	Exhaust Fan 抽氣扇	Ostberg	LPK200A	
	Television 電視	Oolaa	MTV19	
	Study Room 書房	VRV Type Air-Conditioner VRV 冷氣機	DAIKIN 大金	Indoor Unit 室內機
				FXDP45QPVC
				Outdoor Unit 室外機
RJZQ7AAV				
Toilet (3) 洗手間 (3)	Gas Water Heater 煤氣熱水爐	TGC	TSTW160TFQL	
	Exhaust Fan 抽氣扇	Ostberg	LPK200A	
	Wine Cellar 酒櫃	Vinvautz	VZ45BDBU	

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

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

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
G/F 地下	Main Entrance 主入口	Door Bell Push Button 門鈴按鈕	1	1
	Lobby 大堂	Lighting Point 燈位	27	37
		Lighting Switch 燈掣	8	3
		Connection Point for Air-Conditioner 空調機接駁點	1	2
		Single Socket Outlet 單位電插座	5	1
		Intercom 內部通話裝置	1	1
		Break Glass for Security System 保安系統警報箱	1	1
		Switch for Exhaust Fan 抽氣扇電掣	1	1
		Window Electric Blind Control Box 窗戶電動窗簾控制箱	1	1
		Smart Home Control Panel 智能家居控制版	-	1
		Service Lift Control Panel 食物升降機控制面板	-	1
		Socket for Electric Stove 電爐電插座	-	1
		Socket for Exhaust Hood 抽油煙機插座	-	1
Switch for Electric Water Heater 電熱水爐插座	1	1		

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
G/F 地下	Lobby 大堂	Socket for Spot Light 聚光燈電插座	-	1
		Socket for Fluorescent Tube 光管電插座	-	1
		Socket for Fluorescent Tube and Socket on Countertop 光管電插座及工作台面電插座	-	1
	Living/Dining Room 客廳/飯廳	Lighting Point 燈位	15	37
		Lighting Switch 燈掣	2	-
		Connection Point for Air-Conditioner 空調機接駁點	3	2
		Single Socket Outlet 單位電插座	4	3
		Twin Socket Outlet 雙位電插座	1	-
		Connection Point for Electrical Sliding Door 電動趟門接駁點	4	4
		Telephone Point 電話接駁點	1	-
		Data Point 網絡接駁點	1	-
		TV Point 電視天線接駁點	1	-
		Smart Home Control Panel 智能家居控制面板	-	1
AV point AV 接駁點	1	-		

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
G/F 地下	Toilet (2) 洗手間(2)	Lighting Point 燈位	1	/
		Connection Point for Electric Water Heater 電熱水爐電接駁點	1	/
	Store Room (1) 儲物房(1)	Lighting Point 燈位	2	/
		Lighting Switch 燈掣	2	/
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/
		Twin Socket Outlet 雙位電插座	1	/
	Kitchen 廚房	Lighting Point 燈位	13	10
		Lighting Switch 燈掣	3	5
		Connection Point for Air-Conditioner 空調機接駁點	1	1
		Twin Socket Outlet 雙位電插座	3	-
		Fire Services Control Panel 消防控制箱	1	1
		Connection Point for Fire Services Control Panel 消防裝置接駁點	1	1
		Air-Conditioner Master Controller 冷氣總控制	1	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
G/F 地下	Kitchen 廚房	Switch for Electric Water Heater 電熱水爐電掣	1	1
		Alarm Panel for Plumbing & Drainage and Swimming Pool System 排水系統及泳池警報裝置	1	1
		Connection Point for Plumbing & Drainage and Swimming Pool System Alarm Panel 排水系統及泳池警報裝置面板	1	1
		Intercom 內部通話裝置	1	1
		Socket for Exhaust Hood 抽油煙機電插座	1	1
		Socket for Refrigerator 雪櫃電插座	2	1
		Socket for Plate Heater 加熱板電插座	-	1
		Socket for Oven 焗爐電插座	1	1
		Socket for Coffee Maker 咖啡機電插座	-	1
		Socket for Steamer 蒸爐電插座	1	1
		Socket for Microwave Oven 微波爐電插座	-	1
		Socket for LED light LED燈電插座	1	1
		Socket for Fluorescent Tube 光管電插座	-	1
Socket for Dishwasher 洗碗碟機電插座	1	1		

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房	
G/F 地下	Toilet (1) 洗手間 (1)	Lighting Point 燈位	4	4	
		Connection Point for Air-Conditioner 空調機接駁點	-	1	
		Single Socket Outlet 單位電插座	1	2	
	Staircase 樓梯	Lighting Point 燈位	2	21	
		Lighting Switch 燈掣	-	2	
		Single Socket Outlet 單位電插座	1	-	
	Garage 車庫	Lighting Point 燈位	4	4	
		Lighting Switch 燈掣	2	2	
		Single Socket Outlet 單位電插座	4	2	
		MCB Board 配電箱	3	3	
	Garden 花園	Lighting Point 燈位	7	7	
	Outdoor 戶外	Lighting Point 燈位	21	36	
	1/F 1樓	Living Room (1) 客廳 (1)	Intercom 內部通話裝置	1	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
1/F 1樓	Living Room (1) 客廳 (1)	Lighting Point 燈位	5	18
		Lighting Switch 燈掣	3	-
		Connection Point for Air-Conditioner 空調機接駁點	1	2
		Window Electric Blind Control Box 窗戶電動窗簾控制箱	1	1
		Single Socket Outlet 單位電插座	5	3
	Bedroom (1) 睡房 (1)	Lighting Point 燈位	3	8
		Lighting Switch 燈掣	4	8
		Connection Point for Air-Conditioner 空調機接駁點	2	2
		Switch for Exhaust Fan 抽氣扇電掣	1	1
		Window Electric Blind Control Box 窗戶電動窗簾控制箱	1	1
		Connection Point for Window Electric Blind Control Box 窗戶電動窗簾接駁點	1	1
		Single Socket Outlet 單位電插座	4	1
		Twin Socket Outlet 雙位電插座	1	3
		TV Point 電視天線接駁點	1	1
AV point AV 接駁點	1	-		

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
1/F 1樓	Bedroom (1) 睡房 (1)	Data Point 網絡接駁點	1	3
		Telephone Point 電話接駁點	2	-
		Intercom 內部通話裝置	1	1
		Key Switch for Security System 保安系統開關掣	-	1
	Bathroom to Bedroom (1) 浴室往睡房 (1)	Lighting Point 燈位	7	7
		Connection Point for Air-Conditioner 空調機接駁點	-	1
		Single Socket Outlet 單位電插座	1	2
	Balcony to Bedroom (1) 露台往睡房 (1)	Lighting Point 燈位	1	2
	Store Room (2) 儲物房 (2)	Lighting Point 燈位	/	2
		Connection Point for Air-Conditioner 空調機接駁點	/	1
		Single Socket Outlet 單位電插座	/	1
		Smart Home Control Panel Box 智能家居控制箱	/	1
		Security Control Panel Box 保安控制箱	/	5
		Lift Control Panel Box 升降機控制箱	/	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
1/F 1樓	Toilet (2) 洗手間(2)	Lighting Point 燈位	/	2
		Connection Point for Electric Water Heater 電熱水爐電接駁點	/	1
	Bedroom (2) 睡房(2)	Lighting Point 燈位	3	19
		Lighting Switch 燈掣	6	17
		Connection Point for Air-Conditioner 空調機接駁點	1	2
		Switch for Exhaust Fan 抽氣扇電掣	1	1
		Window Electric Blind Control Box 窗戶電動窗簾控制箱	1	1
		Connection Point for Window Electric Blind Control Box 窗戶電動窗簾控制箱接駁點	1	1
		Single Socket Outlet 單位電插座	5	2
		Twin Socket Outlet 雙位電插座	-	5
		TV Point 電視天線接駁點	-	1
		Data Point 網絡接駁點	-	4
		Telephone Point 電話接駁點	1	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
1/F 1樓	Bedroom (2) 睡房 (2)	Key Switch for Security System 保安系統開關制	1	1
	Bathroom to Bedroom (2) 浴室往睡房 (2)	Lighting Point 燈位	6	11
		Connection Point for Air-Conditioner 空調機接駁點	-	1
		Window Electric Blind Control Box 窗戶電動百葉簾控制箱	1	1
		Single Socket Outlet 單位電插座	1	2
		Gas Water Heater Control 煤氣熱水爐控制器	1	-
	Balcony to Bedroom (2) 露台往睡房 (2)	Lighting Point 燈位	1	2
		Single Socket Outlet 單位電插座	-	1
	Bedroom (4) 睡房 (4)	Lighting Point 燈位	4	/
		Lighting Switch 燈掣	2	/
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/
		Window Louver Control Box 百葉簾控制箱	1	/
		Single Socket Outlet 單位電插座	3	/
		Twin Socket Outlet 雙位電插座	1	/

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
1/F 1樓	Bedroom (4) 睡房 (4)	TV Point 電視天線接駁點	1	/
		AV Point AV 接駁點	1	/
		Telephone Point 電話接駁點	1	/
	Bathroom (4) 浴室 (4)	Lighting Point 燈位	10	/
		Single Socket Outlet 單位電插座	2	/
	Bedroom (5) 睡房 (5)	Lighting Point 燈位	3	/
		Lighting Switch 燈掣	2	/
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點	1	/
		Single Socket Outlet 單位電插座	4	/
		TV point 電視天線接駁點	1	/
		AV point AV 接駁點	1	/
		Data point 網絡接駁點	1	/
		Telephone Point 電話接駁點	1	/

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
1/F 1樓	Utility Room 工作間	Lighting Point 燈位	3	/
		Single Socket Outlet 單位電插座	2	/
		Security Control Panel Box 保安控制箱	5	/
		Lift Control Panel Box 升降機控制箱	1	/
	Staircase 樓梯	Lighting Point 燈位	5	23
		Lighting Switch 燈掣	5	11
Single Socket Outlet 單位電插座		2	2	
2/F 2樓	Living Room (2) 客廳 (2)	Lighting Point 燈位	5	12
		Lighting Switch 燈掣	2	-
		Window Electric Blind Control Box 窗戶電動窗簾控制箱	1	1
		Single Socket Outlet 單位電插座	4	1
		Twin Socket Outlet 雙位電插座	1	1
		Smart Home Control Panel 智能家居控制面板	-	1
		Data Point 網絡接駁點	1	-
		Connection Point for Air-Conditioner 空調機接駁點	1	1

Notes:

1. The symbol “-” as shown in the above table denotes “Not provided”.
2. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「-」代表不提供。
2. 上表內之「/」代表不適用。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
2/F 2樓	Living Room (2) 客廳 (2)	TV point 電視天線接駁點	1	-
		AV point AV 接駁點	1	-
		Intercom 內部通話裝置	1	-
		Telephone Point 電話接駁點	1	-
	Study Room 書房	Lighting Point 燈位	15	33
		Lighting Switch 燈掣	6	2
		Connection Point for Air-Conditioner 空調機接駁點	2	2
		Switch for Exhaust Fan 抽氣扇電掣	1	1
		Window Electric Blind Control Box 窗戶電動窗簾控制箱	1	1
		Single Socket Outlet 單位電插座	5	3
		Twin Socket Outlet 雙位電插座	3	-
		TV Point 電視天線接駁點	1	-
		Data Point 網絡接駁點	1	-
		Telephone Point 電話接駁點	1	-
		Key Switch for Security System 保安系統開關制	-	1
Smart Home Control Panel 智能家居控制面板	-	1		

Notes:

1. The symbol “-” as shown in the above table denotes “Not provided”.
2. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「-」代表不提供。
2. 上表內之「/」代表不適用。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
2/F 2樓	Study Room 書房	Dumb Waiter Control Panel 食物升降機控制面板	-	1
		Intercom 內部通話裝置	1	1
		AV point AV 接駁點	1	-
	Balcony to Study Room 露台往書房	Lighting Point 燈位	1	2
	Toilet(3) 洗手間(3)	Lighting Point 燈位	6	4
		Connection Point for Air-Conditioner 空調機接駁點	-	1
		Single Socket Outlet 單位電插座	1	2
		Gas Water Heater Control 煤氣熱水爐控制器	1	-
	Bedroom (3) 睡房 (3)	Lighting Point 燈位	9	15
		Lighting Switch 燈掣	8	-
		Switch for Exhaust Fan 抽氣扇電掣	1	1
		Connection Point for Air-Conditioner 空調機接駁點	1	2
		Window Electric Blind Control Box 窗戶電動窗簾控制箱	1	1
		Single Socket Outlet 單位電插座	5	9

Notes:

1. The symbol “-” as shown in the above table denotes “Not provided”.
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備註：

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2. 上表內之「/」代表不適用。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
2/F 2樓	Bedroom (3) 睡房 (3)	Twin Socket Outlet 雙位電插座	3	-
		TV Point 電視天線接駁點	1	1
		AV Point AV 接駁點	1	-
		Data Point 網絡接駁點	3	1
		Telephone Point 電話接駁點	1	-
		Smart Home Control Panel 智能家居控制板	-	4
		Key Switch for Security System 保安系統開關制	1	-
		Intercom 內部通話裝置	1	1
	Balcony to Bedroom (3) 露台往睡房 (3)	Lighting Point 燈位	1	2
	Bathroom to Bedroom (3) 浴室往睡房 (3)	Lighting Point 燈位	14	14
		Connection Point for Air-Conditioner 空調機接駁點	1	1
		Window Electric Blind Control Box 窗戶電動百葉簾控制箱	1	-
		Single Socket Outlet 單位電插座	2	2
		Gas Water Heater Control 煤氣熱水爐控制器	1	-

Notes:

1. The symbol “-” as shown in the above table denotes “Not provided”.
2. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「-」代表不提供。
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FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY  
住宅單位機電裝置數量說明表

Location 位置		Type 類型	House 1 1號洋房	House 2 2號洋房
2/F 2樓	Staircase 樓梯	Lighting Point 燈位	4	22
		Lighting Switch 燈掣	2	4
		Single Socket Outlet 單位電插座	2	1
Roof 天台	Lift Lobby 電梯大堂	Lighting Point 燈位	1	2
		Lighting Switch 燈掣	-	2
	Staircase 樓梯	Lighting Point 燈位	6	25
		Lighting Switch 燈掣	2	6
		Single Socket Outlet 單位電插座	-	1
		Connection Point for Air-Conditioner 空調機接駁點	1	1
	Outdoor 戶外	Lighting Point 燈位	/	18
	Staircase 樓梯	Switch for Air-Conditioner 空調機開關掣	/	1
Upper Roof Floor 天台層樓層	Upper Roof 天台上層	Weatherproof Connection Point for Air-Conditioner Outdoor Units 室外空調機防水接駁點	4	4

Notes:

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備註：

1. 上表內之「-」代表不提供。
2. 上表內之「/」代表不適用。

## 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.

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

食水及沖廁水由水務署供應。

電力由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 will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the respective assignment of the residential property to the purchasers.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至包括與各買方訂立之住宅物業之買賣契約的日期。

## MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the 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 manager a debris removal fee.

Note:

Where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付住宅物業空置情況下的管理有權時，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，買方須向管理人支付清理廢料的費用。

備註：

如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

## 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 six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為買賣成交日期起計為期六(6)個月內。

## MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

## MODIFICATION 修訂

Not applicable.

不適用。

## RELEVANT INFORMATION 有關資料

**Relevant information that is specific to a residential property or the Development not otherwise required to be set out, is known to the vendor but not known to the general public**

There is a vacant site at 146A Waterloo Road.

該發展項目中的住宅物業特有或該發展項目特有，(除本條規定外)無須(於售樓說明書中)列出，為賣方所知悉但非為一般公眾人士所知悉的有關資料

窩打老道146A號現為在建地盤。

## 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: [theaura.com.hk](http://theaura.com.hk)

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：[theaura.com.hk](http://theaura.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 from 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.

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1.	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2.	<b>Plant rooms and similar services</b>	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	Not Applicable
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.	108.816
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable

<b>Green Features under Joint Practice Notes 1 and 2</b>		
3.	Balcony	Not Applicable
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	Not Applicable
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	Not Applicable
9.	Utility platform	Not Applicable
10.	Noise barrier	Not Applicable

		Area (m <sup>2</sup> )
<b>Amenity Features</b>		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	Not Applicable
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	Not Applicable
13.	Covered landscaped and play area	Not Applicable
14.	Horizontal screens/covered walkways, trellis	Not Applicable
15.	Larger lift shaft	Not Applicable
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18.	Pipe duct, air duct for mandatory feature or essential plant room	Not Applicable
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not Applicable

<b>Other Exempted Items</b>		
23.	Refuge floor including refuge floor cum sky garden	Not Applicable
24.	Other projections	Not Applicable
25.	Public transport terminus	Not Applicable
26.	Party structure and common staircase	Not Applicable
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	8.859
28.	Public passage	Not Applicable
29.	Covered set back area	Not Applicable

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

		Area (m <sup>2</sup> )
<b>Bonus GFA</b>		
30.	Bonus GFA	Not Applicable

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.

**The Environmental 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。

		面積(平方米)
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1.	停車場及上落客貨地方(公共交通總站除外)	不適用
2.	<b>機房及相類設施</b>	
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	不適用
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，例如僅由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	108.816
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用

<b>根據《聯合作業備考》第1及第2號提供的環保設施</b>		
3.	露台	不適用
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用

<b>適意設施</b>		
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	不適用
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	不適用

		面積(平方米)
<b>適意設施</b>		
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	不適用
16.	煙囪管道	不適用
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	不適用
18.	強制性設施或必要機房所需的管槽、氣槽	不適用
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用

<b>其他項目</b>		
23.	庇護層，包括庇護層兼空中花園	不適用
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
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	8.859
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用

<b>額外總樓面面積</b>		
30.	額外總樓面面積	不適用

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。

### 建築物的環境評估及發展項目的公用部份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。

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

Date of printing of this Sales Brochure: 22 December 2021

本售樓說明書印製日期：2021年12月22日

OTHER INFORMATION  
其他資料

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

發展項目及其周邊地區日後可能出現改變。

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