

VILLAS SORRENTO

御海園

SALES BROCHURE
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01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

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

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

5. Sales brochure

- Ensure that the sales brochure 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.

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.

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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.

12 Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier

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

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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:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone :	2826 0111
Fax :	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
March 2023

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》(第621章)（下稱「條例」），賣方只可以實用面積表達住宅物業的面

積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭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 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 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。

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

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓

說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2023年3月

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

02 INFORMATION ON THE DEVELOPMENT

發展項目的資料

NAME OF THE DEVELOPMENT

Villas Sorrento

發展項目名稱

御海園

NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT

64 & 66 Mount Davis Road

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

摩星嶺道 64 及 66 號

THE DEVELOPMENT CONSISTS OF 1 MULTI-UNIT BUILDING AND 4 HOUSES

發展項目包含 1 幢多單位建築物及 4 間洋房

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING

12 storeys

每幢多單位建築物的樓層的總數

12 層

FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT

G/F, P/F, 2/F - 3/F & 5/F - 12/F

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

地下，平台層，2 樓至 3 樓及 5 樓至 12 樓

OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER

1/F & 4/F are omitted

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設 1 樓及 4 樓

REFUGE FLOORS (IF ANY) OF EACH MULTI-UNIT BUILDING

Not Applicable

每幢多單位建築物內的庇護層（如有的話）

不適用

TOTAL NUMBER OF HOUSES

There are in total 4 houses

洋房的總數

共 4 座洋房

HOUSE NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT

House A, B, C & D

發展項目的經批准建築圖則所規定的洋房的門牌號數

洋房 A，B，C 及 D

OMITTED HOUSE NUMBERS

Not Applicable

被略去的門牌號數

不適用

03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

VENDOR

Fortune King Development Limited

HOLDING COMPANY OF THE VENDOR

Wah Yip Properties Limited,
Keeprise Investment Limited,
Wah Yip (Holdings) Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT

Gary R. Lim

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

Hsin Yieh Architects & Engineers Ltd.

BUILDING CONTRACTOR FOR THE DEVELOPMENT

New House Construction Co. Ltd.

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

Kao, Lee & Yip Solicitors & Notaries

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

The Bank of East Asia Ltd.

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

Chow Nin Mow Albert

賣方

豐佳發展有限公司

賣方的控權公司

華業地產有限公司，
Keeprise Investment Limited，
華業（控股）有限公司

發展項目的認可人士

林國鴻

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

興業建築師樓有限公司

發展項目的承建商

新豪建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

高李葉律師行

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

東亞銀行有限公司

已為發展項目的建造提供貸款的任何其他人

周年茂

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development;	Not applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person;	Not applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person;	No
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person;	No
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(m)	The Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor;	Not applicable
(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

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人；	不適用
(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；	不適用
(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；	不適用
(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份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(s)	賣方或該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

05 INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

06 INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

The manager of the Development under the latest draft Deed of Mutual Covenant
Wah Yip Property Management Limited

根據有關公契的最新擬稿獲委任為本發展項目的管理人
華業物業管理有限公司

07 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



 Location of the Development
發展項目的位置

SCALE 比例尺：
0 50 100 150 200 250M/ 米



This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-A and No. T11-SW-C dated 3 July 2025 from Survey and Mapping Office of the Lands Department, with adjustment where necessary.

此位置圖是參考 2025 年 7 月 3 日出版之地政總署測繪處之數碼地形圖，圖幅編號 T11-SW-A 及圖幅編號 T11-SW-C，並由賣方擬備，有需要處經修正處理。

NOTATION 圖例

-  公共交通總站 (包括鐵路車站)
Public Transport Terminal (including Rail Station)
-  公園
Public Park
-  發電廠 (包括電力分站)
Power Plant (including Electricity Sub-stations)
-  公用事業設施裝置
Public Utility Installation
-  宗教場所 (包括教堂、廟宇及祠堂)
Religious Institution (including Church, Temple and Tsz Tong)
-  學校 (包括幼稚園)
School (including Kindergarten)

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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 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。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



This blank area falls outside the coverage of the relevant Aerial photograph
鳥瞰照片並不覆蓋本空白範圍



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photo No. E226447C, date of flight: 7 August 2024.

摘錄自地政總署測繪處在 6,000 呎的飛行高度拍攝之鳥瞰照片，照片編號 E226447C，飛行日期：2024 年 8 月 7 日。

● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:

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

備註：

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

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



This blank area falls outside the coverage of the relevant Aerial photograph
鳥瞰照片並不覆蓋本空白範圍



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photo No. E226449C, date of flight: 7 August 2024.

摘錄自地政總署測繪處在 6,000 呎的飛行高度拍攝之鳥瞰照片，照片編號 E226449C，飛行日期：2024 年 8 月 7 日。

● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:

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

備註：

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

09



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。

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

14



摘錄自2023年10月13日刊憲之堅尼地城及摩星嶺分區計劃大綱核准圖，圖則編號為S/H1/24，有需要處經修正處理，以紅色顯示。

ZONES

RESIDENTIAL (GROUP C)

OPEN SPACE

GREEN BELT

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

BOUNDARY OF PLANNING SCHEME

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

住宅(乙類)

住宅(丙類)

政府、機構或社區

休憩用地

其他指定用途

綠化地帶

主要道路及路口

高架道路

規劃範圍界線

建築物高度管制區界線

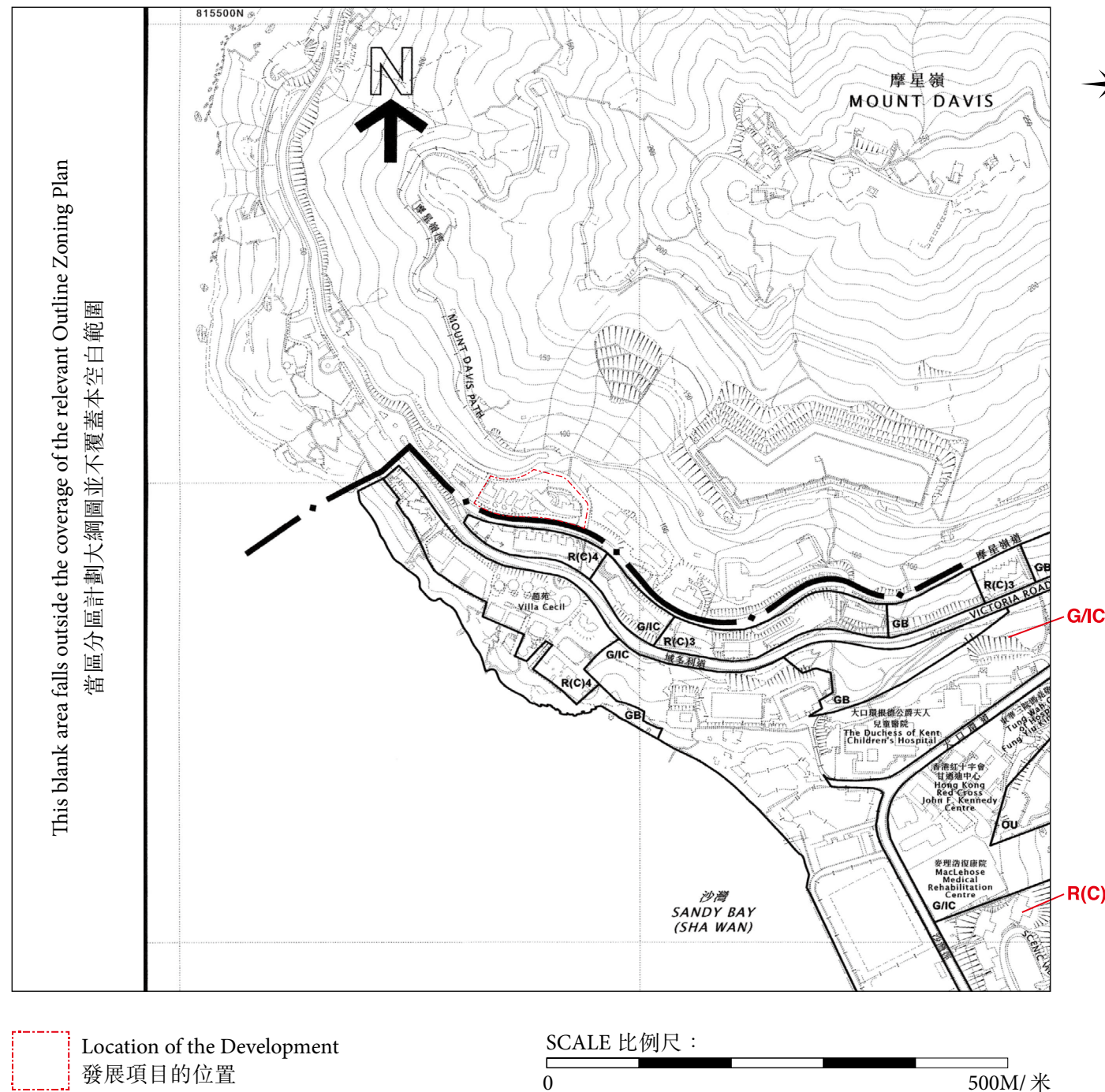
最高建築物高度
(在主水平基準上若干米)

最高建築物高度(樓層數目)

1. 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。
2. 賣方亦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。
3. 由於發展項目的邊界不規則的技術原因，此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。

09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Adopted from part of the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/23, gazetted on 13 June 2025, with adjustment where necessary as shown in red.

摘錄自2025年6月13日刊憲之薄扶林分區計劃大綱核准圖，圖則編號為S/H10/23，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

RESIDENTIAL (GROUP C)

R(C)

地帶

住宅(丙類)

GOVERNMENT, INSTITUTION OR COMMUNITY

G/IC

政府、機構或社區

OTHER SPECIFIED USES

OU

其他指定用途

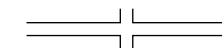
GREEN BELT

GB

綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION



主要道路及路口

ELEVATED ROAD



高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



其他

規劃範圍界線

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 the Hong Kong SAR.

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。

Notes :

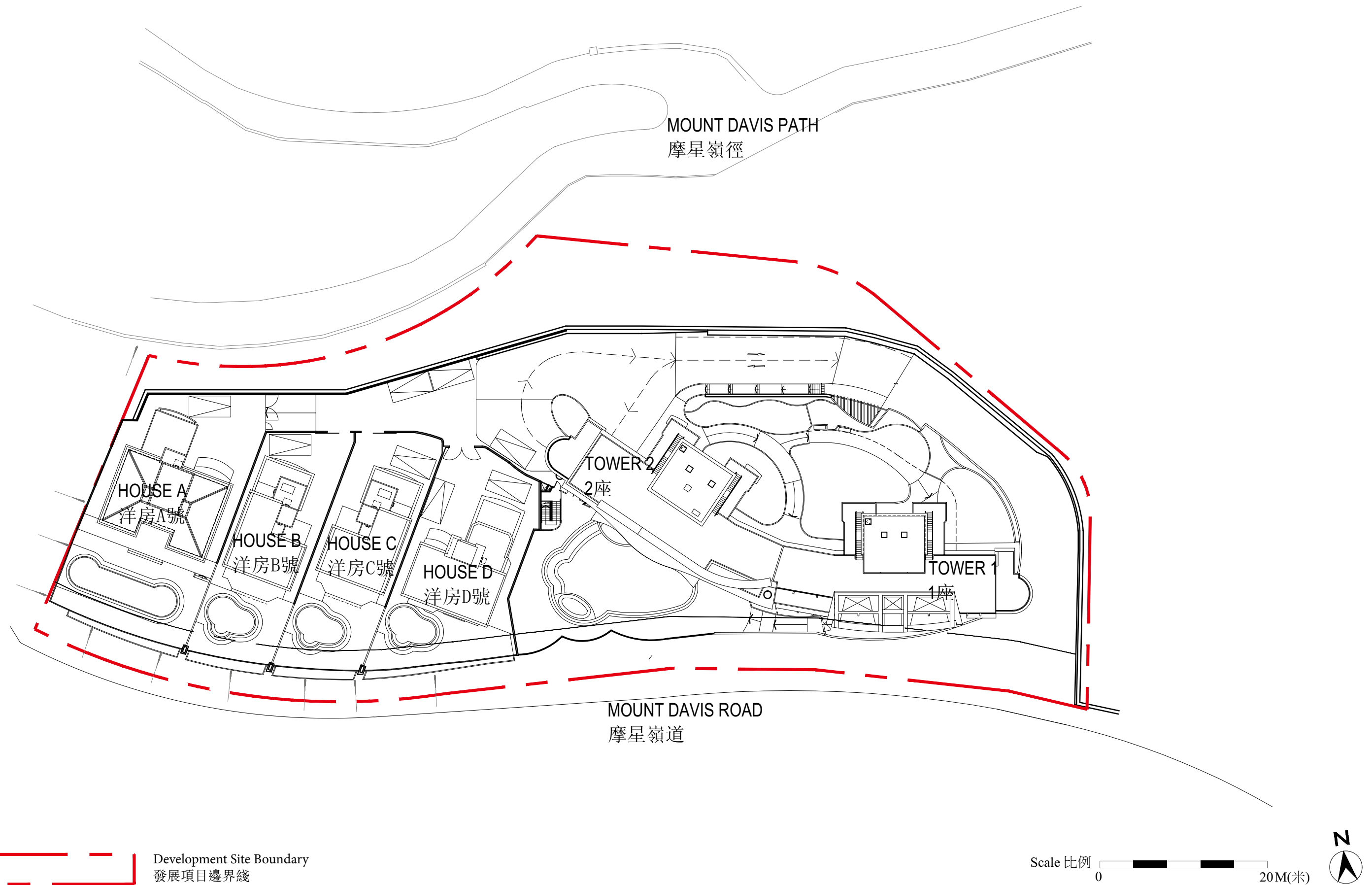
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development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

備註：

1. 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。
2. 賣方亦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。
3. 由於發展項目的邊界不規則的技術原因，此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。

10 LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of the Terms and Abbreviations for Floor Plan 樓面平面圖之名稱和簡稱

A/C PLATFORM	= 冷氣機平台 AIR-CONDITIONER PLATFORM
B.R.1	= 睡房 1 BEDROOM 1
B.R.2	= 睡房 2 BEDROOM 2
B.R.3	= 睡房 3 BEDROOM 3
B.W.	= 窗台 BAY WINDOW
BAL.	= 露台 BALCONY
BATH	= 浴室 BATHROOM
CANOPY	= 有蓋空間
CARPARK	= 停車場
DIN.	= 飯廳 DINING ROOM
DN	= 落 DOWN
ELEC. METER RM.	= 電錶房 ELECTRIC METER ROOM
FAMILY	= 家庭房 FAMILY ROOM
FAMILY RM.	= 家庭房 FAMILY ROOM
FAMILY ROOM	= 家庭房
FILTRATION PLANT ROOM	= 濾水機房
FLAT ROOF	= 平台
GARDEN TERRANCING	= 花園
GUEST / STUDY RM.	= 客房 / 書房 GUEST / STUDY ROOM
GUEST ROOM	= 客房
KIT	= 廚房 KITCHEN

L/M RM.	= 機房
LAUNDRY	= 洗衣房 LAUNDRY ROOM
LAV.	= 廁所 LAVATORY
LIFT	= 升降機
LIV.	= 客廳 LIVING ROOM
LIV. & DIN.	= 客飯廳 LIVING & DINING ROOM
M.B.R.	= 主人睡房 MASTER BEDROOM
OPEN AREA	= 開放空間
P.T.	= 花槽 PLANTER
PANTRY	= 茶水間
POOL	= 游泳池
STO. RM.	= 工作空 STUDIO ROOM
STORE	= 儲物室
STUDY ROOM	= 書房
TOILET	= 廁所
U.P.	= 工作平台 UTILITY PLATFORM
UP	= 上
UPPER ROOF	= 上層天台
UPPER ROOF (FLAT ROOF)	= 上層天台 (平台)
UTILITY RM.	= 工作房 UTILITY ROOM
W.C.	= 廁所 WATER CLOSET

Notes:

- Common pipes exposed or enclosed in cladding may be located at the balcony, flat roo, roof or external wall of some residential flats.
- There may be sunken slabs at some parts of the ceiling inside some residential flats for the installation ofmechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- There may be ceiling bulkheads or false ceiling inside some residential flats for hte installation of air-conditioning conduits and/or other mechanical and electrical services.
- The dimensions of the floor plans are all structural dimensions in millimeter.
- Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, sink units etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they arefor indication and reference only.

備註：

- 部分住宅單位的露台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
- 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/ 或裝修設計上的需要。
- 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/ 或其他機電設備。
- 平面圖所列之數字以毫米標示之建築結構尺寸。
- 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、洗滌盆、櫃(如有) 等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意 及參考之用。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE A 洋房A

Floor 樓層	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
G/F 地下	5125	125 / 150 / 175 / 200
P/F 平台層	4500	150 / 200
1/F 1 樓	3500	150
2/F 2 樓	4450	150
L/M RM. 機房	2550	150
Roof 天台	-	150

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

Notes:

- The dimensions in floor plans are all structural dimensions in millimetre.
- Please refer to Page 17 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.

備註：

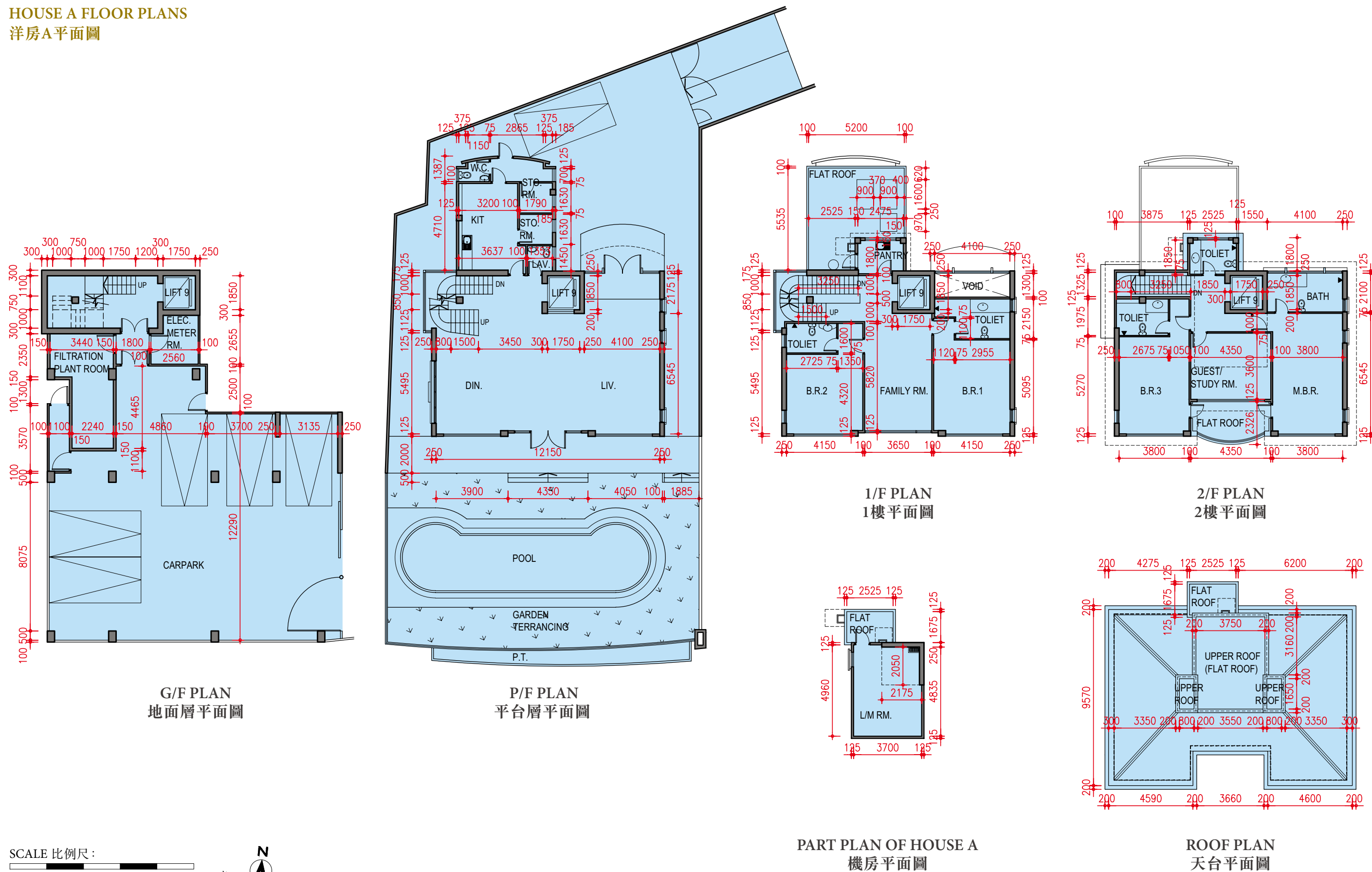
- 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE A FLOOR PLANS

洋房A平面圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE B 洋房B

Floor 樓層	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
G/F 地下	4700	125 / 150 / 175 / 200
P/F 平台層	3700	150 / 200
1/F 1 樓	3200	150
2/F 2 樓	4950	150
Roof 天台	-	150

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

Notes:

- The dimensions in floor plans are all structural dimensions in millimetre.
- Please refer to Page 17 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.

備註：

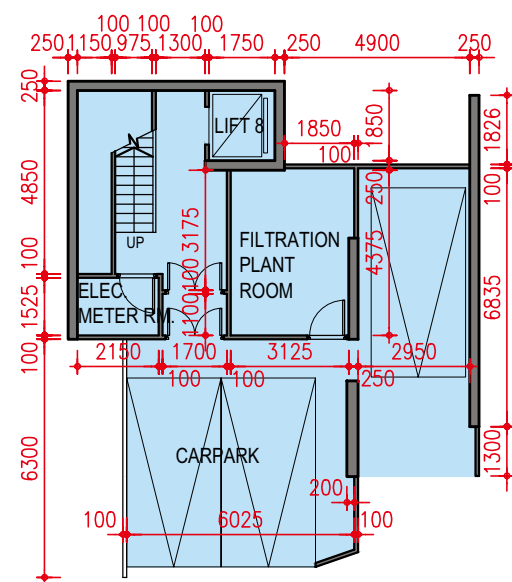
- 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

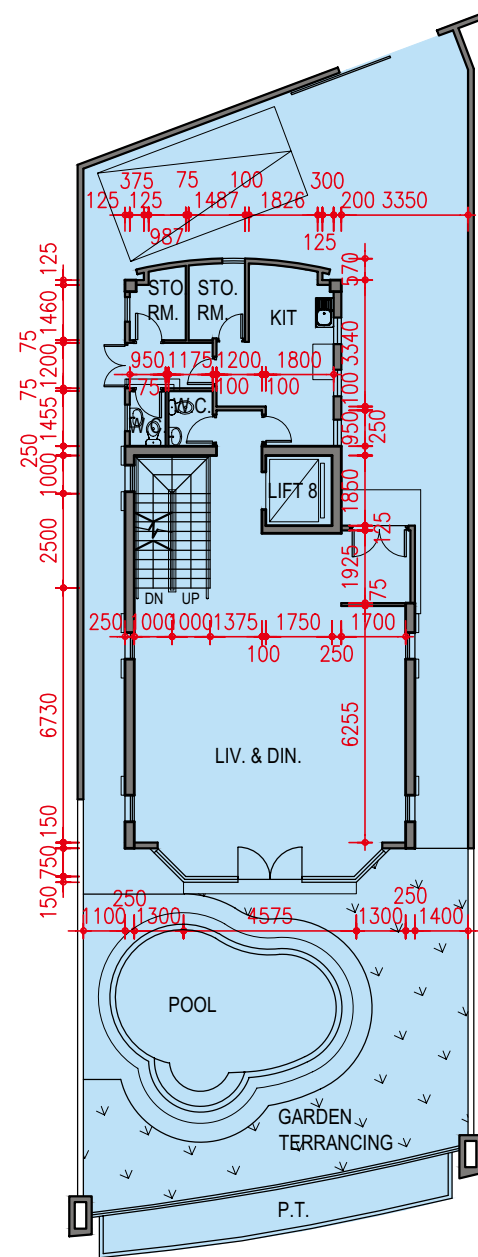
發展項目的住宅物業的樓面平面圖

HOUSE B FLOOR PLANS

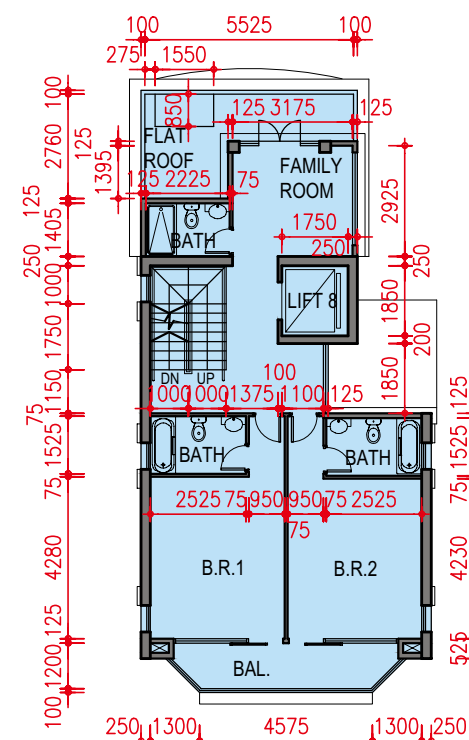
洋房B平面圖



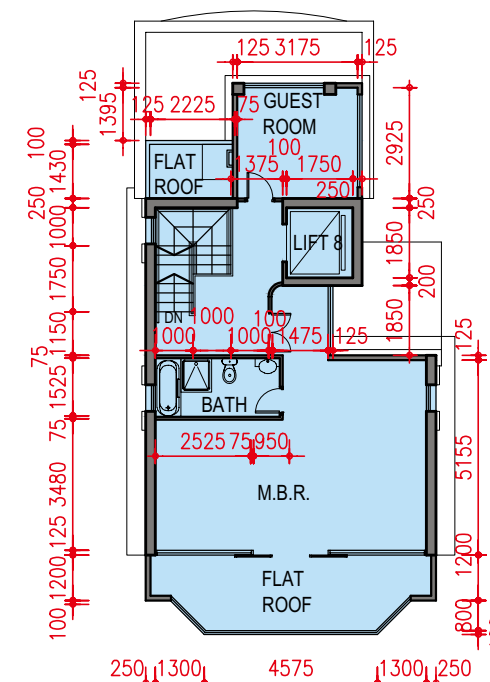
G/F PLAN
地面層平面圖



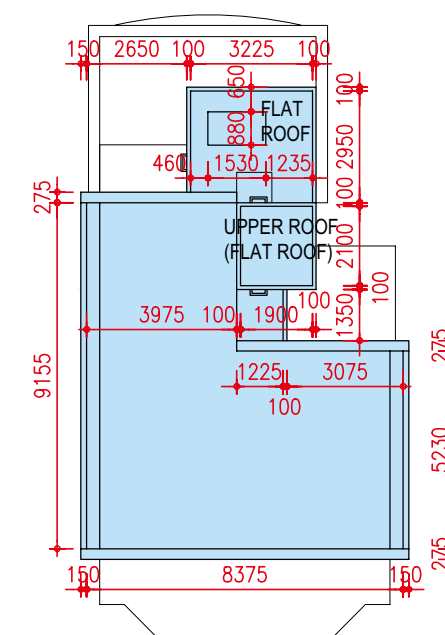
P/F PLAN
平台層平面圖



1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖

SCALE 比例尺 :
0 10M/米



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE C 洋房C

Floor 樓層	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
G/F 地下	4700	125 / 150 / 175 / 200
P/F 平台層	3700	150 / 200
1/F 1 樓	3200	150
2/F 2 樓	4950	150
Roof 天台	-	150

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

Notes:

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- Please refer to Page 17 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.

備註：

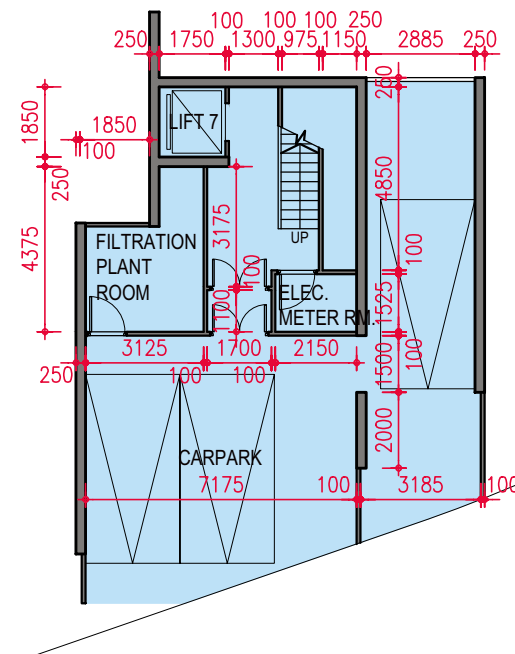
- 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

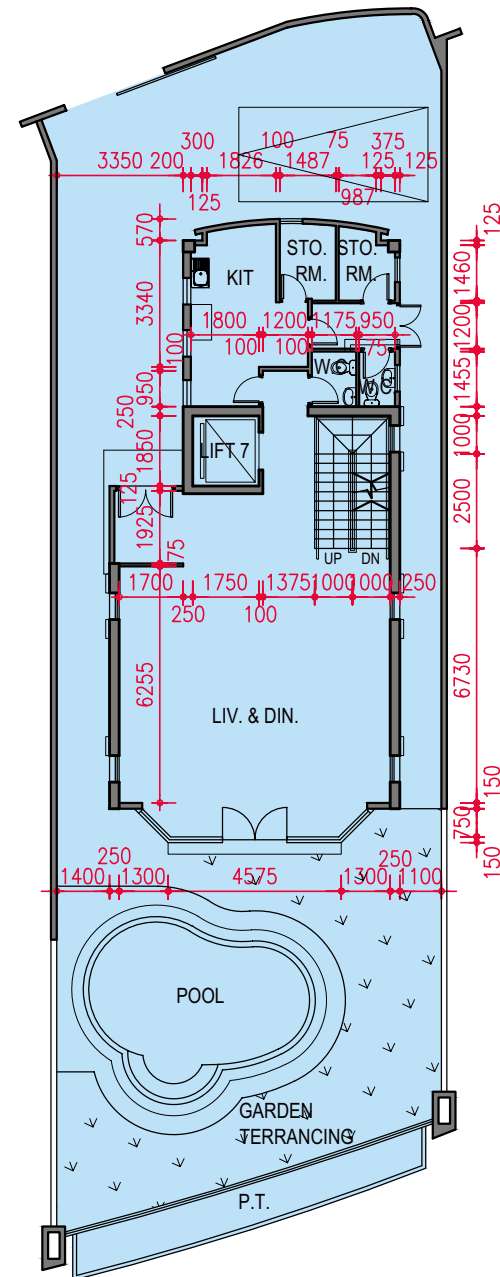
發展項目的住宅物業的樓面平面圖

HOUSE C FLOOR PLANS

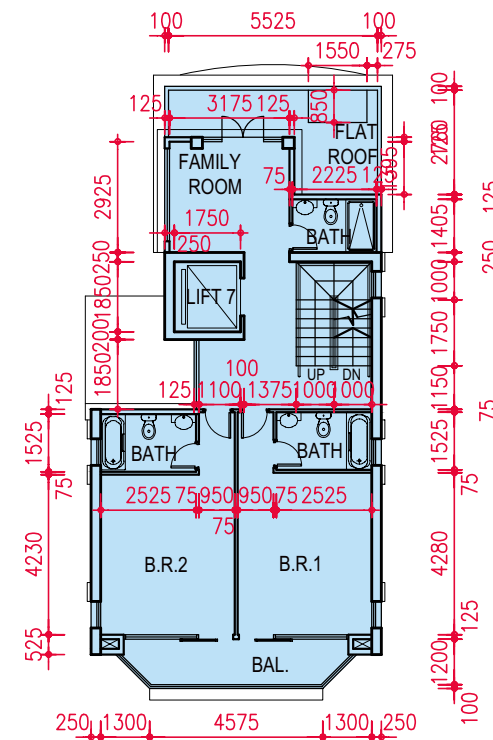
洋房C平面圖



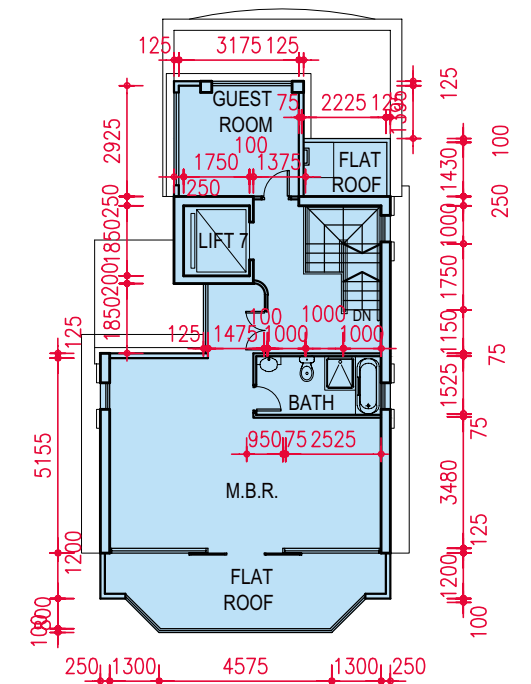
G/F PLAN
地面層平面圖



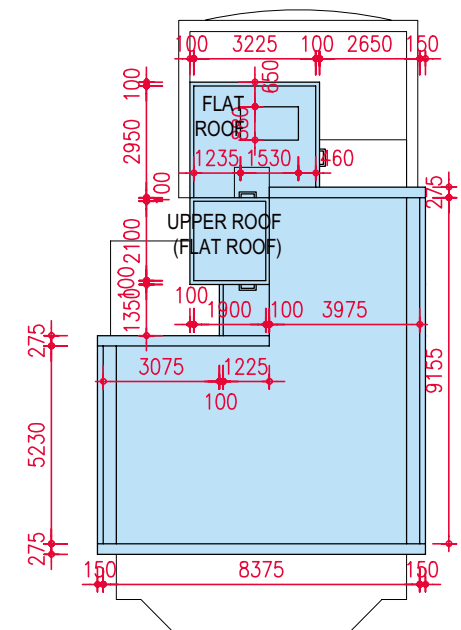
P/F PLAN
平台層平面圖



1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖

SCALE 比例尺:



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE D

洋房D

Floor 樓層	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
G/F 地下	4700	125 / 175 / 200
P/F 平台層	4500	150 / 200
1/F 1 樓	3500	150
2/F 2 樓	4800	150
Roof 天台	-	150

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

Notes:

1. The dimensions in floor plans are all structural dimensions in millimetre.

2. Please refer to Page 17 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.

備註：

1. 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

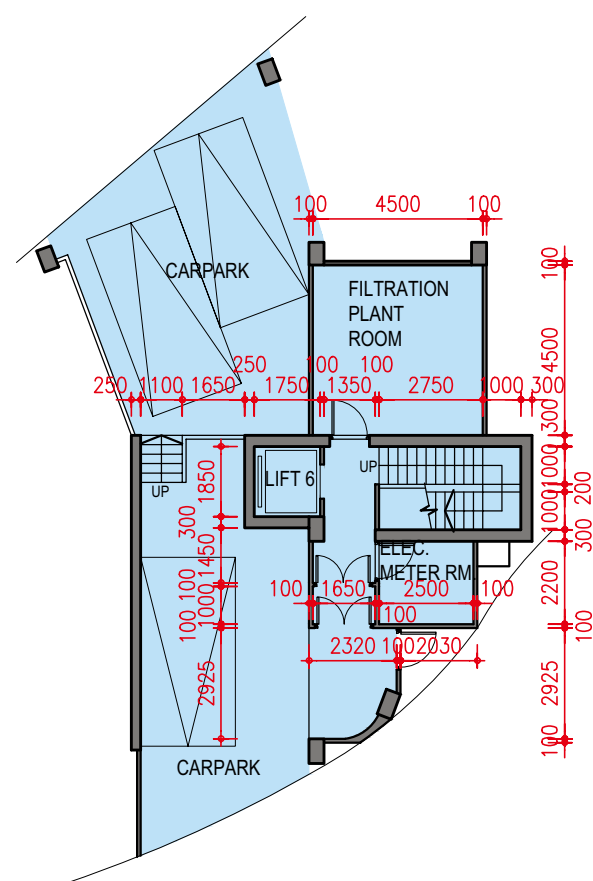
2. 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

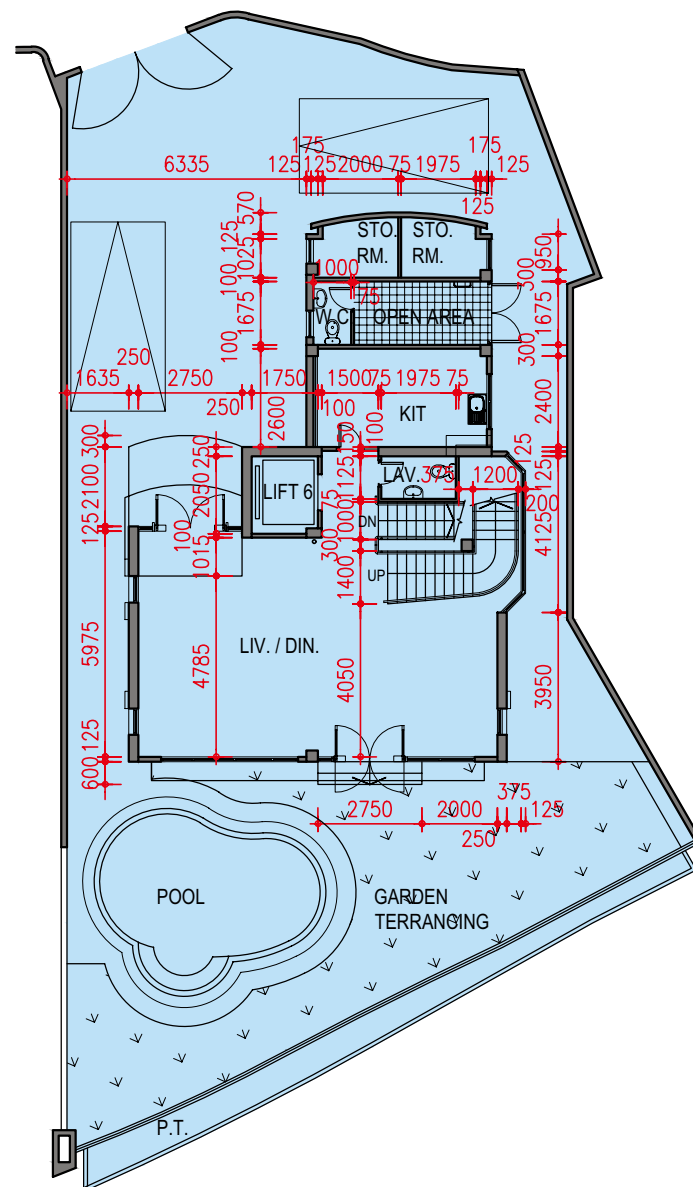
發展項目的住宅物業的樓面平面圖

HOUSE D FLOOR PLANS

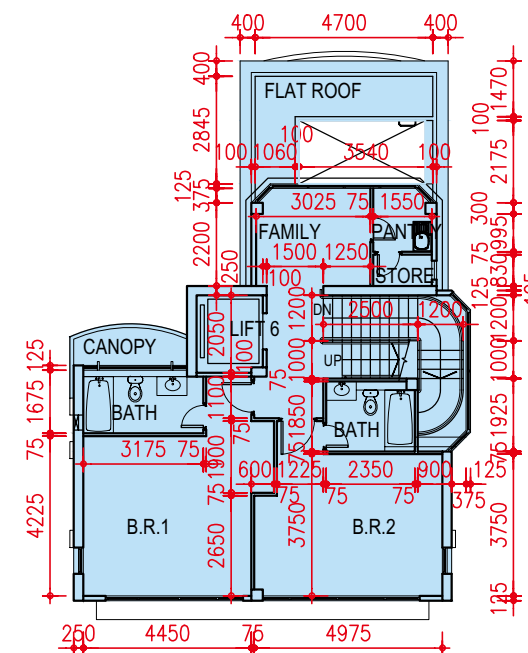
洋房D平面圖



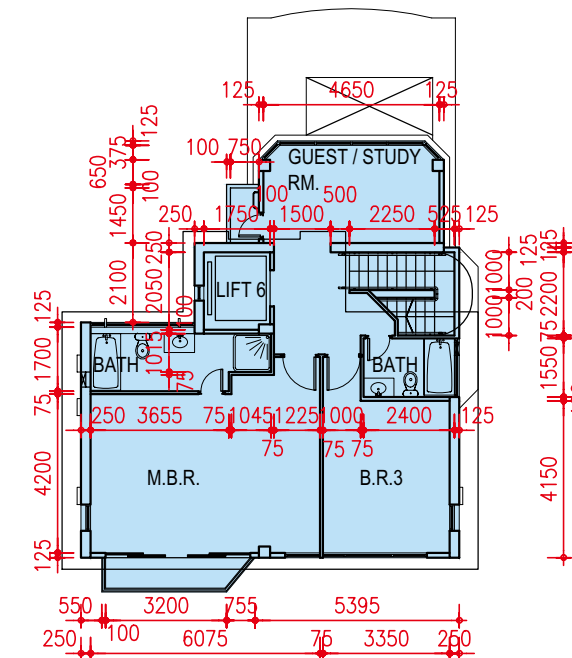
G/F PLAN
地面層平面圖



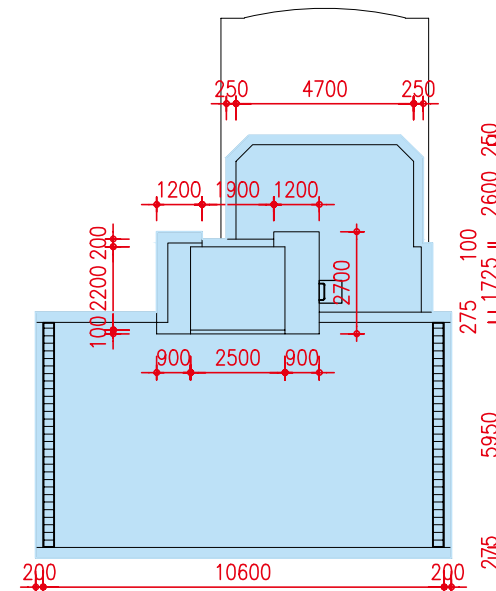
P/F PLAN
平台層平面圖



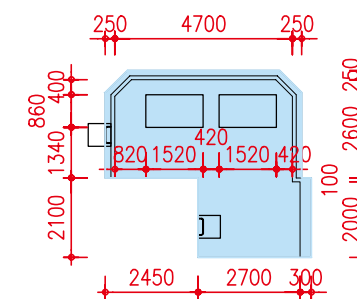
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



PART PLAN
天台平面圖

SCALE 比例尺:

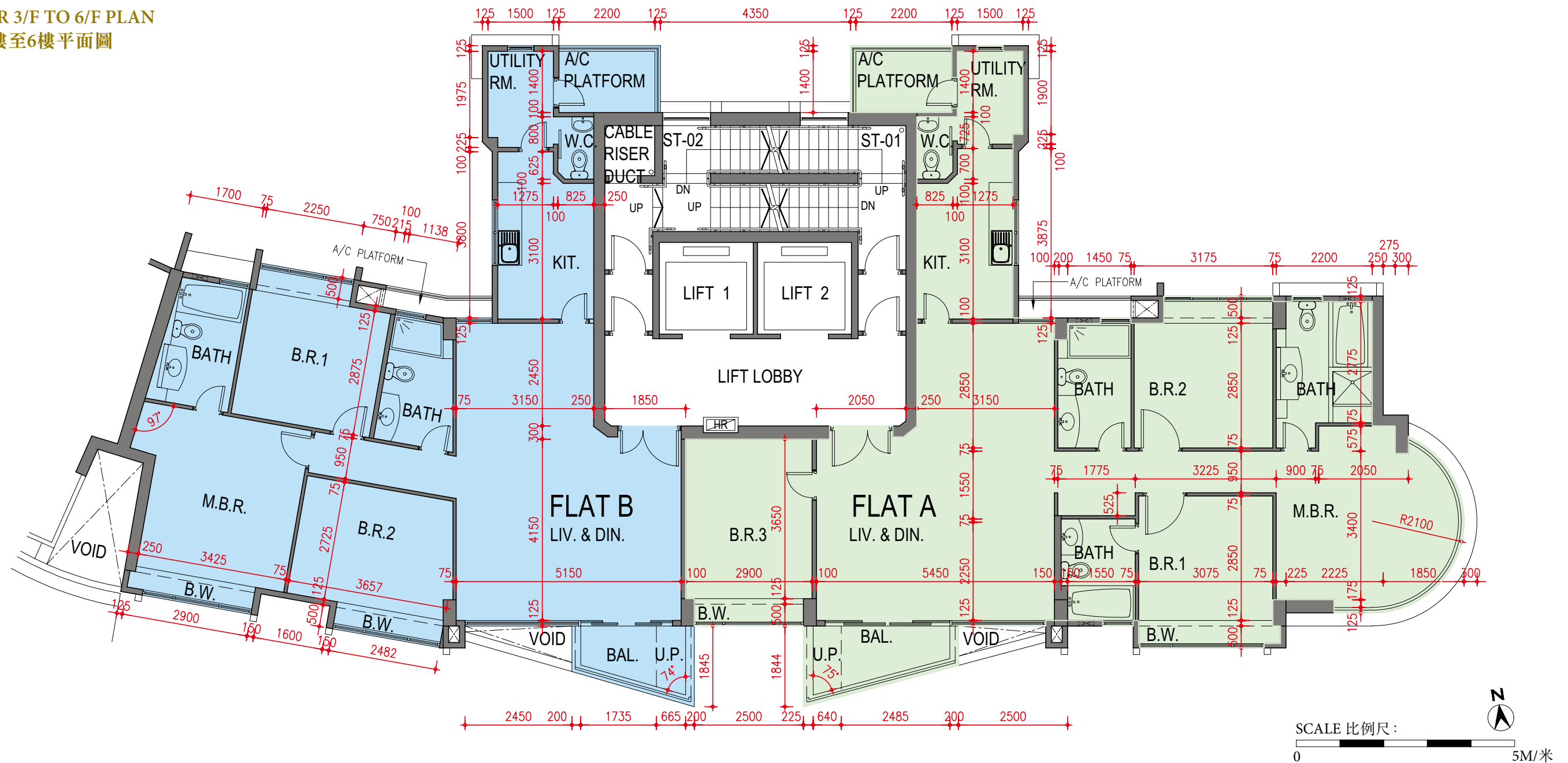
0 10M/米



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3/F TO 6/F PLAN
大廈3樓至6樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
3/F-6/F 3樓至6樓	A	3150	150
	B	3150	150

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

Notes:

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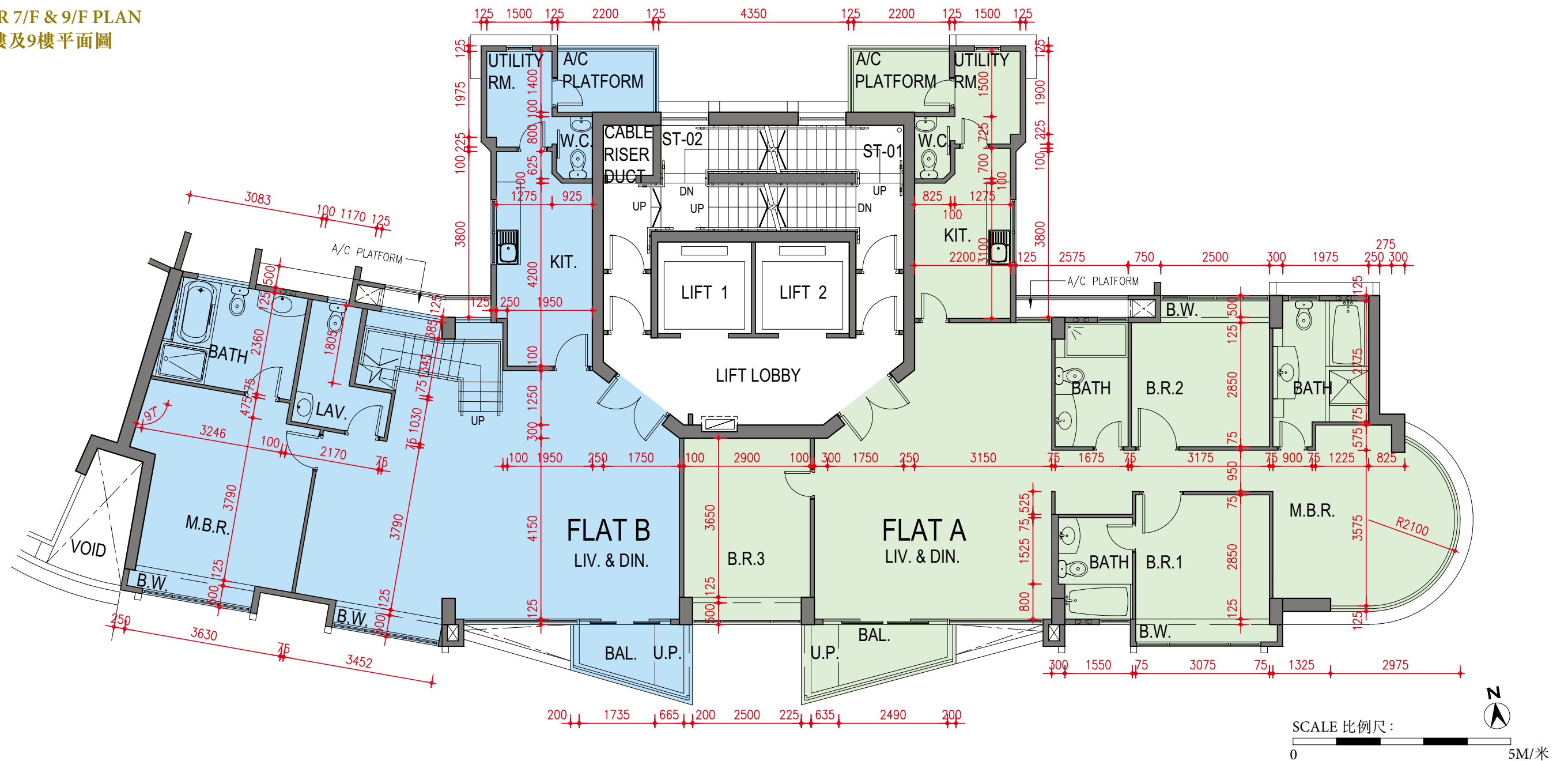
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 7/F & 9/F PLAN
大廈7樓及9樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
7/F 7樓	A	3150	150
	B	3150	150
9/F 9樓	A	3150	150 / 180
	B	3150	150 / 165

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

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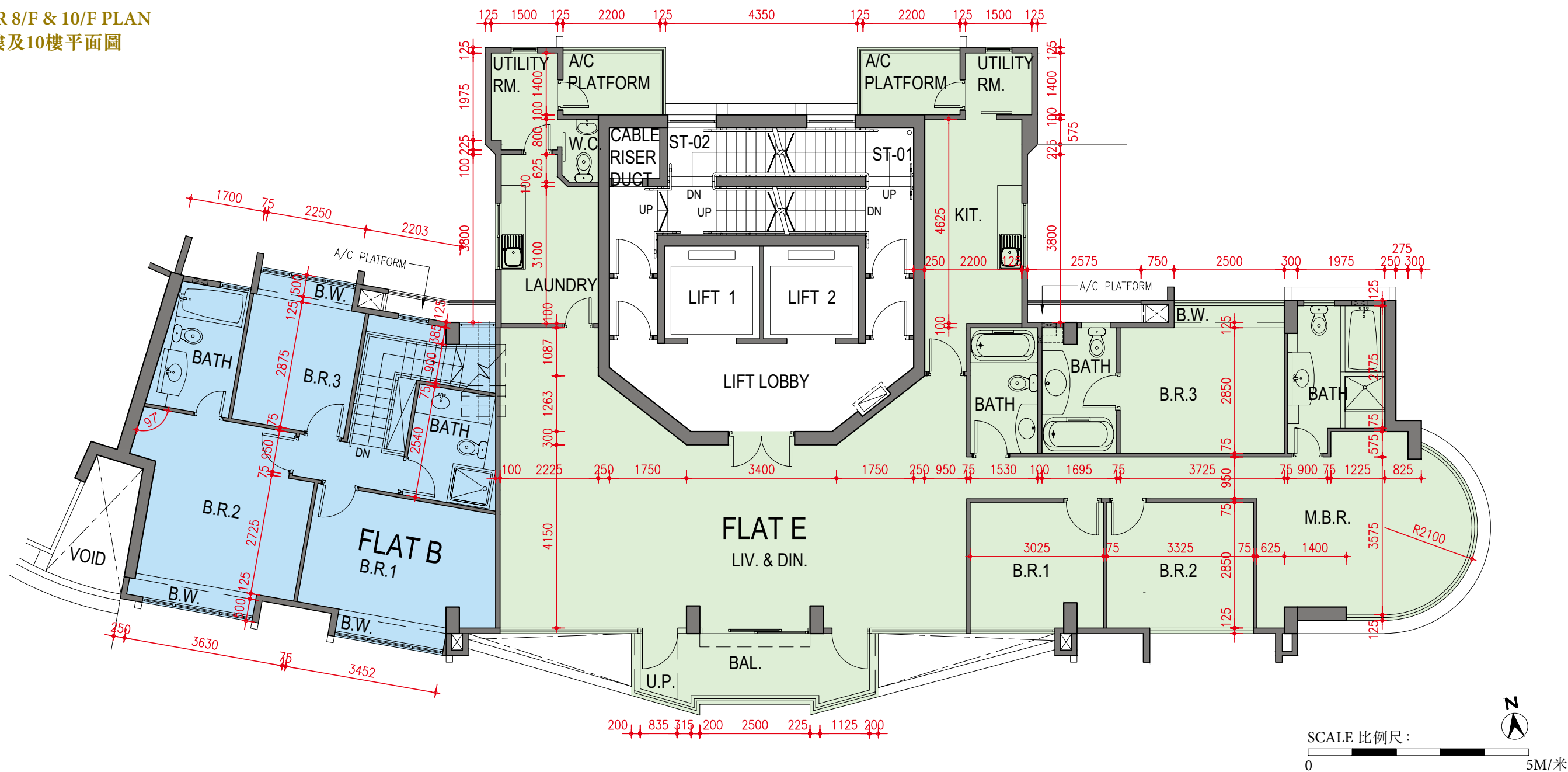
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 8/F & 10/F PLAN
大廈8樓及10樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
8/F & 10/F 8樓及10樓	B	3150	150
	E	3150	150 / 180

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

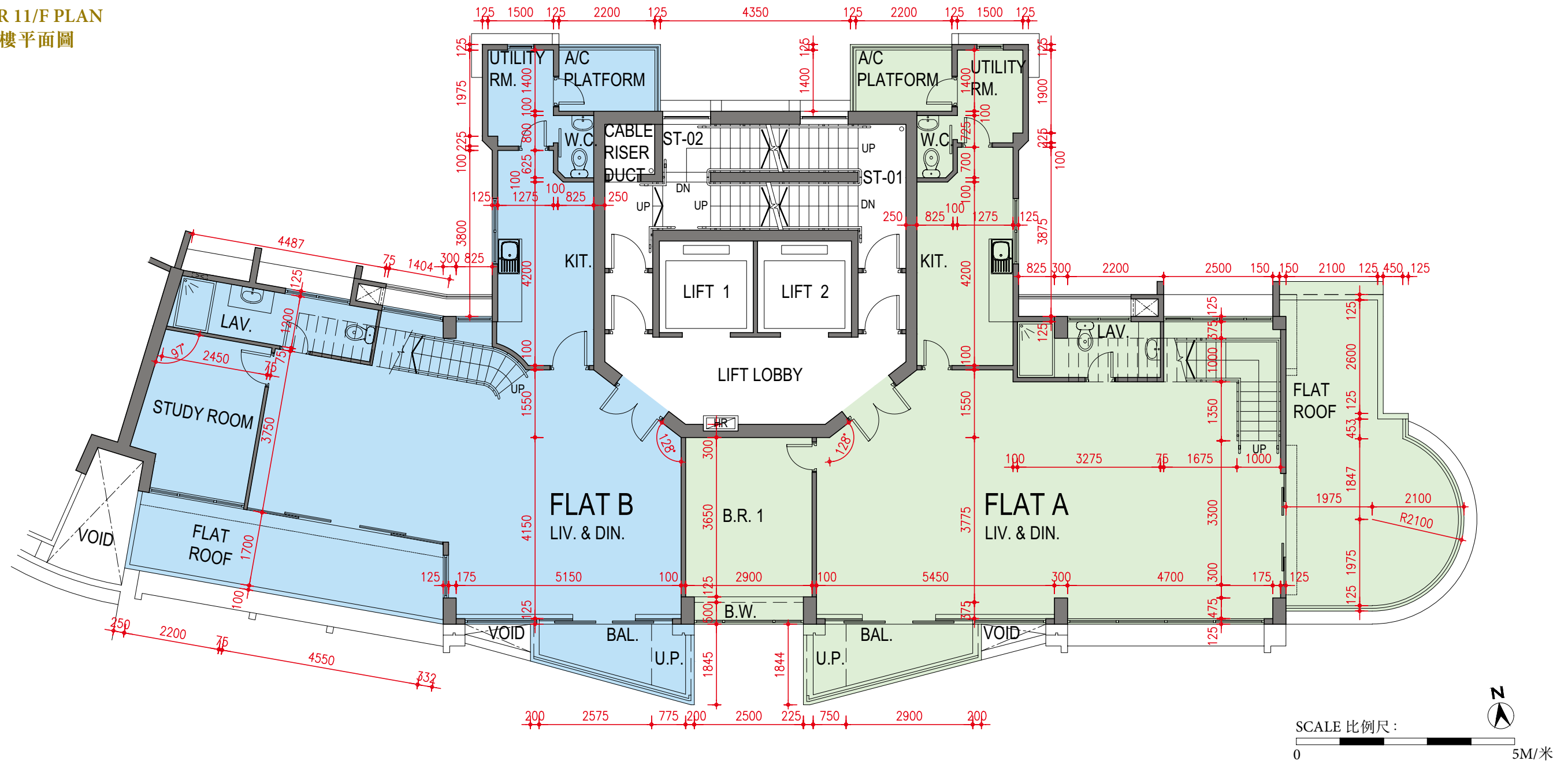
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 11/F PLAN
大廈11樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
11/F 11樓	A	4000	150 / 165 / 180
	B	4000	150 / 165

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

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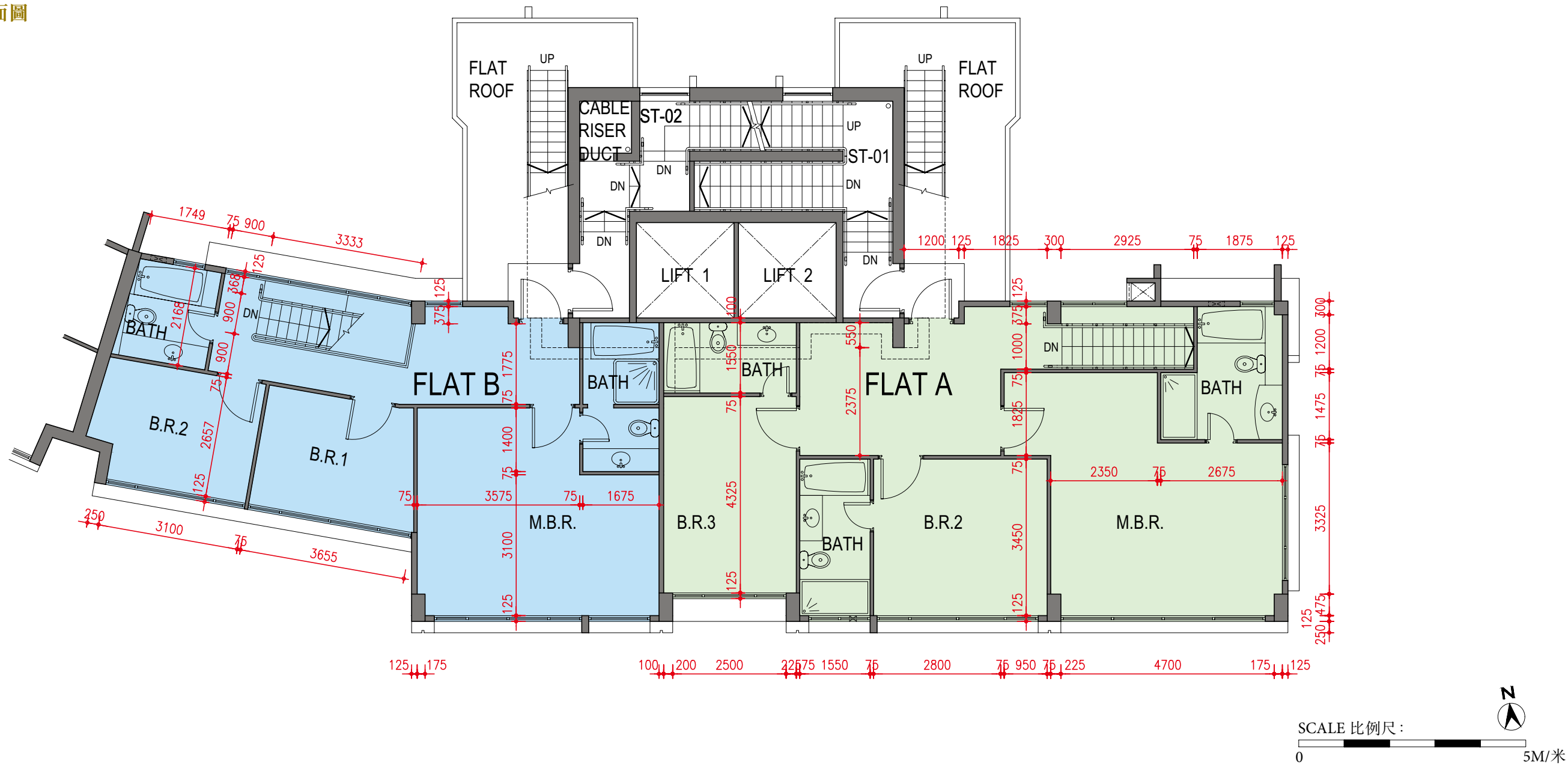
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 12/F PLAN
大廈12樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
12/F 12樓	A	3500	150 / 165 / 180
	B	3500	150 / 165

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

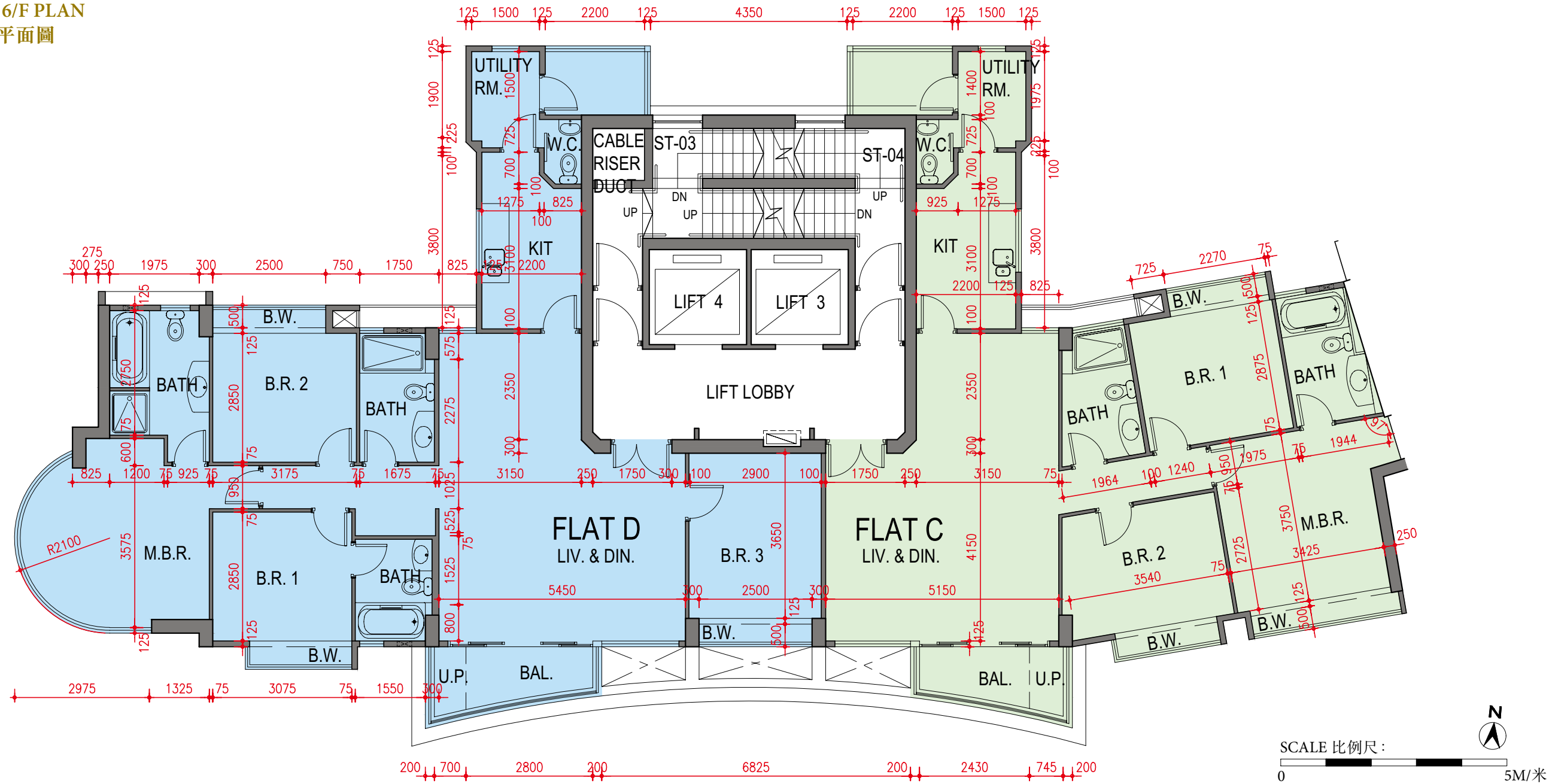
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 3/F & 6/F PLAN
大廈3樓及6樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
3/F & 6/F 3樓及6樓	C	3150	150
	D	3150	150

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

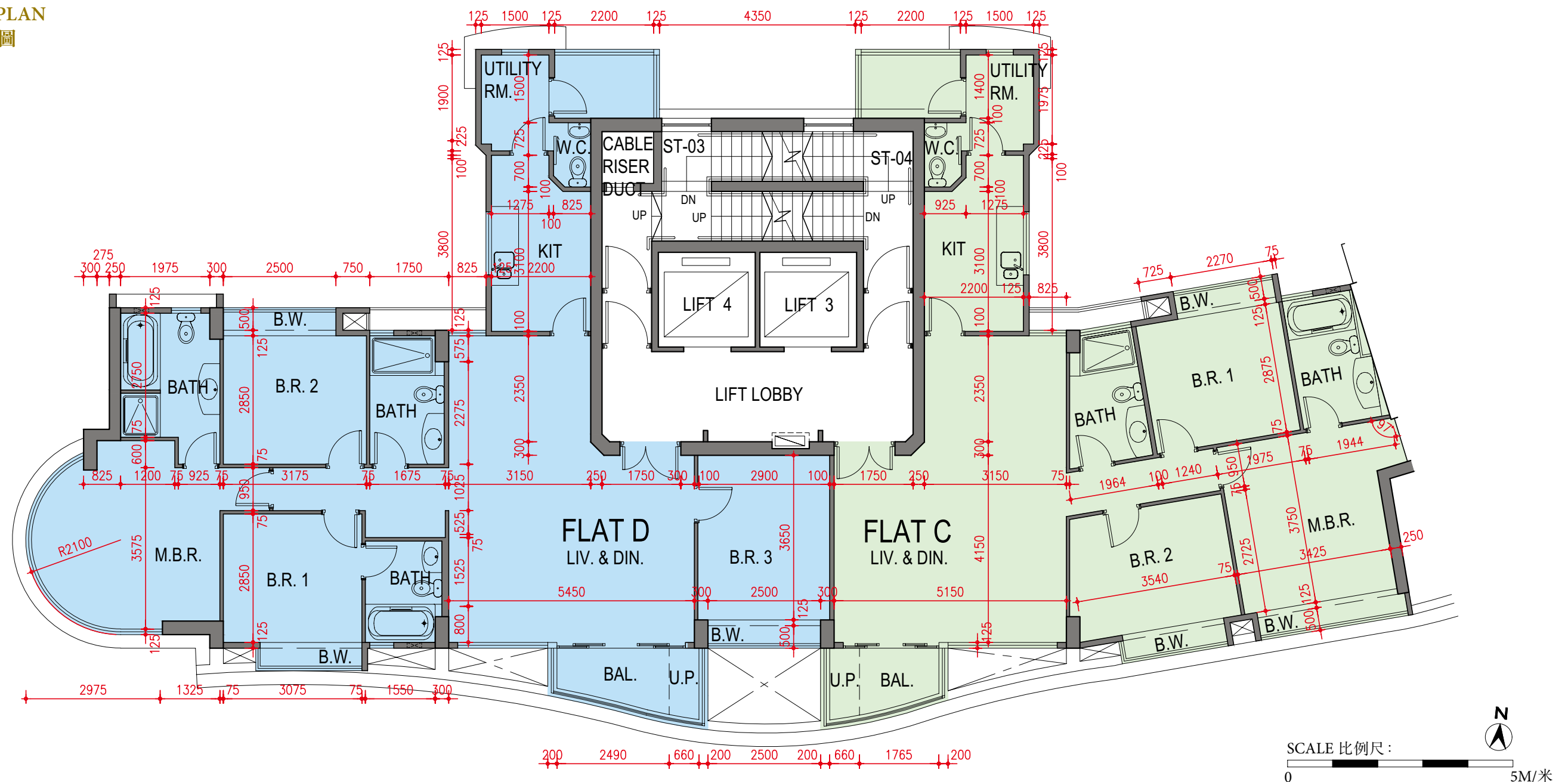
Notes:
1. The dimensions in floor plans are all structural dimensions in millimetre.
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2. 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 5/F PLAN
大廈5樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
5/F 5樓	C	3150	150
	D	3150	150

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

Notes:

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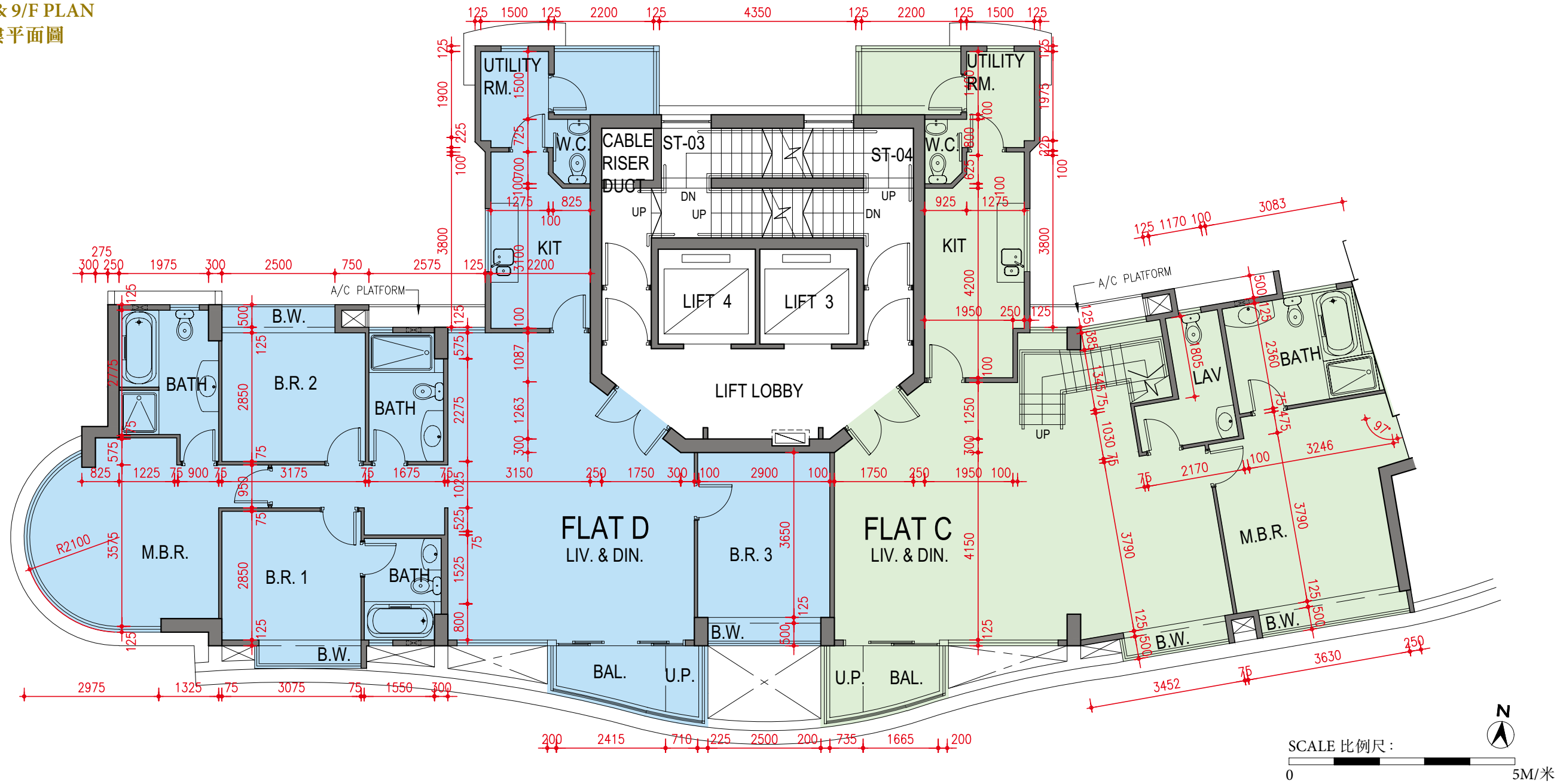
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 7/F & 9/F PLAN
大廈7樓及9樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
7/F 7樓	C	3150	150
	D	3150	150
9/F 9樓	C	3150	150 / 165
	D	3150	150 / 180

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

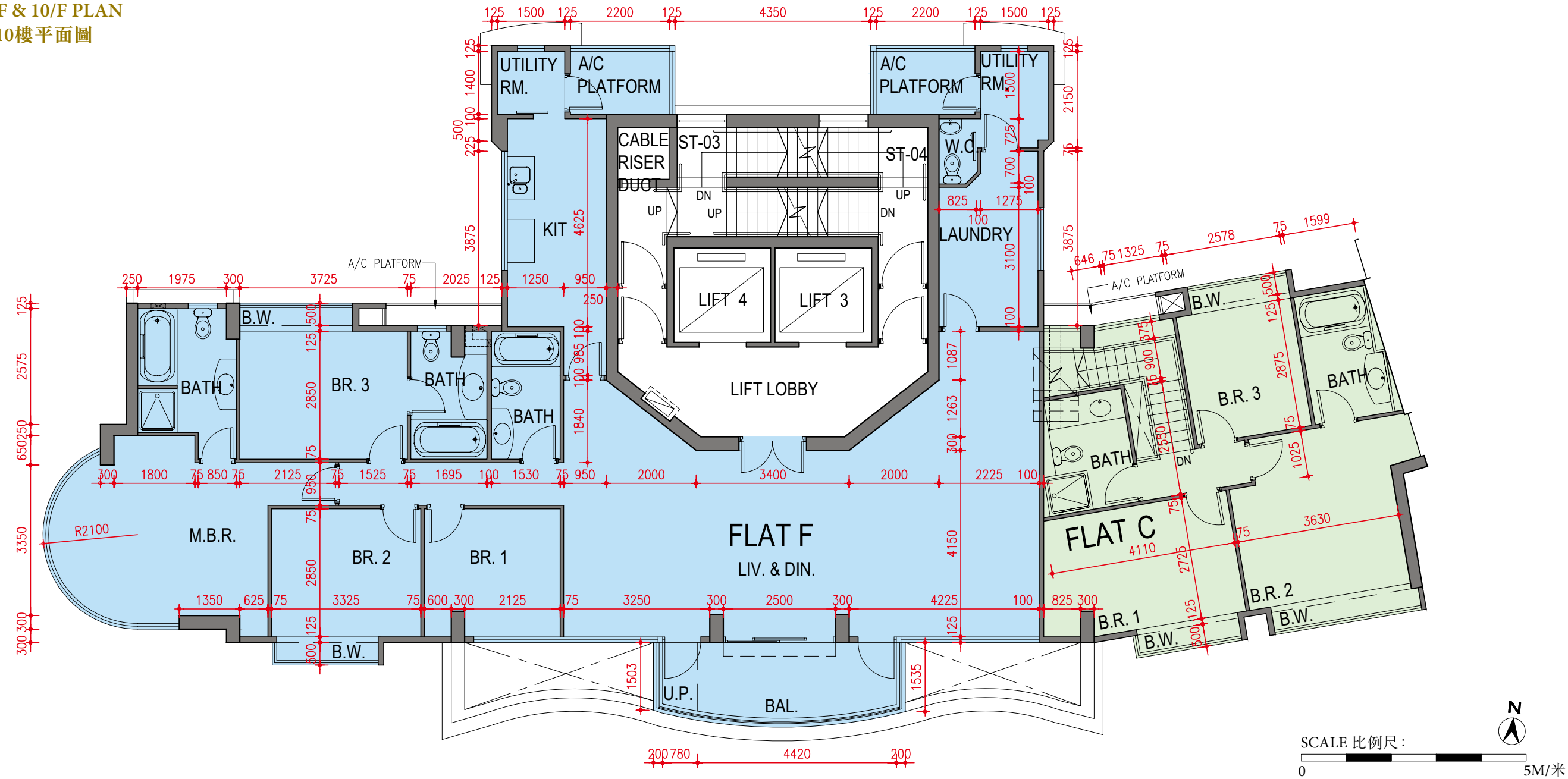
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 - 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 8/F & 10/F PLAN
大廈8樓及10樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
8/F & 10/F 8樓及10樓	C	3150	150
	F	3150	150 / 180

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

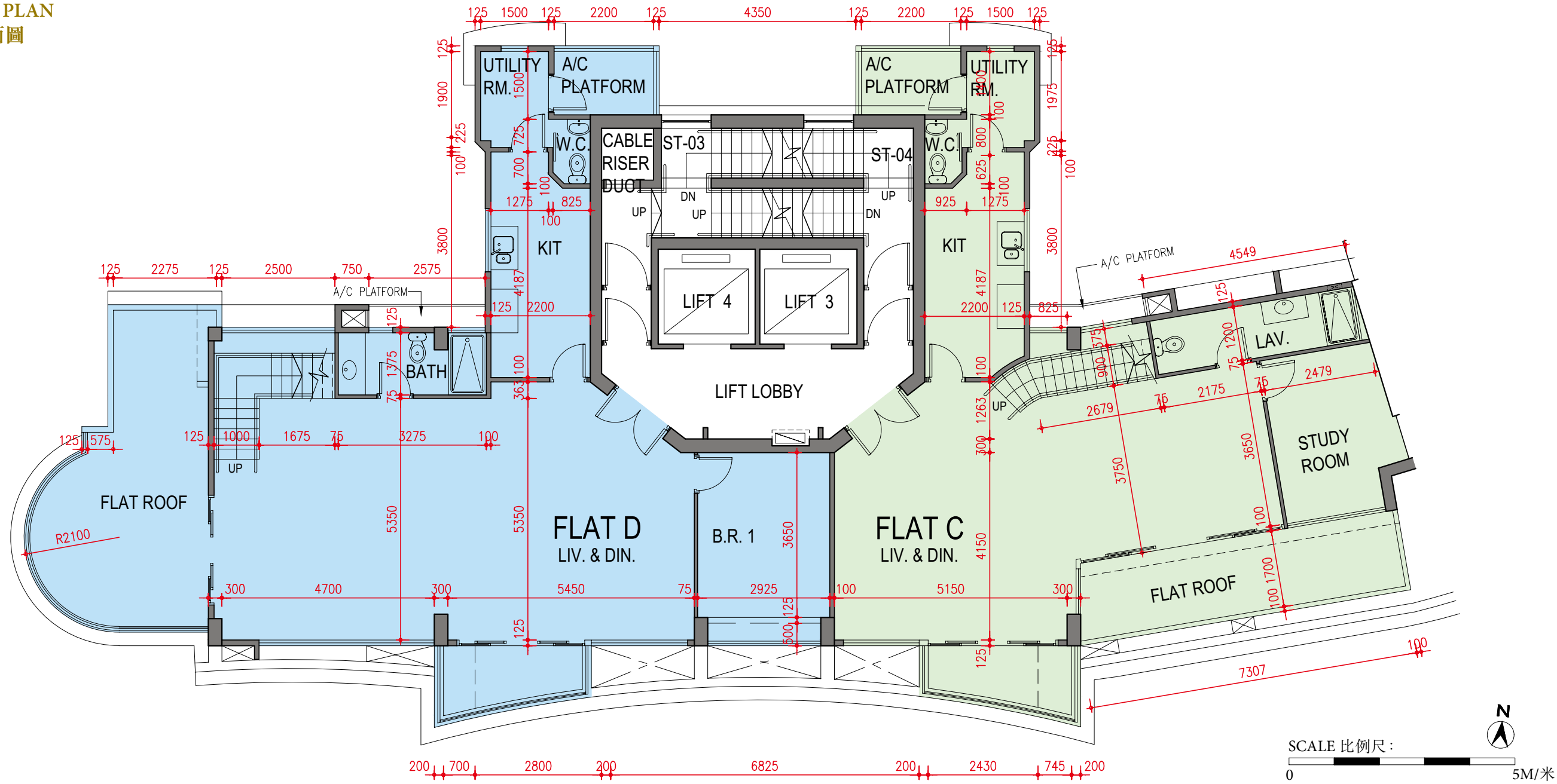
- Notes:
- The dimensions in floor plans are all structural dimensions in millimetre.
 - Please refer to Page 17 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.

- 備註：
- 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
 - 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 11/F PLAN
大廈11樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
11/F 11樓	C	4000	150 / 165
	D	4000	150 / 165 / 180

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

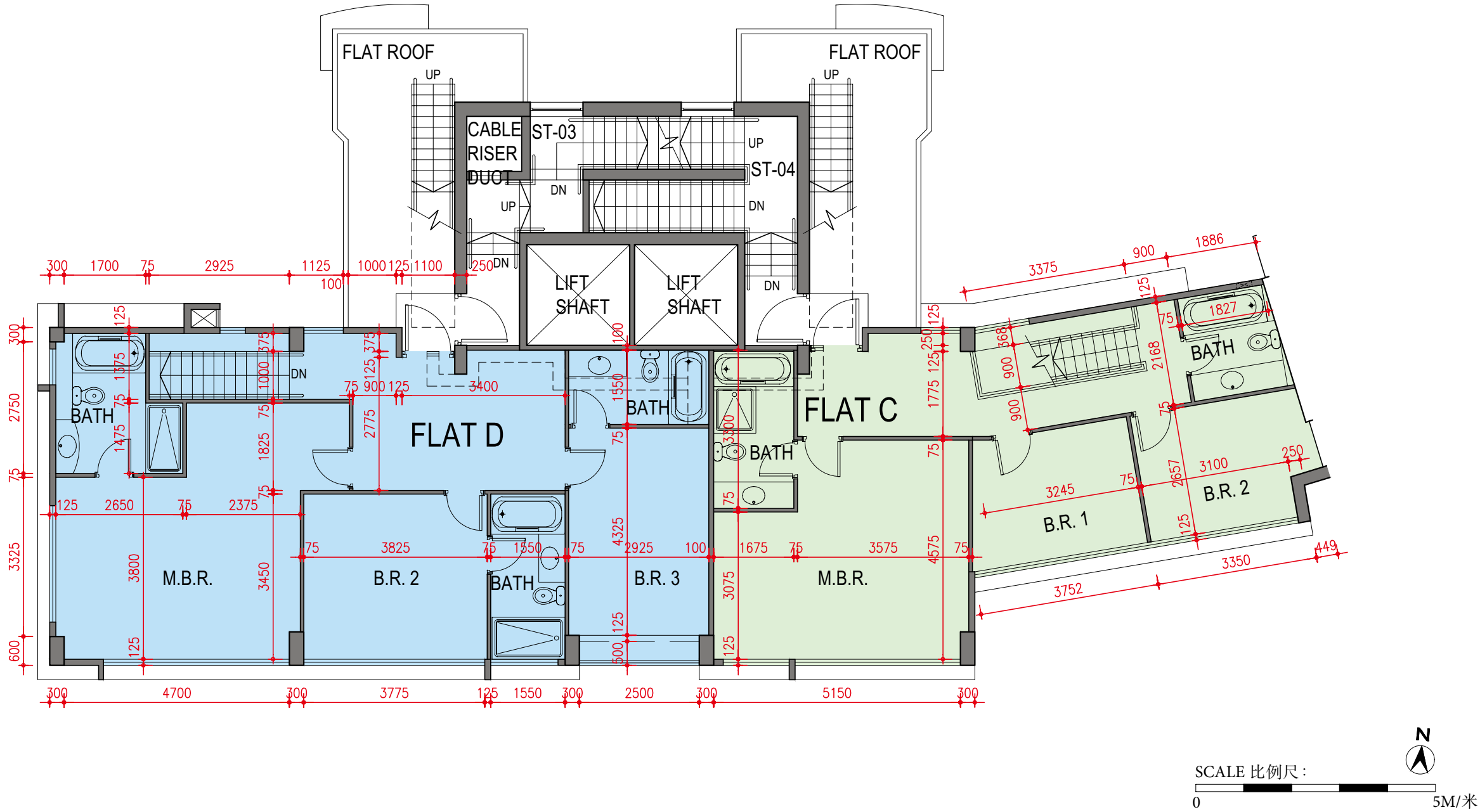
Notes:
1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 17 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.

備註：
1. 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 12/F PLAN
大廈12樓平面圖



Floor 樓層	Flat 單位	Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
12/F 12樓	C	3500	150 / 165
	D	3500	150 / 165 / 180

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

- Notes:

 - The dimensions in floor plans are all structural dimensions in millimetre.
 - Please refer to Page 17 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.
- 備註：

 - 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
 - 請參閱本售樓說明書第17頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (Including balcony, utility platform and verandah if any) s.q. metre (s.q. ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
House Number 洋房編號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House A 洋房A	574.095 (6,180) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	34.835 (375)	334.850 (3,604)	75 (807)	31.183 (336)	-	-	-
House B 洋房B	309.7 (3,334) Balcony 露台 : 4.930 (53) Utility Platform 工作平台 : -	-	-	-	28.824 (310)	169.393 (1,823)	12.5 (135)	72.951 (785)	-	-	-
House C 洋房C	309.7 (3,334) Balcony 露台 : 4.930 (53) Utility Platform 工作平台 : -	-	-	-	28.824 (310)	180.887 (1,947)	12.5 (135)	72.951 (785)	-	-	-
House D 洋房D	323.6 (3,483) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	29.233 (315)	221.878 (2,388)	25 (269)	80.258 (864)	-	-	-

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

Note:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah if any) s.q. metre (s.q. 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)									
Building Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 大廈	2/F	A	125.6 (1,352) Balcony 露台：3.44 (37) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.37 (47)	-	-	-	-	-	-	-	-
		B	102.1 (1,099) Balcony 露台：2.60 (28) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.18 (45)	-	-	-	-	-	-	-	-
		C	102.2 (1,100) Balcony 露台：2.79 (30) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.27 (46)	-	-	-	-	-	-	-	-
		D	125.8 (1,354) Balcony 露台：3.62 (39) Utility Platform 工作平台：1.49 (16)	4.83 (52)	3.81 (41)	-	-	-	-	-	-	-	-
	3/F	A	125.6 (1,352) Balcony 露台：3.44 (37) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.37 (47)	-	-	-	-	-	-	-	-
		B	102.1 (1,099) Balcony 露台：2.60 (28) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.18 (45)	-	-	-	-	-	-	-	-
		C	102.7 (1,105) Balcony 露台：3.25 (35) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.27 (46)	-	-	-	-	-	-	-	-
		D	126.0 (1,356) Balcony 露台：3.81 (41) Utility Platform 工作平台：1.49 (16)	4.83 (52)	3.81 (41)	-	-	-	-	-	-	-	-

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

Note:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah if any) s.q. metre (s.q. 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)									
Building Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 大廈	5/F	A	125.6 (1,352) Balcony 露台：3.44 (37) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.37 (47)	-	-	-	-	-	-	-	-
		B	102.1 (1,099) Balcony 露台：2.60 (28) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.18 (45)	-	-	-	-	-	-	-	-
		C	102.2 (1,100) Balcony 露台：2.79 (30) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.27 (46)	-	-	-	-	-	-	-	-
		D	125.8 (1,354) Balcony 露台：3.62 (39) Utility Platform 工作平台：1.49 (16)	4.83 (52)	3.81 (41)	-	-	-	-	-	-	-	-
	6/F	A	125.0 (1,346) Balcony 露台：3.44 (37) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.37 (47)	-	-	-	-	-	-	-	-
		B	102.1 (1,099) Balcony 露台：2.60 (28) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.18 (45)	-	-	-	-	-	-	-	-
		C	102.7 (1,105) Balcony 露台：3.25 (35) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.27 (46)	-	-	-	-	-	-	-	-
		D	126.0 (1,356) Balcony 露台：3.81 (41) Utility Platform 工作平台：1.49 (16)	4.83 (52)	3.81 (41)	-	-	-	-	-	-	-	-
	7/F	A	126.9 (1,366) Balcony 露台：3.44 (37) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.37 (47)	-	-	-	-	-	-	-	-

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

Note:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah if any) s.q. metre (s.q. 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)									
Building Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 大廈	7/F - 8/F duplex 複式	B	160.3 (1,725) Balcony 露台：2.60 (28) Utility Platform 工作平台：1.49 (16)	6.04 (65)	7.25 (78)	-	-	-	-	-	-	-	-
		C	160.4 (1,727) Balcony 露台：2.79 (30) Utility Platform 工作平台：1.49 (16)	6.04 (65)	7.34 (79)	-	-	-	-	-	-	-	-
	7/F	D	127.2 (1,369) Balcony 露台：3.62 (39) Utility Platform 工作平台：1.49 (16)	4.83 (52)	3.81 (41)	-	-	-	-	-	-	-	-
	8/F	A	186.3 (2,005) Balcony 露台：7.62 (82) Utility Platform 工作平台：1.49 (16)	8.36 (90)	1.30 (14)	-	-	-	-	-	-	-	-
		D	187.0 (2,013) Balcony 露台：8.36 (90) Utility Platform 工作平台：1.49 (16)	8.36 (90)	2.60 (28)	-	-	-	-	-	-	-	-
	9/F	A	126.9 (1,366) Balcony 露台：3.44 (37) Utility Platform 工作平台：1.49 (16)	4.83 (52)	4.37 (47)	-	-	-	-	-	-	-	-
	9/F - 10/F duplex 複式	B	160.3 (1,725) Balcony 露台：2.60 (28) Utility Platform 工作平台：1.49 (16)	6.04 (65)	7.25 (78)	-	-	-	-	-	-	-	-
		C	160.4 (1,727) Balcony 露台：2.79 (30) Utility Platform 工作平台：1.49 (16)	6.04 (65)	7.34 (79)	-	-	-	-	-	-	-	-
	9/F	D	127.2 (1,369) Balcony 露台：3.62 (39) Utility Platform 工作平台：1.49 (16)	4.83 (52)	3.81 (41)	-	-	-	-	-	-	-	-

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

Note:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah if any) s.q. metre (s.q. 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)									
Building Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 大廈	10/F	A	186.3 (2,005) Balcony 露台：7.62 (82) Utility Platform 工作平台：1.49 (16)	8.36 (90)	1.30 (14)	-	-	-	-	-	-	-	-
		D	187.0 (2,013) Balcony 露台：8.36 (90) Utility Platform 工作平台：1.49 (16)	8.36 (90)	2.60 (28)	-	-	-	-	-	-	-	-
	11/F - 12/F duplex 複式	A	198.6 (2,138) Balcony 露台：3.90 (42) Utility Platform 工作平台：1.49 (16)	4.83 (52)	1.21 (13)	-	117.0 (1,259)	-	-	-	-	-	-
		B	164.3 (1,769) Balcony 露台：3.53 (38) Utility Platform 工作平台：1.49 (16)	4.83 (52)	-	-	94.76 (1,020)	-	-	-	-	-	-
		C	164.1 (1,766) Balcony 露台：3.25 (35) Utility Platform 工作平台：1.49 (16)	4.83 (52)	-	-	95.32 (1,026)	-	-	-	-	-	-
		D	198.1 (2,132) Balcony 露台：3.34 (36) Utility Platform 工作平台：1.49 (16)	4.83 (52)	1.21 (13)	-	117.7 (1,267)	-	-	-	-	-	-

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

Note:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

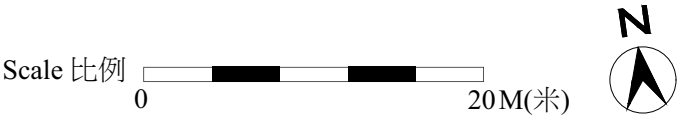
發展項目中的停車位的樓面平面圖

G/F Car Park Floor Plan
地下停車場平面圖



Category, Number, Dimension and Area of Parking Space 停車位的類別、數目、尺寸及面積

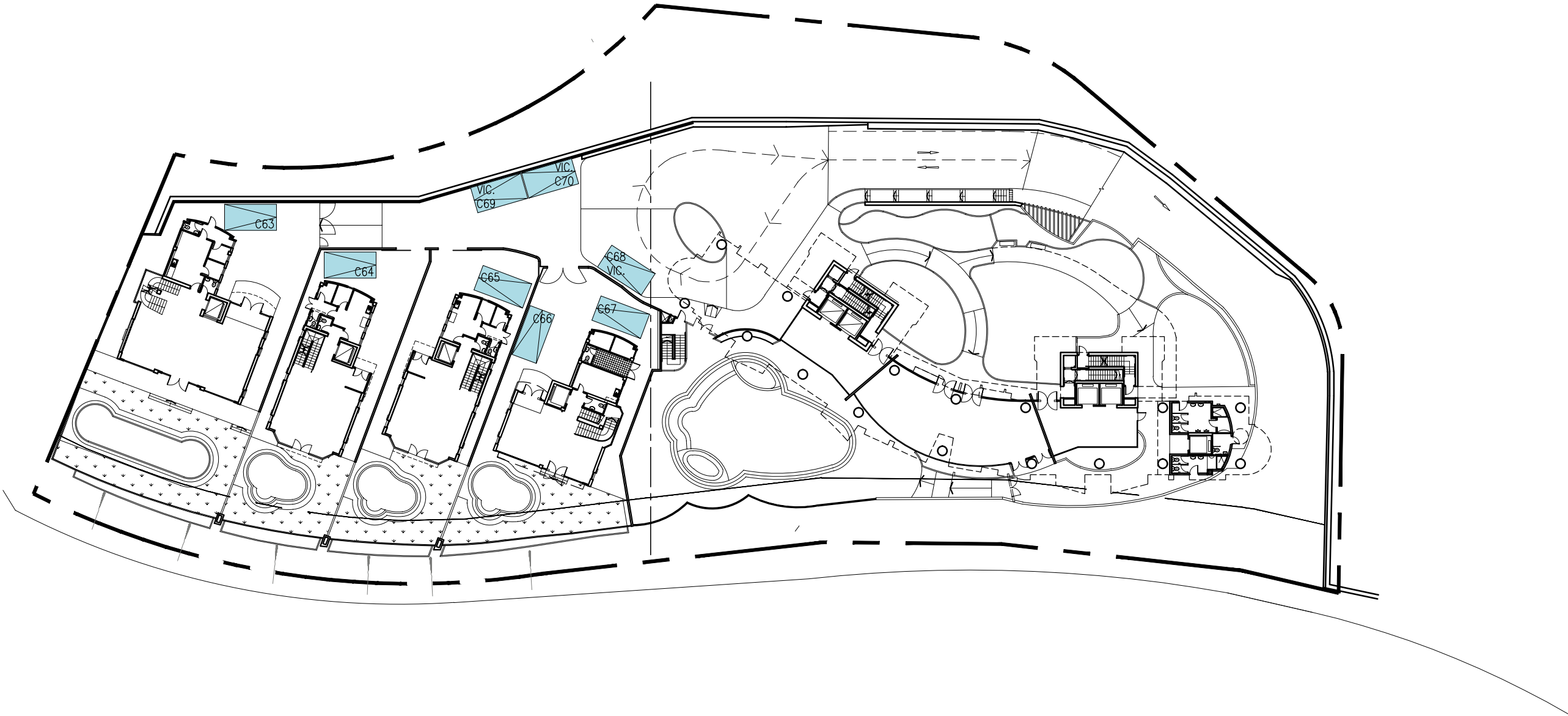
Category of parking space 停車位類別	Number 數目	Dimensions of each parking space (L X W)(m.) 每個停車位的尺寸（長 X 闊）（米）	Area of each parking space (sq.m) 每個停車位的面積（平方米）
 Car parking space(for residential/disabled) 停車位（供住宅/傷殘人士使用）	1	5 x 3.5	17.5
 Car parking space(for residential) 停車位（供住宅使用）	62	5 x 2.5	12.5
 Motorcycle parking space(for residential) 摩托車停車位（供住宅使用）	5	1 x 2.4	2.4



13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

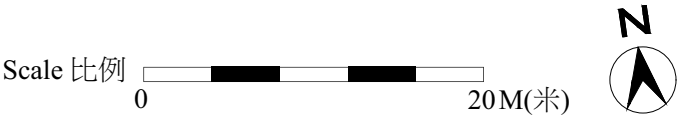
發展項目中的停車位的樓面平面圖

P/F Floor Plan
平台層平面圖



Category, Number, Dimension and Area of Parking Space 停車位的類別、數目、尺寸及面積

Category of parking space 停車位類別	Number 數目	Dimensions of each parking space (L X W)(m.) 每個停車位的尺寸（長 X 闊）（米）	Area of each parking space (sq.m) 每個停車位的面積（平方米）
Car parking space(for residential) 停車位（供住宅使用）	8	5 x 2.5	12.5



14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- | | |
|--|---|
| <ol style="list-style-type: none">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 –<ol style="list-style-type: none">(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and(iii) the owner does not have any further claim against the purchaser for the failure. | <ol style="list-style-type: none">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 —<ol style="list-style-type: none">(i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。 |
|--|---|

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. A DMC will be entered into in respect of the whole Development.
2. Certain areas within the Development including but not limited to the recreational facilities, the open space, the access roads, the driveways and the lobbies shall be Common Areas and Facilities to be used and enjoyed by all the owners of the Lot.
3. Owners are responsible for the cost and expenses for the maintenance and repair of the Common Areas and Facilities.
4. Each Owner shall pay to the Manager on the due date his due proportion of the management expenditure in proportion to the management units allocated to their respective unit(s).
5. Late payment of management fee or other fees will be subject to an interest and a collection charge.
6. Owners and residents shall observe the House Rules established by the Manager.
7. An Owners' Committee of the Development shall be formed to represent all owners in liaison with the Manager.
8. Owners shall not erect or build any structure (whether of a permanent or temporary nature) on any flat roof or roof or non-enclosed areas or car parking spaces and shall not alter the facade or external appearance of the Development.
9. Dogs, cats, pets or other animals or live poultries in the units can only be kept in accordance with the provisions of the DMC and the House Rules.
10. Owners shall not do anything which will amount to a breach of the Government Lease or the DMC or which shall cause any insurance on the Development to become void or voidable or which shall cause the premium for such insurance to be increased.
11. The recreational facilities within the Development shall be used and enjoyed by residents of the Development and their bona fide visitors subject to the provisions of the DMC and the House Rules. The Manager shall be entitled to impose charges, regulations and conditions for the use of the recreational facilities. An owner of a house unit (unless otherwise permitted by the Manager and subject to the rovisions of the DMC) or car parking space alone shal not be entitled to enjoy the recreational facilities.
12. The Manager shall have the power to enter with or without workmen at all reasonable times on reasonable notice (except in the case of emergency) into all parts of the Development including a residential unit to inspect repair and maintain the Development and the Common Areas and Facilities.
13. No owner shall make any structural alteration to his unit.
14. No air-conditioning or other units shall without the prior written consent of the Manager be installed through any window or external wall of the Development other than at places designated for such purpose.
15. Each Owner shall on ceasing to be an owner notify the Manager of the cessation of ownership and of the name and address of the new owner.
16. The Owners shall at their own expense maintain and carry out all works relating to slopes, retaining walls and other structures within or outside the Lots as shown on the slope plan of this sales brochure. The Manager is to be given full authority by the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition for any such slopes, retaining walls or other structures in compliance with the Government Grant and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structures and the slope maintenance manual. The owners shall pay all costs incurred or to be incurred by the Manager for carrying out such works.
1. 本物發展將制一份公共契約，內含管理合約。
2. 本物發展內之某些地方包括但不限於康樂設施、露天地方、本地段內出入道路及行車路及大堂，均為公共地方及設施，供本地段之業主共同分享使用。
3. 業主須負責公共地方及設施之保養及維修費用。
4. 業主須按其單位及/或位分派之管理份數，於到期日向管理公司繳交應攤分之管理費用。
5. 逾期交之管理費或其他費用，欠額會被徵收利息及手續費。
6. 業主及住客須遵守由管理公司訂立之管理守則。
7. 業主將組成業主委員會，代表全體業主與管理公司洽商管理事務。
8. 業主不得於平台、天台、露台或車位加建任何永久或臨時性建築物。業主不得更改物業外牆或外觀。
9. 業主養任何狗、貓、寵物或其他動物或生禽，須遵守公共契約及管理合約規訂之條款及管理公司不時訂立之守則。
10. 業主不得作出反官契或公共契約管理合約之行、或引致物業之保險無效或保費增加之行為。
11. 物業之康樂設施，祇供本物業之住客及其客享用，惟須遵守公共契約及管理合約規訂之條款及管理公司不時訂立之守則。管理公司有權制訂使用康樂設施之用，規則及條款。只有獨立洋房（管理公司根據大廈公契之條款批准使用者除外）或車位之業主並無權享用康樂設施。
12. 不論有否工人陪同，管理公司均有進入大廈任何地方，包括各住宅單位查及維修物業發展及其公共地方及設施，不過須於合理之時間及合理之通知下行（緊急情況則屬例外）。
13. 任何業主不得對其單位作出任何結構性改動。
14. 業主在未得管理公司事先書面同意下，不得於本物業發展之任何窗口或外牆安裝冷氣機或其他設備，但指定作此等用途之位置則除外。
15. 每一業主須在終止為業主時通知管理公司其權之終止並提供新業主之姓名及地址。
16. 按政府規定，本物業所地段及相鄰範圍如有斜坡或護土牆存在時，該等斜坡或護土牆之維修保工作及有關費用，須由本物業之業主共同負責分擔。管理公司有權聘請合資格人仕根據官契條款及有關政府發出之其他指引對斜坡及護土進行勘察及維修，業主須負責有關費用。

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. The Government Leases of the Lots include the Government Lease of Inland Lot No.2348 (as varied or modified by a Deed of Variation dated the Gth day of February 1976 and registered in the Land Registry by Memorial No.1232120 and a Modification Letter dated 17th February 2003 and registered in the Land Registry by Memorial No. 8880688), the Government Lease of Inland Lot No.2349 (as varied or modified by a Deed of Variation dated the 6th day of February 1976 and registered in the Land Registry by Memorial No.1232121) and the Government Lease of Inland Lot No.2350 (as varied or modified by a Deed of Variation dated the Gth day of February 1976 and registered in the Land Registry by Memorial No.1232122).
 2. Lease Term: 75 years commencing from the 5th day of September 1921 with a right of renewal for a further term of 75 years.
 3. The Developer is required to complete the development on or before 30th September 2006.
 4. User restriction : Private residential purpose for Inland Lot No.2348 and access road and garden purposes for Section A of Inland Lot No.2349 and Section A of Inland Lot No.2350.
 5. The owners shall be responsible for removing the spoil and debris from the Lot eroded and washed down onto the public lanes or roads and make good any damage caused chereby.
 6. The owners shall take all proper care to avoid doing any damage to any Government or other existing drain, foorpath and pipe and shall make good any damage or disturbance caused thereby.
1. 此地段之官契分別內地段二三四八號之官契（由1976年2月6日及2003年2月17日之修改附件作出修改，該等附件已於土地註冊處登記，備忘編號為1232120及8880688）：內地段二三四九號之官契（由1976年2月6日之修改附件作出修改，該附件已於土地註冊處登記，備忘編號為1232121）及內地段二三五零號之官契（由1976年2月6日之修改附件作出修改，該附件已於土地註冊處登記，備忘編號為1232122）。
 2. 年期：由1921年9月5日起計75年，期滿可再續期75年。
 3. 發展商須於2006年9月30日或之前完成物業發展。
 4. 用途限制：內地段二三四八號為私人住宅用途，內地段二三四九號A段及內地段二三五零號A段為通道及花園用途。
 5. 業主須負責移走由此地段沖下至公共通道之泥土及廢物，並須維修所造成之損毀。
 6. 業主須盡力避免對政府及其他水渠及行人通道造成損毀，並須妥善維修任何有關之損毀。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Not applicable

B. Any facilities that are required under the land grant to be managed, operated or maintained or public use at the expense of the owners of the residential properties in the Development

Not applicable

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F)

Not applicable

A. 批地文件規定興建並提供予政府或供公眾使用的任何設施

不適用

B. 有關的批地文件規定須由發展項目中的住宅物業的擁有人出資管理，營運或維持以供公眾使用的任何設施

不適用

C. 根據批地文件規定須由發展項目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的大小

不適用

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

不適用

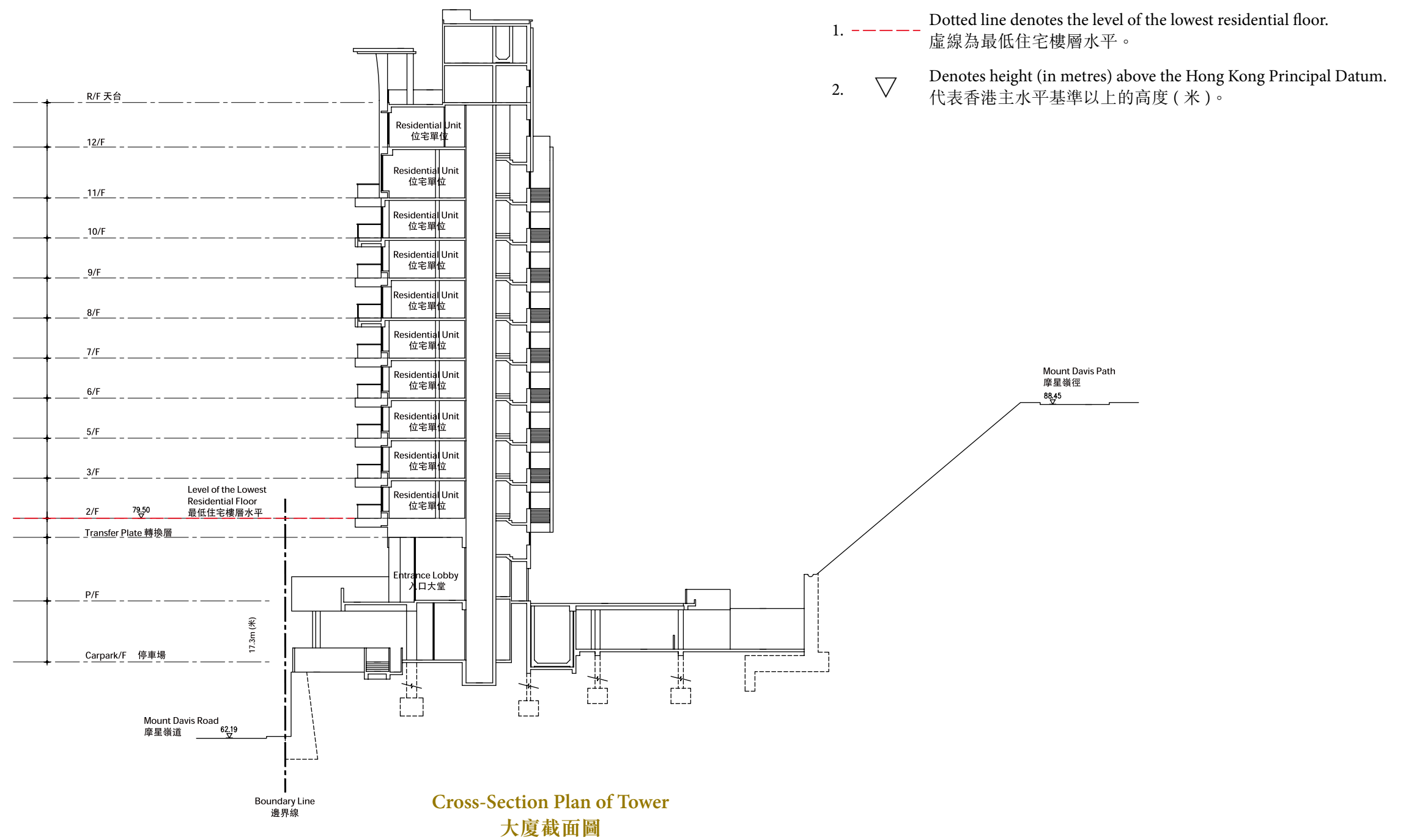
18 WARNING TO PURCHASERS

對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
 - (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.
 4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：－
 - (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。
 4. 如屬上述(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

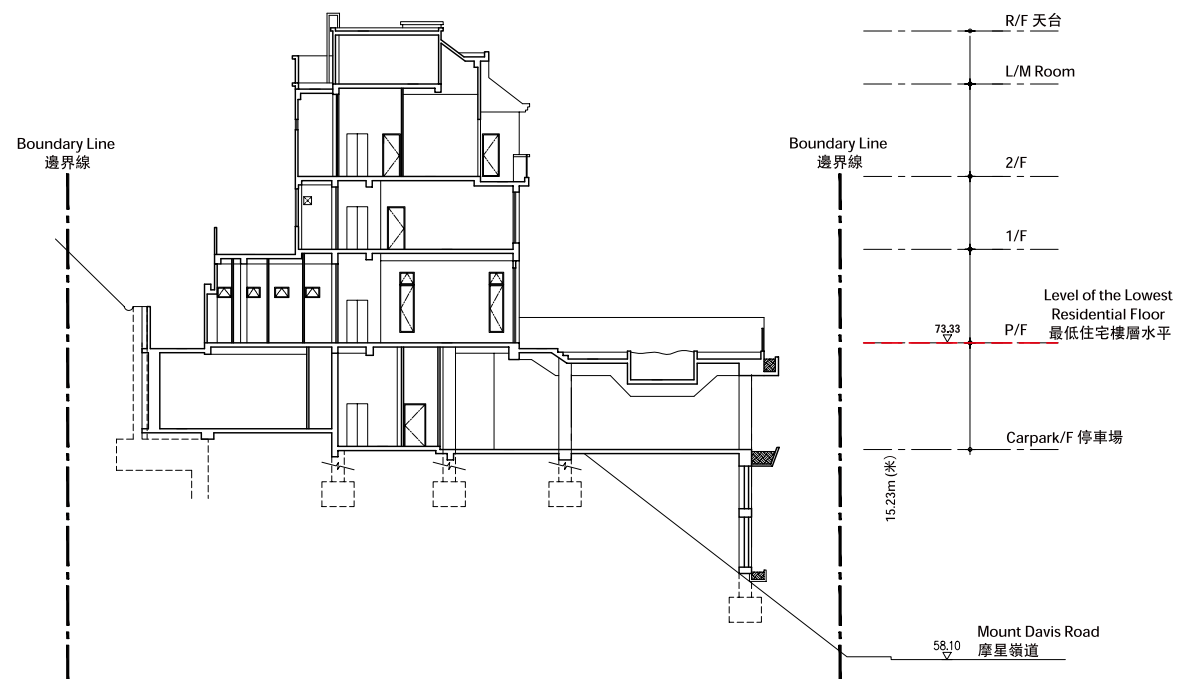
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



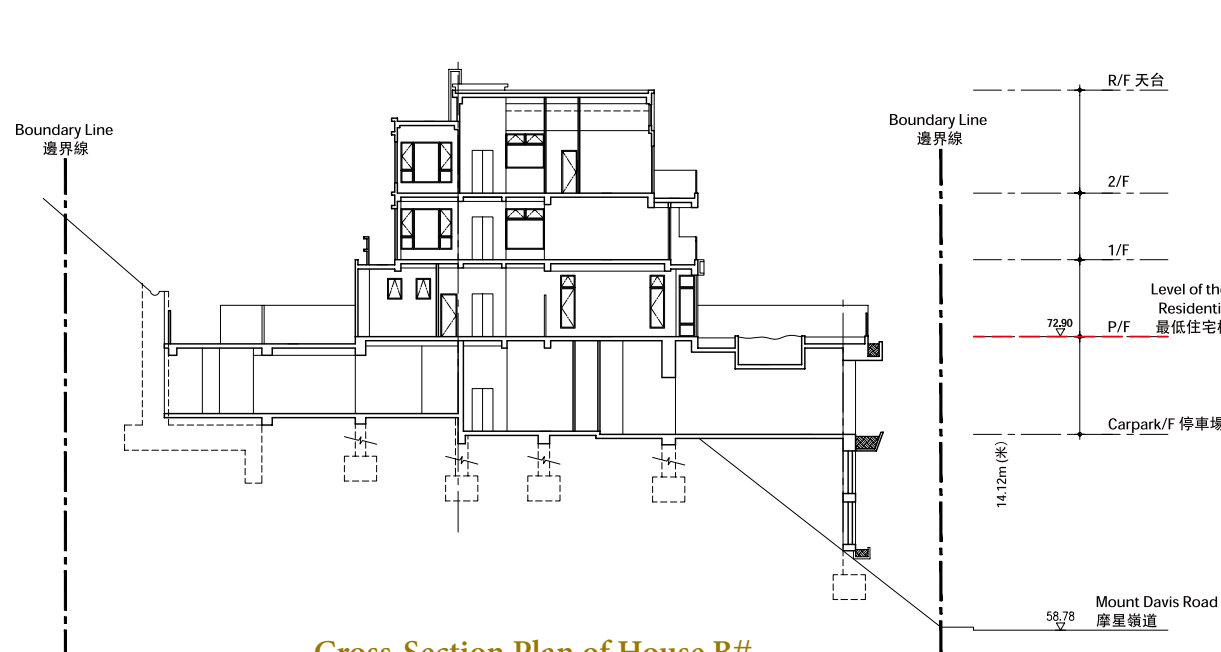
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

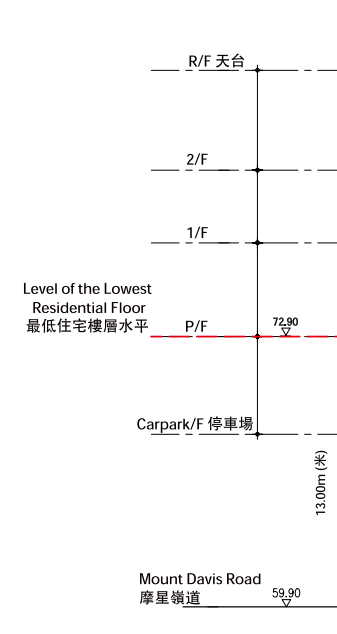


Cross-Section Plan of House A
洋房 A 截面圖

1. --- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度 (米)。



Cross-Section Plan of House B#
洋房 B 截面圖#



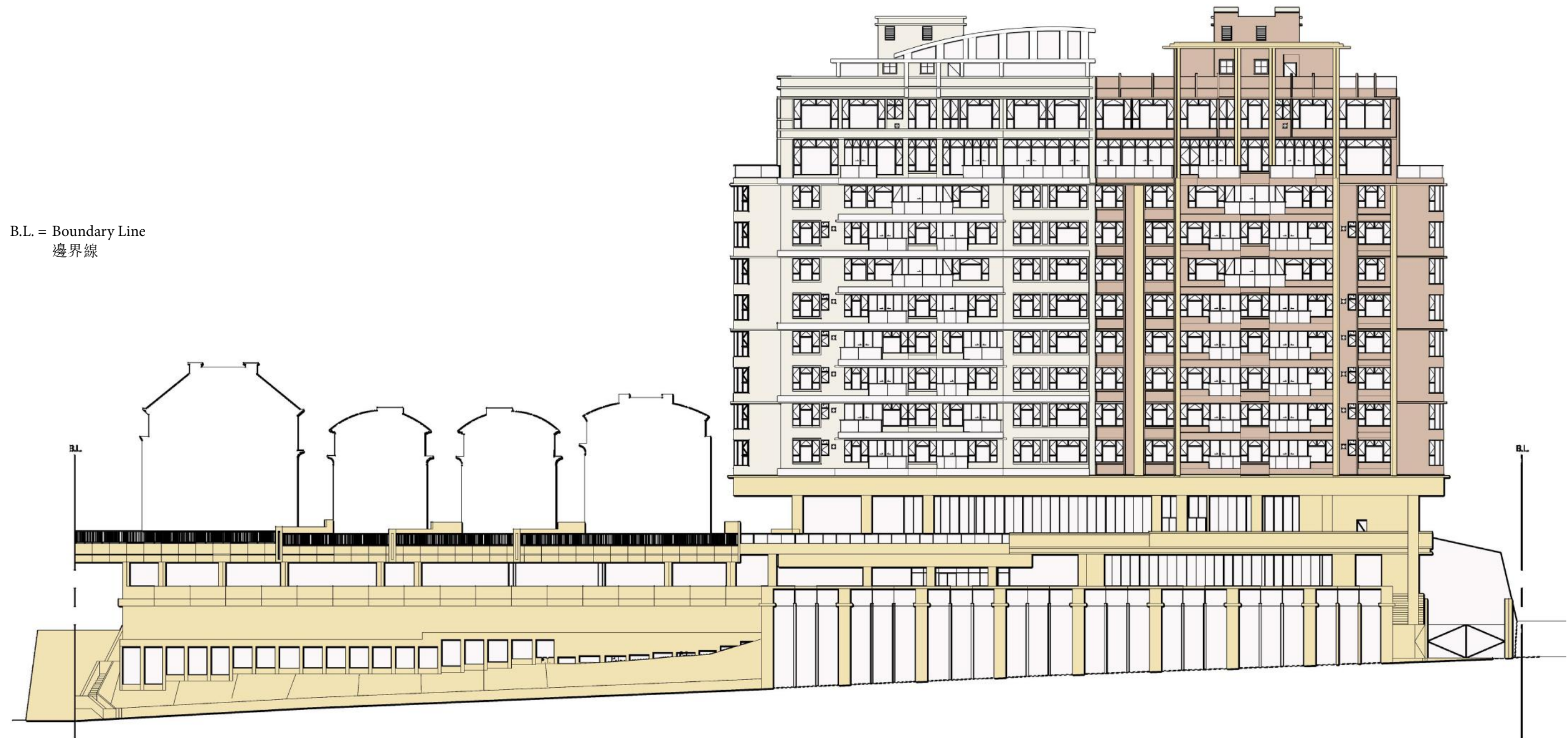
Cross-Section Plan of House D
洋房 D 截面圖

House C is mirrored image of House B. Please refer to approved building plans for details.

洋房C是洋房B的鏡像設計。詳情請參閱經批准的建築圖則。

20 ELEVATION PLAN 立面圖

Tower 大廈



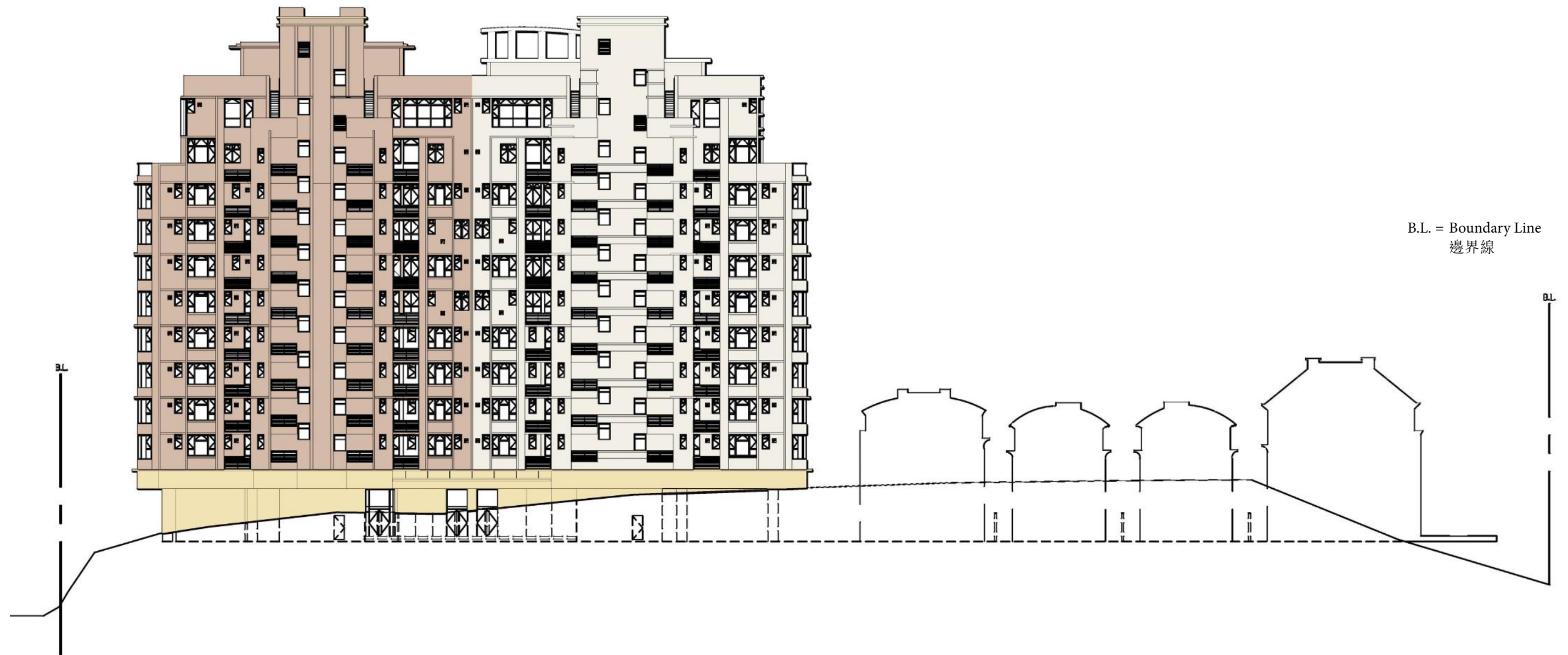
Elevation Plan of Tower (South)
大廈立面圖（南面）

The Authorized Person for the Development has certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 13 September 2004; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2004年9月13日的情況為準的發展項目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。

20 ELEVATION PLAN 立面圖

Tower 大廈



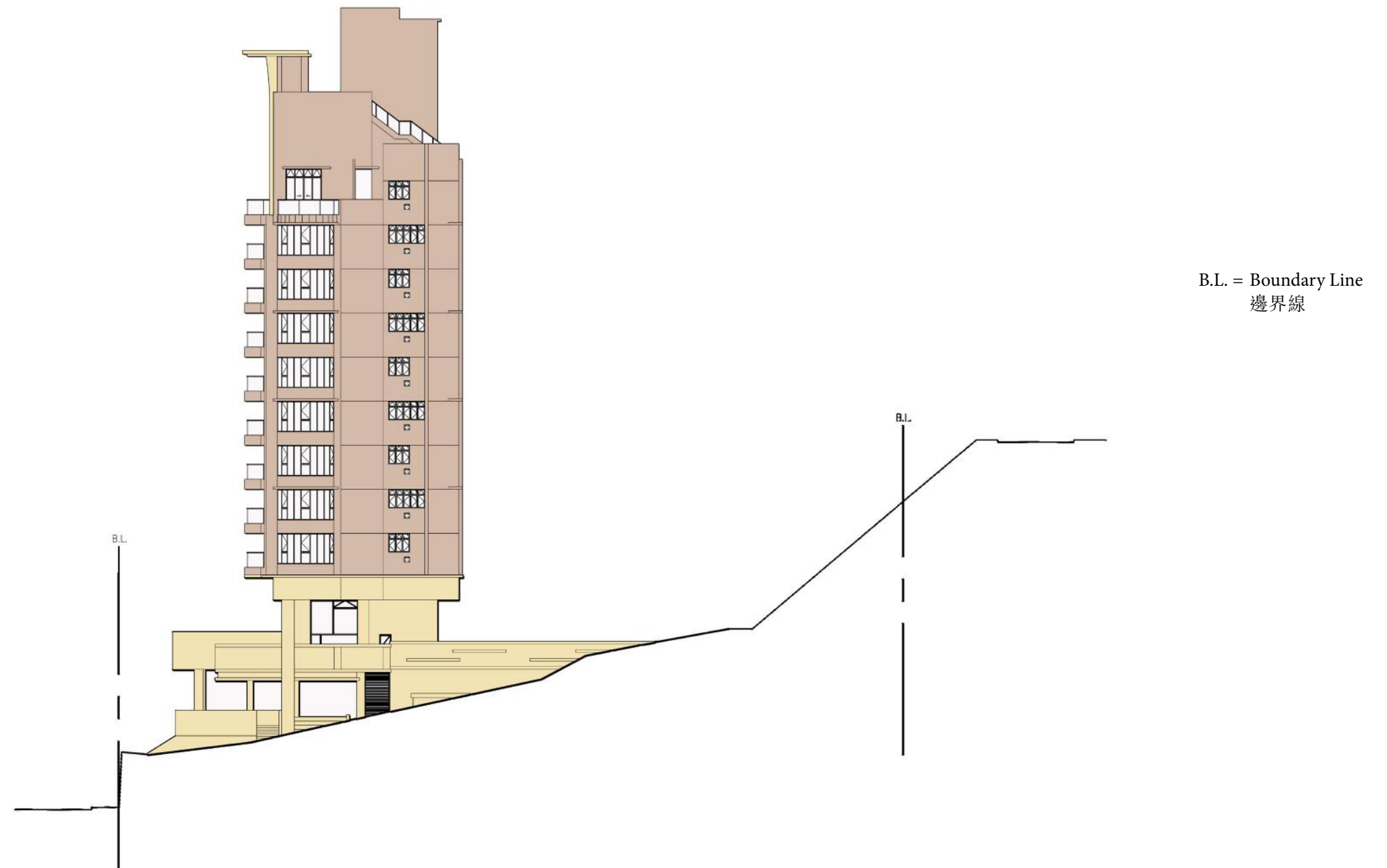
Elevation Plan of Tower (North)
大廈立面圖（北面）

The Authorized Person for the Development has certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 13 September 2004; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2004年9月13日的情況為準的發展項目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。

20 ELEVATION PLAN 立面圖

Tower 大廈



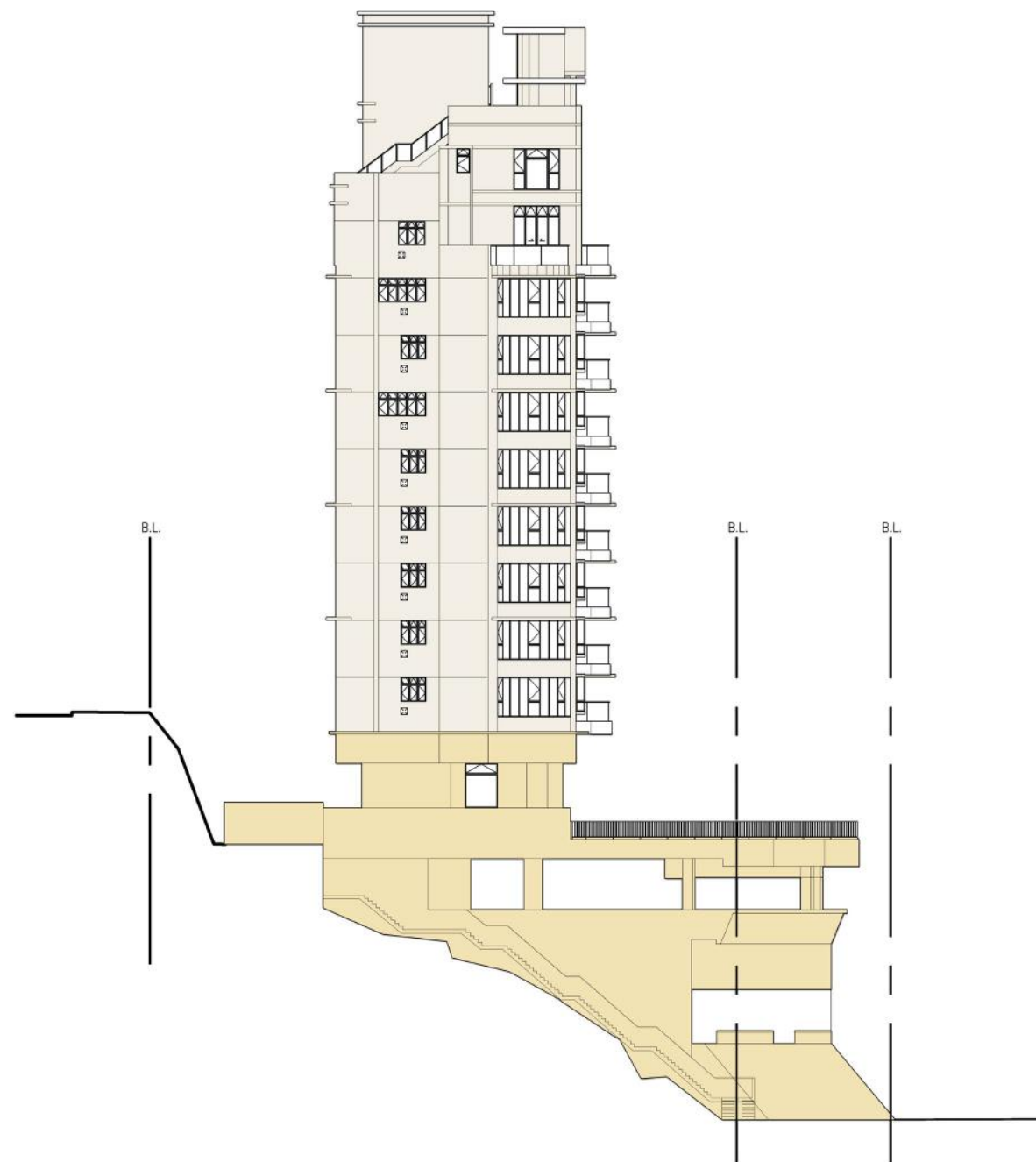
Elevation Plan of Tower (East)
大廈立面圖（東面）

The Authorized Person for the Development has certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 14 May 2004; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2004年5月14日的情況為準的發展項目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。

20 ELEVATION PLAN 立面圖

Tower 大廈



B.L. = Boundary Line
邊界線

Elevation Plan of Tower (West)
大廈立面圖（西面）

The Authorized Person for the Development has certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 14 May 2004; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2004年5月14日的情況為準的發展項目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。

20 ELEVATION PLAN 立面圖

House A 洋房 A



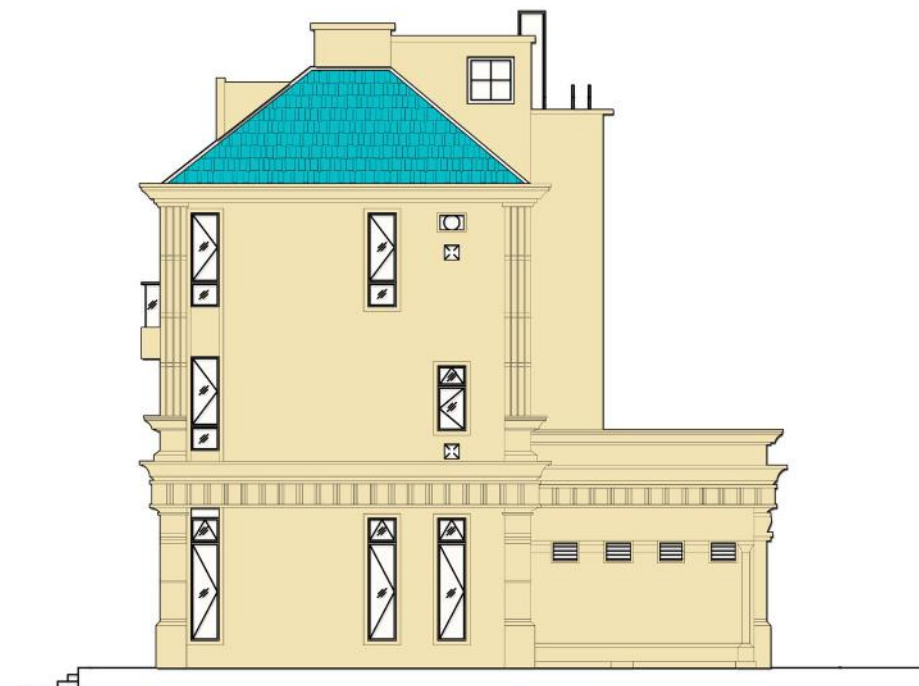
Elevation Plan (South)
立面圖 (南面)



Elevation Plan (West)
立面圖 (西面)



Elevation Plan (North)
立面圖 (北面)



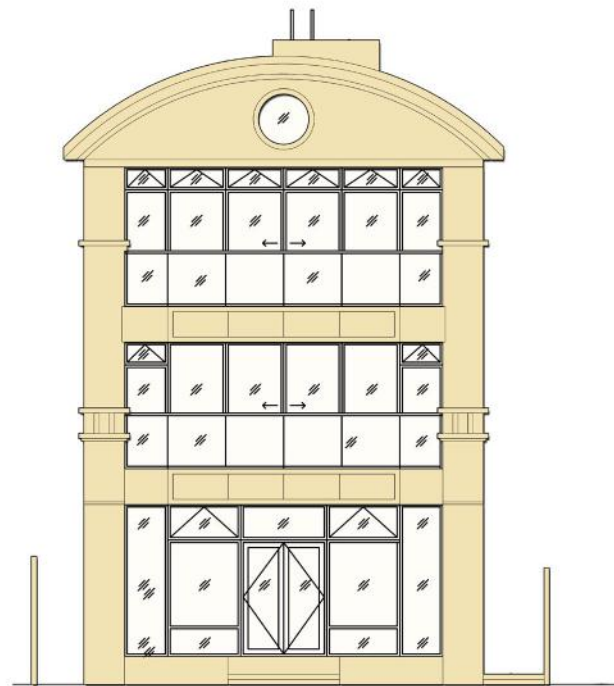
Elevation Plan (East)
立面圖 (東面)

The Authorized Person for the Development has certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 13 September 2004; and
2. are in general accordance with the outward appearance of the Development.

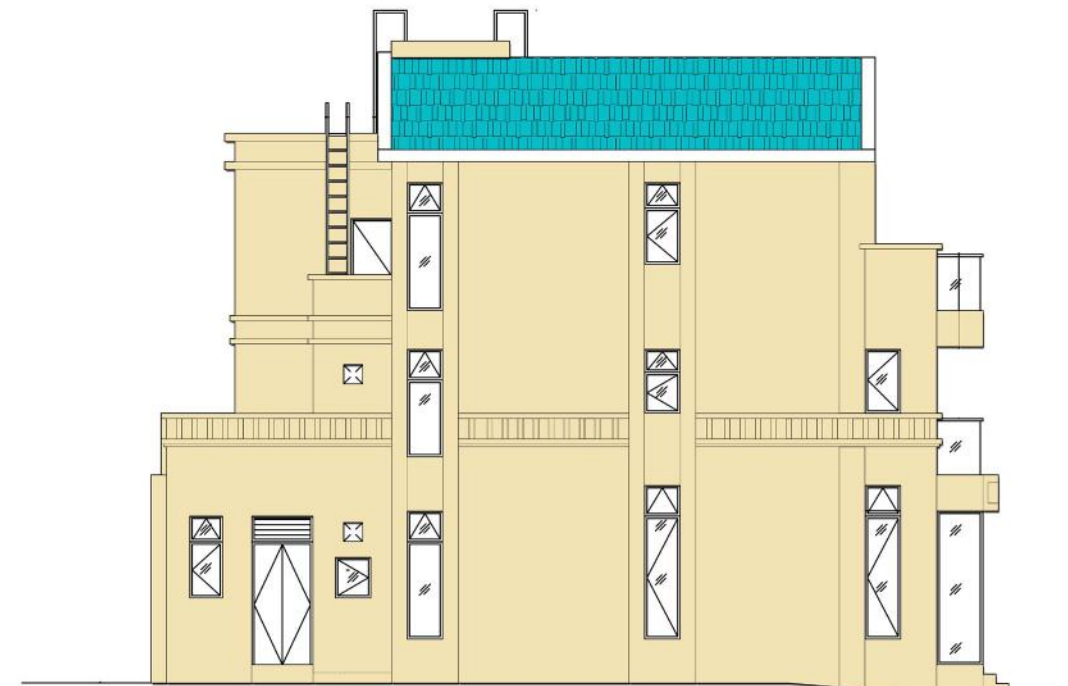
發展項目的認可人士已證明本圖所顯示的立面：
1. 以2004年9月13日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

20 ELEVATION PLAN 立面圖

House B 洋房B



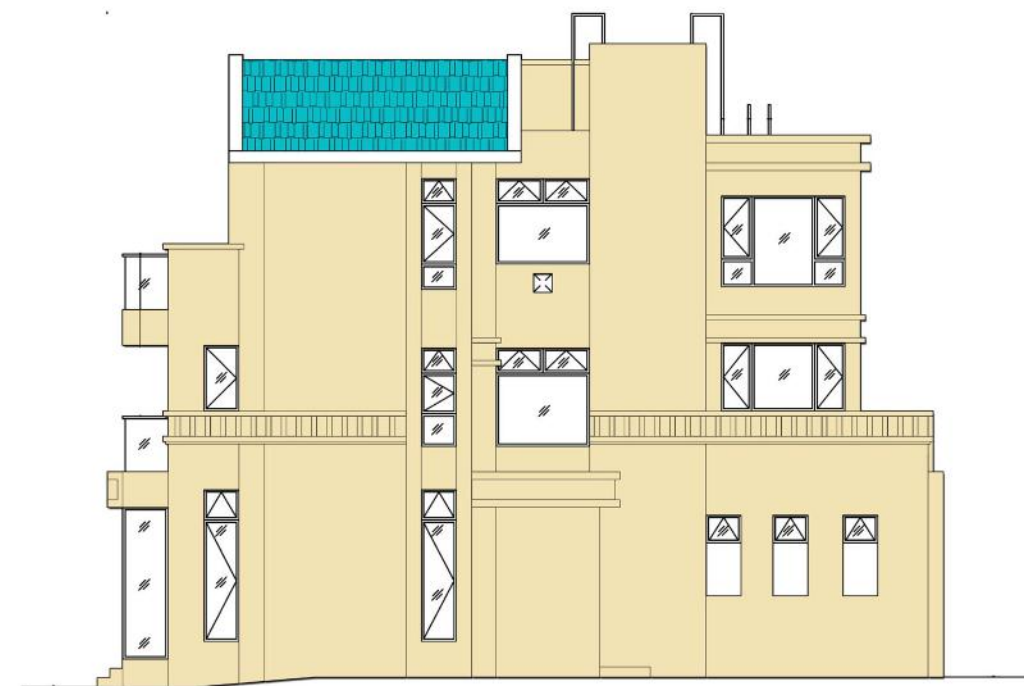
Elevation Plan (South)
立面圖 (南面)



Elevation Plan (West)
立面圖 (西面)



Elevation Plan (North)
立面圖 (北面)



Elevation Plan (East)
立面圖 (東面)

The Authorized Person for the Development has certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 13 September 2004; and
2. are in general accordance with the outward appearance of the Development.
House C is mirrored image of House B. Please refer to approved building plans for details.

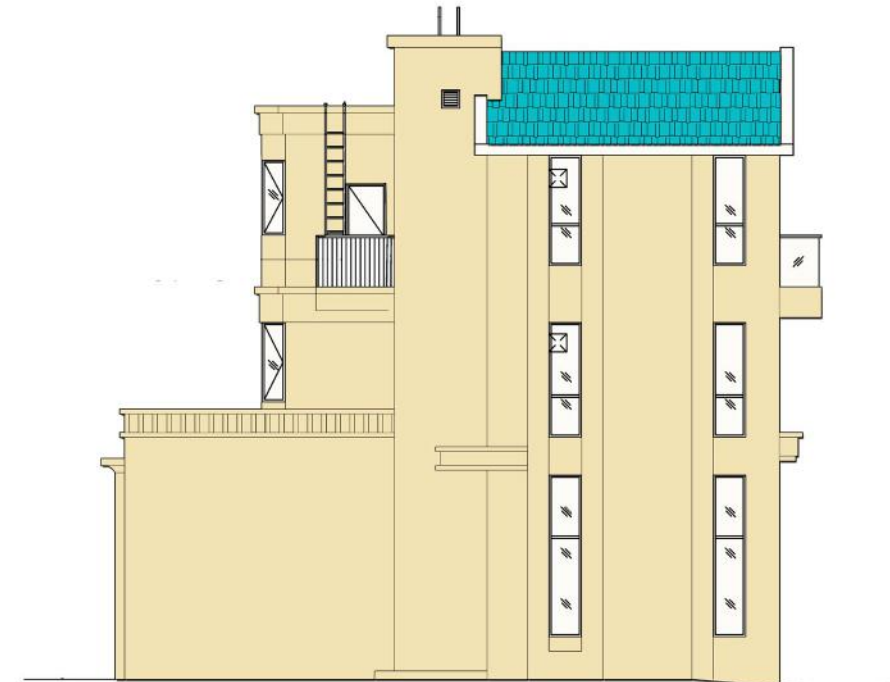
發展項目的認可人士已證明本圖所顯示的立面：
1. 以2004年9月13日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。
洋房C是洋房B的鏡像設計。詳情請參閱經批准的建築圖則。

20 ELEVATION PLAN 立面圖

House D 洋房D



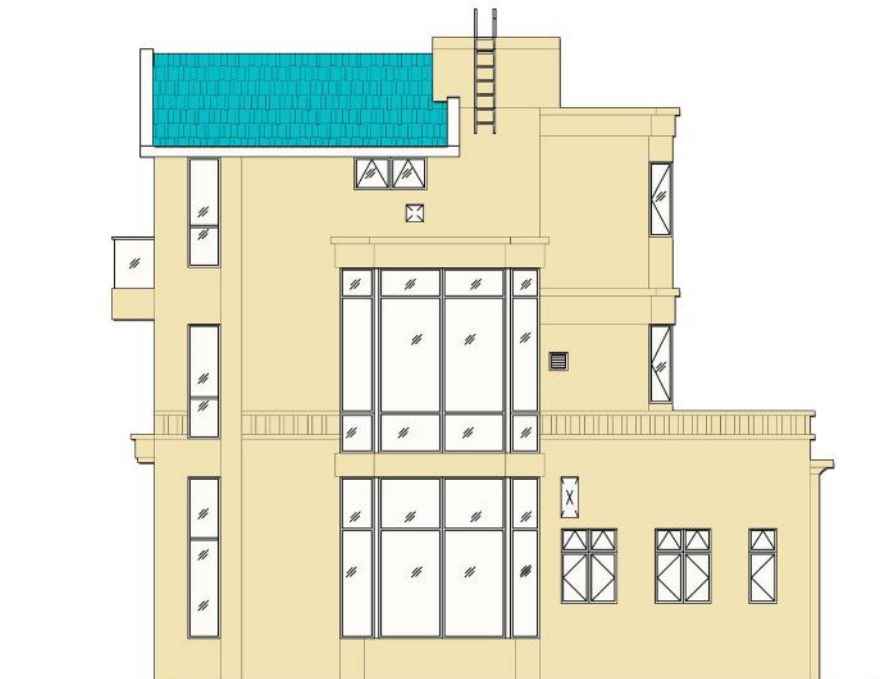
Elevation Plan (South)
立面圖 (南面)



Elevation Plan (West)
立面圖 (西面)



Elevation Plan (North)
立面圖 (北面)



Elevation Plan (East)
立面圖 (東面)

The Authorized Person for the Development has certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 13 September 2004; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2004年9月13日的情況為準的發展項目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。

21

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

Category of Common Facilities 公用設施的類別		Covered 有蓋	Uncovered 露天	Total Area 總面積
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)	sq.m. 平方米	140.56	-	140.56
	sq.ft. 平方呎	1,513	-	1,513
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)	sq.m. 平方米	-	-	-
	sq.ft. 平方呎	-	-	-
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)	sq.m. 平方米	239.93	-	239.93
	sq.ft. 平方呎	2,583	-	2,583

Note:
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

備註：
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which a copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk
2. (a) Copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
(b) The inspection is free of charge.

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

23

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

House A, B, C and D 洋房A，B，C及D

1. Exterior Finishes

Item		Description
(a)	External Wall	Natural Stone, ceramic facing tiles and roof tiles
(b)	Window	Aluminium frame finished with fluorocarbon coating, fixed with green tinted tempered glass for all windows except bathrooms, lavatories and stores fixed with sandblasted float glass
(c)	Bay Window	Not Applicable
(d)	Planter	Not Applicable
(e)	Verandah or Balcony	(i) Balcony and flat roof, if any, fitted with glass balustrade and aluminium top rail. Floor finished with porcelain tiles. Ceiling, if any, finished with natural stone and cement paint (ii) There is no verandah.
(f)	Drying Facilities for Clothing	Not Applicable

1. 外部裝修物料

細項		描述
(a)	外牆	天然石材、陶瓷貼面磚及屋頂瓦
(b)	窗	所有窗戶採用氟碳塗層處理鋁框及淺綠色鋼化玻璃（浴室、衛生間及儲物室除外），浴室、衛生間及儲物室採用噴砂浮法玻璃
(c)	窗台	不適用
(d)	花槽	不適用
(e)	陽台或露台	(i) 露台及平台（如有）裝有玻璃圍欄及鋁質頂扶手。地板以瓷磚飾面。天花板（如有）以天然石材和水泥漆飾面 (ii) 不設陽台
(f)	乾衣設施	不適用

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

House A, B, C and D 洋房A，B，C及D

2. Interior Finishes

Item		Description
(a)	Lobby	House A : Floor finished with natural stone and timber skirting. Wall finished with natural stone, mirror glass, wood veneered panels with metal trims. Ceiling fixed with suspended gypsum board, mouldings and painted with emulsion paint. House B to D : Floor finished with cement sand screeding. Wall and ceiling finished with internal plaster with emulsion paint
(b)	Internal wall and ceiling	House A : Wall - Living and dining room, family room, bedrooms and study room finished with the combination of timber panel/wall paper/ fabric/spray paint to exposed surfaces Ceiling - Living and dining room, family room, bedrooms and study room fixed with suspended gypsum board, mouldings and painted with emulsion paint. House B to D : Wall - Living and dining room, family room, bedrooms, study room and store rooms finished with internal plaster with emulsion paint Ceiling - Living and dining room, family room, bedrooms, study room and store rooms finished with internal plaster with emulsion paint.
(c)	Internal floor	House A : Living and dining room finished with natural stone with timber skirting, internal staircase finished with natural stone, family room finished with natural stone and timber flooring with skirting, bedrooms and study room finished with timber flooring with skirting House B to D : Living and dining room, internal staircase, family room, bedrooms, study room and store rooms finished with cement sand screeding
(d)	Bathroom	House A : Wall finished with natural stone on exposed surface and up to false ceiling level. Suspended gypsum board ceiling with emulsion paint. Floor finished with natural stone on exposed surface. House B to D : Wall finished with cement sand plaster. Ceiling is off-form concrete surface. Floor finished with cement sand screeding.
(e)	Kitchen	Wall finished with procelain tiles on exposed surface and up to false ceiling level. Ceiling finshed with gypsum board with emulsion paint and acrylic sheet. Floor finished with homogenous tiles on exposed surface.

2. 室內裝飾物料

細項		描述
(a)	大堂	洋房A： 地板以天然石材及木材踢腳線飾面。牆壁以天然石材、鏡面玻璃、木飾面板及金屬飾邊飾面。天花板裝設石膏板假天花、裝飾線條及乳膠漆飾面 洋房B - D： 地板以水泥砂漿飾面。牆壁及天花板以內部抹灰及乳膠漆飾面
(b)	內牆及天花板	洋房A： 牆壁 - 客廳及飯廳、家庭房、睡房及書房外露表面採用木材飾板 / 壁紙 / 布料 / 噴漆的組合飾面 天花板 - 客廳及飯廳、家庭房、睡房及書房裝設石膏板假天花、裝飾線條及乳膠漆飾面 洋房B - D： 牆壁 - 客廳及飯廳、家庭房、臥室、書房及儲物室以內部抹灰及乳膠漆飾面 天花板 - 客廳及飯廳、家庭房、臥室、書房及儲物室以內部抹灰及乳膠漆飾面
(c)	內部地板	洋房A： 客廳及飯廳以天然石材及木材踢腳線飾面，內部樓梯以天然石材飾面，家庭房以天然石材及木材地板及踢腳線飾面，臥室及書房以木材地板及踢腳線飾面 洋房 B - D： 客廳及飯廳、內部樓梯、家庭房、睡房、書房及儲物室以水泥砂漿飾面
(d)	浴室	洋房A： 牆壁外露表面及至假天花板高度以天然石材飾面。天花板以石膏板假天花及乳膠漆飾面。地板外露表面以天然石材飾面 洋房B - D： 牆壁以水泥砂漿抹灰飾面。天花板為原始混凝土表面。地板以水泥砂漿飾面
(e)	廚房	牆壁外露表面及至假天花板高度以瓷磚飾面。天花板以石膏板及乳膠漆及亞克力板飾面。地板在暴露表面以均質磚飾面

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

House A, B, C and D 洋房A，B，C及D

3. Interior Fittings

Item		Description
(a)	Door	Entance Door : Solid core fire rated timber door finished with wood veneer, fitted with lockset and concealed door closer. Bedroom Door : Solid core timber door finished with wood veneer panel, fitted with lockset and door stopper. Bathroom Door : Solid core timber door finished with wood veneer, fitted with glass panel, lockset and stopper. Kitchen Door : Solid core fire rated timber door finished with wood veneer, fitted with lockset, concealed door closer and glass vision panel. Pantry Door : Solid core timber door finished with wood veneer, fitted with lockset and glass vision panel. Lavatory Door : Solid core timber door finished with wood veneer panel, fitted with lockset and door stopper. Store Room Door : Solid core timber door finished with wood veneer panel, fitted with lockset. Plant Room Door : Solid core timber door finished with wood veneer panel, fitted with lockset and louvre. Exterior Door : P/F Living and Dining Room - Green tinted tempered glass door with aluminium door frame, fitted with lockset and door holder. P/F Utility - Aluminium door fitted with lockset. 1/F Flat Roof - Aluminium door fitted with lockset. 2/F Flat Roof - Aluminium door fitted with lockset and security chain Roof - Metal door fitted with lockset.

3. 室內裝置

細項		描述
(a)	門	入口大門 實心防火木材門以木飾面飾面，配備鎖具及隱藏式門閉器 睡房門 實心木材門以木飾面板飾面，配備鎖具及門擋 浴室門 實心木材門以木飾面飾面，配備玻璃面板、鎖具及門擋 廚房門 實心防火木材門以木飾面飾面，配備鎖具、隱藏式門閉器及玻璃視窗 茶水間門 實心木材門以木飾面飾面，配備鎖具及玻璃視窗 洗手間門 實心木材門以木飾面板飾面，配備鎖具及門擋 儲物間門 實心木材門以木飾面板飾面，配備鎖具 機房門 實心木材門以木飾面板飾面，配備鎖具及百頁 戶外門 客廳及飯廳 - 淺綠色鋼化玻璃門配鋁製門框，配備鎖具及門固定器 工作間 - 鋁製門配備鎖具 1/F 平台 - 鋁製門配備鎖具 2/F 平台 - 鋁製門配備鎖具及安全鏈 屋頂 - 金屬門配備鎖具

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

House A, B, C and D 洋房A，B，C及D

3. Interior Fittings

Item		Description
(b)	Bathroom	House A : Fitted with timber vanity cabinet and natural stone countertop and wall mirror. Sanitary wares and fittings include white vitreous china water closet, white vitreous china wash basin with chrome plated mixer, White acrylic freestanding bathtub with chrome plated mixer (2/F master bathroom only), White acrylic bathtub with chrom plated maixer (1/F bathroom 2 only), tempered glass shower cubicle with chrome plated shower set, chrome plated robe hook, towel rail and paper holder. Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply. House B to D : Sanitary wares and fittings include white vitreous china water closet, white vitreous china wash basin with chrome plated mixer, enameled cast iron bathtub with chrome plated mixer, tempered glass shower cubicle with chrome plated shower set (2/F master bathroom only). Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply.
	Lavatory	House A : Fitted with natural stone countertop and wall mirror. Sanitary wares and fittings include white vitreous china water closet, white vitreous china wash basin with chrome plated mixer, chrome plated robe hook and paper holder. Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply. House B to D : Sanitary wares and fittings include vitreous china toilet bowl, vitreous china wash basin, chrome plated basin mixer,. Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply.
(c)	Kitchen	Fitted with wooden kitchen cabinet of lacquer panel, solid surfacing material countertop, stainless steel sink with chrome plated sink mixer. Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply. For appliances and their brand names and model numbers, please refer to the "Appliances Schedule".
(d)	Bedroom	N/A
(e)	Telephone	Telephone connection points are installed for living room, dining room, bedrooms, family room, guest/study room. For location and number of connection points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Houses".
(f)	Aerials	TV/FM outlets are installed in living room, bedrooms, family room, guest/study room. For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Houses".

3. 室內裝置

細項		描述
(b)	浴室	洋房 A : 配備木材化妝櫃、天然石材檯面及牆鏡。衛浴潔具及配件包括白色陶瓷馬桶、白色陶瓷洗手盆配鍍鉻混合龍頭、白色亞克力座地浴缸配鍍鉻混合龍頭（僅限 2/F 主浴室）、白色亞克力浴缸配鍍鉻混合龍頭（僅限 1/F 浴室 2）、鋼化玻璃淋浴間配鍍鉻淋浴組、鍍鉻衣帽鉤、毛巾架及衛生紙架。裝設排氣扇。冷熱水供應均使用帶隔熱層的銅管 洋房 B - D : 衛浴潔具及配件包括白色陶瓷馬桶、白色陶瓷洗手盆配鍍鉻混合龍頭、搪瓷鑄鐵浴缸配鍍鉻混合龍頭、鋼化玻璃淋浴間配鍍鉻淋浴組（僅限 2/F 主浴室）。裝設排氣扇。冷熱水供應均使用帶隔熱層的銅管
	衛生間	House A : 配備天然石材檯面及牆鏡。衛浴潔具及配件包括白色陶瓷馬桶、白色陶瓷洗手盆配鍍鉻混合龍頭、鍍鉻衣帽鉤及衛生紙架。裝設排氣扇。冷熱水供應均使用帶隔熱層的銅管 House B to D : 衛浴潔具及配件包括陶瓷馬桶、陶瓷洗手盆、鍍鉻洗手盆混合龍頭。裝設排氣扇。冷熱水供應均使用帶隔熱層的銅管
(c)	廚房	配備漆面木製廚櫃、實心表面材料檯面、不銹鋼洗滌盆配鍍鉻混合龍頭。裝設排氣扇。冷熱水供應均採用帶隔熱層的銅管。有關隨樓附送的設備及其品牌和型號，請參考「設備說明」。
(d)	睡房	不適用
(e)	電話	客廳、飯廳、睡房、家庭房、客房 / 書房均設有電話連接點。有關連接點位置及數量，請參閱“住宅單位機械及電氣設備清單”
(f)	天線	客廳、睡房、家庭房、客房 / 書房均設有電視 / 電台插座。有關連接點位置及數量，請參閱“住宅單位機械及電氣設備清單”

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

House A, B, C and D 洋房A，B，C及D

3. Interior Fittings

Item		Description
(g)	Electrical installations	Three-phase electricity supply with miniature circuit breaker (MCB) distribution board is provided. For the location and number of power outlets, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Houses"
(h)	Gas supply	Individual gas meter in utility or kitchen. Gas supply pipes are installed and connected to gas cooker and gas water heater. For the location and number of gas water heater, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Houses"
(i)	Washing machine connection point	Water supply point of 22mm in diameter and drainage connection point of 40mm diameter for washing machine are provided at utility.
(j)	Water supply	Water supply are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling and bulkhead or running on external wall. Copper pipes are used for both cold and hot water supply system. PVC pipes are used for flushing water supply system. Hot water supply is available in lavatories, bathrooms, kitchen and pantry.

4. Miscellaneous

Item		Description
(a)	Lifts	One "Mitsubishi" lift is provided for each house serving G/F to 2/F.
(b)	Letter box	Not applicable.
(c)	Refuse collection	Refuse will be collected from each house and centrally handled at the refuse storage and material recovery chamber on G/F.
(d)	Water meter, electricity meter and gas meter	Separate water meter for potable water is provided and installed in water cabinet on G/F. Separate electricity meter is provided and installed in switch room on G/F. Separate gas meter is provided and installed in utility or kitchen of individual Houses.

5. Security Facilities

Description
Not applicable

6. Appliances

Description
Please refer to "Appliances Schedule" below for brand name and model number of appliances.

3. 室內裝置

細項		細項
(g)	電力裝置	提供三相電源，配備微型斷路器 (MCB) 配電箱。有關電源插座位置及數量，請參閱“住宅單位機械及電氣設備清單”
(h)	氣體供應	工作間或廚房內設有獨立煤氣錶。煤氣管道已安裝並連接至煤氣煮食爐及熱水爐。有關煤氣熱水爐的位置及數目，請參閱「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	工作間設有供洗衣機接駁的直徑 22 毫米的供水位，及直徑 40 毫米的排水位
(j)	供水	供水的喉管部分是隱藏，部分是外露。外露的喉管均被假天花及假樑掩蓋或安裝於外牆上。 冷熱水供水系統採用銅喉管。沖廁水供水系統採用膠喉管。衛生間、浴室、廚房及茶水間均有熱水供應。

4. 雜項

細項		描述
(a)	升降機	每棟洋房裝設一部“三菱”電梯，服務於地下至二樓
(b)	信箱	不適用
(c)	垃圾收集	家居垃圾收集於地下之垃圾及物料回收站作中央處理
(d)	水錶、電錶及氣體錶	獨立水錶安裝於地下的水錶櫃內 獨立電錶安裝於地下的總電掣房內 獨立煤氣錶安裝於工作間或廚房

5. 保安設施

描述
不適用

6. 設備

描述
設備之品牌名稱及產品型號請參閱下文「設備說明表」。

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

Tower 大廈

1. Exterior Finishes

Item		Description
(a)	External Wall	Ceramic facing tiles, spray paint & spray granite
(b)	Window	Aluminium frame finished with fluorocarbon coating, fixed with green tinted tempered glass for all windows except bathrooms, lavatories and stores fixed with sandblasted float glass
(c)	Bay Window	Natural stone
(d)	Planter	Not Applicable
(e)	Verandah or Balcony	(i) Balcony and flat roof, if any, fitted with glass balustrade and aluminium top rail. Floor finsihed with porcelain tiles. Ceiling finished with cement paint. (ii) There is no verandah.
(f)	Drying Facilities for Clothing	Ceiling mounted drying rack

1. 外部裝修物料

細項		描述
(a)	外牆	陶瓷面磚、噴漆和噴塗花崗石
(b)	窗	鋁框表面經碳氟化合物塗層處理，除浴室、洗手間和儲物室使用噴砂浮法玻璃固定外，所有窗戶均使用綠色強化玻璃固定
(c)	窗台	天然石材
(d)	花槽	不適用
(e)	陽台或露台	(i) 露台和平冰（如有）裝有玻璃欄杆和鋁質頂軌。地板鋪設瓷磚。天花板塗上水泥漆。 (ii) 沒有陽台。
(f)	乾衣設施	吸頂式晾衣架

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

Tower 大廈

2. Interior Finishes

Item		Description
(a)	Lobby	Entrance Lobby (located at LG/F) : Floor and wall finished with artificial stone, ceiling fixed with suspended gypsum board and painted with emulsion paint. Passenger Lift Lobby (located at G/F) : Floor and wall finished with artificial stone, ceiling fixed with suspended gypsum board and painted with emulsion paint. Entrance Lobby (located at P/F) : Floor finished with natural stone and metal strips. Wall finished with natural stone and mirror. Ceiling fixed with suspended gypsum board and painted with emulsion paint.
(b)	Internal wall and ceiling	Wall - Living and dining room, bedrooms, study room and store rooms finished with internal plaster with emulsion paint. Ceiling - Living and dining room, bedrooms, study room and store room finished with internal plaster with emulsion paint. Partial areas fixed with suspended gypsum board ceiling and bulkhead painted with emulsion paint.
(c)	Internal floor	Living and dining room, bedrooms, study room and internal staircase (if any) finished with timber flooring with skirting. Store room finished with porcelain tiles.
(d)	Bathroom	Wall finished with natural stone and mosaic tiles on exposed surface up to false ceiling level. Suspended aluminium ceiling. Floor finished with natural stone and mosaic tiles on exposed surface.
(e)	Kitchen	Wall finished with ceramic tiles on exposed surface up to false ceiling level. Suspended aluminium ceiling. Floor finished with homogenous tiles on exposed surface.

2. 室內裝飾物料

細項		描述
(a)	大堂	入口大堂 (位於 LG/F) : 地板和牆壁以人造石鋪設，天花板以懸吊式石膏板固定，並塗上乳膠漆。 客用電梯大堂 (位於地下) : 地板和牆壁以人造石鋪設，天花板以懸吊式石膏板固定，並塗上乳膠漆。 入口大堂 (位於平台樓層) : 地板以天然石材和金屬條飾面。牆壁以天然石材和鏡子飾面。天花板以懸吊式石膏板固定，並塗上乳膠漆。
(b)	內牆及天花板	牆壁 - 客廳、飯廳、睡房、書房及儲物室均以乳膠漆內抹灰完成。 天花板 - 客廳與飯廳、睡房、書房與儲物室以抹灰並塗上乳膠漆。部分區域以懸吊式石膏板天花板固定，隔板塗上乳膠漆。
(c)	內部地板	客廳、飯廳、睡房、書房及內部樓梯（如有）均鋪設木地板及踢腳線。儲物室鋪設瓷磚。
(d)	浴室	牆壁外露表面一直到假天花板水平以天然石材和馬賽克磚鋪砌。懸吊式鋁質天花板。地板以天然石材和馬賽克磚鋪砌。
(e)	廚房	牆壁外露表面一直到假天花板水平瓷磚鋪貼。懸吊式鋁質天花板。地板外露表面鋪貼同質瓷磚。

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

Tower 大廈

3. Interior Fittings

Item		Description
(a)	Door	Entrance Door : Solid core fire rated timber door finished with wood veneer, fitted with lockset, concealed door closer and door stopper. Bedroom Door : Hollow core timber door finished with wood veneer, fitted with glass panel, lockset and door stopper. Bathroom Door : Hollow core timber door finished with wood veneer, fitted with glass panel, lockset and door stopper. Kitchen Door : Solid core fire rated timber door finished with wood veneer, fitted with glass vision panel, lockset, concealed door closer and door stopper. Utility Room Door : Solid core timber door finished with wood veneer, fitted with glass panel, lockset and door stopper. Toilet Door : Aluminium folding door Laundry Door (if any) : Solid core fire rated timber door finished with wood veneer, fitted with glass vision panel, lockset, concealed door closer and door stopper. Study Room door (if any) : Hollow core timber door finished with wood veneer, fitted with glass panel, lockset and door stopper. Lavatory Door (if any) : Hollow core timber door finished with wood veneer, fitted with glass panel, lockset and door stopper. Balcony door : Green tinted tempered glass door with aluminium door frame. A/C Platform and Flat Roof door : Aluminium door fitted with lockset.

3. 室內裝置

細項		描述
(a)	門	入口大門 : 實心木門以木飾面板飾面，配備鎖具、隱藏式關門器和門擋。 睡房門 : 空心木門以木飾面板飾面，配備玻璃面板、鎖具和門擋。 浴室門 : 空心木門以木飾面板飾面，配備玻璃面板、鎖具和門擋。 廚房門 : 實心防火木門以木飾面板飾面，配備玻璃視窗面板、鎖具、隱藏式關門器和門擋。 工作間門 : 實心木門以木飾面板飾面，配備鎖具、隱藏式關門器和門擋。 廁所門 : 鋁質折疊門 洗衣房門 (如有) : 實心木門以木飾面板飾面，配備玻璃視窗面板、鎖具、隱藏式關門器和門擋。 書房門 (如有) : 空心木門以木飾面板飾面，配備玻璃面板、鎖具和門擋。 洗手間門 : 空心木門以木飾面板飾面，配備玻璃面板、鎖具和門擋。 露台門 : 綠色鋼化玻璃門，搭配鋁製門框。 冷氣機平台及平台門 : 鋁製門，配備鎖具。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 大廈

3. Interior Fittings

Item		Description
(b)	Bathroom	Master Bathroom : Fitted with timber vanity cabinet and natural stone countertop and wall mirror. Sanitary wares and fittings include white vitreous china water closet, white vitreous china wash basin with chrome plated mixer, enameled cast iron bathtub with chrome plated mixer, tempered glass shower cubicle with chrome plated shower set, chrome plated robe hook, towel rail and paper holder. Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply. Bathroom : Fitted with timber vanity cabinet and natural stone countertop and wall mirror. Sanitary wares and fittings include white vitreous china water closet, white vitreous china wash basin with chrome plated mixer, enameled cast iron bathtub with chrome plated mixer or tempered glass shower cubicle with chrome plated shower set, chrome plated robe hook, towel rail and paper holder. Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply.
	Lavatory	Fitted with natural stone countertop and wall mirror. Sanitary wares and fittings include white vitreous china water closet, white vitreous china wash basin with chrome plated mixer, chrome plated robe hook and paper holder. Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply.
(c)	Kitchen	Fitted with wooden kitchen cabinet of wood venner panel, solid surfacing material countertop, stainless steel sink with chrome plated sink mixer. Exhaust fan is provided. Copper water pipes with thermal insulation are used for both cold water and hot water supply. For appliances and their brand names and model numbers, please refer to the "Appliances Schedule".
(d)	Bedroom	N/A
(e)	Telephone	Telephone connection points are installed for living and dining room, bedrooms and study room (if any). For location and number of connection points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units".
(f)	Aerials	TV/FM outlets are installed in living and dining room, bedrooms and study room (if any). For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(g)	Electrical installations	Three-phase electricity supply with miniature circuit breaker (MCB) distribution board is provided. For the location and number of power outlets, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(h)	Gas supply	Individual gas meter in A/C platform. Gas supply pipes are installed and connected to gas cooker and gas water heater. For the location and number of gas water heater, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"

3. 室內裝置

細項		描述
(b)	浴室	主人浴室： 配備木材化妝櫃、天然石材檯面及牆鏡。衛生用具和配件包括白色陶瓷馬桶、白色陶瓷洗手盆連鍍鉻龍頭、搪瓷鑄鐵浴缸連鍍鉻龍頭、強化玻璃淋浴間連鍍鉻花灑組件、鍍鉻浴袍掛勾、毛巾桿和廁紙架。提供排風扇。冷水與熱水供應均採用隔熱銅水管。 浴室： 配備木材化妝櫃、天然石材檯面及牆鏡。衛生用具及配件包括白色陶瓷馬桶、白色陶瓷洗手盆連鍍鉻龍頭、搪瓷鑄鐵浴缸連鍍鉻龍頭，強化玻璃淋浴間連鍍鉻花灑組件、鍍鉻浴袍掛勾、毛巾桿及廁紙架。提供排風扇。冷水與熱水供應均採用隔熱銅水管。
	衛生間	配有天然石材檯面和牆鏡。衛生用具和配件包括白色陶瓷馬桶、帶鍍鉻龍頭的白色陶瓷洗手盆、鍍鉻浴袍掛鉤和廁紙架。提供排風扇。冷水與熱水供應均採用隔熱銅水管。
(c)	廚房	配備漆面木製廚櫃、實心表面材料檯面、不銹鋼洗滌盆配鍍鉻混合龍頭。裝設排氣扇。冷熱水供應均採用帶隔熱層的銅管。有關隨樓附送的設備及其品牌和型號，請參考「設備說明」。
(d)	睡房	不適用
(e)	電話	客廳、飯廳、睡房、家庭房、客房 / 書房均設有電話連接點。有關連接點位置及數量，請參閱“住宅單位機械及電氣設備清單”
(f)	天線	客廳、睡房、家庭房、客房 / 書房均設有電視 / 電台插座。有關連接點位置及數量，請參閱“住宅單位機械及電氣設備清單”
(g)	電力裝置	提供三相電源，配備微型斷路器 (MCB) 配電箱。有關電源插座位置及數量，請參閱“住宅單位機械及電氣設備清單”
(h)	氣體供應	冷氣機平台內設有獨立煤氣錶。煤氣管道已安裝並連接至煤氣煮食爐及熱水爐。有關煤氣熱水爐的位置及數目，請參閱「住宅單位機電裝置數量說明表」。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Tower 大廈

3. Interior Fittings

Item		Description
(i)	Washing machine connection point	Water supply point of 22mm in diameter and drainage connection point of 40mm diameter for washing machine are provided at A/C platform.
(j)	Water supply	Water supply are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling and bulkhead or running on external wall. Copper pipes are used for both cold and hot water supply system. PVC pipes are used for flushing water supply system. Hot water supply is available in lavatories, bathrooms, kitchen.

4. Miscellaneous

Item		Description
(a)	Lifts	One "Mitsubishi" lift is provided for the Development serving LG/F to P/F. Two "Mitsubishi" lifts are provided for Tower serving G/F to 11/F (no designation of 1/F and 4/F)
(b)	Letter box	Stainless steel letter box is provided for each residential unit at P/F entrance lobby of the tower.
(c)	Refuse collection	Refuse will be collected from each floor and centrally handled at the refuse storage and material recovery chamber.
(d)	Water meter, electricity meter and gas meter	Separate water meter for potable water is provided and installed in pipe ducts on P/F. Separate electricity meter is provided and installed in cable duct on each floor. Separate gas meter is provided and installed at A/C platform of individual residential units.

5. Security Facilities

Item		Description
(a)	Security System and Equipment	Two visitor panels are installed at G/F and P/F lobby entrances of the tower. CCTV cameras are installed at the main entrance, entrance lobbies, carpark, landscape area and inside lift cars. The CCTV signal is linked to the LCD displays in caretaker counter on P/F.

6. Appliances

Description
Please refer to "Appliances Schedule" below for brand name and model number of appliances.

3. 室內裝置

細項		描述
(i)	洗衣機接駁位	工作間設有供洗衣機接駁的直徑22毫米的供水位，及直徑40毫米的排水位。
(j)	供水	供水的喉管部分是隱藏，部分是外露。外露的喉管均被假天花及假樑掩蓋或安裝於外牆上。 冷熱水供水系統採用銅喉管。沖廁水供水系統採用膠喉管。衛生間、浴室、廚房及茶水間均有熱水供應。

4. 雜項

細項		描述
(a)	升降機	發展項目裝設一部“三菱”電梯，服務於LG/F至P/F。 大廈裝設兩部“三菱”電梯，服務於地下至11樓（不設1樓及4樓）。
(b)	信箱	於大廈平台樓層入口大堂為每個住宅單位提供不銹鋼信箱。
(c)	垃圾收集	家居垃圾收集於各樓層之垃圾及物料回收站後作中央處理。
(d)	水錶、電錶及氣體錶	獨立水錶安裝於P/F的管道櫃內。 獨立電錶安裝於每層的電線櫃內。 獨立煤氣錶安裝於各單位的冷氣機平台內。

5. 保安設施

細項		描述
(a)	保安系統及設備	大廈的地下及平台樓層的入口大堂均安裝兩塊訪客面板。 閉路電視攝影機安裝於入口大門、入口大堂、停車場、園區和升降機內。 閉路電視訊號與平台樓層管理員櫃檯的LCD顯示器相連。

6. 設備

描述
設備之品牌名稱及產品型號請參閱下文「設備說明表」。

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

APPLIANCES SCHEDULE (HOUSE)
設備說明表 (洋房)

Floor 樓層	Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
G/F 地下	Swimming Pool Plant Room 泳池機房	Circularion Water Pimp 循環水泵	Acquaer	7860GPH	2	2	2	2
	Entrance Lobby 入口門廳	VRF Air-conditioner Indoor Unit 變頻分體式冷氣機 (室內機)	Mitsubishi Heavy Industries	FDUM36	1	-	-	-
			General	AR9	-	1	1	1
P/F 平台層	Living Room & Dining Room 客廳及飯廳	VRF Air-conditioner Indoor Unit 變頻分體式冷氣機 (室內機)	Mitsubishi Heavy Industries	FDUM71	4	-	-	-
			General	AR25	-	2	2	2
	Laundry/Utility Room 洗衣間 / 工作間	Washer/Dryer 洗衣乾衣機	TGC	GWD55F	1	1	1	/
	Lavatory 1 洗手間 1	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1
	Lavatory 2 洗手間 2	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1
	Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TGW128	1	1	1	1
		Wall-mounted Hood 掛牆式抽油煙機	Philco	PC900SNL	1	1	1	1
		4 Burners Gas Hob 煤氣四頭煮食爐	Rinnai	RH-4	1	-	-	-
		3 Burners Gas Hob 煤氣三頭煮食爐	TGC	RB3GVB	-	1	1	1
		Electric Oven 電焗爐	Philco	PMO865	-	1	1	1
		Built-in Integrated Refrigerator 嵌入式雪櫃	Philco	RF320NF	-	2	2	2
		Washer/Dryer 洗衣乾衣機	TGC	GWD55F	-	-	-	1
		Exhaust Fan 抽氣扇	Xpelair	GX12	1	1	1	1

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

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

APPLIANCES SCHEDULE (HOUSE)
設備說明表 (洋房)

Floor 樓層	Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
1/F 一樓	Pantry 茶水間	Built-in Integrated Refrigerator 嵌入式雪櫃	Philco	RF320NF	1	/	/	-
		Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	/	/	1
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	1	/	/	1
	Family Room 家庭室	VRF Air-conditioner Indoor Unit 變頻分體式冷氣機 (室內機)	Mitsubishi Heavy Industries	FDUM56	1	-	-	-
			General	AR18	-	1	1	1
	Bedroom 1 睡房 1	VRF Air-conditioner Indoor Unit 變頻分體式冷氣機 (室內機)	Mitsubishi Heavy Industries	FDUM36	2	-	-	-
			General	AR18	-	1	1	1
	Bedroom 2 睡房 2	VRF Air-conditioner Indoor Unit 變頻分體式冷氣機 (室內機)	Mitsubishi Heavy Industries	FDUM56	1	-	-	-
			General	AR18	-	1	1	1
	Bathroom 浴室	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	/	1	1	/
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	/	1	1	/
	Bedroom Bathroom 1 睡房浴室 1	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1
		Electric Water Heater 電熱水爐	German Pool	DEN12	1	-	-	-
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	-	1	1	1
	Bedroom Bathroom 2 睡房浴室 2	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	-	1	1	-
	Flat Roof 平台	VRF Air-conditioner Outdoor Unit 變頻分體式冷氣機 (室外機)	Mitsubishi Heavy Industries	FDC140	1	-	-	-
			Mitsubishi Heavy Industries	FDC280	2	-	-	-
			General	AO72	-	2	2	2

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

APPLIANCES SCHEDULE (HOUSE)
設備說明表 (洋房)

Floor 樓層	Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
2/F 二樓	Guest/Study Room 客房 / 書房	VRF Air-conditioner indoor Unit 變頻分體式冷氣機 (室內機)	Mitsubishi Heavy Industries	FDUM36	1	-	-	-
			General	AR9	-	1	1	1
	Master Bedroom 主人房	VRF Air-conditioner Indoor Unit 變頻分體式冷氣機 (室內機)	Mitsubishi Heavy Industries	FDUM71	1	-	-	-
			General	AR12	-	2	2	2
	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	1	1	1	1
	Bedroom 3 睡房 3	VRF Air-conditioner Indoor Unit 變頻分體式冷氣機 (室內機)	Mitsubishi Heavy Industries	FDUM56	1	/	/	-
			General	AR18	-	/	/	1
	Bedroom Bathroom 3 睡房浴室 3	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	/	/	/
	Bathroom 浴室	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	/	/	1
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	1	/	/	1

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

APPLIANCES SCHEDULE (TOWER)
設備說明表 (大廈)

Floor 樓層	Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F, 5/F, 6/F 2樓、3樓、5樓、6樓				7/F & 9/F 7樓及9樓		8/F & 10/F 8樓及10樓		7/F - 8/F Duplex & 9/F - 10/F Duplex 7樓至8樓複式及 9樓至10樓複式		11/F - 12/F Duplex 11樓至12樓複式			
					Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 B	Flat 單位 C	Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D
ALL	Living Room & Dining Room 客廳及飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機 (室內機)	Gerneral	ASG12A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
				ASG17A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lavatory 洗手間	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Kitchen 廚房	Exhaust Fan 抽氣扇	Xpelair	GX12	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Wall-mounted Hood 掛牆式抽油煙機	Philco	PC900SNL	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		3 Burners Gas Hob 煤氣三頭煮食爐	TGC	RB3GVB	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Electric Oven 電焗爐	Philco	PMO865	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Built-in Refrigerator 嵌入式雪櫃	Philco	RF320NF	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	A/C Platform outside Store Room 士多房外之冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機 (室外機)	Gerneral	AOG32A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			Gerneral	AOG19A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washer/Dryer 洗衣乾衣機	TGC	GWD55F	1	1	1	1	1	1	-	-	1	1	1	1	1	1
	Master Bedroom 主人房	Split Type Air-conditioner Indoor Unit 分體式冷氣機 (室內機)	Gerneral	ASG18A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Bedroom 1 睡房 1	Split Type Air-conditioner Indoor Unit 分體式冷氣機 (室內機)	Gerneral	ASG9A	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

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

APPLIANCES SCHEDULE (TOWER)
設備說明表 (大廈)

Floor 樓層	Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F, 5/F, 6/F 2樓、3樓、5樓、6樓				7/F & 9/F 7樓及9樓		8/F & 10/F 8樓及10樓		7/F - 8/F Duplex & 9/F - 10/F Duplex 7樓至8樓複式及 9樓至10樓複式		11/F - 12/F Duplex 11樓至12樓複式			
					Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 B	Flat 單位 C	Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D
ALL	Bedroom 2 睡房2	Split Type Air-conditioner Indoor Unit 分體式冷氣機 (室內機)	Gerneral	ASG9A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Bedroom 3 睡房3	Split Type Air-conditioner Indoor Unit 分體式冷氣機 (室內機)	Gerneral	ASG9A	1	/	/	1	1	1	1	1	1	1	1	1	1	1
	Bathroom 1 浴室1	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	A/C Platform outside Bathroom 1 浴室1外之冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機 (室外機)	Gerneral	AOG18A	1	1	1	1	1	1	1	1	/	/	1	1	1	1
			Gerneral	AOG9A	1	-	-	1	1	1	1	1	/	/	1	1	1	1
	Bathroom 2 浴室2	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Gas Water Heater 煤氣熱水爐	TGC	TGW128	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8/F & 10/F 8樓及10樓	Laundry 洗衣房	Exhaust Fan 抽氣扇	Mitsubishi	20EWG7T	/	/	/	/	/	/	1	1	/	/	/	/	/	/
		Washer/Dryer 洗衣乾衣機	TGC	GWD55F	/	/	/	/	/	/	1	1	/	/	/	/	/	/
7/F - 8/F Duplex, 9/F - 10/F Duplex 7樓至8樓複式， 9樓至10樓複式	Lavatory 2 洗手間2	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	/	/	/	/	/	/	/	/	1	1	/	/	/	/
	A/C Platform outside stairs 樓梯外之冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機 (室外機)	Gerneral	AOG18A	/	/	/	/	/	/	/	/	1	1	/	/	/	/
			Gerneral	AOG9A	/	/	/	/	/	/	/	/	1	1	/	/	/	/
11/F-12/F Duplex 11樓至12樓 複式	Study Room 書房	Split Type Air-conditioner Outdoor Unit 分體式冷氣機 (室外機)	Gerneral	AWG9	/	/	/	/	/	/	/	/	/	/	1	1	1	1
	Bathroom 3 浴室3	Exhaust Fan 抽氣扇	Mitsubishi	15EWG6T	/	/	/	/	/	/	/	/	/	/	1	1	1	1
	Flat Roof 1 平台1	VRF Air-conditioner Outdoor Unit 變頻分體式冷氣機 (室外機)	Gerneral	AO90	/	/	/	/	/	/	/	/	/	/	1	1	1	1

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

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)
住宅單位機電裝置數量說明表（洋房）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
G/F 地下	Electric Meter Room 電錶房	Lighting Switch 燈掣	1	1	1	1
		Lighting Point 燈位	1	1	1	1
		13A Single Socket Outlet 13A單位電插座	1	1	1	1
	Swimming Pool Plant Room 泳池機房	Lighting Switch 燈掣	1	1	1	1
		Lighting Point 燈位	2	2	2	2
		13A Waterproof Single Socket Outlet 13A防水單位電插座	1	1	1	1
	Entrance Lobby 入口門廳	Lighting Switch 燈掣	4	3	3	3
		Lighting Point 燈位	8	3	3	3
		13A Single Socket Outlet 13A單位電插座	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	1	1	1	1
		Electric Combination Door Lock 密碼電門鎖	1	1	1	1
	Store Room 3 士多房 3	Lighting Switch 燈掣	/	1	1	/
		Lighting Point 燈位	/	1	1	/
P/F 平台層	Garden 花園	13A Waterproof Single Socket Outlet 13A防水單位電插座	6	2	2	2
		Lighting Point 燈位	22	6	6	6
	Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視/電台天線插座	2	2	2	2
		Telephone Outlet 電話接駁位	2	2	2	2
		13A Single Socket Outlet 13A單位電插座	3	2	2	2
		13A Twin Socket Outlet 13A雙位電插座	3	3	3	3
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	4	2	2	2
		Lighting Switch 燈掣	6	4	4	4
		Lighting Point 燈位	29	4	4	4
	Laundry/Utility Room 洗衣間 / 工作間	13A Single Socket Outlet 13A單位電插座	1	1	1	1
		13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
		Lighting Switch 燈掣	1	1	1	1
		Lighting Point 燈位	1	1	1	1

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ / ” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
2. 上表內之「/」符號代表「不適用」。
3. 上表內之「-」符號代表「沒有提供」。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)
住宅單位機電裝置數量說明表（洋房）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
P/F 平台層	Lavatory 1 洗手間 1	Exhaust Fan Switch 抽氣扇開關	1	1	1	1
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	2	2	2	2
	Lavatory 2 洗手間 2	Exhaust Fan Switch 抽氣扇開關	1	1	1	1
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	2	2	2	2
	Store Room 1 士多房 1	Lighting Switch 燈掣	1	1	1	1
		Lighting Point 燈位	1	1	1	1
		13A Single Socket Outlet 13A單位電插座	2	2	2	2
	Store Room 2 士多房 2	Lighting Switch 燈掣	1	1	1	1
		Lighting Point 燈位	1	1	1	1
		13A Single Socket Outlet 13A單位電插座	2	2	2	2
	Kitchen 廚房	20A Connection Unit and Switch for Oven 20A焗爐接電位及開關掣	-	1	1	1
		Connection Unit for Cooker Hood 抽油煙機接電位	1	1	1	1
		13A Single Socket Outlet 13A單位電插座	2	2	2	2
		13A Twin Socket Outlet 13A雙位電插座	2	2	2	2
		Exhaust Fan Switch 抽氣扇開關	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接電位	1	1	1	1
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	8	2	2	2
		Video Door Phone 視像對講機	1	1	1	1
		Gas Water Heater Temperature Controller 煤氣熱水器溫度控制器	1	1	1	1

Notes:
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備註：
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3. 上表內之「-」符號代表「沒有提供」。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)
住宅單位機電裝置數量說明表（洋房）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
1/F 一樓	Corridor 走廊	Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	2	2	2	2
		13A Single Socket Outlet 13A單位電插座	1	1	1	1
	Pantry 茶水間	13A Single Socket Outlet 13A單位電插座	1	/	/	1
		13A Twin Socket Outlet 13A雙位電插座	1	/	/	1
		Exhaust Fan Switch 抽氣扇開關	1	/	/	1
		Lighting Switch 燈掣	1	/	/	1
		Lighting Point 燈位	1	/	/	1
	Family Room 家庭室	13A Single Socket Outlet 13A單位電插座	2	2	2	2
		13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	1	1	1	1
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	8	2	2	2
		TV/FM Outlet 電視/電台天線插座	1	1	1	1
		Telephone Outlet 電話接駁位	1	1	1	1
	Bedroom 1 睡房 1	13A Single Socket Outlet 13A單位電插座	1	1	1	1
		13A Twin Socket Outlet 13A雙位電插座	2	2	2	2
		Telephone Outlet 電話接駁位	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	2	1	1	1
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	8	2	2	2

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ / ” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
2. 上表內之「/」符號代表「不適用」。
3. 上表內之「-」符號代表「沒有提供」。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)
住宅單位機電裝置數量說明表（洋房）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
1/F 一樓	Bedroom 2 睡房 2	13A Single Socket Outlet 13A單位電插座	1	1	1	1
		13A Twin Socket Outlet 13A雙位電插座	2	2	2	2
		Telephone Outlet 電話接駁位	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	1	1	1	1
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	8	2	2	2
	Bathroom 浴室	Exhaust Fan Switch 抽氣扇開關	/	1	1	/
		Gas Water Heater 煤氣熱水爐	/	1	1	/
		Lighting Switch 燈掣	/	2	2	/
		Lighting Point 燈位	/	3	3	/
	Bedroom Bathroom 1 睡房浴室 1	Exhaust Fan Switch 抽氣扇開關	1	1	1	1
		Electric Water Heater 電熱水爐	1	-	-	-
		Gas Water Heater 煤氣熱水爐	-	1	1	1
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	3	3	3	3
	Bedroom Bathroom 2 睡房浴室 2	Exhaust Fan Switch 抽氣扇開關	1	1	1	1
		Gas Water Heater 煤氣熱水爐	-	1	1	-
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	3	3	3	3
	Balcony 露台	Lighting Switch 燈掣	/	1	1	/
		Lighting Point 燈位	/	1	1	/

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

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
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3. 上表內之「-」符號代表「沒有提供」。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)
住宅單位機電裝置數量說明表（洋房）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
2/F 二樓	Corridor 走廊	Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	4	2	2	2
	Guest/Study Room 客房 / 書房	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2
		Telephone Outlet 電話接駁位	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	2	1	1	1
		Lighting Switch 燈掣	2	2	2	2
		Lighting Point 燈位	8	2	2	2
		13A Single Socket Outlet 13A單位電插座	2	2	2	2
		13A Twin Socket Outlet 13A雙位電插座	3	3	3	3
	Master Bedroom 主人房	Telephone Outlet 電話接駁位	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電	1	2	2	2
		Lighting Switch 燈掣	4	3	3	3
		Lighting Point 燈位	8	3	3	3
		Exhaust Fan Switch 抽氣扇開關	1	1	1	1
		Gas Water Heater 煤氣熱水爐	1	1	1	1
		Lighting Switch 燈掣	3	2	2	2
		Lighting Point 燈位	8	3	3	3
	Master Bathroom 主人浴室	13A Single Socket Outlet 13A單位電插座	1	/	/	1
		13A Twin Socket Outlet 13A雙位電插座	2	/	/	2
		Telephone Outlet 電話接駁位	1	/	/	1
		TV/FM Outlet 電視/電台天線插座	1	/	/	1
	Bedroom 3 睡房 3	Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	2	/	/	1
		Lighting Switch 燈掣	2	/	/	2
		Lighting Point 燈位	8	/	/	2

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ / ” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
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3. 上表內之「-」符號代表「沒有提供」。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (HOUSE)
住宅單位機電裝置數量說明表（洋房）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	66A 洋房 A	66B 洋房 B	66C 洋房 C	66D 洋房 D
2/F 二樓	Bedroom Bathroom 3 睡房浴室 3	Exhaust Fan Switch 抽氣扇開關	1	/	/	1
		Gas Water Heater Temperature Controller 煤氣熱水器溫度控制器	1	/	/	1
		Lighting Switch 燈掣	2	/	/	2
		Lighting Point 燈位	3	/	/	3
	Bathroom 浴室	Exhaust Fan Switch 抽氣扇開關	1	/	/	1
		Gas Water Heater 煤氣熱水爐	1	/	/	1
		Lighting Switch 燈掣	2	/	/	2
		Lighting Point 燈位	3	/	/	3
	Balcony 露台	Lighting Switch 燈掣	/	/	/	1
		Lighting Point 燈位	/	/	/	1
	Flat Roof 平台	Lighting Switch 燈掣	2	1	1	/
		Lighting Point 燈位	2	1	1	/
		13A Waterproof Single Socket Outlet 13A防水單位電插座	1	1	1	/
G/F - 2/F 地下至二樓	Staircase 樓梯	Single Socket Outlet 13A單位電插座	3	3	3	3
		Lighting Switch 燈掣	4	4	4	4
		Lighting Point 燈位	8	8	8	8

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ / ” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
2. 上表內之「/」符號代表「不適用」。
3. 上表內之「-」符號代表「沒有提供」。

23

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (TOWER)
住宅單位機電裝置數量說明表（大廈）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	2/F, 3/F, 5/F, 6/F 2樓、3樓、5樓、6樓				7/F & 9/F 7樓及9樓		8/F & 10/F 8樓及10樓		7/F - 8/F Duplex & 9/F - 10/F Duplex 7樓至8樓複式及 9樓至10樓複式		11/F - 12/F Duplex 11樓至12樓複式			
			Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 B	Flat 單位 C	Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D
ALL	Main Entrance 大門入口	Door Bell Push Button 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Telephone Outlet 電話接駁位	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3	4	4	4	4	4	4	4	4
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Lighting Switch 燈掣	5	4	4	5	5	5	5	5	5	5	5	5	5	5
		Lighting Point 燈位	5	4	4	5	5	5	5	5	5	5	5	5	5	5
	Lavatory 洗手間	Exhaust Fan Switch 抽氣扇開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Gas Water Heater Temperature Controller 煤氣熱水器溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Kitchen 廚房	Gas Water Heater 煤氣熱水爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Gas Water Heater Temperature Controller 煤氣熱水器溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Exhaust Fan Switch 抽氣扇開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Store Room 士多房	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	A/C Platform outside Store Room 士多房外之冷氣機平台	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ / ” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
2. 上表內之「/」符號代表「不適用」。
3. 上表內之「-」符號代表「沒有提供」。

23

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (TOWER)
住宅單位機電裝置數量說明表（大廈）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	2/F, 3/F, 5/F, 6/F 2樓、3樓、5樓、6樓				7/F & 9/F 7樓及9樓		8/F & 10/F 8樓及10樓		7/F - 8/F Duplex & 9/F - 10/F Duplex 7樓至8樓複式及 9樓至10樓複式		11/F - 12/F Duplex 11樓至12樓複式			
			Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 B	Flat 單位 C	Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D
ALL	Balcony 露台	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Master Bedroom 主人房	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Telephone Outlet 電話接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	2	1	1	2	2	2	2	2	2	2	3	2	2	3
		Lighting Point 燈位	2	1	1	2	2	2	2	2	2	2	3	2	2	3
	Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Gas Water Heater Temperature Controller 煤氣熱水器溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Exhaust Fan Switch 抽氣扇開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	5	4	4	5	3	3	3	3	3	3	3	3	3	3
		Lighting Point 燈位	5	4	4	5	5	5	5	5	5	5	5	5	5	5
	Bedroom 1 睡房1	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Telephone Outlet 電話接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ / ” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
2. 上表內之「/」符號代表「不適用」。
3. 上表內之「-」符號代表「沒有提供」。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (TOWER)
住宅單位機電裝置數量說明表（大廈）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	2/F, 3/F, 5/F, 6/F 2樓、3樓、5樓、6樓				7/F & 9/F 7樓及9樓		8/F & 10/F 8樓及10樓		7/F - 8/F Duplex & 9/F - 10/F Duplex 7樓至8樓複式及 9樓至10樓複式		11/F - 12/F Duplex 11樓至12樓複式			
			Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 B	Flat 單位 C	Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D
ALL	Bedroom 2 睡房2	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Telephone Outlet 電話接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Bedroom 3 睡房3	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Telephone Outlet 電話接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Bathroom 1 浴室1	Gas Water Heater 煤氣熱水爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Exhaust Fan Switch 抽氣扇開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	4	4	4	4	2	2	2	2	2	2	2	2	2	2
		Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	Bathroom 2 浴室2	Gas Water Heater 煤氣熱水爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Exhaust Fan Switch 抽氣扇開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch 燈掣	4	4	4	4	2	2	2	2	2	2	2	2	2	2
		Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ / ” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
2. 上表內之「/」符號代表「不適用」。
3. 上表內之「-」符號代表「沒有提供」。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (TOWER)
住宅單位機電裝置數量說明表（大廈）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	2/F, 3/F, 5/F, 6/F 2樓、3樓、5樓、6樓				7/F & 9/F 7樓及9樓		8/F & 10/F 8樓及10樓		7/F - 8/F Duplex & 9/F - 10/F Duplex 7樓至8樓複式及 9樓至10樓複式		11/F - 12/F Duplex 11樓至12樓複式			
			Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 B	Flat 單位 C	Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D
8/F & 10/F 8樓及10樓	Laundry 洗衣房	Lighting Switch 燈掣	/	/	/	/	/	/	1	1	/	/	/	/	/	/
		Lighting Point 燈位	/	/	/	/	/	/	1	1	/	/	/	/	/	/
		13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	2	2	/	/	/	/	/	/
	Store Room 2 士多房2	Lighting Switch 燈掣	/	/	/	/	/	/	1	1	/	/	/	/	/	/
	Store Room 2 士多房2	Lighting Point 燈位	/	/	/	/	/	/	1	1	/	/	/	/	/	/
	A/C Platform outside Store Room 2 士多房2外之冷氣機平台	Lighting Switch 燈掣	/	/	/	/	/	/	1	1	/	/	/	/	/	/
		Lighting Point 燈位	/	/	/	/	/	/	1	1	/	/	/	/	/	/
7/F - 8/F Duplex, 9/F - 10/F Duplex 7樓至8樓複式， 9樓至10樓複式	Lavatory 2 洗手間2	Exhaust Fan Switch 抽氣扇開關	/	/	/	/	/	/	/	/	1	1	/	/	/	/
		Gas Water Heater Temperature Controller 煤氣熱水器溫度控制器	/	/	/	/	/	/	/	/	1	1	/	/	/	/
		Lighting Switch 燈掣	/	/	/	/	/	/	/	/	2	2	/	/	/	/
		Lighting Point 燈位	/	/	/	/	/	/	/	/	2	2	/	/	/	/

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ / ” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
2. 上表內之「/」符號代表「不適用」。
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23

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (TOWER)
住宅單位機電裝置數量說明表（大廈）

Floor 樓層	Location 位置	Mechanical and Electrical Provisions 機電裝置	2/F, 3/F, 5/F, 6/F 2樓、3樓、5樓、6樓				7/F & 9/F 7樓及9樓		8/F & 10/F 8樓及10樓		7/F - 8/F Duplex & 9/F - 10/F Duplex 7樓至8樓複式及 9樓至10樓複式		11/F - 12/F Duplex 11樓至12樓複式			
			Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 A	Flat 單位 D	Flat 單位 B	Flat 單位 C	Flat 單位 A	Flat 單位 B	Flat 單位 C	Flat 單位 D
11/F-12/F Duplex 11樓至12樓複式	Study Room 書房	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	/	/	/	2	2	2	2
		Telephone Outlet 電話接駁位	/	/	/	/	/	/	/	/	/	/	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	/	/	/	/	/	/	/	/	/	/	1	1	1	1
		Fuse Spur Unit for A/C Indoor Unit 室內冷氣機接電位	/	/	/	/	/	/	/	/	/	/	1	1	1	1
		Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	1	1	1	1
		Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	1	1	1	1
	Bathroom 3 浴室 3	Gas Water Heater 煤氣熱水爐	/	/	/	/	/	/	/	/	/	/	1	/	/	1
		Exhaust Fan Switch 抽氣扇開關	/	/	/	/	/	/	/	/	/	/	1	/	/	1
		Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	4	/	/	4
		Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	4	/	/	4
	Flat Roof 1 平台 1	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	1	1	1	1
		Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	2	2	2	2
	Flat Roof 2 平台 2	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	2	2	2	2
		Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	3	3	3	3
	Main Roof 天台	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	1	1	1	1
		Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	5	4	4	5
All Duplex	Staircase 室內樓梯	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	2	2	2	2	2	2
		Lighting Point 燈位	/	/	/	/	/	/	/	/	2	2	2	2	2	2

Notes:
1. “1, 2,”denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “/” as shown in the above table denotes “Not applicable”.
3. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. “1, 2,”表示提供於該住宅單位內的裝置數量。
2. 上表內之「/」符號代表「不適用」。
3. 上表內之「-」符號代表「沒有提供」。

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT 地稅

The Vendor is liable for the Government Rent payable for the specified residential property from the date of the Land Grant up to and including the date of the Assignment of that specified residential property.

賣方有法律責任繳付指明住宅物業由批地文件之日期起計直至及包括該指明住宅物業之轉讓契日期之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the Purchaser, the Purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and on that delivery, the Purchaser is not liable to pay to the owner a debris removal fee.

Note:

On that delivery, the Purchaser is liable to pay a debris removal fee to the manager (not the owner) under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

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

備註：

在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用，而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。

27 DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的 6 個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

29 MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for the Development is underway.

發展項目現時並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION

有關資料

Nil

沒有

31 RELEVANT INFORMATION

有關資料

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:

www.villassorrento.hk

賣方為施行《一手住宅物業銷售條例》(第 621 章)第 2 部而就發展項目指定的互聯網網站的網址：

www.villassorrento.hk

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	2,888.2
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	10.83
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.	414.5
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	-
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	71.87
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	-
9.	Utility platform	29.93
10.	Noise barrier	-
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	2.91
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	140.56
13.	Covered landscaped and play area	239.93
14.	Horizontal screen/covered walkway and trellis	59.07
15.	Larger lift shaft	47.62

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)
根據《建築物 (規劃) 規例》第 23(3)(b) 條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方 (公共交通總站除外)	2,888.2
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《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 (訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	10.83
2.2 (#)	所佔面積不受任何《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	414.5
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	-
根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	露台	71.87
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲鰭	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	-
9.	工作平台	29.93
10.	隔音屏障	-
適意設施		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	2.91
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	140.56
13.	有蓋園景區及遊樂場地	239.93
14.	橫向屏障 / 有蓋人行道及花棚	59.07
15.	擴大升降機槽	47.62

32

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 ²)
Amenity Features		
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	24.06
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	Void in duplex domestic flat and house	-
22.	Sunshade and reflector	-
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	129.20
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	256.51
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	-
26.	Covered area under large projecting/ overhanging feature	-
27.	Public transport terminus	-
28.(#)	Party structure and common staircase	-
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	60.33
30.	Public passage	-
31.	Covered set back area	-
Bonus GFA		
32.	Bonus GFA	-
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	-

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.

		面積 (平方米)
適意設施		
16.	煙囪管道	-
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	24.06
19.	非強制性設施或非必要機房所需的管槽及氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	複式住宅單位及洋房的中空空間	-
22.	遮陽篷及反光罩	-
23.(#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	129.20
24.	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	256.51
其他項目		
25.(#)	庇護層，包括庇護層兼空中花園	-
26.	大型伸出/ 外懸設施下的有蓋地方	-
27.	公共交通總站	-
28.(#)	共用構築物及公用樓梯	-
29.(#)	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	60.33
30.	公眾通道	-
31.	有蓋的後移部分	-
額外總樓面面積		
32.	額外總樓面面積	-
根據聯合作業備考（第8號）提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	-

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。

32 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

Environmental Assessment of the Building 有關建築物的環境評估

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.

此發展項目之經批准一般圖則並不受由建築事務監督發出之《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 所限制。有關建築物的環境評估及公用部份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。

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。