

Twenty
PEAK ROAD

by **V**

NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

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

4. PROPERTY AREA AND ITS SURROUNDINGS

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

- ◆ Floor plans of all residential properties in the Development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the Development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- ◆ Visit the Development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. SALES BROCHURE

- ◆ Ensure that the sales brochure 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.

Notes:

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.

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

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

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

- ◆ Check with the Vendor which residential properties are available for selection. If a “consumption table” is displayed by the Vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- ◆ Do not believe in rumours about the sales condition of the Development and enter into a PASP rashly.

8. REGISTER OF TRANSACTIONS

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

9. AGREEMENT FOR SALE AND PURCHASE

- ◆ Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- ◆ Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- ◆ Pay attention to the area plan annexed to the ASP which shows the total area which the Vendor is selling to you. The total area which the Vendor is selling to you is normally greater than the saleable area of the property.
- ◆ Pay attention to the Vendor’s right to alter the building plans (if any) for an uncompleted Development. The mandatory provisions to be incorporated in an ASP for uncompleted Development as required by the Ordinance include a provision requiring the Vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- ◆ A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- ◆ If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- ◆ If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- ◆ The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

11. APPOINTMENT OF ESTATE AGENT

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

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.

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- ◆ 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 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
March 2023

Notes:

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.

NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- ◆ 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srp.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。

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。

附註：

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

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

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

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

NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- ◆ 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- ◆ 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。
- ◆ 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- ◆ 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- ◆ 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

附註：

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

NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

NAME OF THE DEVELOPMENT

TWENTY PEAK ROAD BY V

DISTRICT

THE PEAK

NAME OF STREET AND STREET NUMBER

20 PEAK ROAD

THE DEVELOPMENT CONSISTS OF HOUSES

THE TOTAL NUMBER OF HOUSES

4

HOUSE NUMBERING

1, 2, 3 AND 5

發展項目名稱

TWENTY PEAK ROAD BY V

地區

山頂

街道名稱及門牌號數

山頂道20號

發展項目包含洋房

洋房的總數

4

洋房的門牌號數

1、2、3及5

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

VENDOR

Classic Happiness Company Limited

賣方

Classic Happiness Company Limited

HOLDING COMPANY OF VENDOR

Splendid Pro Holdings Limited

賣方控權公司

Splendid Pro Holdings Limited

AUTHORIZED PERSON(S) FOR THE DEVELOPMENT

Chan Wan Ming¹

Hui Wai Hung²

發展項目的認可人士

陳韻明¹

許偉雄²

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

P & T Architects and Engineers Limited³

H & L Consultancy Limited⁴

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

巴馬丹拿建築及工程師有限公司³

H & L Consultancy Limited⁴

BUILDING CONTRACTOR(S) FOR THE DEVELOPMENT

Chun Wo Elegant Decoration Engineering Co., Ltd.⁵

Mak Kok Kee Building Construction Limited⁶

Ping Kee Construction (China) Limited⁷

發展項目的承建商

俊和高雅裝飾工程有限公司⁵

麥高記建築工程有限公司⁶

炳記營造中國有限公司⁷

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

Vivien Chan & Co.

就發展項目的住宅物業的出售而代表擁有人行事的律師事務所

陳韻雲律師行

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

United Overseas Bank Limited

已為發展項目的建造提供貸款或已承諾

為該項目建造提供融資的認可機構

大華銀行有限公司

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

Not Applicable

已為發展項目的建造提供貸款的任何其他人的姓名或名稱

不適用

Note:

- ¹ Authorized Person for the Development up to issuance of Occupation Permit
- ² Authorized Person for Alterations & Additions Works after issuance of Occupation Permit
- ³ Firm or Corporation of the Authorized Person for building works up to issuance of Occupation Permit
- ⁴ Firm or Corporation of the Authorized Person for Alterations & Additions Works after issuance of Occupation Permit
- ⁵ Building Contractor for the Development up to issuance of Occupation Permit
- ⁶ Building Contractor for Alterations & Additions Works after issuance of Occupation Permit
- ⁷ Building Contractor for Minor Works after issuance of Occupation Permit

附註:

- ¹ 直到簽發佔用許可證為止的發展項目的認可人士
- ² 佔用許可證簽發後的更改擴建工程的發展項目的認可人士
- ³ 直到簽發佔用許可證為止的建築工程認可人士的商號或法團
- ⁴ 佔用許可證簽發後的更改擴建工程的認可人士的商號或法團
- ⁵ 直到簽發佔用許可證為止的發展項目的承建商
- ⁶ 佔用許可證簽發後的更改擴建工程的承建商
- ⁷ 佔用許可證簽發後的小型工程的承建商

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; 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	No 否
(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; 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(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; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(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; 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(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; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(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; 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	Not Applicable 不適用

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

<p>(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; 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；</p>	<p>Ms. Viven Chan, partner of Vivien Chan & Co., solicitors acting for the Vendor in the sale of the residential properties in the Development, holds more than 10% of the issued shares of the holding company of the Vendor. 陳韻雲女士為陳韻雲律師行的合夥人（該律師行代表賣方出售發展項目住宅物業），並持有賣方控股公司超過10%的已發行的股份。</p>
<p>(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; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；</p>	<p>Not Applicable 不適用</p>
<p>(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; 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；</p>	<p>Ms. Viven Chan (director of the Vendor and the holding company of the Vendor) and Ms. Koo Anna-Mae Mei Jong (director of the Vendor) are also the partners of Vivien Chan & Co., solicitors acting for the Vendor in the sale of the residential properties in the Development. 陳韻雲女士（賣方及賣方的控權公司的董事）及顧曉楠女士（賣方的董事）亦為陳韻雲律師行的合夥人，即代表賣方出售發展項目的住宅物業的律師事務所。</p>
<p>(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; 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；</p>	<p>Not Applicable 不適用</p>
<p>(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; 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；</p>	<p>No 否</p>
<p>(s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。</p>	<p>Not Applicable 不適用</p>

INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計資料

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

There are curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of each house is 220/260mm.
每座洋房的幕牆的厚度範圍為220/260毫米。

SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH HOUSE
每座洋房的幕牆的總面積表

House 洋房	Area (sq.m.) 面積(平方米)			Total area of the curtain walls of each house (sq.m.) 每座洋房的幕牆的 總面積(平方米)
	G/F 地下	1/F 一樓	2/F 二樓	
HOUSE 1 洋房1號	4.257	5.405	4.039	13.701
HOUSE 2 洋房2號	6.174	6.750	4.606	17.530
HOUSE 3 洋房3號	6.174	6.750	4.606	17.530
HOUSE 5 洋房5號	6.174	6.750	4.606	17.530

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

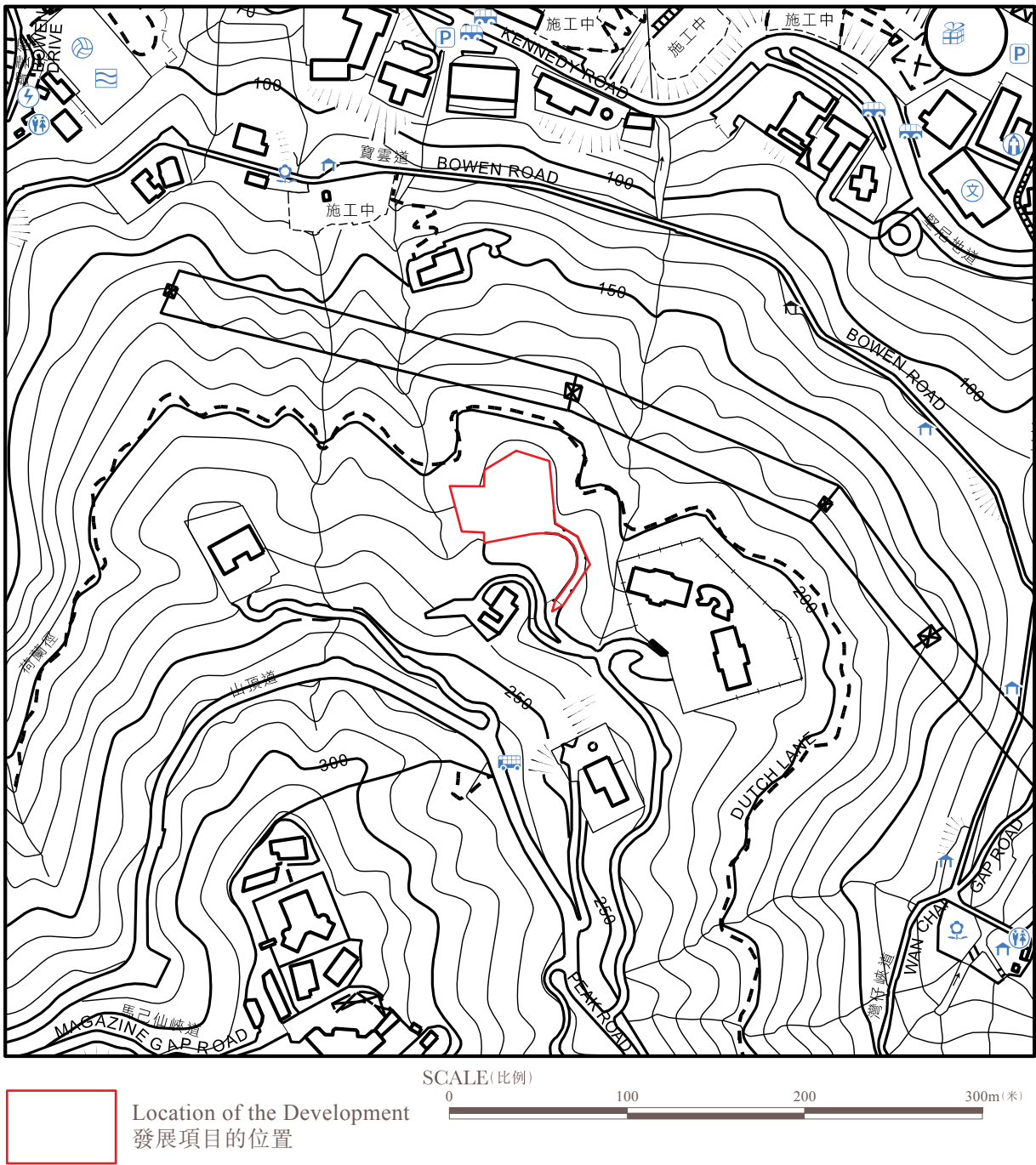
The Manager to be appointed under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed:

20 Peak Road Premium Management Limited

根據有關公契在售樓說明書的印製日期的最新擬稿獲委任的管理人：

20 Peak Road Premium Management Limited

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



NOTATION 圖例

	Public Park 公園		Commercial Center 商務中心		Religious Institution (Including a Church, a Temple and a Tsz Tong) 宗教設施 (包括教堂、廟宇及祠堂)
	Public Convenience 公廁		Public Transport Terminal (Including a Rail Station) 公共交通總站 (包括鐵路車站)		Tennis Court 網球場
	Public Carpark (Including a Lorry Park) 公眾停車場 (包括貨車停泊處)		Pavilion 亭		Service Reservoir 配水庫
	Public Plant (Including Electricity Sub-Stations) 發電廠 (包括電力分站)		School (Including a Kindergarten) 學校 (包括幼稚園)		

The Location Plan is made with reference to Survey Sheet Nos. 11-SW-B & 11-SW-D dated 15 October 2021 from Survey and Mapping Office of the Lands Department, with adjustment where necessary.

Notes:

1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
2. The above location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the shape of the Development is irregular.
3. The above location plan is reproduced with permission of the Director of Lands.
© The Government of Hong Kong SAR.

此位置圖參考於2021年10月15日修訂之地政總署之測繪處之繪圖編號11-SW-B及11-SW-D編製，有需要處經修正處理。

附註：

1. 賣方建議買方到該發展項目地盤作實地考察，以對該發展項目地盤以及周邊地區的公共設施及附近環境有較佳的了解。
2. 由於發展項目的形狀不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 地圖版權屬香港特區政府，經地政總署准許複印。

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



● Location of the Development
發展項目的位置

Source of photograph: Survey and Mapping Office, Lands Department,
© The Government of Hong Kong SAR.

照片來源：香港特別行政區政府地政總署測繪處

Notes:

1. The upper aerial photograph is taken at a flying height of 6,900 feet in Peak Road on 6 January 2021 (Photo No. E119080C).
2. The above aerial photograph is available for free inspection at the sales office(s) during opening hours.
3. The above aerial photograph has shown slightly more than the area required the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

附註：

1. 上圖之鳥瞰照片2021年1月6日在山頂道上空6,900尺的飛行高度拍攝（照片號碼為E119080C）。
2. 上述鳥瞰照片可於開放時間向售樓處免費查閱。
3. 由於發展項目的邊界不規則的技術原因，上述鳥瞰照片顯示稍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



NOTATION 圖例

ZONES 地帶

R(B)	Residential (Group B) 住宅(乙類)	O	Open Space 休憩用地
R(C)	Residential (Group C) 住宅(丙類)	OU	Other Specified Uses 其他指定用途
G/IC	Government, Institution of Community 政府，機構或社區	GB	Green Belt 綠化地帶
C	Commerical 商業	CP	Country Park 郊野公園

COMMUNICATIONS 交通

Major Road and Junction
主要道路及路口

MISCELLANEOUS 其他

- Boundary of Planning Scheme
規劃範圍界線
- Maximum Building Height (in number of storeys)
最高建築物高度(樓層數目)
- PFS
Petrol Filling Station
加油站

The above Outline Zoning Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

Extracted from part of the approved Mid-levels East (HPA 12) Outline Zoning Plan, Plan No. S/H12/12, gazetted on 17 September 2010, with adjustments to show the Development boundary and other information in red.

Notes:

- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The map, prepared by the Planning Department under the direction of the Town Planning Board is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.
- 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.
- Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

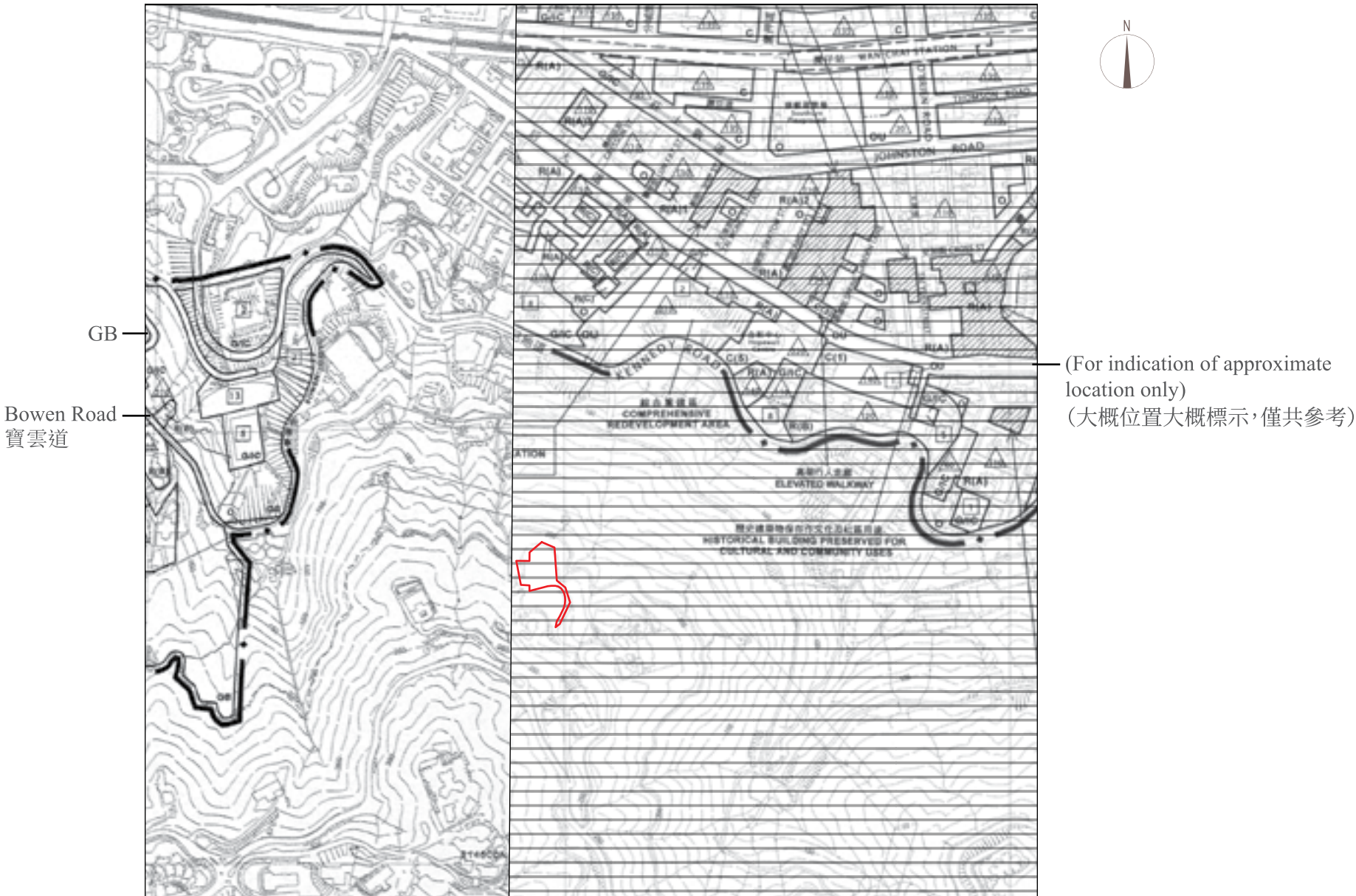
分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

摘錄自2010年9月17日刊憲之半山區東部(港島規劃區第12區)分區計劃大綱核准圖，圖則編號為S/H12/12，經處理以紅色顯示發展項目邊界及其他資料。

附註：

- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 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。
- 賣方建議準買方到該發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。

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









 Location of the Development
發展項目的位置



NOTATION 圖例

ZONES 地帶

 R(B)	Residential (Group B) 住宅 (乙類)	 O	Open Space 休憩用地
 R(C)	Residential (Group C) 住宅 (丙類)	 OU	Other Specified Uses 其他指定用途
 G/IC	Government, Institution of Community 政府, 機構或社區	 GB	Green Belt 綠化地帶
 C	Commerical 商業	 CP	Country Park 郊野公園

COMMUNICATIONS 交通

 Major Road and Junction
主要道路及路口

MISCELLANEOUS 其他

 Boundary of Planning Scheme
規劃範圍界線

 2
Maximum Building Height (in number of storeys)
最高建築物高度 (樓層數目)

 PFS
Petrol Filling Station
加油站

The above Outline Zoning Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

Extracted from part of the approved Mid-levels West (HPA 11) Outline Zoning Plan, Plan No. S/H11/15, gazetted on 2 March 2010, with adjustments to show the Development boundary and other information in red.

Notes:

- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The map, prepared by the Planning Department under the direction of the Town Planning Board is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.
- 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.
- Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

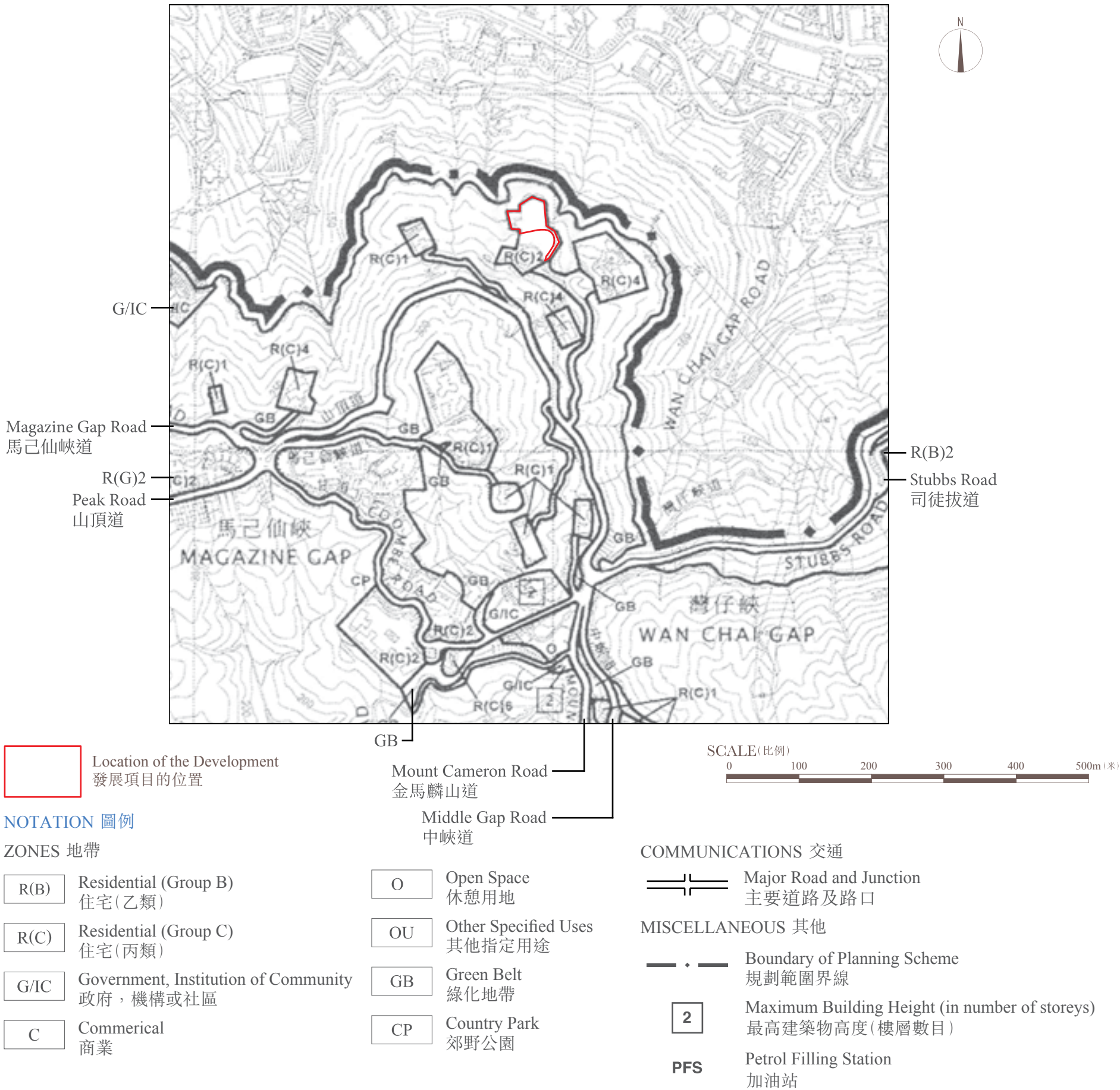
分區計劃大綱圖版權屬香港特別行政區政府, 經地政總署准許複印。

摘錄自2010年3月2日刊憲之半山區西部(港島規劃區第11區)分區計劃大綱核准圖, 圖則編號為S/H11/15, 經處理以紅色顯示發展項目邊界及其他資料。

附註:

- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處, 於正常辦公時間內供免費查閱。
- 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。
- 賣方建議準買方到該發展項目地盤作實地考察, 以對該發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因(例如發展項目之形狀), 分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。

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



The above Outline Zoning Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

Extracted from part of the approved The Peak Area (HPA 14) Outline Zoning Plan, Plan No. S/H14/13, gazetted on 6 April 2018, with adjustments to show the Development boundary and other information in red.

Notes:

1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.
3. 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.
4. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

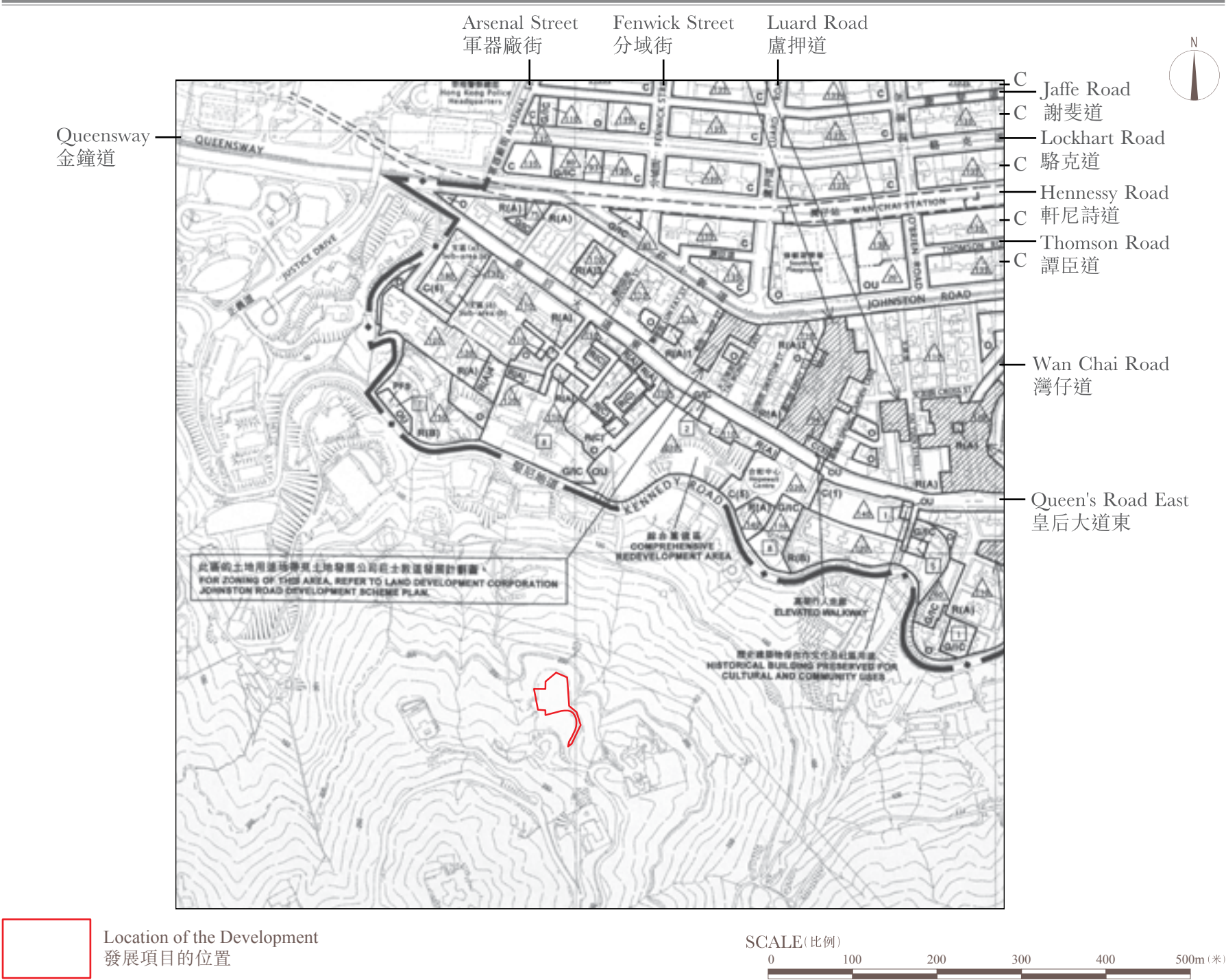
分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

摘錄自2018年4月6日刊憲之山頂區(港島規劃區第14區)分區計劃大綱核准圖，圖則編號為S/H14/13，經處理以紅色顯示發展項目邊界及其他資料。

附註：

1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 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。
3. 賣方建議準買方到該發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。

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



NOTATION 圖例

ZONES 地帶

R(A)	Residential (Group A) 住宅(甲類)	G/IC	Government, Institution of Community 政府、機構或社區
R(B)	Residential (Group B) 住宅(乙類)	O	Open Space 休憩用地
R(C)	Residential (Group C) 住宅(丙類)	OU	Other Specified Uses 其他指定用途
R(E)	Residential (Group E) 住宅(戊類)	COMMUNICATIONS 交通	
C	Commerical 商業	Major Road and Junction 主要道路及路口	

MISCELLANEOUS 其他

— . —	Boundary of Planning Scheme 規劃範圍界線
2	Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)
140	Maximum Building Height (in metres above principal datum) 最高建築物高度(再主水平基準上若干米)
	Land Development Corporation/ Urban Renewal Authority Development Scheme Plan Area 土地發展公司/ 市區重建局發展計劃圖範圍
PFS	Petrol Filling Station 加油站

The above Outline Zoning Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

Extracted from part of the approved Wan Chai (HPA 5) Outline Zoning Plan, Plan No. S/H5/29, gazetted on 9 November 2021, with adjustments to show the Development boundary and other information in red.

Notes:

- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The map, prepared by the Planning Department under the direction of the Town Planning Board is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.
- 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.
- Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

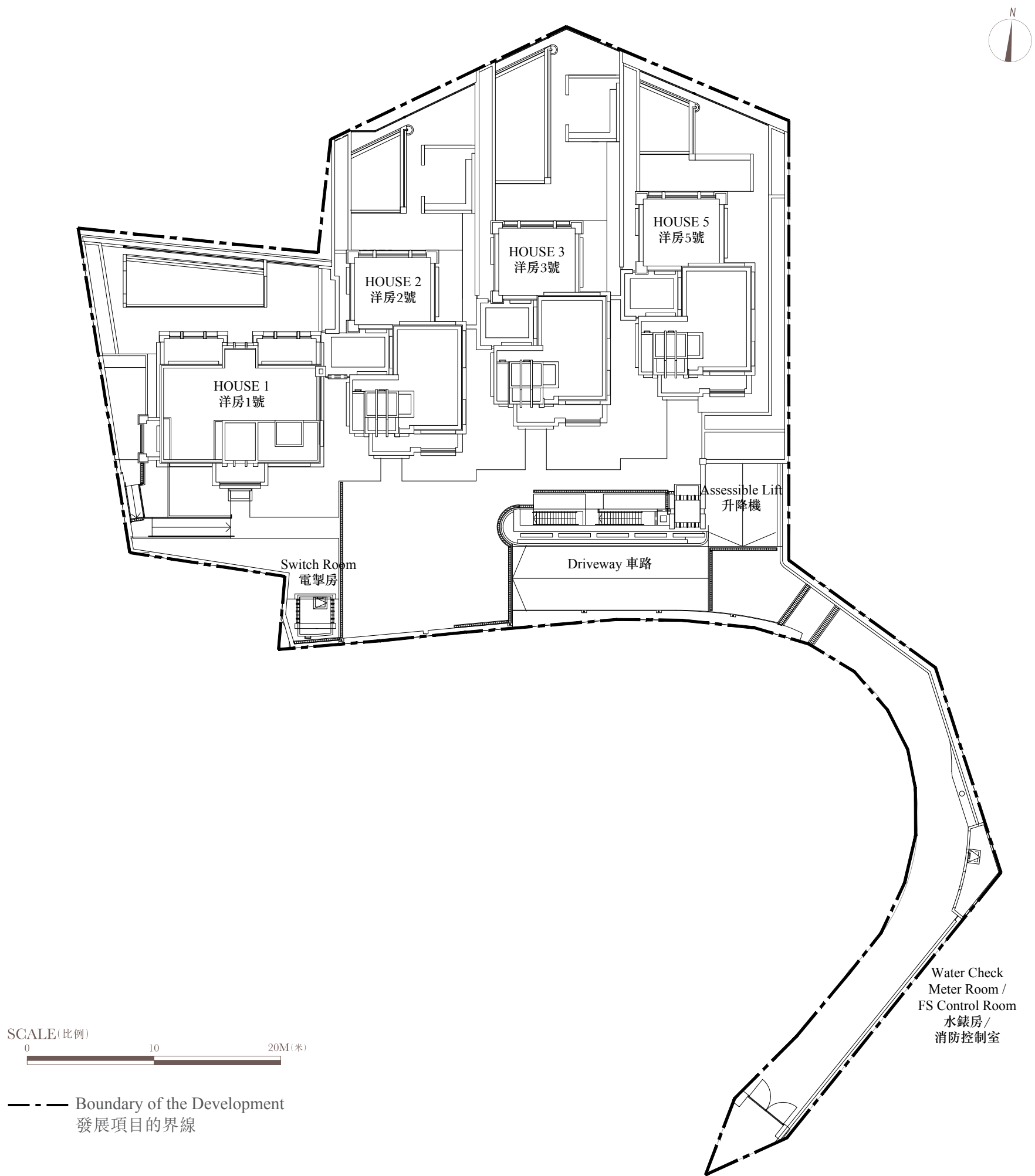
分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

摘錄自2021年11月9日刊憲之灣仔(港島規劃區第5區)分區計劃大綱大綱核准圖，圖則編號為S/H5/29，經處理以紅色顯示發展項目邊界及其他資料。

附註：

- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 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。
- 賣方建議準買方到該發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。

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

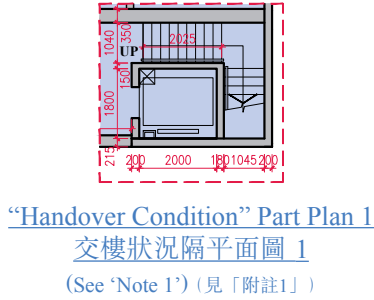
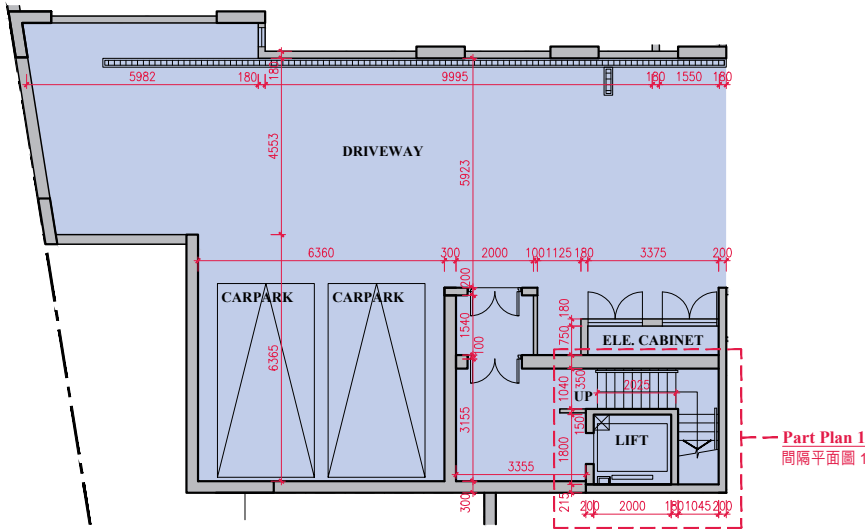


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

LEGEND 圖例		
BATH = BATH ROOM		浴室
BED RM = BED ROOM		睡房
BUILDING LINE ABOVE		建築物邊線在上
CANOPY		簷篷
CARPARK		停車位
CHIMNEY SHAFT		煙囪
COORIDOR		走廊
DN = DOWN		落
DINING = DINING ROOM		飯廳
DRIVEWAY		車道
ELECT. CABINET		電錶櫃
FAMILY ROOM		家庭廳
FLAT ROOF		平台
HR = HOSE REEL		消防喉轆
KITCHEN		廚房
LAV. = LAVATORY		廁所
LIFT		升降機
LIFT LOBBY		升降機大台
LIVING = LIVING ROOM		客廳
M. BATH = MASTER BATHROOM		主人浴室
MASTER BEDROOM		主人睡房
PANTRY		備餐間
P.D. = PIPE DUCT		管槽
REFUSE STORAGE & MRR. = REFUSE STORAGE AND MATERIAL RECOVER ROOM		垃圾及物料回收房
SWIMMING POOL		游泳池
UP		上
UTILITY = UTILITY ROOM		工作間
VOID		中空
WALK-IN CLOSET		衣帽間

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

HOUSE 1 FLOOR PLAN
洋房1號樓面平面圖



BASEMENT FLOOR PLAN 地庫平面圖



House 洋房	Floor 樓層	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)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) 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)
HOUSE 1 洋房1號	Basement 地庫	300	5350
	G/F 地下	200	4500/7850/8000
	1/F 1樓	150/200	3300/3350/3500
	2/F 2樓	150/200	3500/3650
	Roof 天台	150/225	2450
	Top Roof 上層天台	150	

1. 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. (Not applicable)
1. 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。(不適用)

Notes:

1. The railing at staircase is relocated. Partition near staircase is removed.

* The above alterations are as shown in the “Handover Condition” Part Plan. Such alterations to the approved building plans are by way of exempted building works/minor works control system/ alterations and additional works under the Buildings Ordinance.

A. Floor to floor height is measured from the structural floor level.

B. Floor to floor height for Basement Floor is measured at the lift lobby of each house.

C. Information on floor to floor height shall be according to Buildings Department Approved Plans.

D. Floor to floor height for Roof is measured up to the roof of top roof.

E. The dimensions in the floor plans are all structural dimensions in millimetre.

F. Please refer to page 18 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

附註：

1. 樓梯欄河位置更改。靠樓梯間的間牆移除。

* 以上改動顯示於交樓狀況間隔平面圖，上述是根據《建築物條例》通過豁免建築工程/小型工程/改動及加建工程對經批准的建築圖則進行的改動。

A. 層與層之間的高度是從結構層表面測量起計。

B. 地庫樓層的層與層之間的高度以每座洋房的升降機大堂所測量的數值為準。

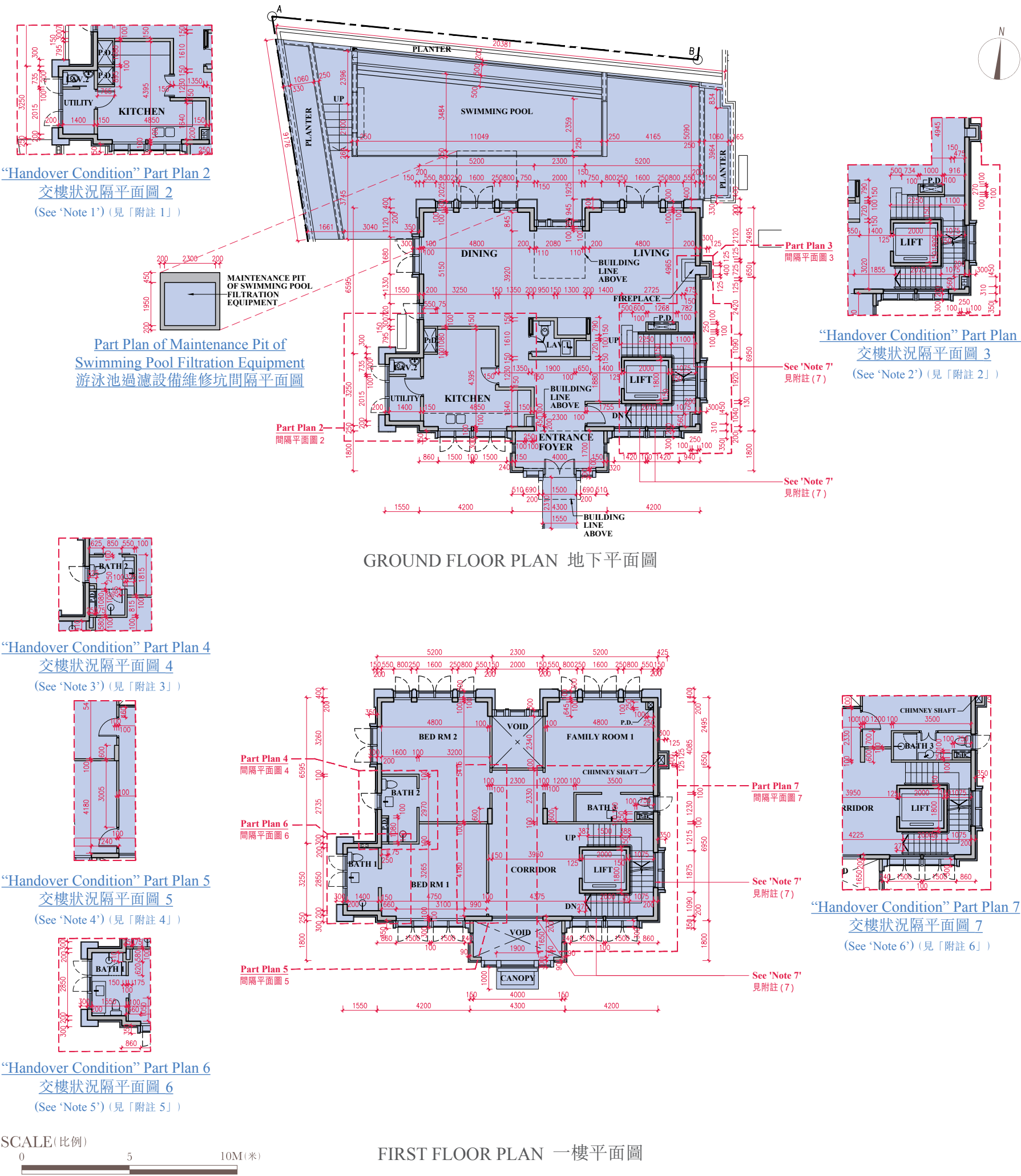
C. 每個層與層之間的高度按照屋宇署所批准的圖則為準。

D. 天台層的層與層之間的高度計算以達至上層天台屋頂面層為準。

E. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

F. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第18頁。

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



Notes:

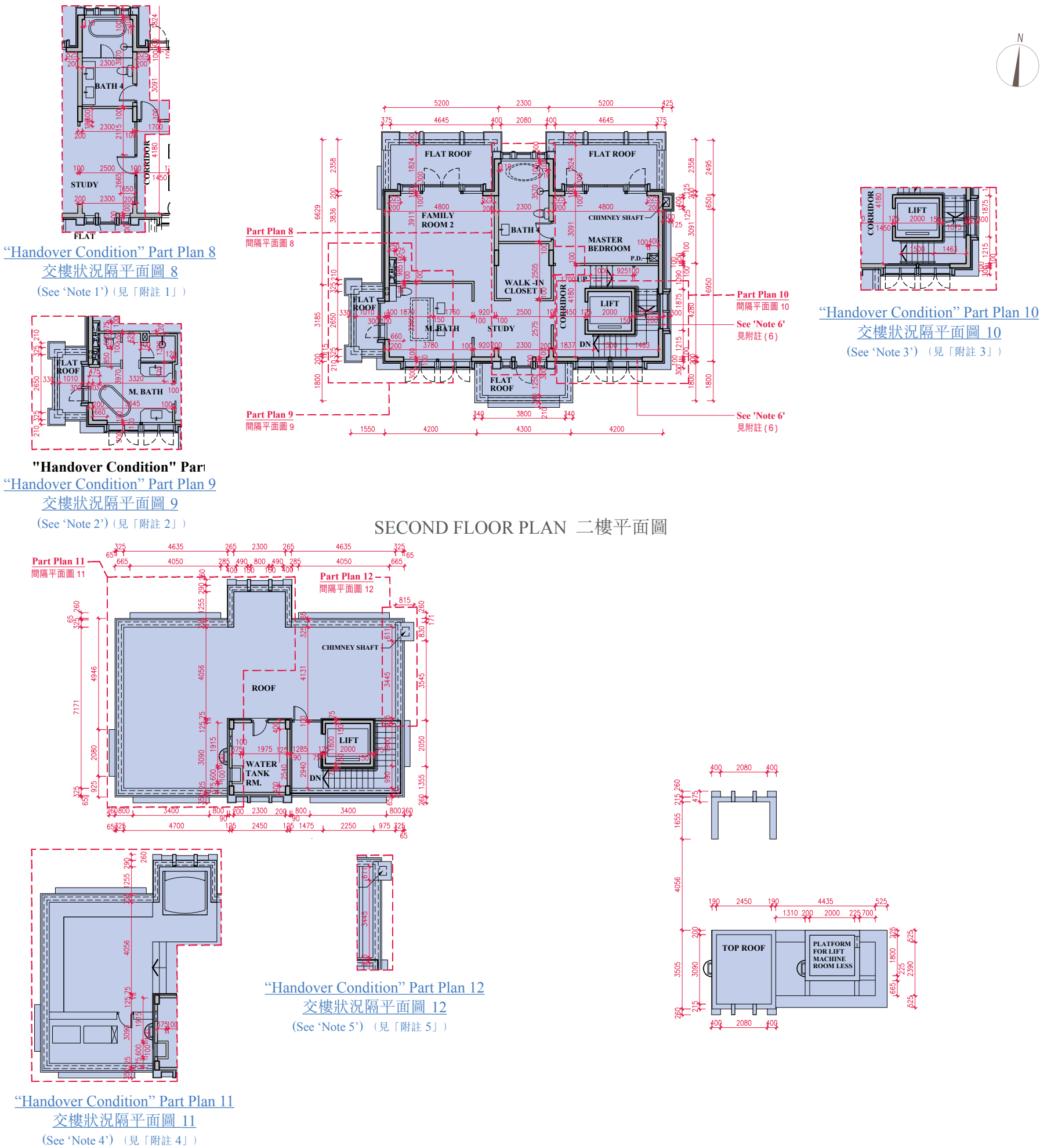
1. The door to G/F Kitchen is changed from single swing door to double swing door, layout of Kitchen is revised, sliding door to Lavatory 2 is installed.
2. Layout of Living Room is revised and opening at Chimney at G/F living is sealed off. A door and a partition wall are removed.
3. The sliding doors to Bathroom 2 are installed, partition wall and basin are relocated.
4. The doors to Bedroom 1, 2 are installed. Partition wall is relocated.
5. The single swing door to Bathroom 1 is changed to sliding door, water closet and shower room of Bathroom 1 are relocated.
6. The partition wall between Family Room 1 and Corridor is relocated, door to Family Room 1 is added and double swing doors to Bathroom 3 are added.
7. Railing is relocated from Basement to Roof.

* The above alterations are as shown in the “Handover Condition” Part Plans. Such alterations to the approved building plans are by way of exempted building works/minor works control system/ alterations and additional works under the Buildings Ordinance.

附註:

1. 廚房單掩門改做雙掩門，廚房佈局修改，廁所2安裝移門。
 2. 客廳佈局修改，封閉地下煙道。門及間牆移除。
 3. 浴室2安裝門，浴室2間牆及洗手盤重新設置。
 4. 睡房1、睡房2安裝門，睡房門位置及2睡房1間牆重新設置。
 5. 浴室1單掩門改做移門，洗手盤、坐廁及淋浴間重新設置。
 6. 家庭廳1及走廊間牆重新設置，家庭廳1安裝掩門及浴室3安裝雙掩門。
 7. 樓梯欄河位置更改。
- * 以上改動顯示於交樓狀況間隔平面圖，上述是根據《建築物條例》通過豁免建築工程/小型工程/改動及加建工程對經批准的建築圖則進行的改動。

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



SCALE(比例)
0 5 10M(米)

Notes:

1. The single swing door to Master Bedroom is added, partition wall between Master Bedroom and Walk-in Closet 1 is relocated, sliding doors to Master Bathroom are added, water closet and shower cubicle at Master Bathroom are relocated. Low partition at WC location in Master Bathroom is installed.
2. Additional basin to Bathroom 4 is added. Part partition at Walk-in Closet 1 is removed.
3. The metal balustrade is changed to glass balustrade along staircase from G/F to Roof and at 1/F atrium. .
4. AC outdoor units and Jacuzzi are installed on Roof. Additional raised platform is installed.
5. Additional planter curb is installed.
6. Railing is relocated from Basement to Roof.

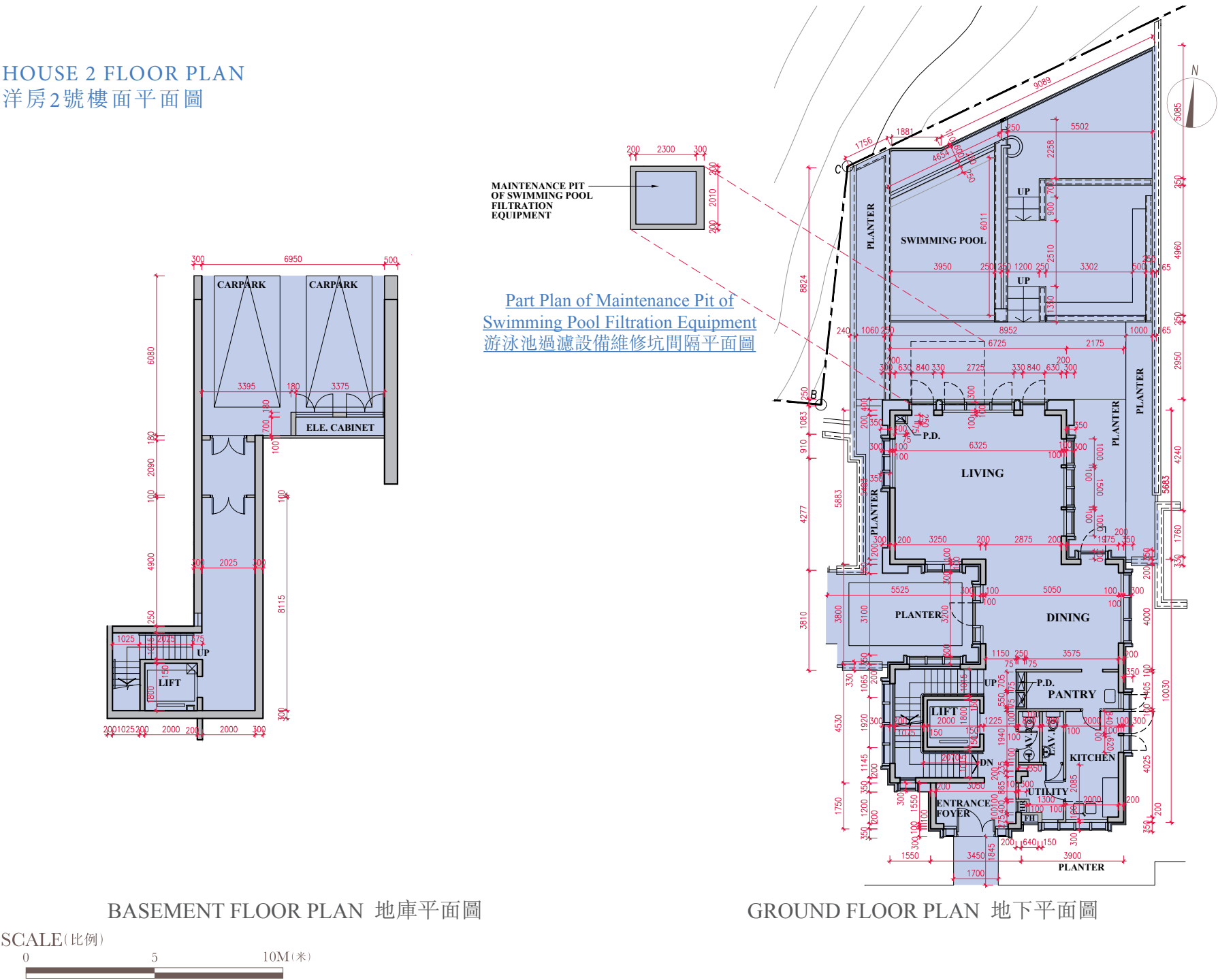
* The above alterations are as shown in the “Handover Condition” Part Plans. Such alterations to the approved building plans are by way of exempted building works/minor works control system/ alterations and additional works under the Buildings Ordinance.

附註:

1. 主人睡房安裝單掩門，主人睡房的間牆重新設置，主人睡房安裝移門及主人浴室坐廁及淋浴間重新設置。
2. 浴室4另加安裝洗手盤。衣帽間1部分間牆移除。
3. 由地下到天臺及1樓中空的金屬攔河改做玻璃攔河。
4. 天台放置空調室外機及按摩浴缸及增設平台。
5. 增設花槽。
6. 樓梯攔河位置更改。

* 以上改動顯示於交樓狀況間隔平面圖，上述是根據《建築物條例》通過豁免建築工程/小型工程/改動及加建工程對經批准的建築圖則進行的改動。

HOUSE 2 FLOOR PLAN
洋房2號樓面平面圖



GROUND FLOOR PLAN 地下平面圖

SCALE (比例)

0 5 10M(米)

A horizontal scale bar with a black outline. It is divided into two equal segments by a vertical line. The left segment is white, and the right segment is light gray. Above the bar, the numbers 0, 5, and 10M(米) are positioned at the start, the division line, and the end respectively.

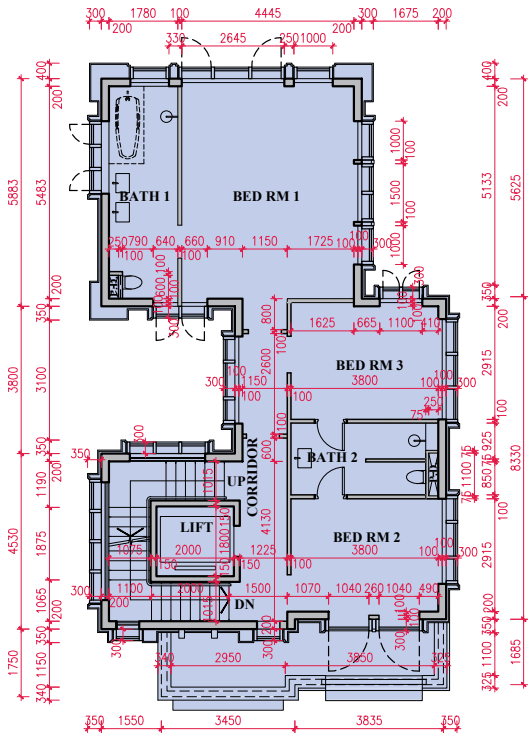
House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) 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)
HOUSE 2 洋房2號	Basement 地庫	300	5350
	G/F 地下	200	4300/4500
	1/F 1樓	150/200/225	3300/3500
	2/F 2樓	150/200	3350/3500
	Roof 天台	150/225	2550/2700
	Top Roof 上層天台	150	

1. 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. (Not applicable)
1. 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。（不適用）

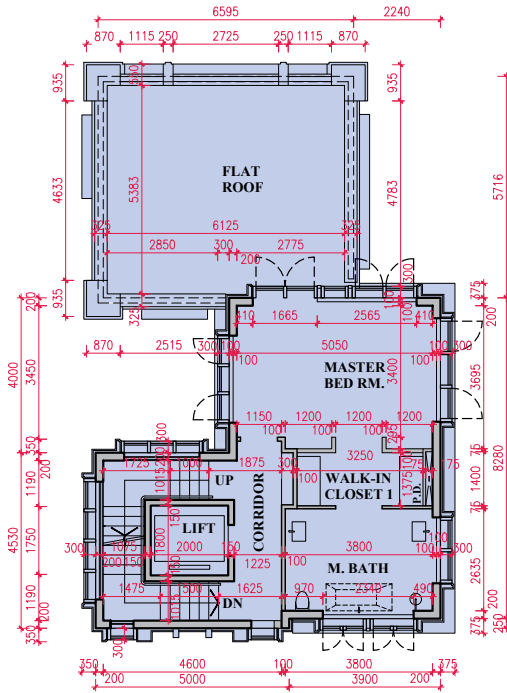
附註：

- | | |
|---|--------------------------------------|
| A. Floor to floor height is measured from the structural floor level. | A. 層與層之間的高度是從結構層表面測量起計。 |
| B. Floor to floor height for Basement Floor is measured at the lift lobby of each house. | B. 地庫樓層的層與層之間的高度以每座洋房的升降機大堂所測量的數值為準。 |
| C. Information on floor to floor height shall be according to Buildings Department Approved Plans. | C. 每個層與層之間的高度按照屋宇署所批准的圖則為準。 |
| D. Floor to floor height for Roof is measured up to the roof of top roof. | D. 天台層的層與層之間的高度計算以達至上層天台屋頂面層為準。 |
| E. The dimensions in the floor plans are all structural dimensions in millimetre. | E. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。 |
| F. Please refer to page 18 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above. | F. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第18頁。 |

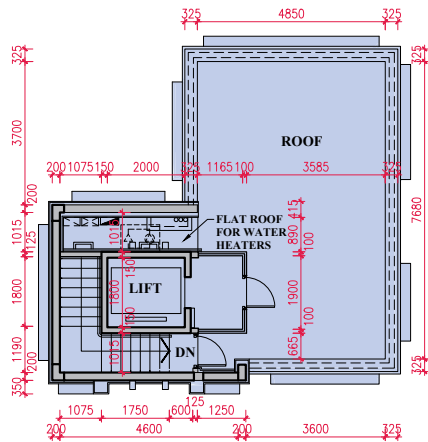
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖



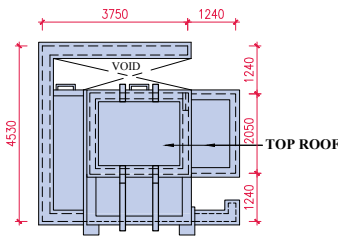
FIRST FLOOR PLAN 一樓平面圖



SECOND FLOOR PLAN 二樓平面圖



ROOF FLOOR PLAN 天台平面圖

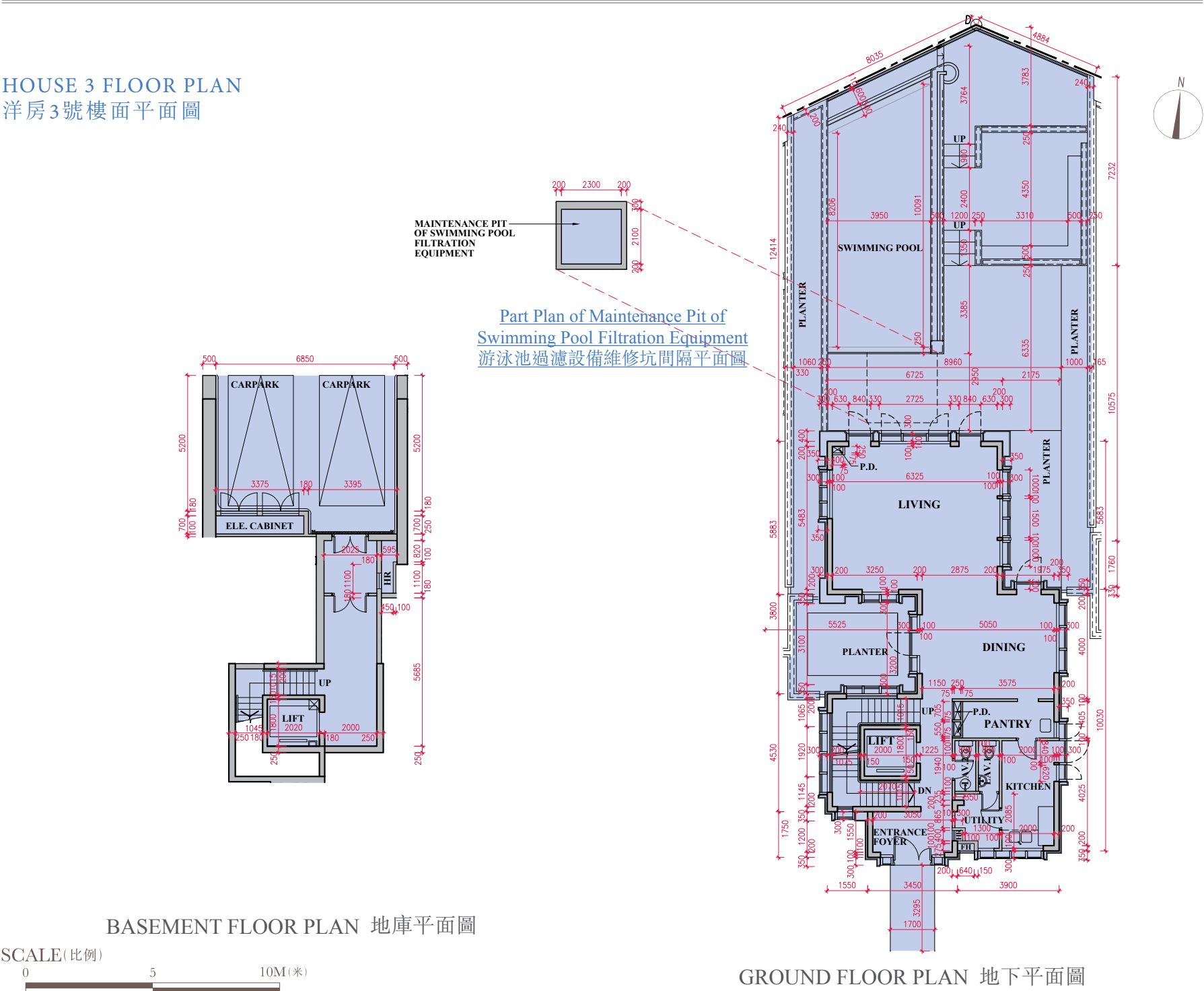


TOP ROOF FLOOR PLAN 上層天台平面圖



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

HOUSE 3 FLOOR PLAN
洋房3號樓面平面圖



House 洋房	Floor 樓層	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)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) 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)
HOUSE 3 洋房3號	Basement 地庫	300	5350
	G/F 地下	200	4300/4500
	1/F 1樓	150/200/225	3300/3500
	2/F 2樓	150/200	3350/3500
	Roof 天台	150/225	2550/2700
	Top Roof 上層天台	150	

1. 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. (Not applicable)
1. 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。(不適用)

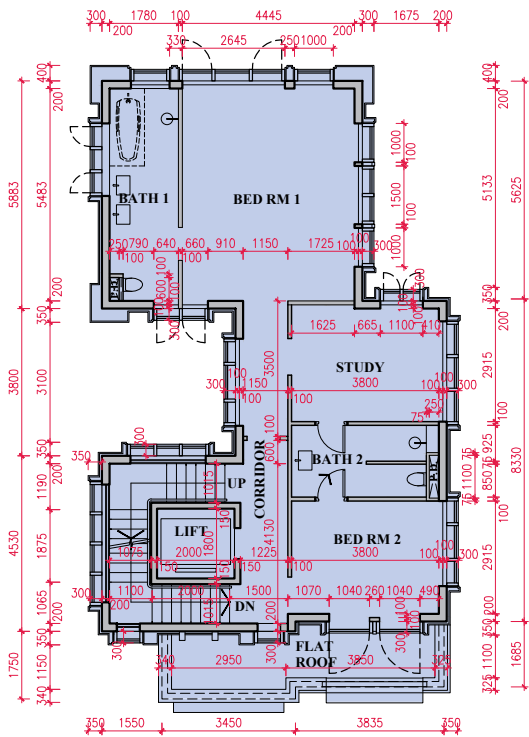
Notes:

- A. Floor to floor height is measured from the structural floor level.
- B. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
- C. Information on floor to floor height shall be according to Buildings Department Approved Plans.
- D. Floor to floor height for Roof is measured up to the roof of top roof.
- E. The dimensions in the floor plans are all structural dimensions in millimetre.
- F. Please refer to page 18 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

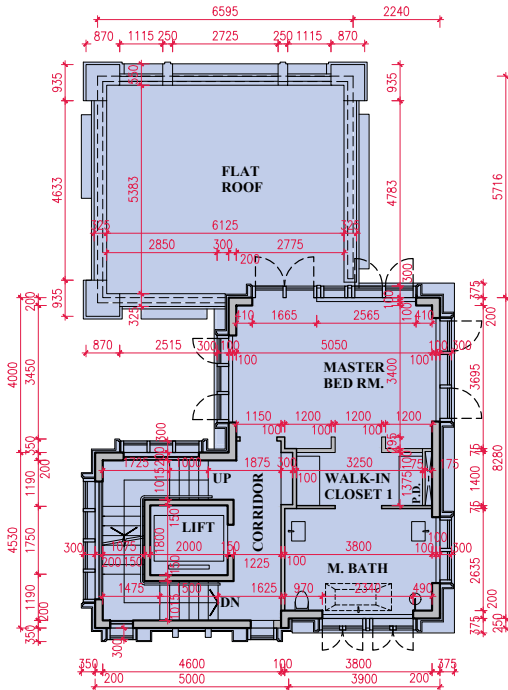
附註：

- A. 層與層之間的高度是從結構層表面測量起計。
- B. 地庫樓層的層與層之間的高度以每座洋房的升降機大堂所測量的數值為準。
- C. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
- D. 天台層的層與層之間的高度計算以達至上層天台屋頂面層為準。
- E. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- F. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第18頁。

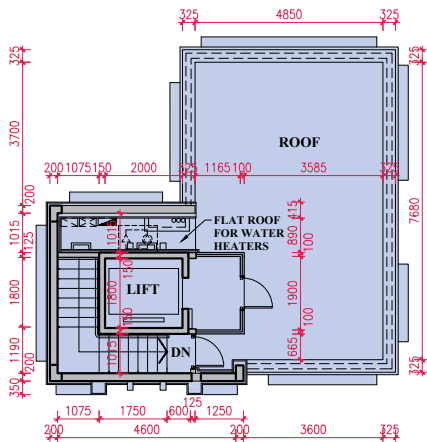
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖



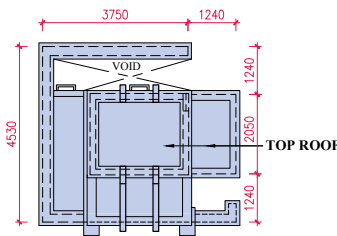
FIRST FLOOR PLAN 一樓平面圖



SECOND FLOOR PLAN 二樓平面圖



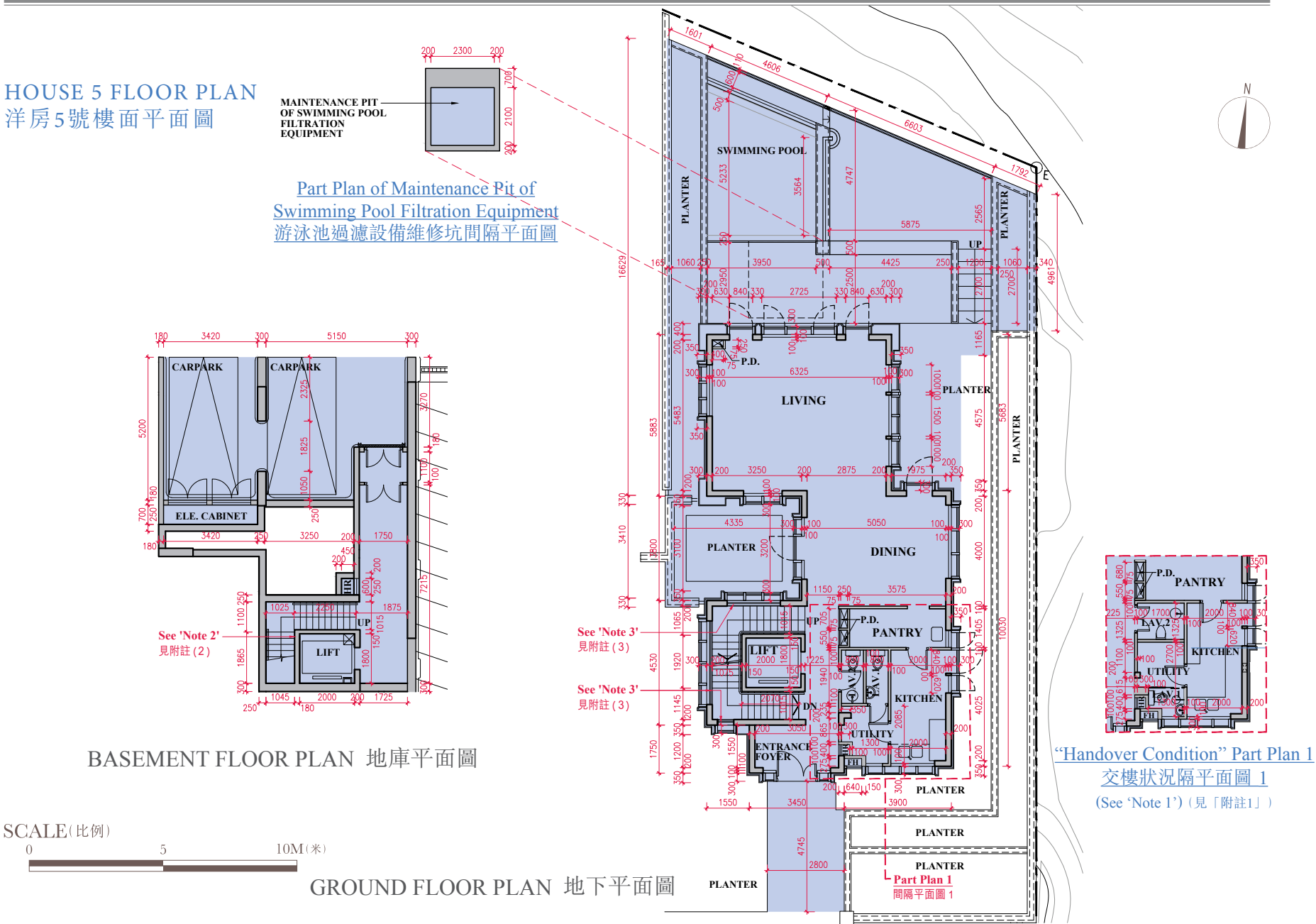
ROOF FLOOR PLAN 天台平面圖



TOP ROOF FLOOR PLAN 上層天台平面圖



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

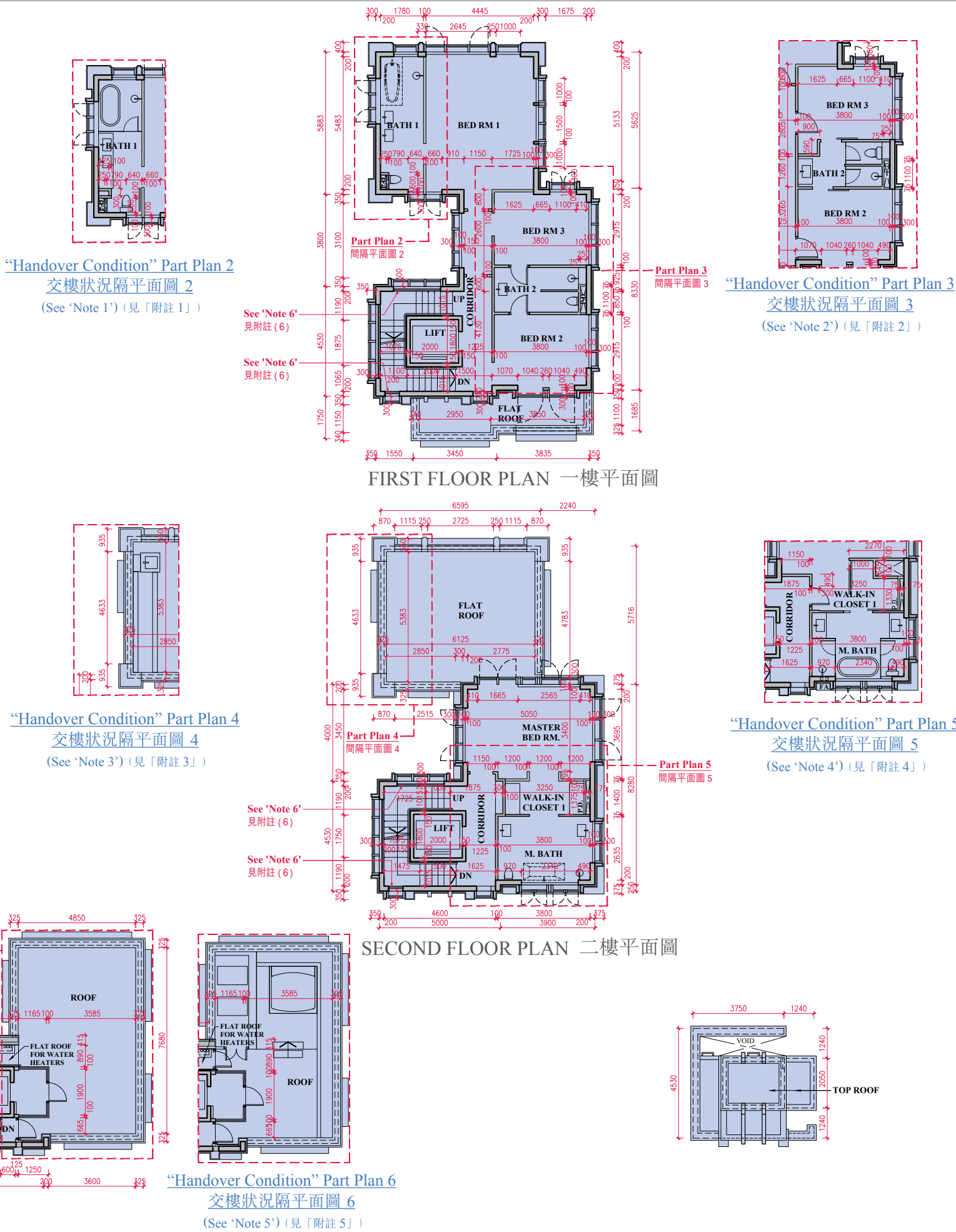


House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)	The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) 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)
HOUSE 5 洋房5號	Basement 地庫	300	5350
	G/F 地下	200	4300/4500
	1/F 1樓	150/200/225	3300/3500
	2/F 2樓	150/200	3350/3500
	Roof 天台	150/225	2550/2700
	Top Roof 上層天台	150	

1. 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. (Not applicable)
- Notes:
1. The partition wall between Dining Room and Pantry is removed, Lavatory and Lavatory 2 are relocated and single swing door to Lavatory 2 is changed to double swing door.
2. AC outdoor units and Jacuzzi are installed on Roof. Additional raised platform and planter curb are installed. Upon handover of the house, railing is relocated from Basement to Roof.
3. Railing is relocated from Basement to Roof.
- * The above alterations are as shown in the “Handover Condition” Part Plans. Such alterations to the approved building plans are by way of exempted building works/minor works control system/ alterations and additional works under the Buildings Ordinance.
- A. Floor to floor height is measured from the structural floor level.
- B. Floor to floor height for Basement Floor is measured at the lift lobby of each house.
- C. Information on floor to floor height shall be according to Buildings Department Approved Plans.
- D. Floor to floor height for Roof is measured up to the roof of top roof.
- E. The dimensions in the floor plans are all structural dimensions in millimetre.
- F. Please refer to page 18 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

1. 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。(不適用)
- 附註：
1. 飯廳及備餐間の間牆移除，廁所1及廁所2重新設置及廁所2單掩門改做雙掩門。
2. 天台放置空調室外機及按摩浴缸及增設花槽和平台。樓梯欄河位置更改。
3. 樓梯欄河位置更改。
- * 以上改動顯示於交樓狀況間隔平面圖，上述是根據《建築物條例》通過豁免建築工程/小型工程/改動及加建工程對經批准的建築圖則進行的改動。
- A. 層與層之間的高度是從結構層表面測量起計。
- B. 地庫樓層的層與層之間的高度以每座洋房的升降機大堂所測量的數值為準。
- C. 每個層與層之間的高度按照屋宇署所批准的圖則為準。
- D. 天台層的層與層之間的高度計算以達至上層天台屋頂面層為準。
- E. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- F. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第18頁。

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



SCALE(比例)
0 5 10M(米)

Notes:

1. The partition wall between Dining Room and Pantry is removed, Lavatory 1 and Lavatory 2 are relocated and single swing door to Lavatory 2 is changed to double swing door.
 2. The single swing doors to Bedroom 1, Bedroom 2 and Bedroom 3 are added, single swing doors are changed to sliding doors to Bathroom 2 and partition wall between Bedroom 3 and Bathroom 2 is relocated.
 3. Additional planter and sink on Flat Roof are added.
 4. The single swing door to Master Bedroom is added, partition wall between Master Bedroom and Walk-in Closet 1 is relocated, sliding doors to Walk-in Closet and Master Bathroom are added, and water closet and shower cubicle are relocated.
 5. AC outdoor units and Jacuzzi are installed on Roof. Additional raised platform and planter curb are installed.
 6. Railing is relocated from Basement to Roof.
- * The above alterations are as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works/minor works control system/ alterations and additional works under the Buildings Ordinance.

附註:

1. 飯廳及備餐間的分隔牆移除，廁所1及廁所2重新設置及廁所2單掩門改做雙掩門。
 2. 睡房1、睡房2及睡房3安裝單掩門，睡房2單掩門改做移門，睡房3及浴室2的分隔牆重新設置。
 3. 平台增設洗手盆及花槽。
 4. 主人睡房安裝單掩門，主人睡房及衣帽間的分隔牆重新設置，衣帽間及主人睡房安裝移門，主人浴室坐廁及淋浴間重新設置。
 5. 天台放置空調室外機及按摩浴缸及增設花槽和平台。
 6. 樓梯欄河位置更改。
- * 以上改動顯示於交樓狀況間隔平面圖，上述是根據《建築物條例》通過豁免建築工程/小型工程/改動及加建工程對經批准的建築圖則進行的改動。

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

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
House 洋房		Air-conditioning Plant Room 空調機房	Balcony 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 1 洋房1號	440.338 (4740) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	32.975 (355)	136.788 (1472)	152.121 (1637)	100.759 (1085)	8.463 (91)	-	3.581 (39)
HOUSE 2 洋房2號	352.128 (3790) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	48.895 (526)	175.749 (1892)	42.359 (456)	59.654 (642)	7.246 (78)	-	3.137 (34)
HOUSE 3 洋房3號	345.747 (3722) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	48.895 (526)	209.825 (2259)	42.889 (462)	59.654 (642)	7.246 (78)	-	5.602 (60)
HOUSE 5 洋房5號	346.342 (3728) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	48.895 (526)	143.907 (1549)	45.090 (485)	59.654 (642)	7.246 (78)	-	12.964 (140)

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

Notes:

- ◆ The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
- ◆ The area of the Parking Space specified in the section “Area of Residential Properties in the Development” in this sales brochure includes the area of the entire carport of the House (as indicated in the section “Floor Plans of Parking Spaces in the Development” in this sales brochure). For the area inside the carport which is designated under the land grant for the parking purpose, please refer to the area of parking space under the section “Floor Plans of Parking Spaces in the Development” in this sales brochure.

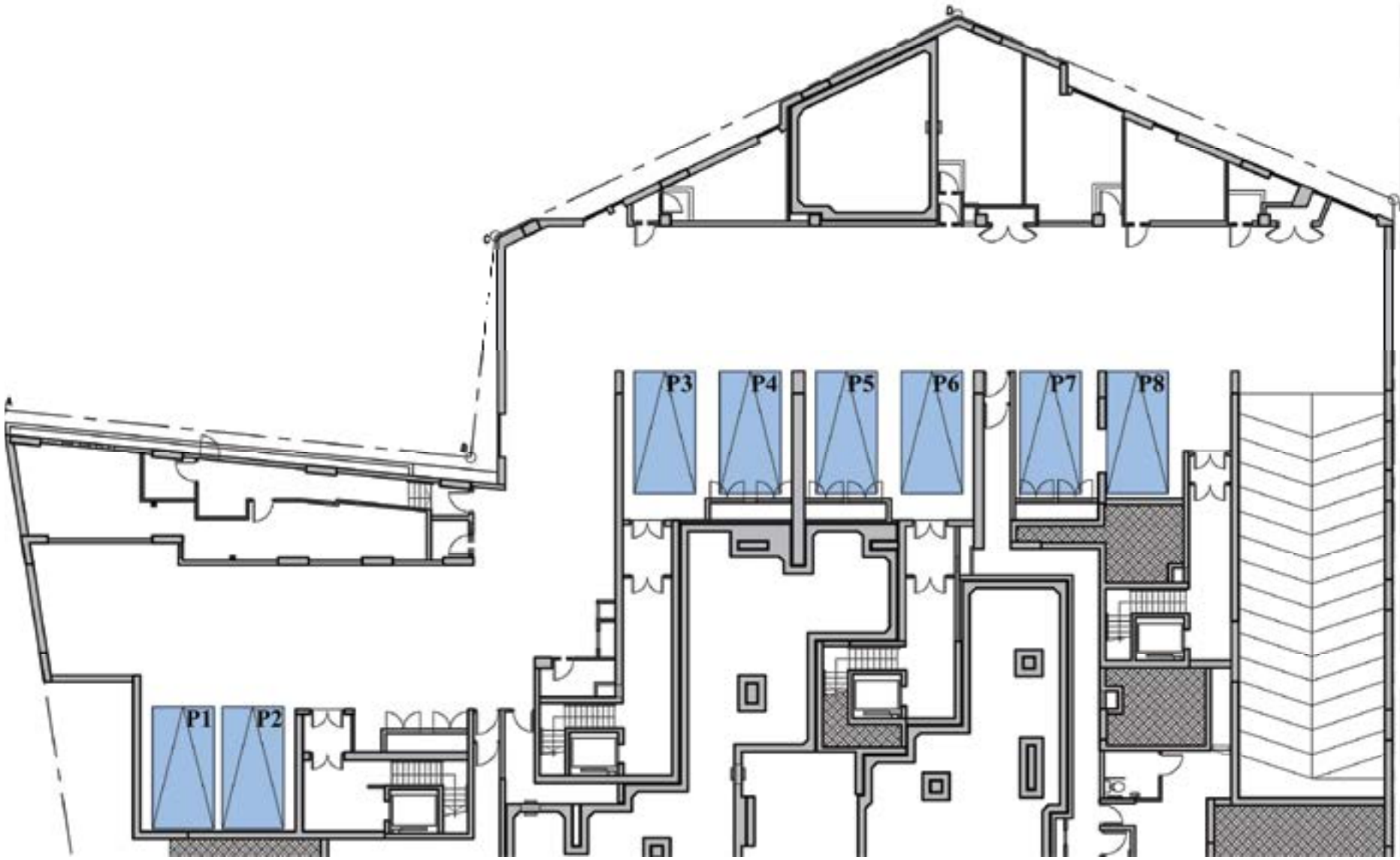
- ◆ 實用面積以及露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- ◆ 露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
- ◆ 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

- ◆ 以平方呎列出的面積以1平方米=10.764平方呎換算，並以四捨五入至數。
- ◆ 本售樓說明書「發展項目中的住宅物業的面積」一節所列停車位之面積包括相關洋房之車房(車房於本售樓說明書「發展項目中的停車位的樓面平面圖」一節有所標示)之全部面積。批地文件指明車房內用作停放車輛的地方之面積，請參閱本售樓說明書「發展項目中的停車位的樓面平面圖」一節之車位面積。

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

BASEMENT FLOOR PLAN
地庫平面圖



Category of Parking Space 車位類別	Floor 層數	Parking Space Number 停車位編號	Number 數目	Dimension (L x W)(m) 尺寸(長 x 闊)(米)	Area of each of the Parking Space (sq.m.) 每個車位面積(平方米)
<div></div> Residential Car Parking Space 住客車位	Basement 地庫	P1 - P8 P1至P8	8	5.0 x 2.5	12.5

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

- | | |
|---|---|
| <p>1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").</p> <p>2. The preliminary deposit payable by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.</p> <p>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 -</p> <ul style="list-style-type: none">a. the Preliminary Agreement is terminated;b. the preliminary deposit is forfeited; andc. the owner does not have any further claim against the purchaser for the failure. | <p>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。</p> <p>2. 買方在簽署臨時合約時支付的臨時訂金，須由代表擁有人行事的律師事務所以保證金保存人的身份持有。</p> <p>3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約－</p> <ul style="list-style-type: none">a. 該臨時合約即告終止；b. 有關的臨時訂金即予沒收；及c. 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。 |
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SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

The Deed of Mutual Covenant and Management Agreement of the Development (the “DMC”) provides that :-

A. COMMON PARTS OF THE DEVELOPMENT

1. “Common Areas and Facilities”

means collectively the Common Areas and the Common Facilities.

2. “Common Areas”

means all those areas or parts of the Land (Inland Lot No. 6372) and the Development for the common use and benefit of all the Owners and occupiers of the Houses and is not given by this Deed or otherwise to the Registered Owner or the Owner of any individual House and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, the Greenery Area (including the Vertical Green Walls), Residential Recreational Facilities including the disabled lavatory, the accessible lift from Ground Floor to the Basement, external walls (excluding, for the avoidance of doubt, the external walls of, or forming part of, an individual House or any part thereof the exclusive use or possession of which the Owner of the individual House is entitled to), landscape areas & planters, roads, footpaths, stairs, walkways, passageways, entrances, driveways (save and except that part of the driveway of House 1 of the Development marked on the Basement Floor Plan of the DMC as “DRIVEWAY OF HOUSE 1”), open spaces, staircases, ramps, Owners’ Corporation Office, master meter room, water meter room, check meter cabinets, low voltage switch room, Hong Kong Electric Company switch room, fan room, street fire hydrant water tank, sprinkler & street fire hydrant pump room and sprinkler water tank, water check meter room, fire services pump room and fire services water tank, flushing water pump room & tank, pipe ducts, telecommunications and broadcasting equipment room, refuse storage and material recovery room, fire services control room, and “common parts” as specified in Schedule 1 to the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong).

3. “Common Facilities”

means all those installations and facilities in the Common Areas used in common by or installed for the common benefit of all the Owners and occupiers of the Houses as part of the amenities thereof and not for the exclusive benefit of the Owner or occupiers of any individual House and, without limiting the generality of the foregoing, including stairway, sandtrap, fence walls (if any), drains, drain pits, manhole, channels, catch-pits, water mains, sewers, gutters, watercourses (if any), cables, cable accommodations (including, without limitation, cable troughs, draw-pits and cable ducts), wells (if any), pipes, trenches, wires, salt and fresh water intakes and mains, antennae, water tanks, underground water culvert, fire fighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and facilities, communal aerials (if any), communal aerial broadcast distribution (if any), telecommunications network facilities and other apparatus equipment and facilities in the Residential Recreational Facilities and Owners’ Corporation Office and shall include the “common parts” as specified in Schedule 1 to the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong).

B. ALLOCATION OF UNDIVIDED SHARES IN THE DEVELOPMENT

HOUSE	Undivided Shares
HOUSE 1	8,894
HOUSE 2	7,110
HOUSE 3	6,990
HOUSE 5	6,990

C. TERMS OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The Manager for the Development will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated in accordance with the provisions of the DMC.

D. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS IN THE DEVELOPMENT

Each Owner shall contribute towards the Management Expenses (which shall be the costs, charges and expenses necessarily incurred in the management and maintenance of the Development, and shall be based on the budget prepared by the Manager) (including the Manager’s Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his House and the principles provided in the DMC. In general, each Owner of a House shall contribute towards the Management Expenses relating to the Common Areas and Common Facilities in proportion to the Management Shares allocated to his House.

E. THE BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The amount of management fee deposit is 3 months’ monthly Management Fee.

F. THE AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE VENDOR FOR ITS OWN USE

Not applicable.

Note:
For full details, please refer to the DMC which is free for inspection at the sales office during opening hours. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

本發展項目的公契及管理協議（「公契」）規定：-

A. 發展項目的公用地方

1. 「公用地方及公用設施」

統指公用地方及公用設施。

2. 「公用地方」

該土地（內地段第6372號）及發展項目內供所有獨立屋業主及佔用人共同使用與享用，但並非按本公契或其他契約給予註冊擁有人或任何個別獨立屋業主和並非特別轉讓的所有該等部分，及在不局限前文的概括性的原則下，包括綠化區（包括垂直綠化牆）、住宅康樂設施，包括傷殘人士洗手間、地面至地庫的無障礙升降機、外牆（為免存疑，不包括個別獨立屋業主有權獨家使用或管有歸屬或構成個別獨立屋之部分的外牆）、園景區及花槽、道路、行人徑、樓梯、行人路、通道、入口、行車道（在公契的地庫圖則上註明「1號獨立屋行車道」的發展項目1號獨立屋的行車道部分除外）、露天地方、梯間、斜道、業主立案法團辦公室、主儀錶房、水錶房、檢查儀錶櫃、低電壓電掣房、香港電燈有限公司電掣房、風機房、街道消防栓水箱、花灑及街道消防栓泵房及花灑水箱、檢查水錶房、消防泵房及消防水箱、沖廁水泵房及水箱、管槽、電訊及廣播設備室、垃圾存放及物料回收房、消防控制室和建築物管理條例（第344章）附表1指定的「公用部分」。

3. 「公用設施」

指在公用地方內安裝作為其設施，供所有獨立屋業主及佔用人共同享用，但並非供任何個別獨立屋業主及佔用人獨享擁有的所有該等裝置及設施，及在不局限前文的概括性的原則下，包括樓梯、沙坑、圍牆（如有）、排水渠、排水井、沙井、渠道、集水池、總水喉、污水渠、明渠、水道（如有）、電纜、電纜室（包括但不限於電纜槽、拉線井及電纜導管）、井（如有）、管道、溝渠、電線、鹹水及食水進口掣及總喉、天線、水箱、地下水溝、消防或保安設備及設施、泵、電掣、儀錶、照明、衛生裝置、垃圾處理設備及設施、公用天線（如有）、公用無線廣播分導（如有）、電訊網絡設施、住宅康樂設施和業主立案法團辦公室內的其他器具、設備及設施並包括建築物管理條例（第344章）附表1指定的「公用部分」。

B. 發展項目中的不分割份數的分配

洋房	不分割份數
洋房1號	8,894
洋房2號	7,110
洋房3號	6,990
洋房5號	6,990

C. 發展項目的管理人的委任年期

管理人首屆任期將為公契日期起兩年，管理人的委任可按公契的條款終止。

D. 在發展項目中物業的擁有人之間分擔管理開支的基準

每位業主須按公契列明的方式、款額及比例及根據其單位獲分配的管理份數及公契列明之準則，分擔發展項目的管理開支（指管理及保養發展項目時必須招致的費用、收費及支出，及須以管理人編制的預算作根據）（包括管理人的酬金）。一般而言，每位洋房業主須按其洋房的管理份數分擔公用地方及公用設施的管理開支，每位洋房業主須按其所持有之洋房的管理份數分擔公用地方及公用設施的管理開支。

E. 計算管理費按金的基準

管理費按金為三個月的每月管理費。

F. 賣方在發展項目中保留作自用的範圍(如有)

不適用。

附註：

請查閱公契以了解全部詳情。完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on INLAND LOT NO.6372 ("the Land") which is held under the government lease of the Land dated 23rd February 1971 as modified by a Modification Letter dated 24th March 2014 and registered at the Land Registry by Memorial No.14032701260019 (hereinafter called "the Land Grant").

2. The Land is granted for a term of 75 years commencing from the 23rd day of October 1939 and has been renewed for a further term of 75 years.

3. User restrictions:

Generally unrestricted except non-offensive trades clause.

4. Facilities that are required to be constructed and provided for the Government, or for public use:

Not applicable.

5. Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land:

Clause 9 of the Lessee's covenants under the Land Grant provides that :-

(a) The said Lessee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the said piece or parcel of ground in compliance with the requirements stipulated in sub-clause (b) of this Clause.

(b) (i) Not less than 20% of the area of the said piece or parcel of ground shall be planted with trees, shrubs or other plants.

(ii) Not less than 50% of the 20% referred to in sub-clause (b) (i) of this Clause (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the said piece or parcel of ground.

(iii) The decision of the Director as to which landscaping works proposed by the said Lessee constitutes the 20% referred to in sub-clause (b)(i) of this Clause shall be final and binding on the said Lessee.

(iv) The Director at his sole discretion may accept other non-planting features proposed by the said Lessee as an alternative to planting trees, shrubs or other plants.

(c) The said Lessee shall at his own expense landscape the said piece or parcel of ground in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The said Lessee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Clause shall be designated as and form part of the Common Areas referred to in Clause (15)(a)(v) of this covenant.

6. Lease conditions that are onerous to a purchaser:-

(a) Clause 20(a) of the of the Lessee's covenants under the Land Grant provides that the Residential Parking Spaces shall not be:

(i) assigned except -

(I) together with undivided shares in the said piece or parcel of ground giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the said piece or parcel of ground; or

(II) to a person who is already the owner of undivided shares in the said piece or parcel of ground with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the said piece or parcel of ground; or

(ii) underlet except to residents of the residential units in the building; or buildings erected or to be erected on the said piece or parcel of ground.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the said piece or parcel of ground.

(b) Clause 26(a) of the Lessee's covenants under the Land Grant provides that the said Lessee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marked "PLAN A" annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby granted, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the said Lessee), have also been affected. The said Lessee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The said Lessee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the said Lessee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the covenants and conditions herein contained, the Director may at any time by notice in writing call upon the said Lessee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works

SUMMARY OF LAND GRANT

批地文件的摘要

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

- (c) Clause 26(b) of the Lessee's covenants under the Land Grant provides that notwithstanding sub-clause (a) of Clause 26, the obligations and rights of the said Lessee in respect of the Green Hatched Black Area or any part thereof under this Clause shall absolutely determine upon the Government giving to the said Lessee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the said Lessee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Clause.

- (d) Clause 28 of the Lessee's covenants under the Land Grant provides that the said Lessee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the said piece or parcel of ground or any part thereof or the Brown Area or the Brown Hatched Black Area or the Green Hatched Black Area or any combination thereof or any part thereof (hereinafter collectively referred to as 'the Services'). The said Lessee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The said Lessee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The said Lessee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the said piece or parcel of ground or any part thereof or the Brown Area or the Brown Hatched Black Area or the Green Hatched Black Area or any combination thereof or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the said Lessee shall pay to the Government on demand the cost of such works). If the said Lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the said piece or parcel of ground or any part thereof or the Brown Area or the Brown Hatched Black Area or the Green Hatched Black Area or any combination thereof or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the said Lessee shall pay to the Government on demand the cost of such works.

- (e) The Lessee is required to uphold maintain and repair the road or path on such portion of government land as referred to in the Land Grant as coloured brown and brown hatched black on the plan annexed to the Land Grant ("Right of Way"). The Right of Way is for all Owners, their tenants, servants, visitors, workmen and other persons authorized by the Owners to pass and repass on along over by and through the said road or path for all purposes in connection with the proper use and enjoyment of their Houses.

SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目興建於內地段第6372號（「該土地」）。該土地乃根據1971年2月23日訂立，被2014年3月24日修訂書所修訂，並在土地註冊處以註冊摘要14032701260019號註冊的該土地之政府租契（以下簡稱「批地文件」）持有。

2. 該土地批租75年，由1939年10月23日起計並已續期75年。

3. 用途限制：

除了不能進行厭惡性行業條款外，一般不受限制。

4. 按規定須興建並提供予政府或供公眾使用的設施：

不適用

5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任批地文件的承租人契諾第9條訂明：

(a) 承租人須自費向署長提交一份園景美化設計總圖以取得其批准，當中須顯示將於該地段內進行園景美化工程的位置、規劃及佈局，以符合本條(b)款的規定。

(b) (i) 該地段須有不少於20%面積種植樹木、灌叢或其他植物。

(ii) 本條(b)(i)款所載的20%面積中，須有不少於50%（以下簡稱「綠化範圍」）設於署長單方面酌情指定的位置或水平，以確保綠化範圍在行人視線之內或可供進入該地段的任何人士或人等通行。

(iii) 署長就承租人所建議園景工程是否如本條(b)(i)款所載該地段20%面積所作的決定將為最終決定並對承租人有約束力。

(iv) 署長可單方面酌情接納承租人建議取代種植樹木、灌叢或其他植物的其他非種植綠化特色。

(c) 承租人應按照經批核的園景設計總圖，自費以署長全面滿意的方式在該地段進行園景工程，如非事前獲署長書面同意，不得對經批核的園景設計總圖作任何修改、更改、改動、改變或取代。

(d) 承租人於其後應自費保養和維修園景工程，以維持其安全、清潔、整齊、整潔及健康狀態，全面達致署長滿意程度。

(e) 根據本條款進行園景工程的地方須指定為並且組成本契諾第(15)(a)(v)條所載的公用地方的一部份。

6. 對承租人造成負擔的租用條件：

(a) 批地文件的承租人契諾第20(a)條訂明，住宅停車位不得：

(i) 轉讓，除非：

(I) 連同賦予專屬權使用與管有現已或將會建於該地段的一座或多座建築物之一個或多個住宅單位的不分割份數一併轉讓；或

(II) 承讓人現時已擁有具專屬權使用與管有現已或將會建於該地段的一座或多座建築物之一個或多個住宅單位的不分割份數；或

(ii) 分租（租予現已或將會建於該地段的一座或多座建築物內之住宅單位的住客除外）。

但是於任何情況下，不可轉讓多過總共三個住宅停車位予現已或將會建於該地段的一座或多座建築物內之任何一個住宅單位的業主或分租多過總共三個此等車位予任何一個住宅單位的住客。

(b) 批地文件的承租人契諾第26(a)條訂明，承租人須在署長可全權酌情要求時自費進行與完成在批地文件附錄的圖則上以綠色間斜線顯示並註明“PLANA”的範圍（以下簡稱「綠色間斜線範圍」）的岩土勘察和斜坡護理、防止山泥傾瀉、緩解及修補工程，以達致署長滿意，並在批地文件同意批租的所有時間內自費保養綠色間斜線範圍包括在其內及其上的一切土地、斜坡護理工程、護土構築物、排水渠及任何其他工程處於修繕妥當的狀態，以達至署長滿意程度。倘若在批地文件批租期的任何時間內該綠色間斜線範圍內發生任何山泥傾瀉、地陷或塌方，承租人須自費修復與彌補該地方連同署長認為（署長所作的決定將為最終決定並對承租人有約束力）受到影響的任何毗鄰或毗連區域，以達致署長滿意程度。承租人須對上述山泥傾瀉、地陷或塌方產生的一切索償、司法程序、費用、損害賠償及各種開支彌償政府、其代理人及承建商。承租人須確保在任何時候不能對綠色間斜線範圍進行非法挖掘或堆填。經署長預先書面同意，承租人可搭建圍欄或其他障礙物，以防止上述非法挖掘或堆填。除署長具有對違反批地文件中的契諾及條件的任何其他權利或濟助外，署長可在任何時候經書面通知要求承租人進行上述岩土勘測、斜坡護理、防止山泥傾瀉、緩解及修補工程並保養、修復及彌補上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果承租人不理會或未能在指定時期遵守該通知，以達致署長滿意程度，在該日期期滿後，署長可展開與進行要求的工程，承租人須在要求時償還因此產生的費用給政府。

(c) 批地文件的承租人契諾第26(b)條訂明，即使第26條(a)款規定，本條款規定承租人對綠色間斜線範圍或其中部分的權利與責任完全由政府發給承租人的通知內決定。承租人不能就上述決定造成的任何損失、損害或干擾向政府、署長或他們正式授權的官員要求索償。但是上述決定不影響政府對先前違反、不遵守或不履行本條(a)款規定的任何權利及濟助。

(d) 批地文件的承租人契諾第28條訂明，承租人須在任何時候採取或促使他人採取一切適當及充分的關注、技巧及預防措施，尤其在任何建築、保養、翻新或維修工程（以下簡稱「工程」）期間，避免對該地段或其中任何部分或棕色範圍或棕色間斜線範圍或綠色間斜線範圍或兩者或其中任何部分之上、上面、之下或毗鄰的任何政府擁有的或其他現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下合稱「服務」）造成任何損壞、干擾或阻礙。承租人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解以確定其服務現時的位置及水平，並提交處理任何服務一切方面的書面建議給署長，供其審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承租人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。承租人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或棕色範圍或棕色間斜線範圍或綠色間斜線範圍或兩者或其中任何部分或該等服務造成的任何損壞、干擾或阻礙（明渠、污水渠、雨水渠、排水渠或總水喉須由署長負責修復，除非其另作選擇，承租人須在要求時向政府支付該等工程的費用），以達致署長滿意程度。如果承租人未能對該地段或棕色範圍或棕色間斜線範圍或綠色間斜線範圍或兩者或其中任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，以達致署長滿意程度，署長可進行其認為必要的上述改道、重鋪、維修、修復或彌補工程，承租人須在要求時向政府支付該等工程的費用。

(e) 承租人須維護、保養及維修批地文件提述在批地文件附錄的圖則上以棕色和棕色間斜線顯示的部分政府土地上的道路或行人徑（「道路權」）。該道路權授予所有業主、其租客、傭工、訪客、工人及業主授權的其他人士為了正當使用與享用他們的獨立屋出入、來回及通過上述道路或行人徑之權利。

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

Not Applicable

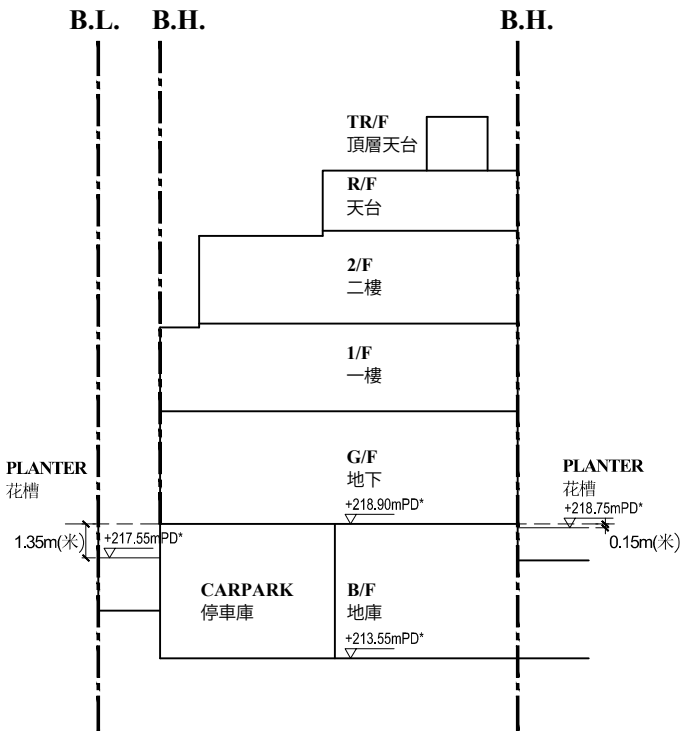
不適用

WARNING TO PURCHASERS 對買方的警告

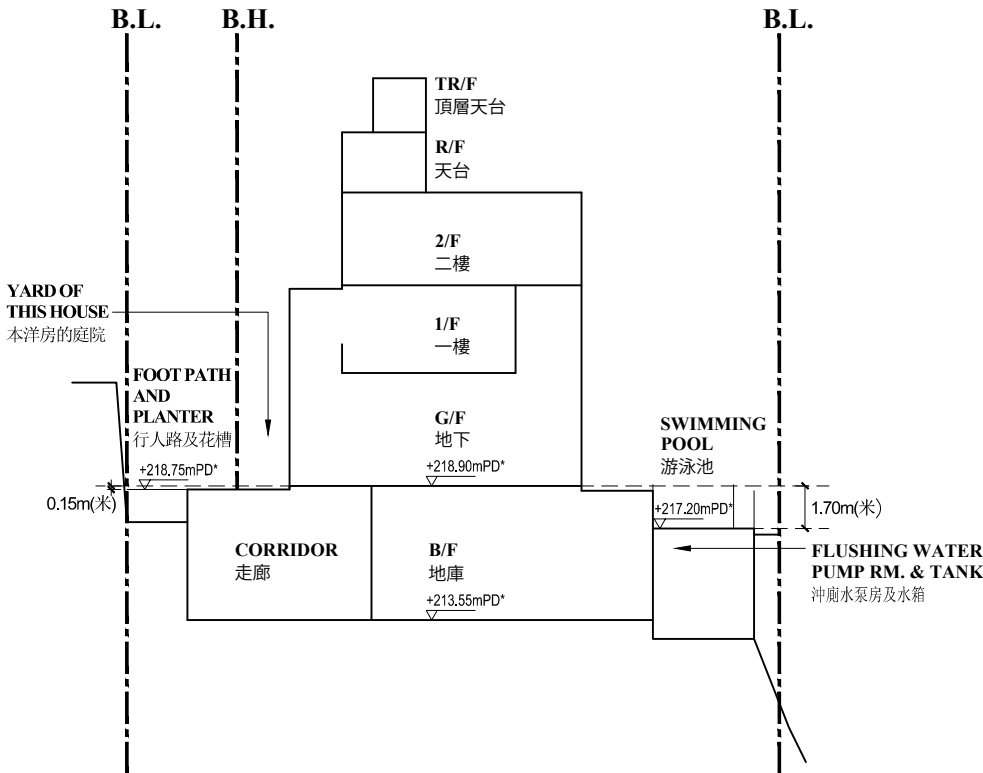
- | | |
|--|---|
| <p>(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the Vendor) to act for the purchaser in relation to the transaction.</p> <p>(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the Purchaser.</p> <p>(c) If the purchaser instructs the firm of solicitors acting for the Vendor to act for the purchaser as well, and if a conflict of interest arises between the Vendor and the purchaser,</p> <ul style="list-style-type: none">(i) that firm may not be able to protect the purchaser's interests; and(ii) the purchaser may have to instruct a separate firm of solicitors; and(iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place. | <p>(a) 現建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），以在交易中代表買方行事。</p> <p>(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。</p> <p>(c) 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突 —</p> <ul style="list-style-type: none">(i) 該律師事務所可能不能夠保障買方的利益；及(ii) 買方可能要聘用一間獨立的律師事務所；及(iii) 屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。 |
|--|---|

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

HOUSE 1 CROSS-SECTION PLAN
洋房1號橫截面圖



SECTION PLAN A 剖面圖 A



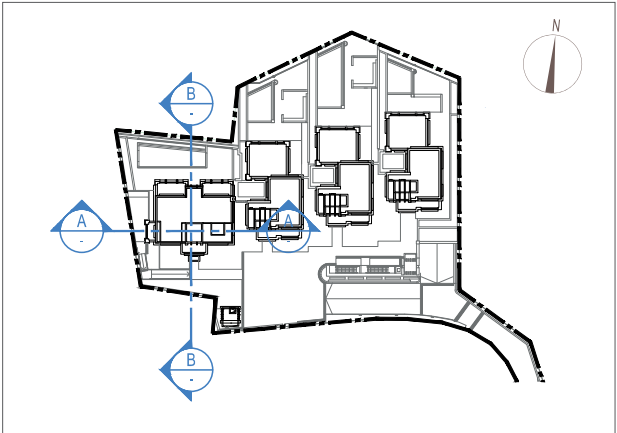
SECTION PLAN B 剖面圖 B

- Dotted line denotes the lowest residential floor level
虛線為最低住宅樓層水平
- B.L. Boundary Line of the Lot
地段的界線
- B.H. Boundary Line of this House
洋房的界線

Notes:

- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

HOUSE 1
KEY PLAN
洋房1號索引圖

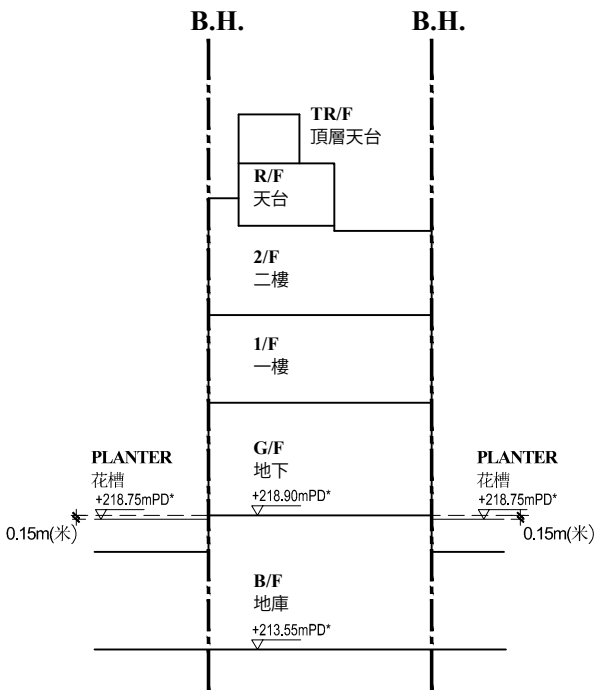


附註：

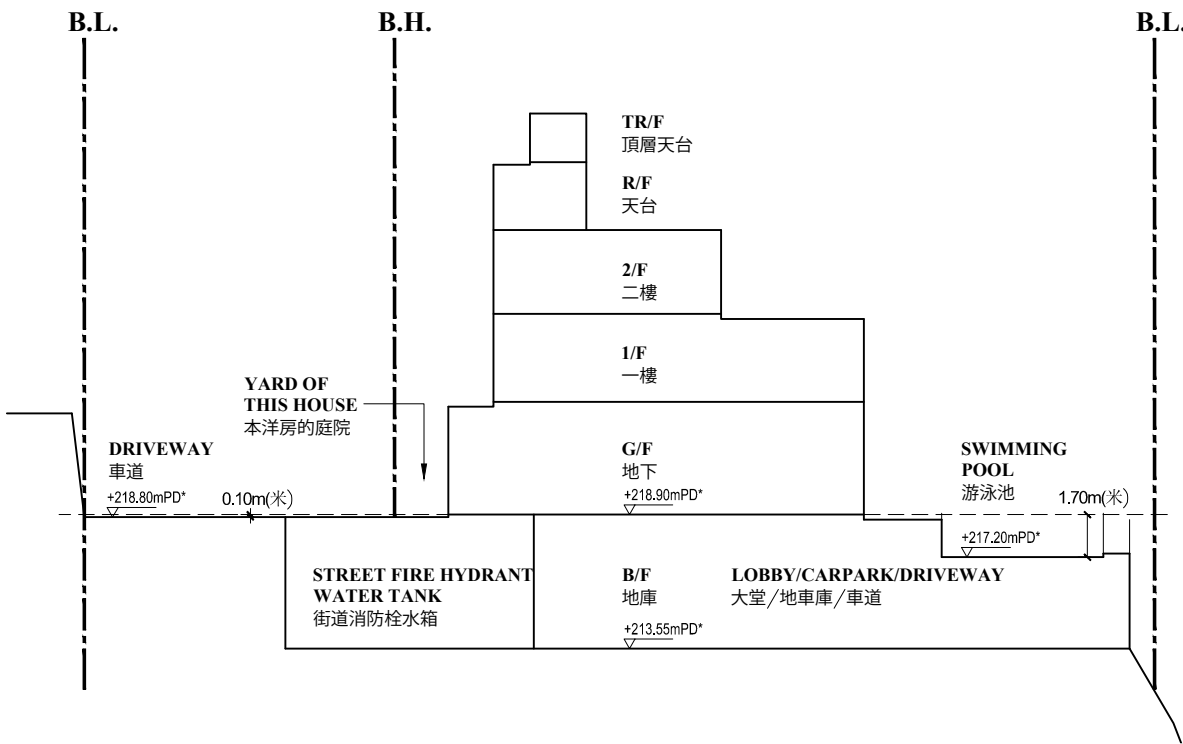
- ▽ 為香港主水平基準以上高度(米)。
- 賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。

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

HOUSE 2 CROSS-SECTION PLAN
洋房2號橫截面圖

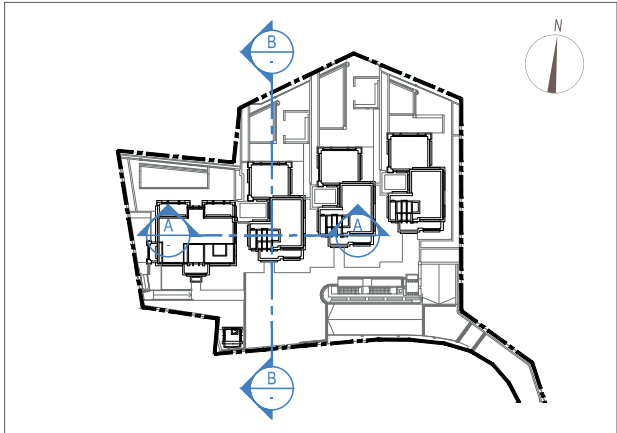


SECTION PLAN A 剖面圖 A



SECTION PLAN B 剖面圖 B

HOUSE 2
KEY PLAN
洋房2號索引圖



--- Dotted line denotes the lowest residential floor level
虛線為最低住宅樓層水平

B.L. Boundary Line of the Lot
地段的界線

B.H. Boundary Line of this House
洋房的界線

Notes:

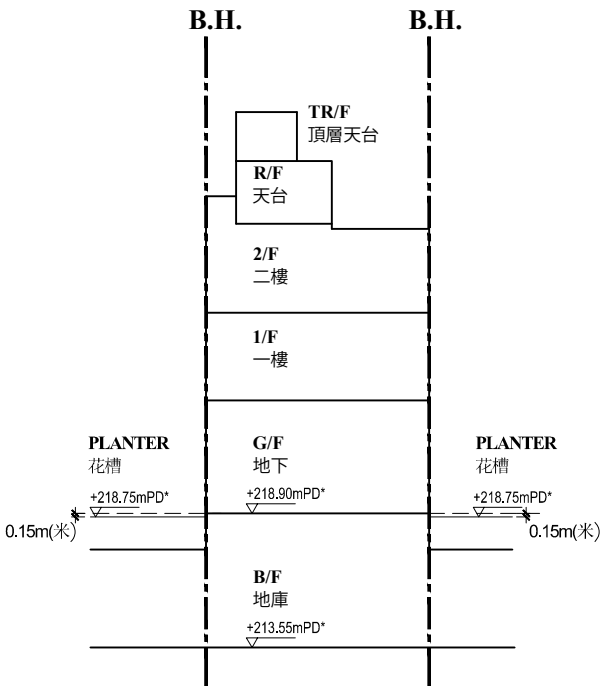
- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

附註：

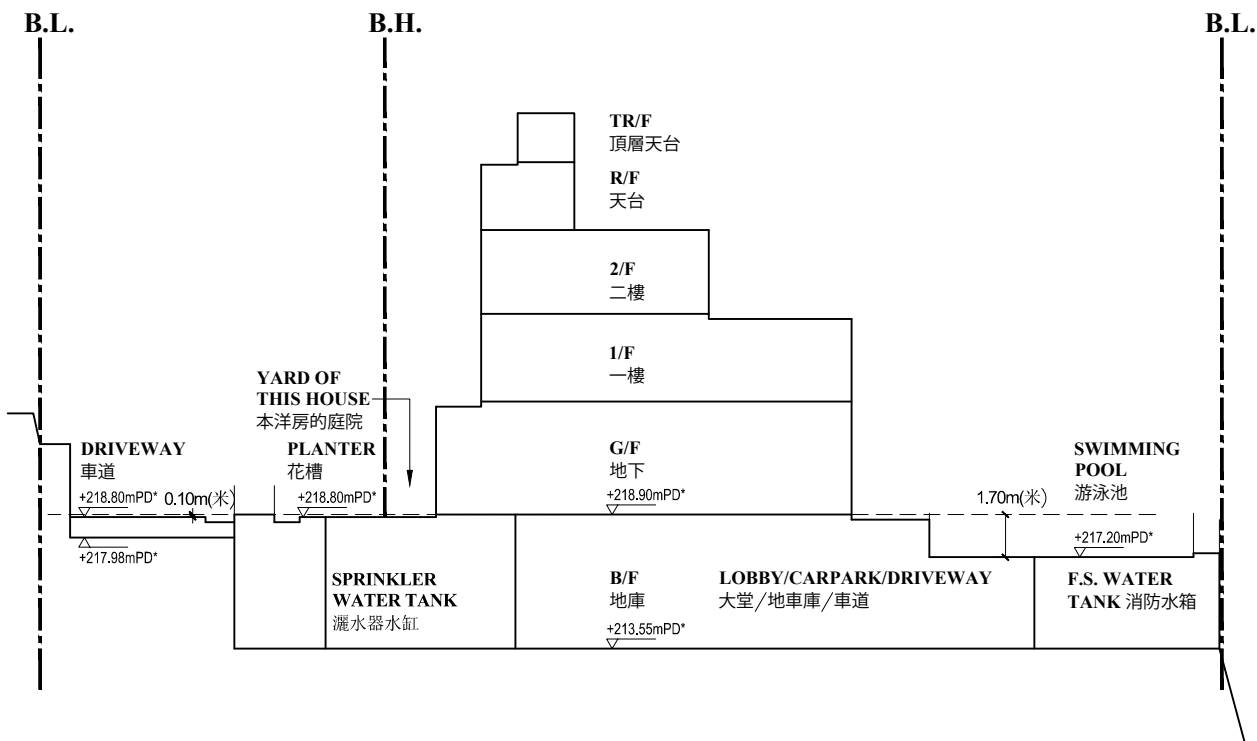
- ▽ 為香港主水平基準以上高度(米)。
- 賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。

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

HOUSE 3 CROSS-SECTION PLAN
洋房3號橫截面圖

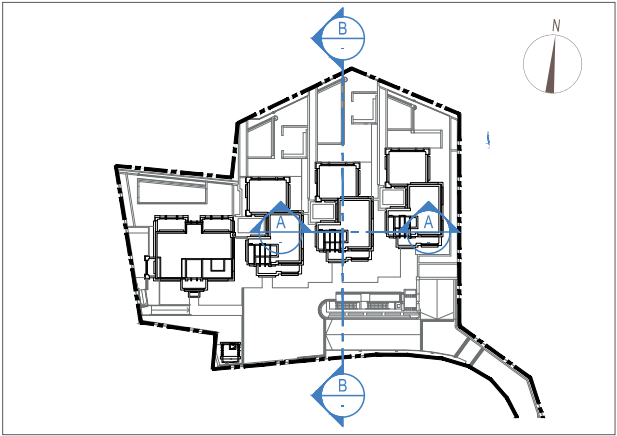


SECTION PLAN A 剖面圖 A



SECTION PLAN B 剖面圖 B

HOUSE 3
KEY PLAN
洋房3號索引圖



Notes:

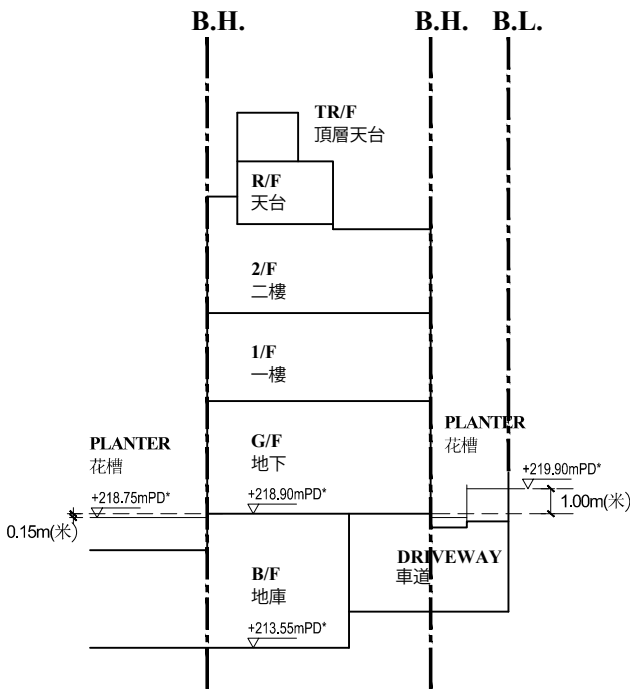
- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

附註：

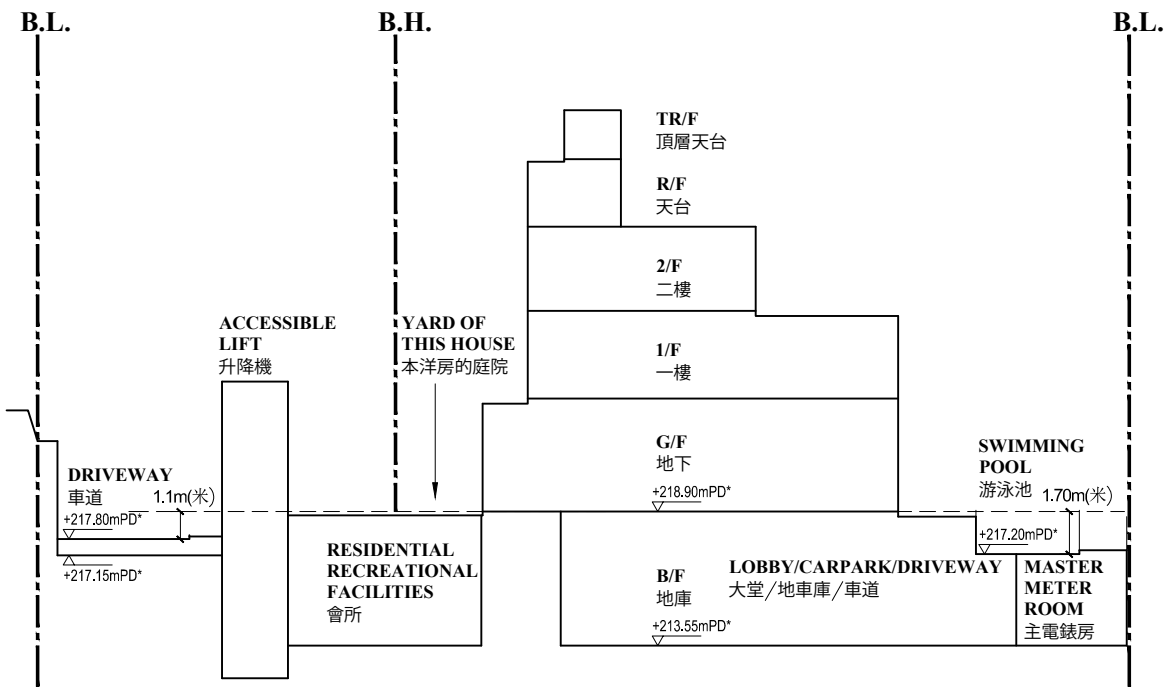
- ▽ 為香港主水平基準以上高度(米)。
- 賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。

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

HOUSE 5 CROSS-SECTION PLAN
洋房5號橫截面圖

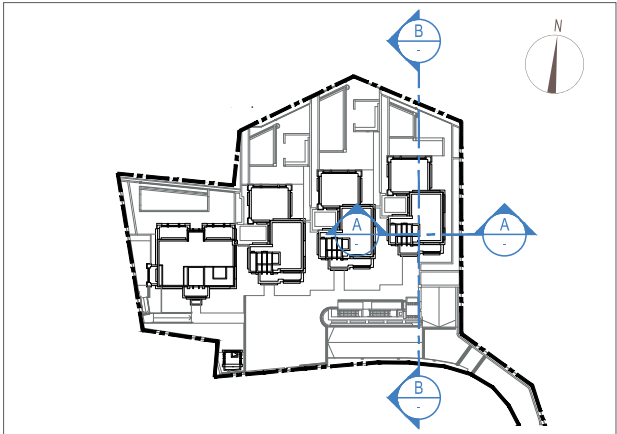


SECTION PLAN A 剖面圖 A



SECTION PLAN B 剖面圖 B

HOUSE 5
KEY PLAN
洋房5號索引圖



--- Dotted line denotes the lowest residential floor level
虛線為最低住宅樓層水平

B.L. Boundary Line of the Lot
地段的界線

B.H. Boundary Line of this House
洋房的界線

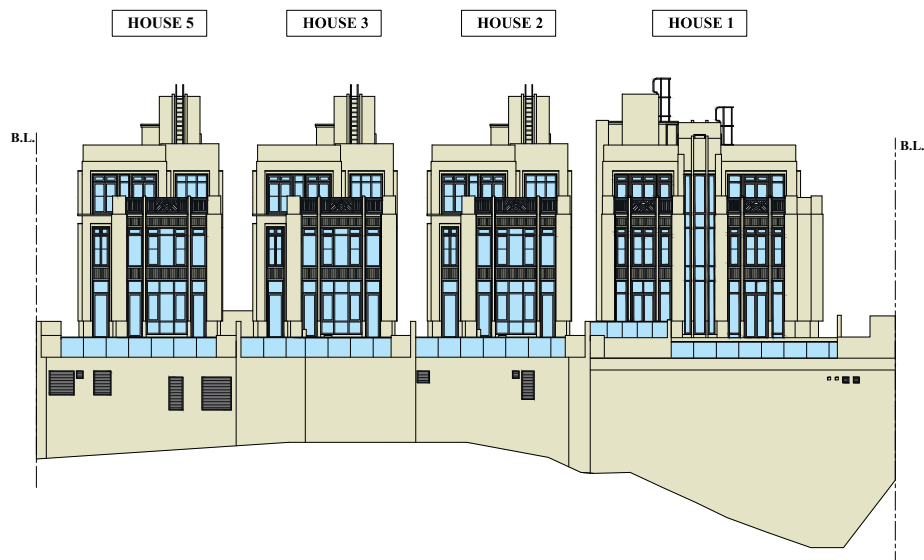
Notes:

- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

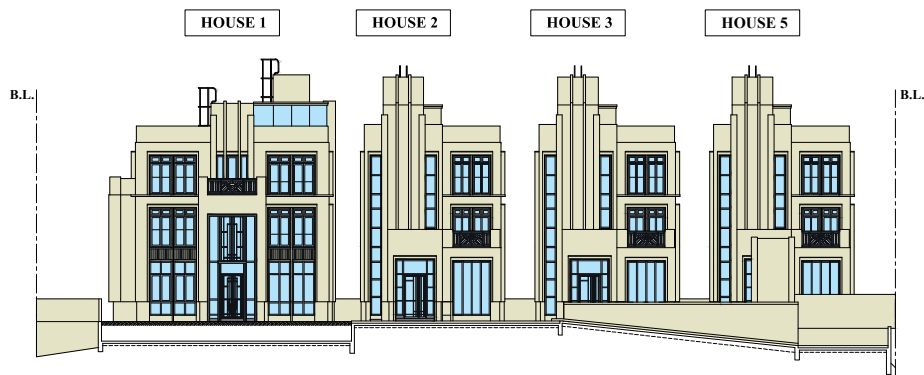
附註：

- ▽ 為香港主水平基準以上高度(米)。
- 賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。

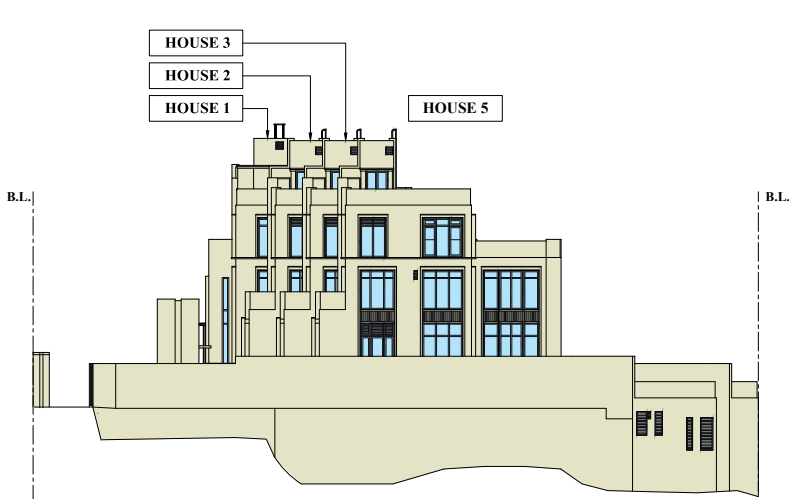
ELEVATION PLAN
立面圖



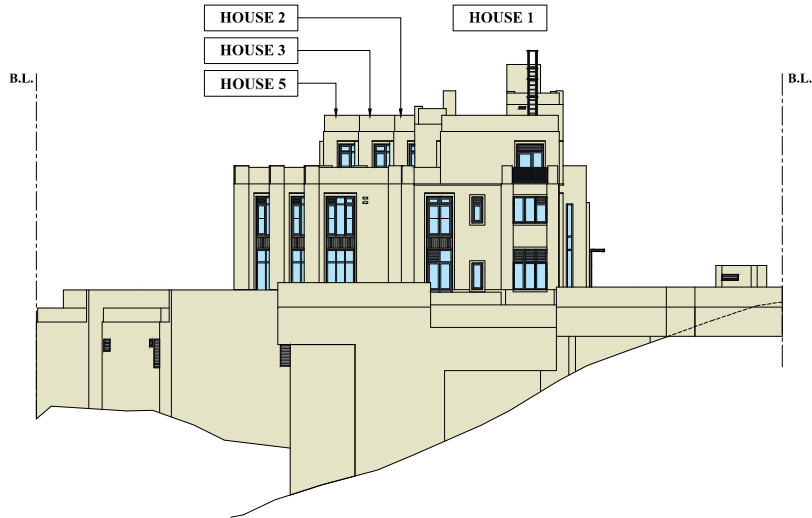
ELEVATION PLAN A 立面圖 A



ELEVATION PLAN B 立面圖 B

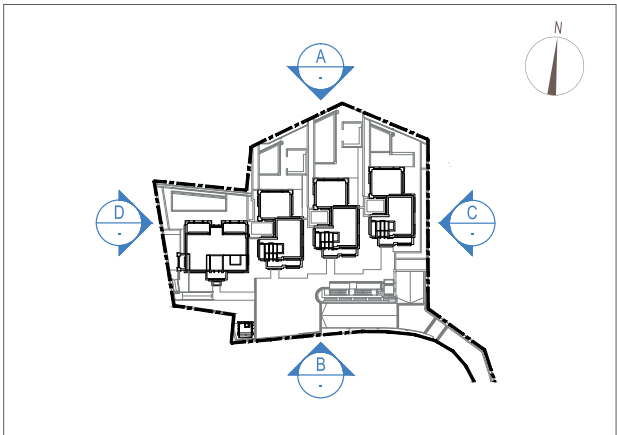


ELEVATION PLAN C 立面圖 C



ELEVATION PLAN D 立面圖 D

KEY PLAN
索引圖



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

1. are prepared on the basis of the approved building plans for the Development as of 8 December 2016 and 15 June 2017; and
2. are in general accordance with the outward appearance of the Development.

發展項目期數的認可人士證明本圖顯示的立面：

1. 以2016年12月8日及2017年6月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目期數的外觀一致。

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

		Covered Area 有蓋範圍		Uncovered Area 露天範圍		Total Area 總面積	
	Floor 樓層	Area (sq.m.) 面積(平方米)	Area (sq.m.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.m.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.m.) 面積(平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	Clubhouse Basement 會所地庫	52.718	567	Not Applicable 不適用	Not Applicable 不適用	52.718	567
	Clubhouse G/F 會所地下	7.074	76	Not Applicable 不適用	Not Applicable 不適用	7.074	76
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公共花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Notes:

附註：

1. Areas as specified in the above are based on the latest approved building plans.
(BD ref: 2/3055/11 Building Plans approved on 8 December 2016 and 15 June 2017)

1. 上述所列之面積乃依據最新的批准建築圖則。
(屋宇署參考編號 2/3055/11於2016年12月8日及2017年6月15日批准的建築圖則)

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT 閱覽圖則及公契

- | | |
|--|--|
| 1. A copy of the Outline Zoning Plans relating to the Development is available at: http://www/ozp.tpb.gov.hk ; | 1. 備有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 http://www/ozp.tpb.gov.hk 。 |
| 2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property is available as at the date on which the specified residential property is offered to be sold; | 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存放在發售住宅物業的地方，以供閱覽；及 |
| (b) The inspection is free of charge. | (b) 無須為閱覽付費。 |

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

1. EXTERIOR FINISHES

Item	Description
(a) External Wall	External Wall of House - Finished with natural stone and curtain wall.
(b) Window	All window frames are made of aluminum with fluorocarbon coating fitted with insulated glazed unit with clear substrate coated with sputtered vacuum deposition low-e coating, with heat-strengthened glass (outer) and tempered glass (inner).
(c) Bay Window	Not Applicable
(d) Planter	Not Applicable
(e) Verandah or Balcony	Not Applicable
(f) Drying Facilities for Clothing	Not Applicable

1. 外部裝修物料

細項	描述
(a) 外牆	洋房的外牆 - 飾面為天然石及玻璃幕牆。
(b) 窗	所有窗框均為鋁制配以氟碳噴料，並配備帶有low-e鍍膜的中空玻璃，外片為半鋼化玻璃，內片為全鋼化玻璃。
(c) 窗台	不適用
(d) 花槽	不適用
(e) 陽台或露台	不適用
(f) 乾衣設施	不適用

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

2. INTERIOR FINISHES
HOUSE 1

Item	Description
(a) Lobby	Foyer on G/F <ul style="list-style-type: none">- Reconstituted stone to exposed floor surfaces with mosaic border.- Internal walls are finished with natural stone and emulsion paint.- False ceilings (including false ceiling and bulkhead) are finished with emulsion paint.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.
(b) Internal Walls and Ceiling	<ul style="list-style-type: none">- Internal walls of Living Room an Dining Room are finished with painted timber panel and reconstituted stone.- Internal walls of Master Bedroom are finished with painted wood panel.- Internal walls of Bedroom 1 are finished with painted panel, fibre glass panel and reconstituted stone.- Internal walls of Bedroom 2 are finished with painted timber panel and reconstituted stone- False ceilings of Living Room, Dining Room, Master Bedroom, Bedroom 1 and Bedroom 2 are finished with emulsion paint. False ceilings of Living Room, Dining Room and Master Bedroom are finished with painted ceiling cornice.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.
(c) Internal Floor	Living Room and Dining Room <ul style="list-style-type: none">- Reconstituted stone to exposed floor surfaces with reconstituted stone skirting. Master Bedroom, Bedroom 1 and Bedroom 2 <ul style="list-style-type: none">- Timber Flooring to exposed surfaces with timber skirting.

2. 室內裝修物料
洋房1號

細項	描述
(a) 大堂	地下的前廳 <ul style="list-style-type: none">- 地面鋪再造石及馬賽克圍邊。- 牆壁表面鋪天然石及飾以乳膠漆。- 天花板(包括假天花及假陣)飾以乳膠漆。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。
(b) 內牆及天花板	<ul style="list-style-type: none">- 客廳及飯廳的牆壁表面裝飾為髹漆木板及再造石板。- 主人房牆壁飾面為髹漆木板。- 睡房1牆壁飾面為髹漆木板，玻璃鋼裝飾板及再造石牆面。- 睡房2牆壁飾面為髹漆木板及再造石牆面。- 客廳、飯廳、主人睡房、睡房1及睡房2之天花(包括假天花及假陣)飾以乳膠漆。客廳、飯廳、主人睡房天花配備髹漆天花線。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。
(c) 內部地板	客廳及飯廳 <ul style="list-style-type: none">- 地板表面鋪再造石及再造石牆腳線。 主人睡房、睡房1及睡房2 <ul style="list-style-type: none">- 地板表面鋪木地板及木牆腳線。

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

2. INTERIOR FINISHES
HOUSE 1

Item	Description
(d) Bathroom	Master Bathroom <ul style="list-style-type: none">- Natural stone to exposed floor surfaces with natural stone skirting.- Natural stone to exposed wall surfaces.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.- False ceiling is finished by suspended gypsum board with emulsion paint.
	Bathroom 1, 2, 3 and 4 <ul style="list-style-type: none">- Reconstituted stone to exposed floor surfaces with reconstituted stone skirting.- Reconstituted stone to exposed wall surfaces.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.- False ceilings of bathrooms are finished by suspended gypsum board with emulsion paint.
(e) Kitchen	<ul style="list-style-type: none">- Reconstituted stone and stone border to exposed floor surfaces with reconstituted stone skirting.- Reconstituted stone to exposed wall surfaces and walls behind kitchen cabinet.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.- False ceiling of kitchen is finished by suspended gypsum board with emulsion paint.- Cooking bench is finished with reconstituted stone.

2. INTERIOR FINISHES
HOUSE 2 AND HOUSE 3

Item	Description
(a) Lobby	No wall, floor and ceiling finishes.
(b) Internal Walls and Ceiling	No wall and ceiling finishes for Living Room, Dining Room, Study Room, Bedrooms and staircase.
(c) Internal Floor	No floor finishes for Living Room, Dining Room, Bedrooms and staircase.
(d) Bathroom	No wall, floor and ceiling finishes.
(e) Kitchen	No wall, floor, ceiling and cooking bench finishes.

2. 室內裝修物料
洋房1號

細項	描述
(d) 浴室	主人浴室 <ul style="list-style-type: none">- 露出的地板表面鋪天然石地板及天然石牆腳線。- 露出的牆壁表面鋪天然石。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。- 天花板為石膏板假天花(包括假天花及假陣)飾以乳膠漆。
	浴室1、2，3及4 <ul style="list-style-type: none">- 露出的地板表面鋪再造石地板及再造石牆腳線。- 露出的牆壁表面鋪再造石。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。- 天花板為石膏板假天花(包括假天花及假陣)飾以乳膠漆。
(e) 廚房	<ul style="list-style-type: none">- 地板表面鋪人造石地板及人造石牆腳線。- 露出的牆壁及櫥櫃背後牆壁表面鋪再造石。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。- 天花板為石膏板假天花(包括假天花及假陣)飾以乳膠漆。- 灶台的飾面為再造石。

2. 室內裝修物料
洋房2號及洋房3號

細項	描述
(a) 大堂	無牆壁、地板及天花裝修物料。
(b) 內牆及天花板	客廳、飯廳、睡房及樓梯無牆壁及天花裝修物料。
(c) 內部地板	客廳、飯廳、睡房及樓梯無地板裝修物料及無牆腳錢。
(d) 浴室	無牆壁、地板及天花裝修物料。
(e) 廚房	無牆壁、地板、天花及灶台裝修物料。

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

2. INTERIOR FINISHES
HOUSE 5

Item	Description
(a) Lobby	Foyer on G/F <ul style="list-style-type: none">- Timber flooring to exposed floor surfaces with timber skirting.- Painted timber panel and emulsion paint to exposed wall surfaces.- False ceilings are finished with emulsion paint.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.
(b) Internal Walls and Ceiling	<ul style="list-style-type: none">- Internal walls of Living Room an Dining Room are finished with painted timber panel and reconstituted stone.- Internal walls of Master Bedroom are finished with painted wood panel.- Internal walls of Bedroom 1 are finished with painted panel, fibre glass panel and reconstituted stone.- Internal walls of Bedroom 2 are finished with painted timber panel and reconstituted stone- False ceilings of Living Room, Dining Room, Master Bedroom, Bedroom 1 and Bedroom 2 are finished with emulsion paint. False ceilings of Living Room, Dining Room and Master Bedroom are finished with painted ceiling cornice.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.
(c) Internal Floor	Living Room, Dining Room, Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 <ul style="list-style-type: none">- Timber flooring to exposed floor surfaces with timber skirting.

2. 室內裝修物料
洋房5號

細項	描述
(a) 大堂	地下的前廳 <ul style="list-style-type: none">- 地板表面鋪木地板及木牆腳線。- 露出的牆壁表面裝飾為髹漆木板及乳膠漆。- 天花板(包括假天花及假陣)飾以乳膠漆。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。
(b) 內牆及天花板	<ul style="list-style-type: none">- 客廳及飯廳的牆壁表面裝飾為髹漆木板及再造石板。- 主人房牆壁飾面為髹漆木板。- 睡房1牆壁飾面為髹漆木板，玻璃鋼裝飾板及再造石牆面。- 睡房2牆壁飾面為髹漆木板及再造石牆面。- 客廳、飯廳、主人睡房、睡房1及睡房2之天花(包括假天花及假陣)飾以乳膠漆。客廳、飯廳、主人睡房天花配備髹漆天花線。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。
(c) 內部地板	客廳、飯廳、主人睡房、睡房1、2及3 <ul style="list-style-type: none">- 地板表面鋪木地板及木牆腳線

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

2. INTERIOR FINISHES
HOUSE 5

Item	Description
(d) Bathroom	Master Bathroom <ul style="list-style-type: none">- Natural stone to exposed floor surfaces.- Natural stone to exposed wall surfaces.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.- False ceiling is finished by suspended gypsum board with emulsion paint. Bathroom 1 and 2 <ul style="list-style-type: none">- Reconstituted stone to exposed floor surfaces.- Reconstituted stone to exposed surfaces for wall.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.- False ceilings of bathrooms are finished by suspended gypsum board with emulsion paint.
	(e) Kitchen <ul style="list-style-type: none">- Reconstituted stone and stone border to exposed floor surfaces.- Reconstituted stone to exposed surfaces for wall and back of kitchen cabinet.- Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.- False ceiling of kitchen is finished by suspended gypsum board with anti-mould emulsion paint.- Cooking bench is finished with reconstituted stone.

2. 室內裝修物料
洋房5號

細項	描述
(d) 浴室	主人浴室 <ul style="list-style-type: none">- 露出的地板表面鋪天然石地板及天然石牆腳線。- 露出的牆壁表面鋪天然石。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。- 天花板為石膏板假天花(包括假天花及假陣)飾以乳膠漆。 浴室1及2 <ul style="list-style-type: none">- 露出的地板表面鋪再造石地板。- 露出的牆壁表面鋪再造石。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。- 天花板為石膏板假天花(包括假天花及假陣)飾以乳膠漆。
	(e) 廚房 <ul style="list-style-type: none">- 地板表面鋪人造石地板。- 露出的牆壁及櫥櫃背後牆壁表面鋪再造石。- 牆壁的裝修物料鋪至假天花，假天花以上並無飾面。- 天花板為石膏板假天花(包括假天花及假陣)飾以乳膠漆。- 灶台的飾面為再造石。

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

3. INTERIOR FITTINGS
HOUSE 1

Item	Description
(a) Doors	Entry door at Basement
	- Clear tempered glazed door with aluminum frame and lockset.
	- Fire rated solid timber door in paint finish with timber frame, lockset and door closer.
	Main Gate
	- Metal gate with lockset.
	Main Door
	- Clear tempered glazed door with aluminum frame and lockset.
	Doors at Basement, Lavatory 1, Bedroom 1 and 2, Family Room 1 and 2, Master Bedroom, Bathroom 4 and Utility
	- Solid core timber swing door in paint finish with timber frame, architrave, lockset and door closer.
	Door at Bathroom 1
	- Solid core timber sliding door in paint finish and with timber frame and lockset.
	Door at Bathroom 2
	- Solid core timber sliding door with mirror on one side and fabric upholstered panel on the other side , fitted with metal frame and lockset.
	Door at Bathroom 3
	- Solid core timber swing door with paint finish on both sides, fitted with timber door frame, architrave, lockset and door closer.
	Doors at Master Bathroom
	- Solid core timber sliding door with fabric upholstery on one side and mirror on the other side and fitted with timber door frame, architrave and lockset.
	Doors of Living Room, Dining Room and Bedrooms to Flat Roof; Doors of Living Room, Dining Room and Kitchen to G/F Garden
	- Glazed door aluminum frame with lockset.
	Door at Lavatory 2
	- Glazed sliding door with metal frame and lockset.
	Door at Kitchen
	- Fire rated glazed doors with metal frame and handles.

3. 室內裝置
洋房1號

細項	描述
(a) 門	地庫的門
	- 金屬框強化清玻璃門， 配以門鎖。
	- 防火實心木掩門飾以髹漆，配以木門框、 封口線、門鎖及氣鼓。
	大閘
	- 金屬閘配以門鎖。
	大門
	- 金屬框強化清玻璃門， 配以門鎖。
	地庫、廁所 1、睡房 1、2、 家庭房1、 2、 主人房、浴室4及設備間
	- 實心木掩門飾以髹漆，配以木門框、封口 線、門鎖及氣鼓。
	浴室1門
	- 實心木移門飾以髹漆，配以木門框及門鎖。
	浴室2門
	- 實心木移門， 一邊飾以鏡面，另一邊飾以 布料包裝，配以金屬框及門鎖。
	浴室3門
	- 實心木掩門兩邊飾以髹漆，配以木門框、 封口線、門鎖及氣鼓。
	主人浴室門
	- 實心木移門， 一邊飾以布料包裝，另一邊 是鏡面，配以木門框及門鎖。
	通往平台的客廳、飯廳及睡房的門；通往首 層花園的客廳、飯廳及廚房的門
	- 金屬框強化清玻璃門， 配以門鎖。
	廁所2門
	- 玻璃移門配以金屬框及門鎖。
	廚房門
	- 防火玻璃門配以金屬框及手挽。

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

3. INTERIOR FITTINGS
HOUSE 1

Item	Description
(b) Bathroom	<p>Bathroom 1 and 2</p> <ul style="list-style-type: none">- Fitted with natural stone countertop, sanitary wares and fittings include electroplated wash basin mixer, electroplated shower set, ceramic wash basin, ceramic water closet and shower cubicle with glazed door. <p>Bathroom 3</p> <ul style="list-style-type: none">- Fitted with natural stone countertop, sanitary wares and fittings include electroplated wash basin mixer, electroplated shower set, glass wash basin, ceramic water closet and shower cubicle with glazed door. <p>For type and material of water supply system, please refer to “Water Supply” below.</p> <p>Bathroom 4 and Master Bathroom</p> <ul style="list-style-type: none">- Fitted with natural stone countertop, sanitary wares and fittings include electroplated wash basin mixer, electroplated shower set, ceramic wash basin, free standing reconstituted stone bathtub, the dimensions which of are 1700Wx800Dx550H, ceramic water closet and shower cubicle with glazed door. <p>For type and material of water supply system, please refer to “Water Supply” below.</p>
(c) Kitchen	<p>Fitted with painted wooden cabinet, reconstituted stone cooking bench and stainless steel sink with electroplated sink mixer.</p> <p>For type and material of water supply system, please refer to “Water Supply” below.</p> <p>For appliances provision and brand names, please refer to “Appliances” below.</p>
(d) Bedroom	<p>Master Bedroom</p> <ul style="list-style-type: none">- Fitted with built-in wooden wardrobe and cabinetry in paint finish and fabric upholstered panel and glazed door with timber frame. <p>Bedroom 1</p> <ul style="list-style-type: none">- Fitted with built-in wooden wardrobe and cabinetry in paint and fabric upholstered panel with painted door panels. <p>Fitted with timber bookshelves in fabric upholstered and paint finish.</p> <p>Bedroom 2</p> <p>Fitted with built-in wooden wardrobe and cabinetry in paint and fabric upholstered panel with painted door panels.</p> <p>Fitted with timber desk in veneer finish with artificial leather upholstered tabletop.</p>

3. 室內裝置
洋房1號

細項	描述
(b) 浴室	<p>浴室1、2</p> <ul style="list-style-type: none">- 配備天然石枱面、衛浴潔具及配件，包括電鍍洗手盤龍頭、電鍍淋浴器、陶瓷洗手盤、陶瓷坐廁及淋浴間設玻璃門。 <p>浴室3</p> <ul style="list-style-type: none">- 配備天然石枱面、衛浴潔具及配件，包括電鍍洗手盤龍頭、電鍍淋浴器、玻璃洗手盤、陶瓷坐廁及淋浴間設玻璃門。 <p>有關供水系統的類型和用料，請參閱以下「供水」的部分。</p> <p>浴室4及主人浴室</p> <ul style="list-style-type: none">- 配備天然石枱面、衛浴潔具及配件，包括電鍍洗手盤龍頭、電鍍淋浴器、陶瓷洗手盤、再造石獨立浴缸 (1700Wx800Dx550H)、陶瓷坐廁及淋浴間設玻璃門。 <p>有關供水系統的類型和用料，請參閱以下「供水」的部分。</p>
(c) 廚房	<p>配備髹漆木櫃門的木制櫥櫃，配以再造石灶台不銹鋼洗滌盤及電鍍洗滌盤水龍頭。</p> <p>有關供水系統的類型和用料，請參閱以下「供水」的部分。</p> <p>有關所有提供的電器及品牌名稱，請參閱以下「設備」的部分。</p>
(d) 睡房	<p>主人睡房</p> <ul style="list-style-type: none">- 配有內置髹漆木板及布料包裝飾面的木制衣櫃及髹漆木框的玻璃櫃門。 <p>睡房1</p> <ul style="list-style-type: none">- 配有內置髹漆及布料包裝飾面的木制衣櫃及髹漆木櫃門。- 配有布料包裝及髹漆飾面的木制書架。 <p>睡房2</p> <ul style="list-style-type: none">- 配有內置髹漆及布料包裝飾面的木制衣櫃及髹漆木櫃門。- 配有木皮飾面的木制書桌及人造皮飾面檯面。

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

3. INTERIOR FITTINGS
HOUSE 1

Item	Description
(e) Telephone	Telephone connection points are provided. For the number and location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
(f) Aerials	Connection points not provided.
(g) Electrical installations	Three phase electricity supply with MCB board complete with miniature circuit breaker is provided for each house. All conduits are concealed within concrete walls except those inside or enclosed by block wall, false ceiling and bulkhead. For the number and location of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”
(h) Gas supply	Town Gas point is provided in Kitchen and connected to built-in gas hob.
(i) Washing machine connection point	Water point of a design of 22mm in diameter and drain point of a design of 50mm in diameter are provided. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
(j) Water supply	Copper pipes are provided for both hot and cold water supply. Water pipes are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling or bulkhead. Hot water is available.

3. 室內裝置
洋房1號

細項	描述
(e) 電話	提供電話接駁點。 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) 天線	不設接駁點。
(g) 電力裝置	每間洋房都提供三相供電與總電掣箱板，並有裝妥微型斷路器。 所有的管道都藏於混凝土牆之內，除了磚牆、假天花和假陣之內或被其封閉者外。 有關電插座及空調機接駁點的數量和位置，請參閱「機電裝置數量說明表」。
(h) 氣體供應	廚房有煤氣供應點，並連接到內置的煤氣爐。
(i) 洗衣機接駁器	提供設計為直徑22毫米的供水位，及設計為直徑50毫米的去水位。 有關接駁點的位置，請參閱「機電裝置數量說明表」。
(j) 供水	熱水和冷水供應採用銅喉管。水管部份是隱藏、部份是外露的。 外露的水管由假天花或假陣所圍封。有熱水供應。

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

3. INTERIOR FITTINGS
HOUSE 2 AND HOUSE 3

Item	Description
(a) Doors	<p>Doors of Entry to Basement</p> <ul style="list-style-type: none">- Glazed door with aluminum frame and lockset.- Fire rated solid timber door in painted finish with timber frame, lockset and door closer. <p>Main Gate</p> <ul style="list-style-type: none">- Metal gate <p>Main Door</p> <ul style="list-style-type: none">- Door made of aluminum with fluorocarbon coating fitted with insulated glazed unit with clear substrate coated with sputtered vacuum deposition low-e coating, with heat-strengthened glass (outer) and tempered glass (inner). <p>Doors of Lavatory 1, Lavatory 2 and Bathroom 2</p> <ul style="list-style-type: none">- Timber swing door with paint and fitted with timber door frame, architrave, lockset and door closer. <p>Door of Kitchen</p> <ul style="list-style-type: none">- Fire rated solid timber door in painted finish with timber frame, lockset and door closer. <p>Doors of Living Room, Dining Room and Kitchen to G/F Garden, Doors of Bedrooms to Flat Roof and Door of Lift lobby to Roof</p> <ul style="list-style-type: none">- Door made of aluminum with fluorocarbon coating fitted with insulated glazed unit with clear substrate coated with sputtered vacuum deposition low-e coating, with heat-strengthened glass (outer) and tempered glass (inner).
(b) Bathroom	<p>Fitted with sanitary wares and fittings.</p> <p>For type and material of water supply system, please refer to “Water Supply” below.</p>
(c) Kitchen	<p>Fitted with wooden counter, stainless steel sink and sink mixer.</p> <p>For type and material of water supply system, please refer to “Water Supply” below.</p>
(d) Bedroom	No fittings are provided.

3. 室內裝置
洋房2號及洋房3號

細項	描述
(a) 門	<p>地庫的門</p> <ul style="list-style-type: none">- 金屬框強化清玻璃門，配以門鎖。- 防火實心木掩門飾以髹漆，配以木門框、封口線、門鎖及氣鼓。 <p>大閘</p> <ul style="list-style-type: none">- 金屬閘 <p>大門</p> <ul style="list-style-type: none">- 門框為鋁制配以氟碳噴料，並配備帶有 low-e 鍍的中空玻璃，外片為半鋼化玻璃，內片為全鋼化玻璃。 <p>廁所1、廁所2及浴室2 的門</p> <ul style="list-style-type: none">- 木掩門飾以髹漆，配以木門框、封口線、門鎖及氣鼓。 <p>廚房門</p> <ul style="list-style-type: none">- 防火實心木掩門飾以髹漆，配以木門框、封口線、門鎖及氣鼓。 <p>客廳、飯廳及廚房通往首層花園的門；睡房通往平臺的門；及電梯大堂通往天面的門</p> <ul style="list-style-type: none">- 門框為鋁制配以氟碳噴料，並配備帶有 low-e 鍍鎳的中空玻璃，外片為半鋼化玻璃，內片為全鋼化玻璃。
(b) 浴室	<p>配置衛浴潔具及配件。</p> <p>有關供水系統的類型和用料，請參閱以下「供水」的部分。</p>
(c) 廚房	<p>配備木製枱面，不鏽鋼洗滌盆及龍頭。</p> <p>有關供水系統的類型和用料，請參閱以下「供水」的部分。</p>
(d) 睡房	沒有裝置。

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

3. INTERIOR FITTINGS
HOUSE 2 AND HOUSE 3

Item	Description
(e) Telephone	Telephone connection points are provided. For the number and location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
(f) Aerials	Connection points not provided.
(g) Electrical installations	Three phase electricity supply with MCB board complete with miniature circuit breaker is provided for each house. All conduits are concealed within concrete walls except those inside or enclosed by block wall, false ceiling and bulkhead. For the number and location of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”
(h) Gas supply	Town Gas point is provided in Kitchen, final connection to gas hob to be installed by purchaser.
(i) Washing machine connection point	Water point of a design of 22mm in diameter and drain point of a design of 50mm in diameter are provided. For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
(j) Water supply	Copper pipes are provided for cold water supply. Water pipes are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling or bulkhead.

3. 室內裝置
洋房2號及洋房3號

細項	描述
(e) 電話	提供電話接駁點。 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) 天線	不設接駁點。
(g) 電力裝置	每間洋房都提供三相供電與總電掣箱板，並有裝妥微型斷路器。 所有的管道都藏於混凝土牆之內，除了磚牆、假天花和假陣之內或被其封閉者外。 有關電插座及空調機接駁點的數量和位置，請參閱「機電裝置數量說明表」。
(h) 氣體供應	廚房設有煤氣供應點，最終連接至燃氣爐灶的安裝工作由買家自行負責。
(i) 洗衣機接駁點	提供設計為直徑22毫米的供水位，及設計為直徑50毫米的去水位。 有關接駁點的位置，請參閱「機電裝置數量說明表」。
(i) 供水	冷水供應採用銅喉管。水管部份是隱藏、部份是外露的。 外露的水管由假天花或假陣所圍封。

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

3. INTERIOR FITTINGS
HOUSE 5

Item	Description
(a) Doors	Entry door at Basement
	- Clear tempered glazed door with aluminum frame and lockset.
	- Fire rated solid timber door in painted finish with timber frame, lockset and door closer.
	Main Gate
	- Metal gate
	Main Door
	- Clear tempered glazed door with aluminum frame and lockset.
	Doors at Bedroom 1 and Master Bedroom
	- Solid core timber swing door with veneer finish and fitted with timber door frame, architrave, lockset and door closer.
	Doors at Bedroom 2, 3
	- Solid core timber swing door with paint finish on one side and veneer finish on the other side and fitted with timber door frame, architrave, lockset and door closer.
	Door at Utility
	- Solid core timber swing door with paint finish and fitted with timber door frame, architrave, lockset and door closer.
	Doors at Bathroom 1
	- Solid core timber sliding door with paint finish on one side and artificial leather upholstered frame with wall paper inlay panel on the other side and fitted with timber door frame and lockset.
	Doors at Bathroom 2
	- Solid core timber sliding door with mirror panel on one side and wall paper on the other side and fitted with metal door frame and lockset.

3. 室內裝置
洋房5號

細項	描述
(a) 門	地庫的門
	- 金屬框強化清玻璃門，配以門鎖。
	- 防火實心木掩門飾以髹漆，配以木門框、封口線、門鎖及氣鼓。
	大閘
	- 金屬閘
	大門
	- 金屬框強化清玻璃門，配以門鎖。
	睡房1 門及主人房門
	- 實心木掩門飾以木皮飾面，配以木門框、封口線、門鎖及氣鼓。
	睡房 2、3門
	- 實心木掩門，一邊飾以髹漆，另一邊飾以木皮，配以木門框、封口線、門鎖及氣鼓。
	雜物間的門
	- 實心木掩門飾以髹漆，配以木門框、封口線、門鎖及氣鼓。
	浴室1門
	- 實心木移門一邊飾以髹漆，另一邊飾以人造皮及牆紙包裝飾面，配以木門框及門鎖。
	浴室2門
	- 實心木移門一邊飾以鏡面，另一邊飾以牆紙，配以金屬門框及門鎖。

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

3. INTERIOR FITTINGS
HOUSE 5

Item	Description
(a) Doors	Door at Walk-in Closet 1
	- Solid core timber sliding door with mirror finish on one side and veneer on the other side and fitted with metal door frame and handles.
	Door at Master Bathroom
	- Solid core timber sliding door mirror finish on one side and veneer on the other side and fitted with metal door frame and lockset.
	Door at Kitchen
	- Fire rated solid timber door in paint finish on one side and mirror finish on the other side with timber frame and door closer.
(b) Bathroom	Doors of Living Room, Dining Room and Bedrooms to Flat Roof; Doors of Living Room, Dining Room and Kitchen to G/F Garden
	- Glazed door aluminum frame with lockset
	Door at Lavatory 1
	- Glazed sliding door with metal frame and lockset.
	Door at Lavatory 2
	- Solid core timber swing door with veneer finish on both sides and fitted with timber door frame, architrave and lockset.
(b) Bathroom	Bathroom 2
	- Fitted with stone countertop, sanitary wares and fittings include electroplated wash basin mixer, electroplated shower set, ceramic wash basin, ceramic water closet and shower cubicle with glazed door.
	For type and material of water supply system, please refer to “Water Supply” below.
	Bathroom 1 and Master Bathroom
	- Fitted with natural stone countertop, sanitary wares and fittings include electroplated wash basin mixer, electroplated shower set, ceramic wash basin, free standing reconstituted stone bathtub, the dimensions which of are 1700Wx800Dx550H, ceramic water closet and shower cubicle with glazed door.
	For type and material of water supply system, please refer to “Water Supply” below.

3. 室內裝置
洋房5號

細項	描述
(a) 門	衣帽間1門
	- 實心木移門一邊飾以鏡面，另一邊飾以木皮，配以金屬門框及手挽。
	主人浴室門
	- 實心木移門一邊飾以鏡面，另一邊飾以木皮，配以金屬門框及門鎖。
	廚房門
	- 防火實心木掩門一邊飾以髹漆，另一邊飾以鏡面，配以木門框、封口線及氣鼓。
(b) 浴室	通往平台的客廳、飯廳及睡房的門；通往首層花園的客廳、飯廳及廚房的門
	- 金屬框強化清玻璃門， 配以門鎖。
	廁所1門
	- 玻璃移門配以金屬框及門鎖。
	廁所2門
	- 實心木掩門飾以木皮飾面，配以木門框、封口線及門鎖。
(b) 浴室	浴室2
	- 配備石枱面、衛浴潔具及配件， 包括電鍍洗手盤龍頭、 電鍍淋浴器、陶瓷洗手盤、陶瓷坐廁及淋浴間設玻璃門。
	有關供水系統的類型和用料，請參閱以下「供水」的部分。
	浴室1及主人浴室
	- 配備天然石枱面、衛浴潔具及配件， 包括 電鍍洗手盤龍頭、 電鍍淋浴器、陶瓷洗手盤、再造石獨立浴缸 (1700Wx800Dx550H)、陶瓷坐廁 及淋浴間設玻璃門。
	有關供水系統的類型和用料，請參閱以下「供水」的部分。

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

3. INTERIOR FITTINGS
HOUSE 5

Item	Description
(c) Kitchen	<p>- Fitted with painted wooden cabinet, reconstituted stone cooking bench and stainless steel sink with electroplated sink mixer.</p> <p>For type and material of water supply system, please refer to “Water Supply” below.</p> <p>For appliances provision and brand names, please refer to “Appliances” below.</p>
(d) Bedroom	<p>Master Bedroom</p> <p>- Fitted with built-in open wooden wardrobe and cabinetry in veneer finish without door.</p> <p>Bedroom 1</p> <p>- Fitted with built-in wooden wardrobe and cabinetry in paint and artificial leather upholstered frame with wallpaper inlay door panels.</p> <p>- Fitted with built-in wooden shelves in paint and fabric upholstered panel.</p> <p>Bedroom 2</p> <p>- Fitted with painted finish timber bookshelves.</p> <p>Bedroom 3</p> <p>- Fitted with built-in wooden wardrobe and cabinetry in paint and fabric upholstered panel with painted door panels.</p>
(e) Telephone	<p>Telephone connection points are provided.</p> <p>For the number and location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.</p>
(f) Aerials	Connection points not provided.
(g) Electrical installations	<p>Three phase electricity supply with MCB board complete with miniature circuit breaker is provided for each house.</p> <p>All conduits are concealed within concrete walls except those inside or enclosed by block wall, false ceiling and bulkhead.</p> <p>For the number and location of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provision”.</p>
(h) Gas supply	Town Gas point is provided in Kitchen and connected to built-in gas hob.
(i) Washing machine connection point	<p>Water point of a design of 22mm in diameter and drain point of a design of 50mm in diameter are provided.</p> <p>For the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.</p>
(j) Water supply	<p>Copper pipes are provided for both hot and cold water supply. Water pipes are concealed in part and exposed in part.</p> <p>Exposed water pipes are enclosed by false ceiling or bulkhead. Hot water is available.</p>

3. 室內裝置
洋房5號

細項	描述
(c) 廚房	<p>- 配備髹漆木櫃門的木制櫥櫃，配以再造石灶台，不銹鋼洗滌盤及電鍍洗滌盤水龍頭。</p> <p>有關供水系統的類型和用料，請參閱以下「供水」的部分。</p> <p>有關所有提供的電器及品牌名稱，請參閱以下「設備」的部分。</p>
(d) 睡房	<p>主人房</p> <p>- 配有內置開放的木皮飾面木制衣櫃。</p> <p>睡房1</p> <p>- 配有內置髹漆及布料包裝飾面的木制衣櫃及人造皮包裝及牆紙飾面木櫃門。</p> <p>- 配有內置髹漆及布料包裝飾面的木制書架。</p> <p>睡房2</p> <p>- 配有髹漆飾面的木制書架。</p> <p>睡房3</p> <p>- 配有內置髹漆及布料包裝飾面的木制衣櫃及髹漆木櫃門。</p>
(e) 電話	<p>提供電話接駁點。</p> <p>有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。</p>
(f) 天線	不設接駁點。
(g) 電力裝置	<p>每間洋房都提供三相供電與總電掣箱板，並有裝妥微型斷路器。</p> <p>所有的管道都藏於混凝土牆之內，除了磚牆、假天花和假陣之內或被其封閉者外。</p> <p>有關電插座及空調機接駁點的數量和位置，請參閱「機電裝置數量說明表」。</p>
(h) 氣體供應	廚房有煤氣供應點，並連接到內置的煤氣爐。
(i) 洗衣機接駁器	<p>提供設計為直徑22毫米的供水位，及設計為直徑50毫米的去水位。</p> <p>有關接駁點的位置，請參閱「機電裝置數量說明表」。</p>
(j) 供水	<p>熱水和冷水供應採用銅喉管。水管部份是隱藏、部份是外露的。</p> <p>外露的水管由假天花或假陣所圍封。有熱水供應。</p>

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

4. MISCELLANEOUS

Item	Description
(a) Lifts	1 no. of “Kone” lift (model no. PW08/10-19) Floors Served: B/F, G/F, 1/F, 2/F and R/F
(b) Letter box	Material : galvanized steel
(c) Refuse collection	Refuse storage and material recovery room located in the carpark of the Development.
(d) Water meter, electricity and gas meter	Separate water meters for houses are provided in water meter room in the Development. Separate gas meter for individual house is provided in kitchen in each house. Separate electricity meter for individual house is provided in electrical meter cabinet in each house. For locations of water meter and electricity meters, please refer to “Floor Plans of Residential Properties”.

4. 雜項

細項	描述
(a) 升降機	1部「通力」升降機(型號 PW08/10-19) 服務樓層：地庫、地下、1樓、2樓及天台
(b) 信箱	用料：鍍鋅鋼
(c) 垃圾收集	垃圾儲存及物料回收室於地庫停車場。
(d) 水錶、電錶及氣體錶	每間洋房的水錶設於發展項目的水錶房。 每間洋房之獨立煤氣錶安裝於其洋房的廚房內。 每間洋房的電錶設於發展項目的安裝於其洋房的電錶箱內。 有關水錶及電錶的位置，請參閱「住宅物業的樓面平面圖」。

5. SECURITY FACILITIES

Item	Description
(a) Security system and equipment	For Individual House: House 1 and House 5 CCTV cameras are provided at lift car. Visitor panel is equipped at the G/F & B/F entrance gate. House 2 and House 3 CCTV cameras are provided at lift car. Visitor panel is equipped at the G/F & B/F entrance gate. For common area: CCTV cameras are provided at entrance of the Development, landscaped area, common area and carpark area. Smart card readers for access control are provided of the Development.

5. 保安設施

細項	描
(a) 安系統及設備	每座洋房設有： 洋房1號及洋房5號 於升降機內裝設閉路電視攝錄機。地下及地庫入口大閘設有訪客對講機。 洋房2號及洋房3號 於升降機內裝設閉路電視攝錄機。地下及地庫入口大閘設有訪客對講機。 公用地方： 發展項目的入口，園景區，公用地方及停車場設有閉路電視攝錄機。發展項目的入口設有智能卡讀卡器。

6. COMMON AREA

Item	Description
Lifts	1 no. of “Kone” lift (model no. PW10/10-19) Floors Served: B/F and G/F

6. 公共地方

細項	描述
升降機	1部「通力」升降機(型號 PW10/10-19) 服務樓層：地庫及地下

7. APPLIANCES

Refer to appliances schedule for brand name and model no.

7. 設備

牌子及型號請參考設備表格。

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

HOUSE 1 APPLIANCES SCHEDULE

洋房1號的設備說明

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號
Kitchen 廚房	Refrigerator with ice water dispenser 雪柜連外置飲水製冰機	Sub-Zero	ICBBI-48SD
	Steamer 蒸爐	Miele	DG 6401
	Warming drawer 暖食物器	Miele	ESW 6214
	Oven 焗爐	Miele	H 6461 B
	Dishwasher 洗碗碟機	Siemens	SN65EX56CE
	Cooker hood 油煙機	Miele	DA 420-6
	Gas hob 雙頭煤氣爐	Miele	CS 1013-1
	Induction hob 電磁爐	Miele	CS 1212-1 I
	Barbecue Grill 燒烤爐	Miele	CS 1312 BG
	Gas Wok 單頭煤氣爐	Miele	CS 1018
	90 cm Oven 焗爐	Miele	H 6890 BP
	Wok range with exhaust hood 中式炒爐及油煙機	Unico	WR16N
		VRV Multi Air Conditioning System VRV分體式空調	Daikin 大金
FXAQ25PVE			
FXSP28CA			
FXSP36CA			
FXSP45CA			
FXSP71CA			
FXSP90CA			
FXMFP140AB			
G/F Kitchen 地下廚房	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NF3H
G/F Lavatory 1 地下洗手間1			FV-18NS3H
G/F Utility/G/F Lavatory 2 地下雜物間/地下洗手間2			FV-18NS3H
1/F Bath 1 一樓浴室1			FV-18NF3H
1/F Bath 2 一樓浴室2			FV-18NF3H
1/F Bath 3 一樓浴室3			FV-18NF3H
2/F Bath 4 二樓浴室4			FV-23NL3H
2/F Master Bath 2 二樓主人浴室2			FV-23NL3H
R/F Water Pump Room 天台水泵房			FV-25GS4
B/F 地庫			Gas Water Heater 氣體熱水爐

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

HOUSE 2 AND HOUSE 3 APPLIANCES SCHEDULE

洋房2號及洋房3號的設備說明

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號
G/F Kitchen 地下廚房	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H
G/F Lavatory 1 地下洗手間1			FV-18NS3H
G/F Lavatory 2 地下洗手間2			FV-18NS3H
G/F Pantry 食品室			FV-18NS3H
1/F Bath 1 一樓浴室1			FV-18NF3H
1/F Bath 2 一樓浴室2			FV-18NF3H
2/F Master Bath 二樓主人浴室			FV-18NF3H

HOUSE 5 APPLIANCES SCHEDULE

洋房5號的設備說明

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號
Kitchen 廚房	Refrigerator 雪柜	Miele	KFNS 37432iD
	Cooker hood 油煙機	Miele	DA 429-6
	Gas hob 雙頭煤氣爐	Miele	CS 1013-1
	Induction hob 電磁爐	Miele	CS 1212-1 I
	Gas Wok 單頭煤氣爐	Miele	CS 1018
	90 cm Oven 焗爐	Miele	H 6890 BP
	VRV Multi Air Conditioning System VRV分體式空調	Daikin 大金	RUXYQ44BA
			FXAQ25PVE
			FXSP28CA
			FXSP36CA
			FXSP45CA
			FXSP56CA
			FXSP71CA
			FXMFP140AB
G/F Kitchen 地下廚房	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H
G/F Utility/G/F Lavatory 1 地下雜物間/地下洗手間1			FV-18NS3H
G/F Lavatory 2 地下洗手間2			FV-18NS3H
G/F Bar 地下酒吧間			FV-18NS3H
1/F Bath 1 一樓浴室1			FV-18NF3H
1/F Bath 2 一樓浴室2			FV-18NF3H
2/F Master Bath 二樓主人浴室			FV-18NF3H
R/F 天台	Gas Water Heater 氣體熱水爐	Blueflame	NJW321TFL

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

HOUSE 1
洋房1號

Floor 樓層	Location 位置	Items 細項							
		Lighting Point 照明 燈位	Lighting Switch 燈掣	Curtain Control Switch 窗簾 開關掣	Electric Vehicle Charger 電動車 充電器	Double Pole Switch for Exhaust Fan 抽氣扇 電源掣	13A Switched Socket Outlet (Twin + Single) 13安培帶掣插蘇 (雙位 + 單位)	USB Outlet USB 插蘇	20A Double Pole Switch 20安培 兩極開 關掣
B/F Carpark 地庫停車場	Carpark Area 停車場區域	9	-	-	2	-	2	-	-
B/F 地庫	Entrance Lobby 入口大堂	2	1	-	-	-	1	-	-
	Lift Lobby 升降機大堂	6	2	-	-	-	2	-	-
	Staircase (B/F to R/F) 樓梯(地庫至屋頂)	42	-	-	-	-	-	-	-
G/F 地下	Kitchen 廚房	14	2	-	-	2	8	-	4
	Living Room 客廳	19	5	2	-	-	5	-	-
	Dining Room 廚房	10	3	4	-	-	3	-	-
	Bar 酒吧間	4	-	-	-	-	2	-	-
	Lav. 1 洗手間 1	2	-	-	-	-	2	-	-
	Lav. 2 洗手間 2	2	-	-	-	-	-	-	-
	Utility 雜物間	2	1	-	-	1	1	-	-
	Entrance Foyer 前廳	-	3	-	-	-	2	-	-
	Corridor 走廊	13	7	-	-	1	3	-	-
1/F 一樓	Bedroom 1 睡房1	13	6	-	-	1	6	2	-
	Bath 1 浴室1	4	-	-	-	-	2	-	-
	Bedroom 2 睡房2	12	4	-	-	1	7	3	-
	Bath 2 浴室2	4	1	-	-	-	2	-	-
	Family Room 家庭廳	10	2	-	-	1	6	2	-
	Bath 3 浴室3	4	-	-	-	-	2	-	-
	Entrance Foyer 前廳	6	-	-	-	-	-	-	-
	Corridor 走廊	18	6	-	-	-	2	-	-
2/F 二樓	Master Bedroom 主人睡房	11	6	-	-	1	7	3	-
	Master Bath 主人浴室	12	1	-	-	-	5	1	-
	Bath 4 浴室4	7	-	-	-	-	4	-	-
	Family Room 2 家庭廳2	10	3	-	-	-	5	2	-
	Walk-in Closet 1 衣帽間1	8	-	-	-	-	-	-	-
	Study/ Vanity 學習室	7	6	-	-	1	4	1	-
	Flat Roof 1 平台1	6	-	-	-	-	-	-	-
	Flat Roof 2 平台2	4	-	-	-	-	-	-	-
	Flat Roof 3 平台3	4	-	-	-	-	-	-	-
	Flat Roof 4 平台4	4	-	-	-	-	-	-	-
	Corridor 走廊	3	3	-	-	-	1	-	-
R/F 天台	Water Tank Room 水缸房	-	-	-	-	-	-	-	-
	Lift Lobby 升降機大堂	2	3	-	-	-	1	-	-
	Roof 天台	18	-	-	-	-	4	-	-
Landscape area 園景		23	-	-	-	-	-	-	-

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

HOUSE 2 AND HOUSE 3
洋房2號及洋房3號

Floor 樓層	Location 位置	Items 細項					
		Lighting Point 照明 燈位	Lighting Switch 燈掣	Electric Vehicle Charger 電動車 充電器	Double Pole Switch for Exhaust Fan 抽氣扇 電源掣	13A Switched Socket Outlet (Twin + Single) 13安培帶掣插蘇 (雙位 + 單位)	USB Outlet USB 插蘇
B/F Carpark 地庫停車場	Carpark Area 停車場區域	8	-	1	-	2	-
B/F 地庫	Entrance Lobby 入口大堂	2	1	-	-	-	-
	Lift Lobby 升降機大堂	4	1	-	-	3	-
	Staircase (B/F to R/F) 樓梯(地庫至屋頂)	14	1	-	-	-	-
G/F 地下	Kitchen 廚房	1	1	-	2	5	-
	Living Room 客廳	1	1	-	-	7	-
	Dining Room 廚房	1	2	-	-	4	-
	Pantry 食品室	1	-	-	1	5	-
	Lav. 1 洗手間 1	1	-	-	-	-	-
	Lav. 2 洗手間 2	1	-	-	-	1	-
	Utility 雜物間	1	2	-	1	2	-
	Entrance Foyer 前廳	-	2	-	-	1	-
	Corridor 走廊	1	1	-	1	-	-
1/F 一樓	Bedroom 1 睡房1	1	2	-	1	3	-
	Bath 1 浴室1	2	-	-	-	1	-
	Bedroom 2 睡房2	1	3	-	1	4	-
	Bath 2 浴室2	2	-	-	-	-	-
	Bedroom 3 (For HOUSE NO.2 only) 睡房3(只適用於洋房2號)	1	2	-	1	4	2
	Study (For HOUSE NO.3 only) 學習室(只適用於洋房3號)	1	2	-	1	4	2
	Flat Roof 平台	8	-	-	-	1	-
	Corridor 走廊	2	2	-	-	2	-
2/F 二樓	Master Bedroom 主人睡房	1	3	-	1	7	1
	Master Bath 主人浴室	3	-	-	-	-	-
	Walk-in Closet 1 衣帽間1	1	-	-	-	2	-
	Flat Roof 平台	4	-	-	-	3	-
	Corridor 走廊	1	2	-	-	4	-
R/F 天台	Roof 天台	1	1	-	-	4	-
Landscape Area (For HOUSE NO.2 only) 園景(只適用於洋房2號)		36	-	-	-	-	-
Landscape Area (For HOUSE NO.3 only) 園景(只適用於洋房3號)		38	-	-	-	-	-

Items 細項						
16A Triple Pole Switch 16安培兩極開關掣	40A Triple Pole Switch 40安培兩極開關掣	Telephone Outlet 電話插座	Data Outlet 數據插座	M.C.B. Board 總電掣箱	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(出水位)	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(入水位)
-	-	-	-	2	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	1	1
-	-	1	1	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	1	1	-	-	-
-	-	-	-	-	-	-
-	-	1	1	-	-	-
-	-	-	-	-	-	-
-	-	1	1	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
1	1	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

HOUSE 5
洋房5號

Floor 樓層	Location 位置	Items 細項							
		Lighting Point 照明 燈位	Lighting Switch 燈掣	Curtain Control Switch 窗簾 開關掣	Electric Vehicle Charger 電動車 充電器	Double Pole Switch for Exhaust Fan 抽氣扇 電源掣	13A Switched Socket Outlet (Twin + Single) 13安培帶掣插蘇 (雙位 + 單位)	USB Outlet USB 插蘇	20A Double Pole Switch 20安培 兩極開 關掣
B/F Carpark 地庫停車場	Carpark Area 停車場區域	10	-	-	1	-	2	-	-
B/F 地庫	Entrance Lobby 入口大堂	2	1	-	-	-	1	-	-
	Lift Lobby 升降機大堂	8	2	-	-	-	2	-	-
	Staircase (B/F to R/F) 樓梯(地庫至屋頂)	46	2	-	-	-	-	-	-
G/F 地下	Kitchen 廚房	5	-	-	-	1	4	-	1
	Living Room 客廳	16	4	3	-	-	8	-	-
	Dining Room 廚房	15	3	1	-	-	1	-	-
	Bar 酒吧間	3	2	-	-	1	1	-	-
	Lav. 1 洗手間 1	1	-	-	-	-	-	-	-
	Lav. 2 洗手間 2	2	-	-	-	-	2	-	-
	Utility 雜物間	2	1	-	-	1	2	-	-
	Entrance Foyer 前廳	3	3	-	-	-	1	-	-
	Corridor 走廊	3	2	-	-	1	-	-	-
1/F 一樓	Bedroom 1 睡房1	15	5	-	-	1	10	3	-
	Bath 1 浴室1	10	-	-	-	-	4	-	-
	Bedroom 2 睡房2	6	1	-	-	-	5	2	-
	Bath 2 浴室2	5	1	-	-	1	2	-	-
	Bedroom 3 睡房3	8	3	-	-	-	6	1	-
	Flat Roof 平台	8	-	-	-	-	-	-	-
	Corridor 走廊	6	4	-	-	-	2	-	-
2/F 二樓	Master Bedroom 主人睡房	12	6	-	-	-	9	3	-
	Master Bath 主人浴室	8	1	-	-	1	3	-	-
	Walk-in Closet 1 衣帽間1	4	-	-	-	-	-	-	-
	Flat Roof 平台	8	-	-	-	-	-	-	-
	Corridor 走廊	3	4	-	-	-	2	-	-
R/F 天台	Lift Lobby 升降機大堂	2	1	-	-	-	1	-	-
	Roof 天台	15	-	-	-	-	3	-	-
Landscape area 園景		24	-	-	-	-	-	-	-

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SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hong Kong Electric Co. Ltd.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

THE GOVERNMENT RENT 地 稅

The Vendor is liable for the government rent payable for the specified residential property up to and including the dates of completion of the sale and purchase of that specified residential property (i.e. the date of the assignment of the specified residential Property).

賣方有法律責任繳付指明住宅物業直至並包括該指明住宅物業買賣交易完成日(即該指明住宅物業轉讓契日期)之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

-
- | | |
|---|---|
| 1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas. | 1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。 |
| 2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee. | 2. 在交付時，買方不須向擁有人支付清理廢料的費用。 |

Remark:

- ◆ 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.

附註：

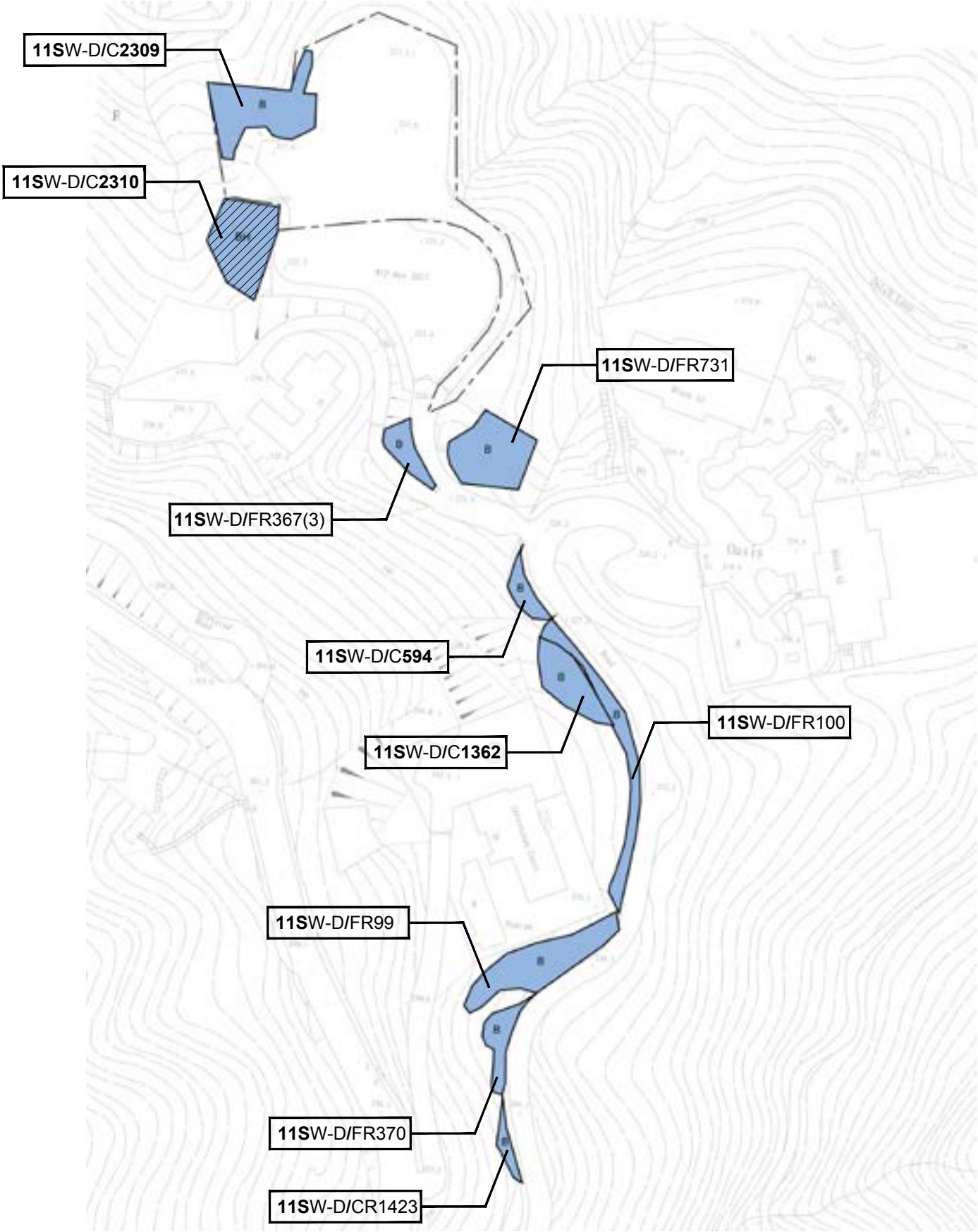
- ◆ 在交付時，買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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 of the residential property, remedy any defects to that property, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

凡物業或於買賣合約列出裝設於物業內的裝置、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。

MAINTENANCE OF SLOPES
斜坡維修



LEGEND 圖例

— • — Boundary of Planning Scheme
規劃範圍界線

B Slope Structures
(Blue)

BH Slope Structures at Green Hatched Black Area
(Blue Hatched Black)

MAINTENANCE OF SLOPES 斜坡維修

1. The Land Grant requires the owners of the properties in the Development to maintain any slope at their own costs. The terms of the requirement are as follows:
 - (a) Clause 22 of the Lessee's covenants under the Land Grant provides that the said Lessee shall not cut away, remove or set back any Government land adjacent to or adjoining the said piece or parcel of ground or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the said piece or parcel of ground at such premium as he may determine.
 - (b) Clause 23(a) of the Lessee's covenants under the Land Grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the said piece or parcel of ground or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or Development of the said piece or parcel of ground or any part thereof or any other works required to be done by the said Lessee under the covenants and conditions therein contained, or for any other purpose, the said Lessee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The said Lessee shall at all times during the term hereby granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
 - (c) Clause 23(b) of the Lessee's covenants under the Land Grant provides that nothing in Clause 23(a) shall prejudice the Government's rights under the covenants and conditions therein contained, in particular Clause 22 of this covenant.
 - (d) Clause 23(c) of the Lessee's covenants under the Land Grant provides that in the event that as a result of or arising out of any formation, levelling, Development or other works done by the said Lessee or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land, within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslide or subsidence.
 - (e) Clause 23(d) of the Lessee's covenants under the Land Grant provides that in addition to any other rights or remedies herein provided for breach of any of the covenants and conditions herein contained, the Director shall be entitled by notice in writing to call upon the said Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the said Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the said Lessee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
 - (f) Clause 26(a) of the Lessee's covenants under the Land Grant provides that said Lessee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marked "PLAN A" annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslide, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby granted, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the said Lessee), have also been affected. The said Lessee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslide, subsidence or falling away. The said Lessee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the said Lessee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the covenants and conditions contained in the Land Grant, the Director may at any time by notice in writing call upon the said Lessee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the said Lessee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the said Lessee shall on demand repay to the Government the cost thereof.
 - (g) Clause 26(b) of the Lessee's covenants under the Land Grant provides that notwithstanding Clause 26(a), the obligations and rights of the said Lessee in respect of the Green Hatched Black Area or any part thereof under Clause 26 shall absolutely determine upon the Government giving to the said Lessee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the said Lessee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of Clause 26(a).
 - (h) Clause 27(a) of the Lessee's covenants under the Land Grant provides that in the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the said piece or parcel of ground, or from other areas affected by any Development of the said piece or parcel of ground being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the said Lessee shall at his own expense remove the waste from and make good any damage done to the Government properties. The said Lessee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

MAINTENANCE OF SLOPES 斜坡維修

- (i) Clause 27(b) of the Lessee's covenants under the Land Grant provides that notwithstanding Clause 27(a), the Director may (but is not obliged to), at the request of the said Lessee remove the waste from and make good any damage done to the Government properties and the said Lessee shall pay to the Government on demand the cost thereof.
 - (j) The Lessee's covenants under the Land Grant provides that the said Lessee will uphold maintain and repair the road or path on the portion of Crown Land coloured brown and brown hatched black on the key plan inset on the plan annexed to the Land Grant and everything forming portion of or pertaining to such road or path to the satisfaction of the said Director and will be responsible for the whole as if the said Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government of Hong Kong in respect of any alteration to Peak Road to which the rights-of-way granted give access which absorbs a portion of such road or path or affects the gradient thereof or makes necessary any alteration thereto and will carry out at its own expense any such alteration to the said road or path necessitated by any such alteration to Peak Road.
 - (k) The Lessee's covenants under the Land Grant provides that the grant of the right-of-way over the existing approach road to Inland Lot No.7878 coloured brown on the key plan inset on the plan annexed to the Land Grant shall be subject to the payment of such proportion of the costs of maintaining and repairing the said existing approach road as may be agreed from time to time between the said Lessee and the Lessee or Lessees of Inland Lot No.7878.
- 2. Each of the owners is obliged to contribute towards the costs of the maintenance work.
 - 3. Please refer to the plan in this section for the locations of the slope structures, and the slope structures at the Green Hatched Black Area as coloured in blue and blue hatched black respectively on the plan.
 - 4. Under the Deed of Mutual Covenant, the manager of the Development has the owners' authority to carry out the maintenance work.

MAINTENANCE OF SLOPES 斜坡維修

1. 批地文件規定，發展項目的擁有人須自費維修斜坡。要求的條款如下：

- (a) 批地文件中承租人契約的第22條規定，除經署長的預先書面同意外，上述承租人不得削去、清除或後移任何與上述土地或土地的任何部分相鄰或毗連的政府土地，或在任何政府土地上進行或以任何形式的種類的堆土、填土或斜坡整理工程。處長須按其認為合適的條款和條件（包括授予額外的政府土地作為上述土地或土地的任何部分並決定相關價格）行使其獨有的酌情權給予同意。
- (b) 批地文件中承租人契約的第23(a)條規定，如該地段或任何政府官地現時或以往曾經配合式因應該地段或其任何部份的平整、水準測量或發展事宜或此等條款指定執行的任何其他工程而進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，或此等條款規定上述承租人執行的其他工程，不論事前是否獲署長書面同意，上述承租人須在當時或繼後任何時間，自費進行和建造當時或其後必要的斜坡處理工程、檔土牆或其他支承防護結構、排水系統或附屬或其他工程，以保護和支撐該地段內的土地或任何相鄰或毗連的政府土地，以避免及防止其後發生滑土、山泥傾瀉式地陷。上述承租人於此期間須於任何時候自費維修上述土地、斜坡整理工程、檔土牆或其他支撐、防護、排水系統或附屬或其他工程，以署長滿意的方式，保持其維修充足及狀態良好。
- (c) 批地文件中承租人契約的第23(b)條規定，第23(a)條不影響本租契和條件，特別是此租契的第22條賦予政府的權利。
- (d) 批地文件中承租人契約的第23(c)條規定，倘若因為任何構成、平整、開發或該承租人進行其他工程，又或因任何其他原因而在任何時候造成泥土傾瀉、山泥傾瀉或地面下陷，不論發生在或來自該地段內的土地或任何相鄰或毗連政府土地或出租土地的任何土地，該承租人須自費將該土地恢復原狀及修理妥善，須令署長滿意，並須就因上述泥土傾瀉、山泥傾瀉或地面下陷而造成政府、其代理人及承建商所承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償。
- (e) 批地文件中承租人契約的第23(d)條規定，除了因違反本契約及條件所規定的任何其他權利或補救外，署長有權發出書面通知，要求該承租人進行、修建及保養該土地、斜坡處理工程、擋土牆或其他支承物、保護及排水系統或輔助工程，或其他工程，又或將任何泥土傾瀉、山泥傾瀉或地面下陷恢復原狀及修理妥善。如上述承租人疏忽或沒有在通知指定的時間內符合該通知的要求，須令署長滿意，署長可立即執行及進行任何必要工程。該承租人須在要求時向政府歸還因此產生的費用，連同任何行政費或專業費用及開支。
- (f) 批地文件中承租人契約規定的第26(a)條規定，上述承租人必須按署長運用絕對酌情權所可能要求，自費在批地文件附錄表示為“圖則A”的圖則上用綠色間黑斜線顯示的範圍（下稱“綠色間黑斜線範圍”），進行與完成土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，達致署長滿意及必須在此授予的年期內任何時候自費保養綠色間黑斜線範圍於修葺良好堅固的狀況，達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於在此授予的年期內任何時候綠色間黑斜線範圍內發生任何山泥傾瀉、地陷或泥土剝落的情況，承租人須自費還原及修復該綠色間黑斜線範圍以及署長認為（以其決定為最終決定並對上述承租人具約束力）與該等地區相鄰或相連的受影響範圍，達致署長滿意。上述承租人須就上述山泥傾瀉、地陷或泥土剝落而招致的一切申索、司法程序、費用、損害和開支對政府、其代理人及承建商作出彌償。上述承租人須確保綠色間黑斜線範圍內沒有違法挖掘或傾倒。在得到署長的預先書面許可下，上述承租人可築建圍欄或其他欄障以防止違法挖掘或傾倒的行為。除署長享有就違反批地文件中契約及條款情況發生時所擁有的任何其他權利及補救外，署長可於任何時候以書面通知要求上述承租人進行該等土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，並保養、修復及修補任何受山泥傾瀉、地陷或泥土剝落影響的該等土地、構築物或工程。如上述承租人疏忽或未能於通知所述期限內遵從該等通知令署長滿意，署長可於該等期限屆滿後執行及進行所需工程，而上述承租人須按要求向政府償還所需款項。
- (g) 批地文件中承租人契約規定的第26(b)條規定，即使第26(a)條另有規定，在政府向上述承租人發出相關通知書後來，上述承租人對附加綠色間黑斜線範圍或第26條所規定的任何部分的責任和權利應絕對終止。上述承租人不得向政府或署長或其授權人士就任何因為上述責任和權力的終止而產生的任何損失、損害或滋擾或相關的費用要求索償。但上述責任和權力的終止不會損害政府對任何先前違反、不履行或不遵守第26(a)條的權利或補救措施。
- (h) 批地文件中承租人契約規定的第27(a)條規定，若泥土、棄土、碎屑、建築廢料或建築材料（下稱“廢料”）從上述土地或土地的任何部分或其

他受在上述土地或土地的任何部分影響的任何發展項目腐蝕、沖刷或傾倒在公共車道或道路上或倒入涵洞、前濱或海床、下水道、雨水渠或明渠或其他政府物業（下稱“政府物業”）中，上述承租人應自費從政府物業移除廢料及就對政府物業造成的任何損害做出補救。上述承租人應賠償政府因腐蝕、沖刷或傾倒而對私人財產造成的任何損害或滋擾而產生的一切訴求、索償或索求。

- (i) 批地文件中承租人契約規定的第27(b)條規定，即使第27(a)條另有規定，署長仍可以（但非必須）應上述承租人的要求從政府物業中清除廢料並就對政府物業造成的任何損害做出補救。上述承租人應按要求向政府支付相關費用。
- (j) 批地文件中承租人契約規定，上述承租人須，猶如其是該土地的絕對用人，維持、維修及修理在《批地文件》所附圖則的主要嵌入圖中以棕色及附加黑色斜線棕色部分表示的官地中的道路或路徑及所有組成或屬於上述道路或路徑一部分的事物以達致處長滿意，並將對該整體負責。上述承租人不得就對山頂道（即獲批通道權及涵蓋上述道路或路徑的部分）或影響其斜坡或導致有對其必須進行改動的改動對香港特別行政區政府做出任何形式的索償或索求，並須自費進行因山頂道進行的任何更改而導致必需對上述道路或路徑的改動。
- (k) 批地文件中承租人契約規定，現有通往內地段第7878號的通道（在《批地文件》所附圖則的主要嵌入圖中以棕色表示）的通道權，須在按上述承租人與內地段第7878號的承租人之間不時協定就上述通道的維修及修繕費用的繳付後，方可獲批。

2. 每名業主均須分擔維修工程的費用。

3. 有關斜坡的位置和綠色間斜線範圍的斜坡位置請參考本節平面圖，該位置在平面圖上分別以藍色和藍色間斜線表示。

4. 根據公契，發展項目的經理人擁有業主的授權進行維修工程。

MODIFICATION
修訂

There is no on-going application to the Government for modification of the Land Grant which is not yet granted. 沒有申請中而未獲批准的修訂批地文件。

RELEVANT INFORMATION
有關資料

(1) The following items are alterations to the approved building plans by way of exempted building works/ minor works control system/ alterations and additional works under the Buildings Ordinance.
以下項目是根據《建築物條例》通過豁免建築工程/小型工程/改動及加建工程對經批准的建築圖則進行的改動。

House 洋房	Floor 樓層	Description	描述
HOUSE 1 洋房1號	G/F 地下	1. Single swing door to G/F Kitchen is changed to double swing door.	1. 地下廚房單掩門改做雙掩門。
		2. Opening at Chimney at G/F living is sealed off.	2. 封閉地下煙道。
		3. P.D. at Living Room is reduced.	3. 客廳管槽改少。
		4. P.D. at Kitchen is added.	4. 廚房增設管槽。
		5. Sliding door to Lavatory 2 is added.	5. 廁所2安裝移門。
		6. Partition near staircase is removed.	6. 靠樓梯間の間牆移除。
	1/F 一樓	1. Metal balustrade is changed to glass balustrade along staircase from G/F to Roof and at 1/F atrium.	1. 由地下到天台及1層中空的金屬攔河改做玻璃攔河。
		2. Door to Bedroom 2 is relocated.	2. 睡房2門重新設置。
		3. Partition wall between Family Room and Corridor is relocated.	3. 家庭廳及走廊間牆重新設置。
		4. Doors to Bedroom 1, Bedroom 2 and Family Room 1 are added.	4. 睡房1、睡房2 及家庭廳1安裝門
		5. Single swing door to Bathroom 1 is changed to sliding door. Sink, water closet and shower cubicle are relocated at Bathroom 1.	5. 浴室1單掩門改做移門。洗手盤、坐廁及淋浴間重新設置。
		6. Door to Bathroom 2 and partition wall of Bathroom 2 is relocated.Sink at Bathroom 2 is relocated.	6. 浴室2安裝門及浴室2間牆重新設置。
		7. Double swing doors to Bathroom 3 are added.	7. 浴室3安裝雙掩門。
	2/F 二樓	1. Additional sink to Bathroom 4 is added.	1. 浴室4另加安裝洗手盤。
		2. Single swing doors to Master Bedroom and Study Room. Sliding doors to Master Bathroom and Family Room 2.	2. 主人睡房及書房安裝單掩門。主人浴室及家庭廳2安裝移門。
		3. Sink, water closet and shower cabinet are relocated at Master Bathroom.	3. 主人浴室洗手盆、坐廁及淋浴間重新設置。
		4. Part partition at Walk-in Closet 1 is removed.	4. 衣帽間間牆移除。
		5. Low partition at WC location in Master Bathroom is installed.	5. 主人浴室內座廁位置設矮牆。
	R/F 天台	1. AC outdoor units and Jaccuzzi are installed on Roof.	1. 天台放置空調室外機及按摩浴缸。
		2. Additional planter curb is installed on Roof.	2. 天台增設花槽。
		3. Additional raised platform is installled on Roof	3. 天台增設平台。

* All such alterations are as shown in the “Handover Condition” Part Plans for relevant houses and relevant floors. * 以上所有改動顯示於交樓狀況間隔平面圖。

RELEVANT INFORMATION
有關資料

(2) The following items are alterations to the approved building plans by way of exempted building works/ minor works control system/ alterations and additional works under the Buildings Ordinance.
以下項目是根據《建築物條例》通過豁免建築工程/小型工程/改動及加建工程對經批准的建築圖則進行的改動。

House 洋房	Floor 樓層	Description	描述
HOUSE 5 洋房5號	G/F 地下	1. Partition wall between Dining Room and Pantry is removed. 2. Lavatory 1 and Lavatory 2 are relocated. 3. Single swing door to Lav. 2 is changed to double swing door. 4. Bifolding door to Lav. 1 is changed to sliding door.	1. 飯廳及備餐間的間牆移除。 2. 廁所1及廁所2重新設置。 3. 廁所2單掩門改做雙掩門。 4. 廁所1雙折門改做移門。
	1/F 一樓	1. Single swing doors to Bedroom 1, Bedroom 2 and Bedroom 3 are added. 2. Single swing doors are changed to sliding doors to Bathroom 2. 3. Sliding door to Bathroom 1 is added. 4. Water closet at Bathroom 1 is relocated. 5. Partition wall between Bedroom 3 and Bathroom 2 is relocated.	1. 睡房1、睡房2及睡房3安裝單掩門。 2. 睡房2單掩門改做移門。 3. 浴室1安裝移門。 4. 浴室1坐廁重新設置。 5. 睡房3及浴室2的間牆重新設置。
	2/F 二樓	1. Single swing door to Master Bedroom is added. 2. Partition wall between Master Bedroom and Walk-in Closet 1 is reloated. 3. Sliding doors to Walk-in Closet and Master Bathroom are added. 4. Water closet and shower cubicle at Master Bathroom are relocated. 5. All such alterations are as shown in the “Handover Condition” Part Plans for relevant houses and relevant floors. 6. Such alterations to the approved building plans are by way of Minor Works submission. 7. Additional sink on Flat Roof.	1. 主人睡房安裝單掩門。 2. 主人睡房及衣帽間的間牆重新設置。 3. 衣帽間及主人睡房安裝移門。 4. 主人浴室坐廁及淋浴間重新設置。 5. 以上所有改動顯示於交樓狀況間隔平面圖。 6. 上述就屋宇署批准的建築圖則之改動通過小型工程監管制度檢核。 7. 平台增設洗手盤。
	R/F 天台	1. AC outdoor units and Jaccuzzi are installed on Roof. 2. Additional planter curb is installed on Roof. 3. Additional raised platform is installled on Roof.	1. 天台放置空調室外機及按摩浴缸。 2. 天台增設花槽。 3. 天台增設平台。

* House 5 is referred to as House 4 in the approved building plans and the Occupation Permit relating to the Development. * 洋房5號於發展項目的批准的建築圖則和佔用許可證稱為洋房4號。

(3) House 5 is referred to as House 4 in the approved building plans and the Occupation Permit relating to the Development.
洋房5號於發展項目的批准的建築圖則和佔用許可證稱為洋房4號。

**ADDRESS OF THE WEBSITE DESIGNATED BY THE
VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址**

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.twentypeakroad.hk

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

INFORMATION IN APPLICATION FOR CONCESSION ON
GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

BREAKDOWN OF GROSS FLOOR AREA (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.”

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建築圖則上有關總樓面面積寬免的分項最新資料，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。

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)條例》第23(3)(b)條不計算的總樓面面積		Area (m²) 面積(平方米)
1 (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	650.637
2	Plant rooms and similar services 機房及相似設施	Area (m²) 面積(平方米)
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	6.457
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc 所佔面積不受任何《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	556.542
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1號和第2號提供的環保設施		Area (m²) 面積(平方米)
3	Balcony 露台	Not Applicable 不適用
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構性預製外牆	Not Applicable 不適用
9	Utility platform 工作平台	Not Applicable 不適用
10	Noise barrier 隔音屏障	Not Applicable 不適用

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Amenity Features 適意設施		Area (m²) 面積 (平方米)
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 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	19.823
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 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	59.792
13	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機槽	Not Applicable 不適用
16	Chimney shaft 煙囪管道	0.828
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	16.166
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	12.474
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《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	Not Applicable 不適用
Other Exempted Items 其他獲豁免的項目		Area (m²) 面積 (平方米)
25(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	3.895
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28(#)	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	247.822
30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area Bonus GFA 有蓋的後移部分	Not Applicable 不適用

Note:

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

附註：

- ◆ 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。

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Bonus GFA 額外總樓面面積		Area (m ²) 面積 (平方米)
32	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考（第 8 號）提供的額外環保設施		Area (m ²) 面積 (平方米)
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note:

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

附註：

- ◆ 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。

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ENVIRONMENTAL ASSESSMENT OF THE BUILDING

The Environmental Assessment of the Building

The Development has achieved the unclassified rating under the BEAMPlus V1.2 for New Buildings.

建築物的環境評估

有關建築物的環境評估

發展項目獲得綠建環評1.2版(新建建築)暫定不予評級。

ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	No
Provision of Energy Efficient Features 提供具能源效益的設施	Yes
Energy Efficient Features proposed 擬安裝的具能源效益的設施	Energy efficient lift motor Energy efficient lighting design

Part II : The predicted annual energy use of the proposed building/part of building (Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(附註1)					
Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(附註2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m2/annum 電力 千瓦小時/ 平方米/年	Town Gas/LPG unit /m2/annum 煤氣/石油氣 用量單位/ 平方米/年	Electricity kWh/m2/annum 電力 千瓦小時/ 平方米/年	Town Gas/LPG unit /m2/annum 煤氣/石油氣 用量單位/ 平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(附註3)的部份	1423.72	110.99	/	81.43	/

Part III : The following installation(s) is/are* designed in accordance with the relevant Codes of Practices published by the Electrical &Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	Yes 是	No 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

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Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m2/annum) and town gas/LPG consumption (unit/m2/annum), of the Development by the internal floor area served, where:

(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and

(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

附註：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

(a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準(現行版本)第4節及附註8中的「年能源消耗」具有相同涵義；及

(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇 BEAM Plus 標準(現行版本)第4節及附註8的“基準建築物模式(零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

The date on which this Sales Brochure is printed

22 November 2021

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

本售樓說明書印製日期

2021年11月22日

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢查紀錄

Examination/ Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
21 February 2022 2022年2月21日	-	No revision made. 並無作出修改。
20 May 2022 2022年5月20日	14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	15	Information of the Outline Zoning Plan Relating to the Development is updated. 更新關於發展項目的分區計劃大綱圖資料。
	15A, 16A	Outline Zoning Plan Relating to the Development is added. 新增關於發展項目的分區計劃大綱圖。
	19 - 27	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業平面圖。
19 August 2022 2022年8月19日	-	No revision made. 並無作出修改。
18 November 2022 2022年11月18日	-	No revision made. 並無作出修改。
17 February 2023 2023年2月17日	-	No revision made. 並無作出修改。
16 May 2023 2023年5月16日	3, 6	Notes to Purchasers of First-Hand Residential Properties is updated. 更新一手住宅物業買家須知。
15 August 2023 2023年8月15日	27	Wordings below the Second Floor Plan of the Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業平面圖二樓平面圖下方的文字。
9 November 2023 2023年11月9日	79 - 83	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。
8 February 2024 2024年2月8日	-	No revision made. 並無作出修改。
8 May 2024 2024年5月8日	-	No revision made. 並無作出修改。
8 August 2024 2024年8月8日	-	No revision made. 並無作出修改。
8 November 2024 2024年11月8日	-	No revision made. 並無作出修改。

EXAMINATION RECORD
檢查紀錄

Examination/ Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
7 February 2025 2025年2月7日	-	No revision made. 並無作出修改。