Mt. La Vie

南 嶼 嵩 林

售樓說明書
SALES BROCHURE

1 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 plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

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

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

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.

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

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

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

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

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- Read through the sales brochure and in particular, check the following information in the sales brochure -

  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;

  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

  - interior and exterior fittings and finishes and appliances;

  - the basis on which management fees are shared;

  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

  - whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

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

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

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a Black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

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

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists

for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

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

- Handing over date

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

    ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

[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.

➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

• Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

➢ strike or lock-out of workmen;

➢ riots or civil commotion;

➢ force majeure or Act of God;

➢ fire or other accident beyond the vendor's control;

➢ war; or

➢ inclement weather.

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

• Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

• Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

• You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. **重要資訊**

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料 。

- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。

- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。

- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. **費用、按揭貸款和樓價**

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。

- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。

- 查閱同類物業最近的成交價格，以作比較。

- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及/或清理廢料的費用（如有）。

3. **價單、支付條款，以及其他財務優惠**

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。

- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. **物業的面積及四周環境**

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

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. **售樓說明書**

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

- 閱覽售樓說明書，並須特別留意以下資訊：

  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

  - 室內和外部的裝置、裝修物料和設備；

  - 管理費按甚麼基準分擔；

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

- 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。

- 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等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

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

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

- 認可人士可批予在預計關鍵日期之後完成發展項目

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

    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。

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

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

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

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

其他相關聯絡資料：

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

運輸及房屋局

一手住宅物業銷售監管局

2017 年 8 月

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
Mt. La Vie

發展項目名稱
南嶼嵩林

Name of the street at which the development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
7 Hoi Sha Path

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
海沙徑7號

Total number of Houses
6 Villas

獨立屋的總數
6座別墅

House numbering as provided in the approved building plans for the Development
Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 7

發展項目的經批准的建築圖則所規定的門牌號數
1號別墅、2號別墅、3號別墅、5號別墅、6號別墅及7號別墅

The omitted House numbers
Villa 4

被略去的門牌號數
4號別墅

Estimated material date for the Development as provided by the Authorized Person for the Development
30 September 2021

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the development has been completed or is deemed to be completed (as the case may be).

Note:

"Material date" means the date on which the conditions of the land are complied with in respect of the Development.

由發展項目的認可人士提供的發展項目的預計關鍵日期
2021年9月30日

預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。為買賣合約的目的，在不局限任何其他可用以證明該項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該項目已落成或當作已落成（視屬何情況而定）的確證。

註：

「關鍵日期」指批地文件的條件就發展項目獲符合的日期。

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

Vendor
New Advance Limited

賣方
領亞有限公司

Holding Companies of the Vendor
Alpha Advent Ventures Limited
Ample Base Developments Limited
Sino-Ocean Land (Hong Kong) Limited
Faith Ocean International Limited
Shine Wind Development Limited
Sino-Ocean Group Holding Limited

賣方的控權公司
Alpha Advent Ventures Limited
基博發展有限公司
遠洋地產（香港）有限公司
信洋國際有限公司
耀勝發展有限公司
遠洋集團控股有限公司

Authorized Person for the Development
Leung Siu Kwong

發展項目的認可人士
梁少光

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
Christopher Leung & Associates Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
梁少光建築師事務所有限公司

Building Contractor for the Development
Chevalier Construction (Hong Kong) Limited

發展項目的承建商
其士建築（香港）有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Baker & McKenzie

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
貝克 • 麥堅時律師事務所

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Bank of East Asia, Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
東亞銀行有限公司

Any other person who has made a loan for the construction of the Development
Alpha Advent Ventures Limited

已為發展項目的建造提供貸款的其他人
Alpha Advent Ventures Limited

4 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
(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

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

(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；	No 否
(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
(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；	No 否
(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；	No 否
(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；	No 否
(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；	No 否
(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；	No 否
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 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。	No 否

5 INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There will not be any non-structural prefabricated external walls, or any curtain walls, forming part of the enclosing walls in the Development.

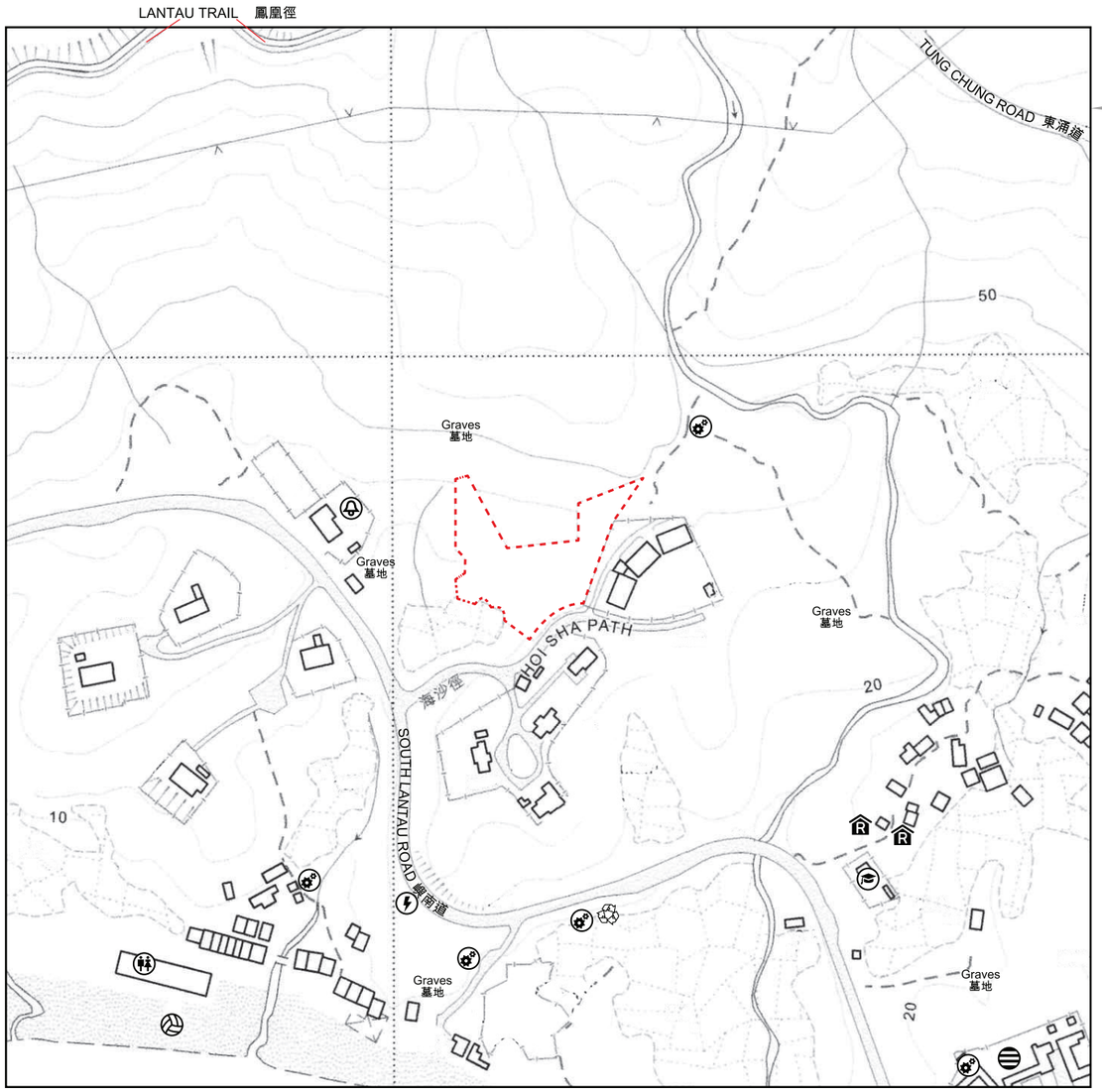
發展項目將不會有構成圍封牆的一部份的非結構的預製外牆或幕牆。

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The person appointed as the manager of the Development under the latest draft deed of mutual covenant:
Jones Lang LaSalle Management Services Limited

根據有關公契的最新擬稿，獲委任為發展項目的管理人：
仲量聯行物業管理有限公司

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



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This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 13-NE-B dated 6 December 2019 from Survey and Mapping Office of the Lands Department.

此位置圖是參考2019年12月6日出版之地政總署測繪處之測繪圖，圖幅編號13-NE-B，並由賣方擬備。

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Notation 圖例

- Police Station 警署
- Public Convenience 公廁
- Fire Station 消防局
- Religious Institution (including Church, Temple and Tsz Tong) 宗教場所（包括教堂，廟宇及祠堂）
- School (including Kindergarten) 學校（包括幼稚園）
- Sports Facilities (including Sports Ground and Swimming Pool) 體育設施（包括運動場及游泳池）
- Public Utility Installation 公用事業設施裝置
- Refuse Collection Point 垃圾收集站
- Power Plant (including Electricity Sub-station) 發電廠（包括電力分站）

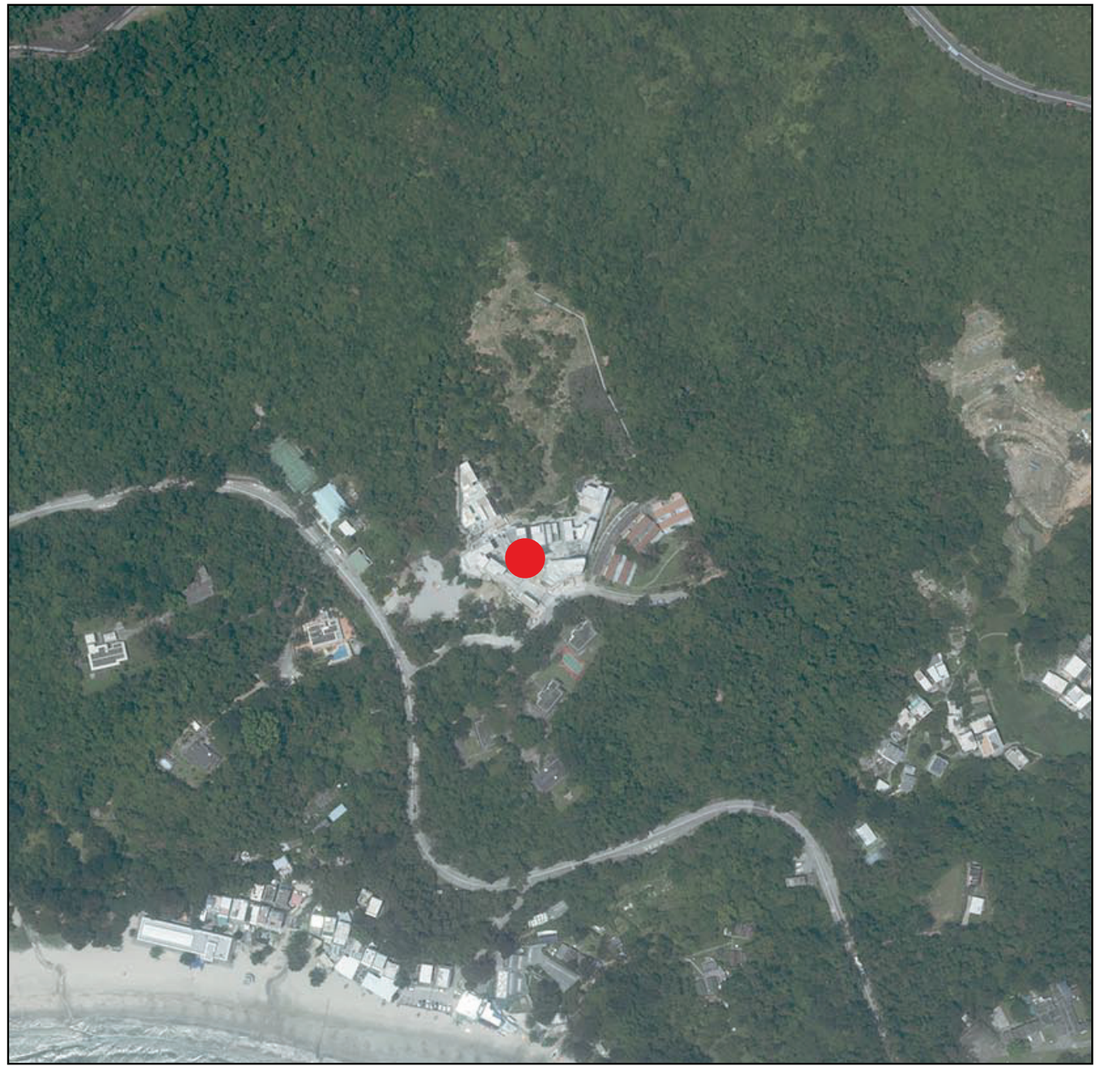
Notes :

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

備註 :

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

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



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Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photo No. E060915C, date of flight : 8th August 2019.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E060915C，飛行日期：2019年8月8日。

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Location of the Development
發展項目的位置

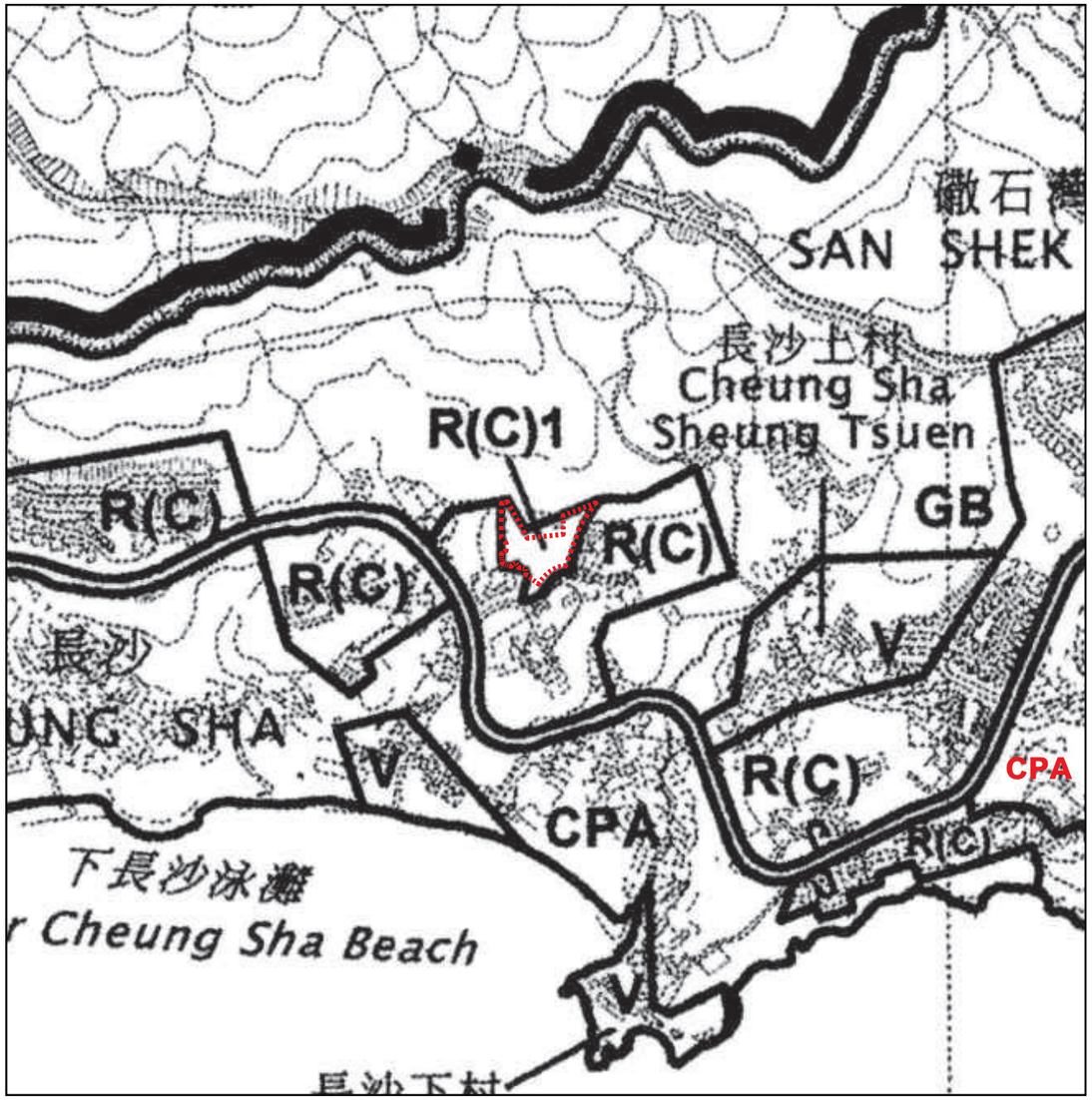
Notes :

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

備註 :

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

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



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Part of the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21, gazette on 19th January 2018, with adjustments where necessary as shown in red.

摘錄自2018年1月19日刊憲之大嶼山南岸分區計劃大綱核准圖編號S/SLC/21，有需要處經修正處理，以紅色顯示。

Notation 圖例

Zones 地帶

R(C) — Residential (Group C) 住宅（丙類）

V — Village Type Development 鄉村式發展

GB — Green Belt 綠色地帶

CPA — Coastal Protection Area 海岸保護區

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

Location of the Development 發展項目的位置

Scale 比例尺
Metre 米 0 100 200 300 400 500

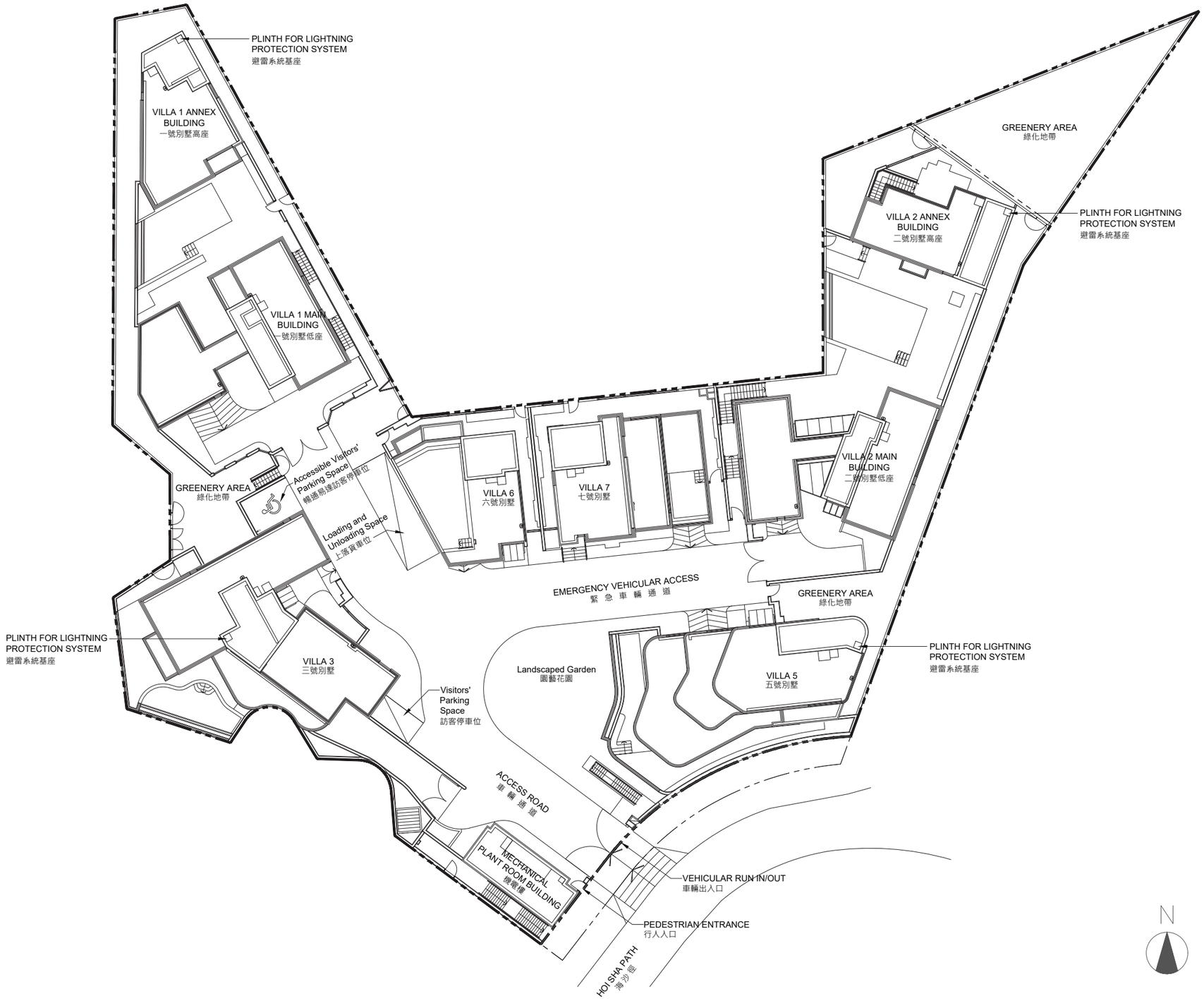
Notes :

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the evelopment site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

備註 :

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此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。

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



DEVELOPMENT SITE BOUNDARY
發展項目土地界線

N

Scale 比例
0M (米) 4 8 12 16 20M (米)

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

Legend of Terms and Abbreviations used on Floor Plans 平面圖中所使用名詞及簡稱之圖例

AF = Architectural Feature	建築裝飾
Balcony	露台
Balcony Above	上層露台
Bath = Bathroom Bath 1, Bath 2, Bath 3, Bath 4, Bath 5	浴室 浴室1，浴室2，浴室3，浴室4，浴室5
Bed Room Bed Room 2, Bed Room 3, Bed Room 4	睡房 睡房2，睡房3，睡房4
Building Line Above	建築物置上
Canopy Above	簷篷置上
Carport	車庫
Corridor	走廊
Covered Yard	有蓋庭院
Cover of Balcony Below	下層露台之蓋
Dining Room	飯廳
DN = Down	下
FALL	下降
Foyer	前廳
Family Room	家庭廳
Filtration Plant Room	濾水機房
Flat Roof	平台
Flat Roof (Maintenance Access Only)	平台（只准維修進入）
Flushing Water Tank Room	沖廁水缸房
F.S. Pump Room = Fire Services Pump Room	消防泵房
Garden	花園

Glass Canopy	玻璃簷篷
H.R. = Hose Reel	消防喉轆
Hall	門廳
Kitchen	廚房
Lift	升降機
Line of Canopy Above	上層簷篷邊線
Living Room	客廳
LPG Cabinet/LPG CABINET = Liquefied Petroleum Gas Cabinet	石油氣儲存櫃
LOUVERS AT H/L = LOUVERS AT HIGH LEVEL	百葉窗於高位置
Maid Room	工人房
Master Bed Room	主人睡房
Master Bath = Master Bathroom	主人浴室
P.A./PA = Planter Area	花槽
Passage	通道
P.D. = Pipe Duct	管道槽
PLINTH FOR LIGHTNING PROTECTION SYSTEM	避雷系統基座
RAMP DN = Ramp Down	下坡道
R.C.P./RCP = Refuse Collection Place	垃圾收集處
Roof	天台
Study = Study Room Study 1 = Study Room 1	書房 書房1
Swimming Pool	游泳池
Store	儲物房

Notes applicable to the floor plans of this section:

1. The dimensions of the floors plans are all structural dimensions in millimetres.
2. The indications of fittings such as sinks, toilet bowls, bathtubs, wash basins etc. show on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.
3. 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.
4. There may be architectural features on external walls of some villas. For details, please refer to the latest approved building plans.

適用於本節各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 平面圖所示之裝置如洗滌盤、坐廁、浴缸、面盆等只供展示其大約位置而非展示實際大小、設計及形狀。
3. 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。
4. 部份別墅外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。

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

Legend of Terms and Abbreviations used on Floor Plans 平面圖中所使用名詞及簡稱之圖例

Steel Platform	鋼臺
Toilet 1, Toilet 2, Toilet 3	洗手間1，洗手間2，洗手間3
UP	上
Upper Living Room	上層客廳
Upper Roof	頂層天台
Utility = Utility Room	工作間
Yard	庭院
V.D. = Vent Duct	通風管道
Void	中空
WMC = Water Meter Cabinet	水錶櫃
Walk in Closet	衣帽間
Verandah	陽台
VL 1/1 = Villa 1 Lift 1 VL 1/2 = Villa 1 Lift 2 VL 2/1 = Villa 2 Lift 1 VL 2/2 = Villa 2 Lift 2 VL 3 = Villa 3 Lift VL 5 = Villa 5 Lift VL 6 = Villa 6 Lift VL 7 = Villa 7 Lift	1號別墅電梯一 1號別墅電梯二 2號別墅電梯一 2號別墅電梯二 3號別墅電梯 5號別墅電梯 6號別墅電梯 7號別墅電梯
⌒ = Arc length	弧線長度

Notes applicable to the floor plans of this section:

1. The dimensions of the floors plans are all structural dimensions in millimetres.
2. The indications of fittings such as sinks, toilet bowls, bathtubs, wash basins etc. show on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.
3. 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.
4. There may be architectural features on external walls of some villas. For details, please refer to the latest approved building plans.

適用於本節各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 平面圖所示之裝置如洗滌盤、坐廁、浴缸、面盆等只供展示其大約位置而非展示實際大小、設計及形狀。
3. 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。
4. 部份別墅外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。

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

VILLA 1
1號別墅

Scale 比例
0M(米) 1 2 3 4 5M(米)

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

Notes:

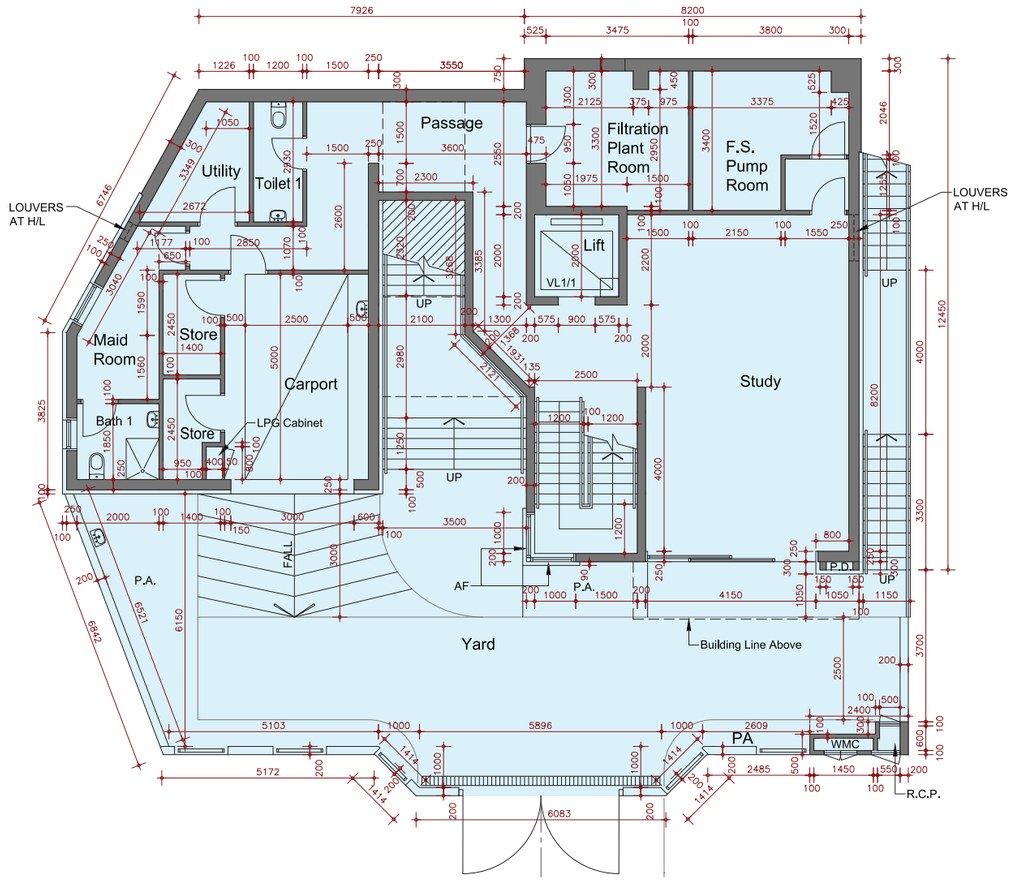
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 460.91sq.ft./42.82sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為460.91平方呎/42.82平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 1 1號別墅	Lower Ground Floor (Main Building) 地下低層 (低座)
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 175, 200 & 225



LOWER GROUND FLOOR PLAN (MAIN BUILDING)
地下低層平面圖 (低座)

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

VILLA 1
1號別墅

Scale 比例
0M(米) 1 2 3 4 5M(米)

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

Notes:

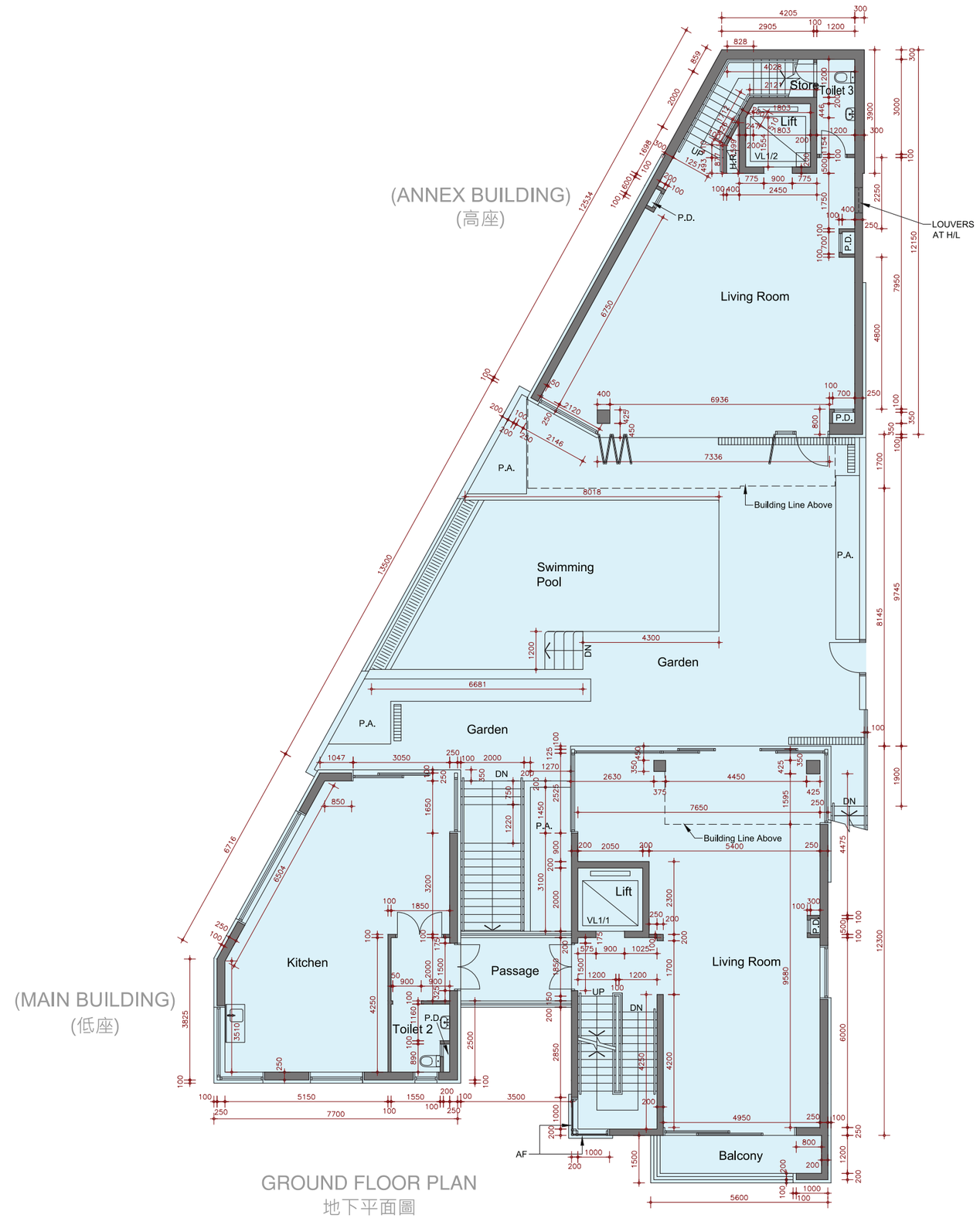
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 460.91sq.ft./42.82sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為460.91平方呎/42.82平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

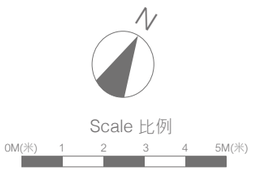
Villa 1 1號別墅	Ground Floor (Main Building) 地下(低座)	Ground Floor (Annex Building) 地下(高座)
Floor-to-floor height (mm) 層與層之間的高度(毫米)	4200, 4250, 4500 & 8000	4500
The thickness of the floor slabs (excluding plaster) (mm) 樓板(不包括灰泥)的厚度(毫米)	150, 200 & 225	150, 275



GROUND FLOOR PLAN
地下平面圖

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

VILLA 1
1號別墅



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

Notes:

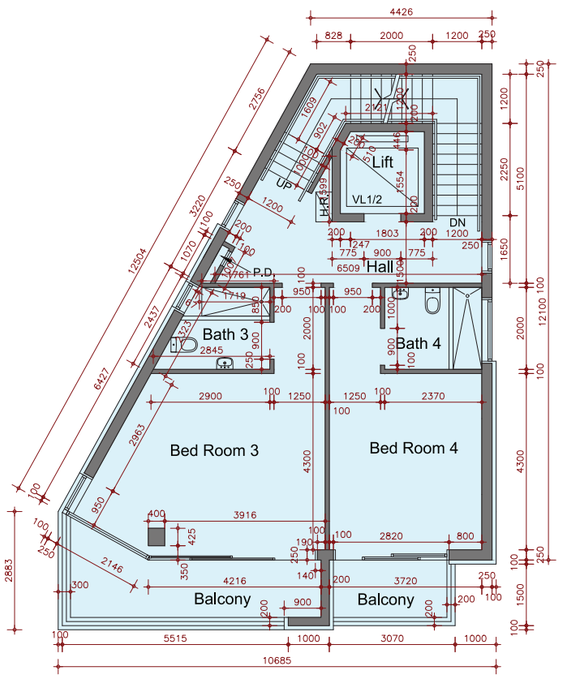
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 460.91sq.ft./42.82sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

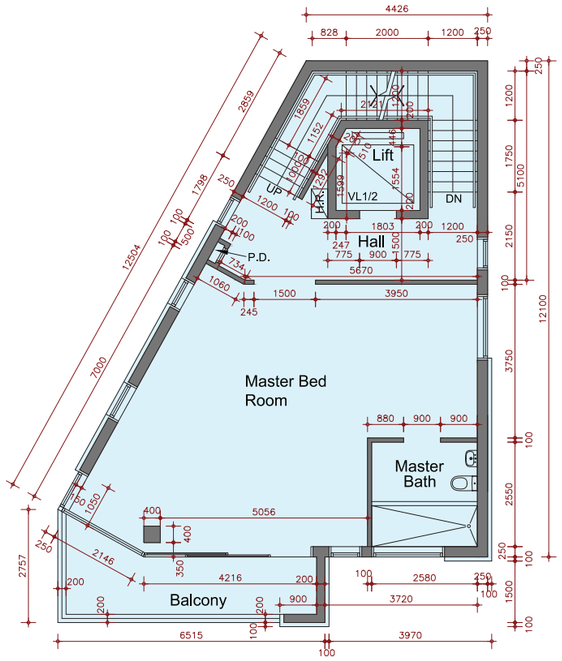
備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為460.91平方呎/42.82平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

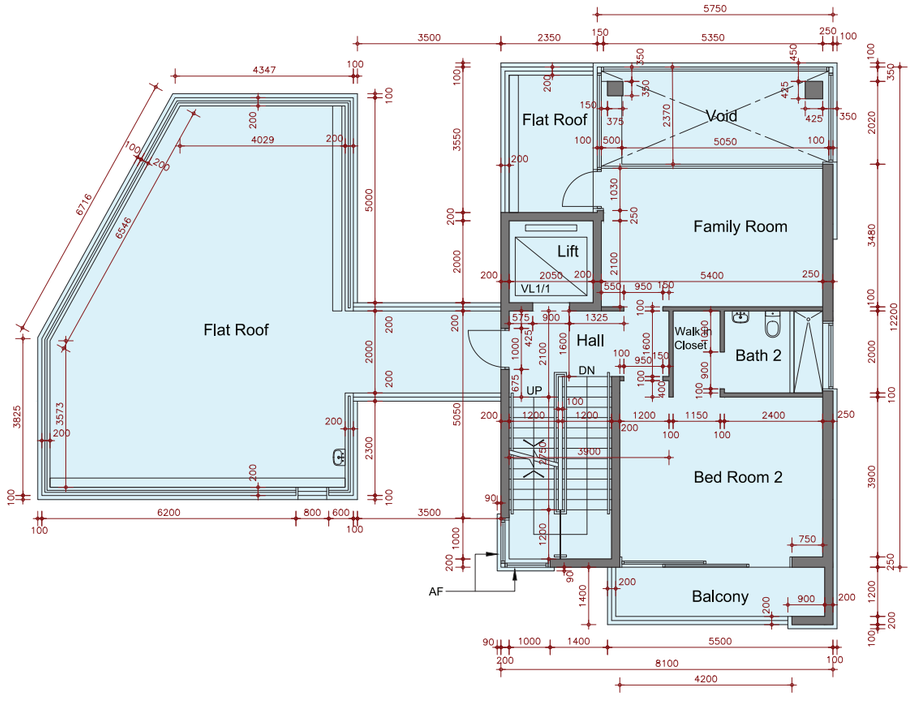
Villa 1 1號別墅	First Floor (Main Building) 1樓(低座)	First Floor (Annex Building) 1樓(高座)	Second Floor (Annex Building) 2樓(高座)	Roof Floor (Main Building) 天台(低座)
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500, 3650 & 3850	3500	3500 & 3650	1600 & 2550
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 200, 225 & 250	150 & 275	150 & 300	150, 200 & 300



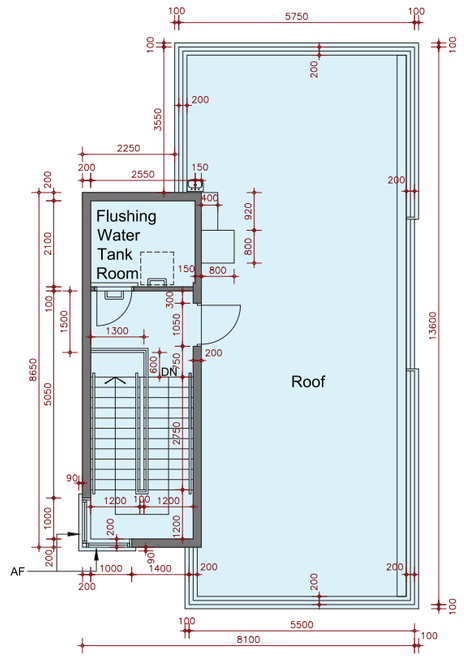
FIRST FLOOR PLAN (ANNEX BUILDING)
一樓平面圖 (高座)



SECOND FLOOR PLAN (ANNEX BUILDING)
二樓平面圖 (高座)



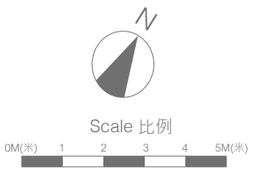
FIRST FLOOR PLAN (MAIN BUILDING)
一樓平面圖 (低座)



ROOF PLAN (MAIN BUILDING)
天台平面圖 (低座)

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

VILLA 1
1號別墅



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

Notes:

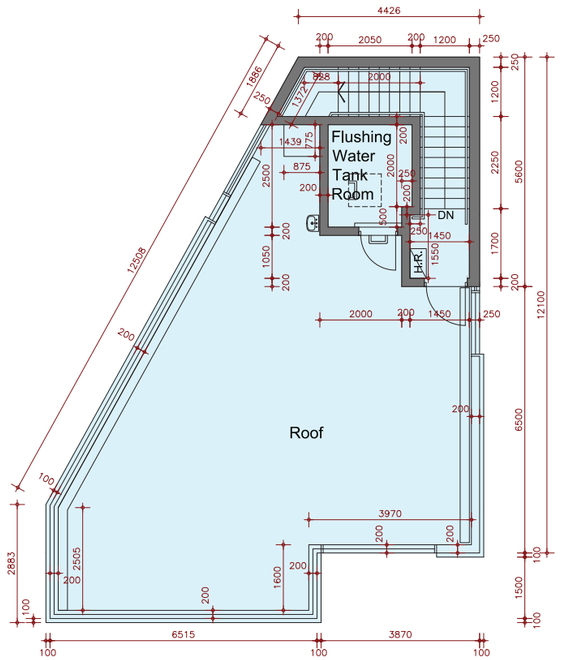
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 460.91sq.ft./42.82sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

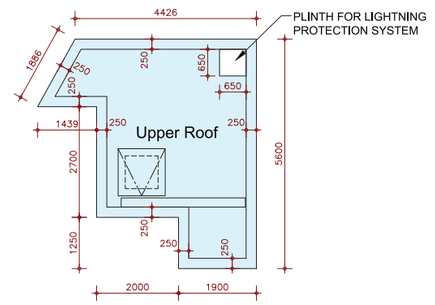
備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為460.91平方呎/42.82平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

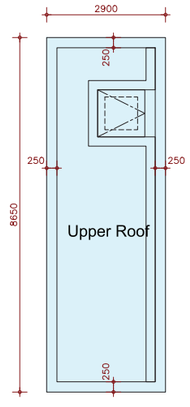
Villa 1 1號別墅	Roof Floor (Annex Building) 天台 (高座)	Upper Roof (Main Building) 頂層天台 (低座)	Upper Roof (Annex Building) 頂層天台 (高座)
Floor-to-floor height (mm) 層與層之間的高度（毫米）	1600 & 2550	Not Applicable 不適用	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150	Not Applicable 不適用	Not Applicable 不適用



ROOF PLAN (ANNEX BUILDING)
天台平面圖 (高座)



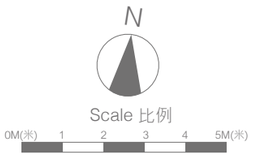
UPPER ROOF PLAN (ANNEX BUILDING)
頂層天台平面圖 (高座)



UPPER ROOF PLAN (MAIN BUILDING)
頂層天台平面圖 (低座)

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

VILLA 2
2號別墅



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

Notes:

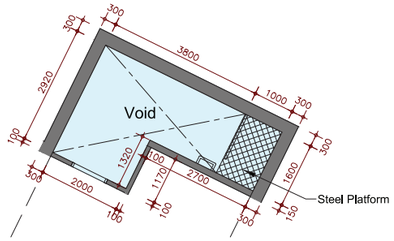
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 406.12sq.ft./37.73sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

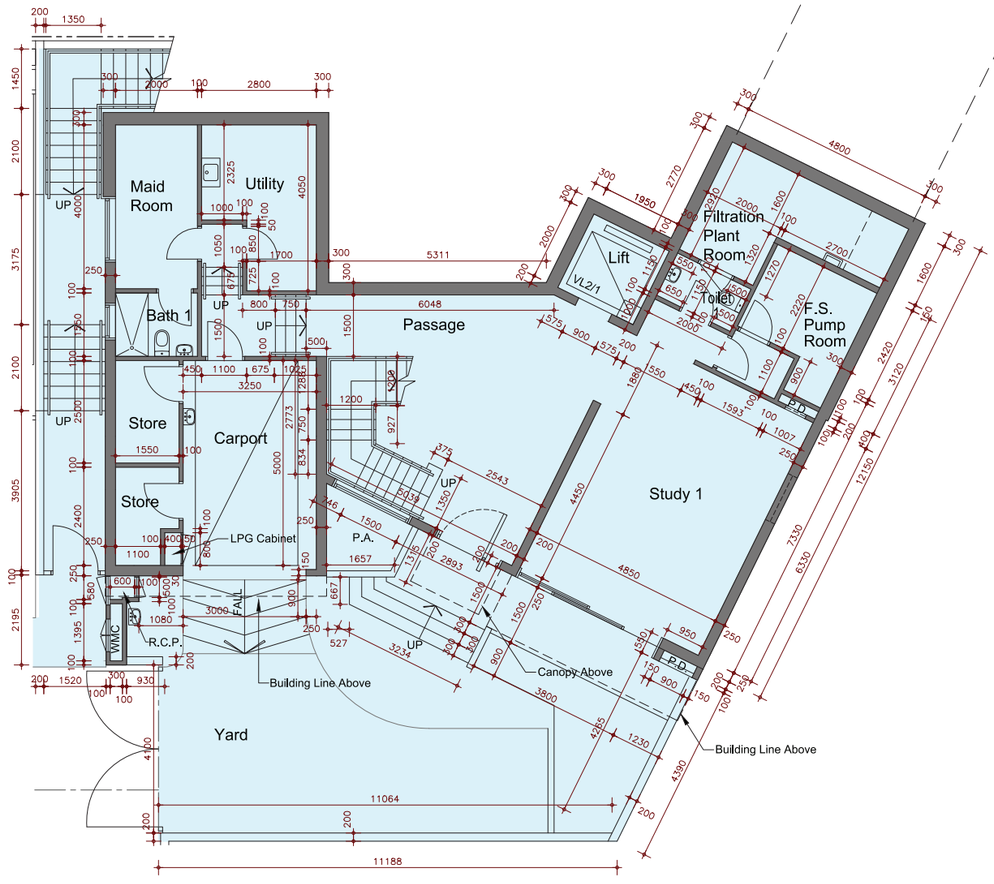
備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為406.12平方呎/37.73平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 2 2號別墅	Lower Ground Floor (Main Building) 地下低層 (低座)
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500, 4100 & 7700
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150 & 200



UPPER PART OF
FILTRATION PLANT RM.
濾水機房上層



LOWER GROUND FLOOR PLAN (MAIN BUILDING)
地下低層平面圖 (低座)

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

VILLA 2
2號別墅

N

Scale 比例

0M(米) 1 2 3 4 5M(米)

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

Notes:

1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 406.12sq.ft./37.73sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

備註：

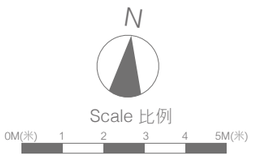
1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為406.12平方呎/37.73平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 2 2號別墅	Ground Floor (Main Building) 地下(低座)	Ground Floor (Annex Building) 地下(高座)
Floor-to-floor height (mm) 層與層之間的高度（毫米）	4200, 4500 & 8000	4500
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 200 & 225	150 & 275

GROUND FLOOR PLAN
地下平面圖

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

VILLA 2
2號別墅



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

Notes:

1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 406.12sq.ft./37.73sq.m.)
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因住宅物業的較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）

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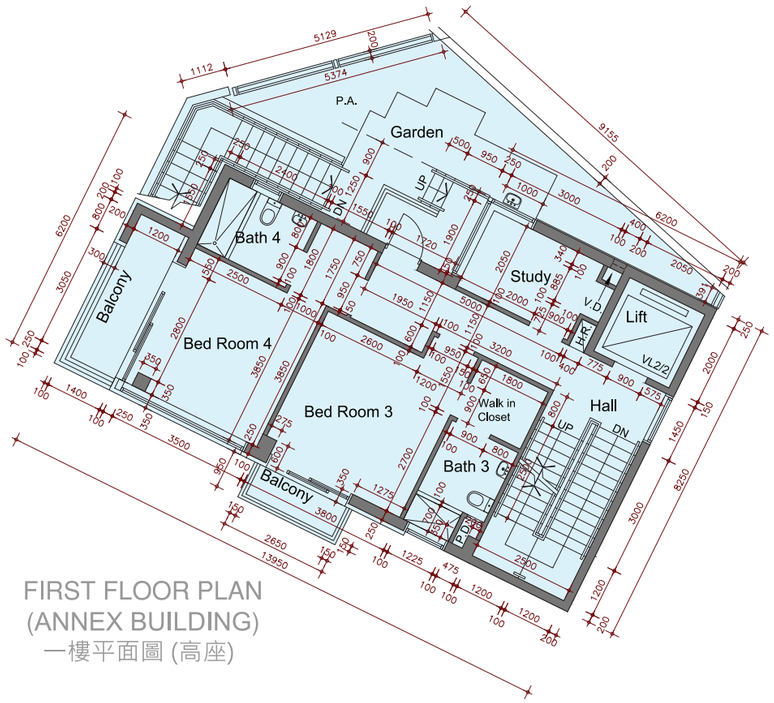
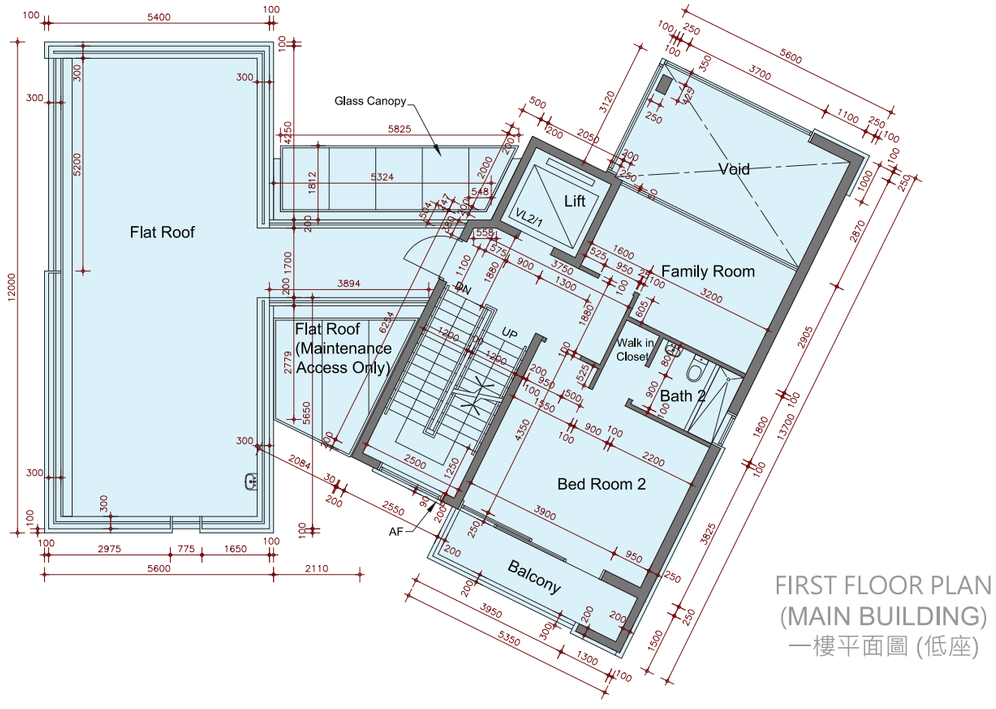
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 2 2號別墅	First Floor (Main Building) 1樓(低座)	First Floor (Annex Building) 1樓(高座)
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500, 3650 & 3850	3500
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 200 & 250	150 & 200



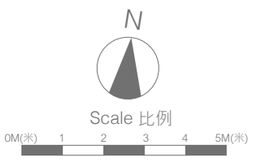
FIRST FLOOR PLAN
(ANNEX BUILDING)
一樓平面圖 (高座)



FIRST FLOOR PLAN
(MAIN BUILDING)
一樓平面圖 (低座)

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

VILLA 2
2號別墅



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

Notes:

1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 406.12sq.ft./37.73sq.m.)
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因住宅物業的較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）

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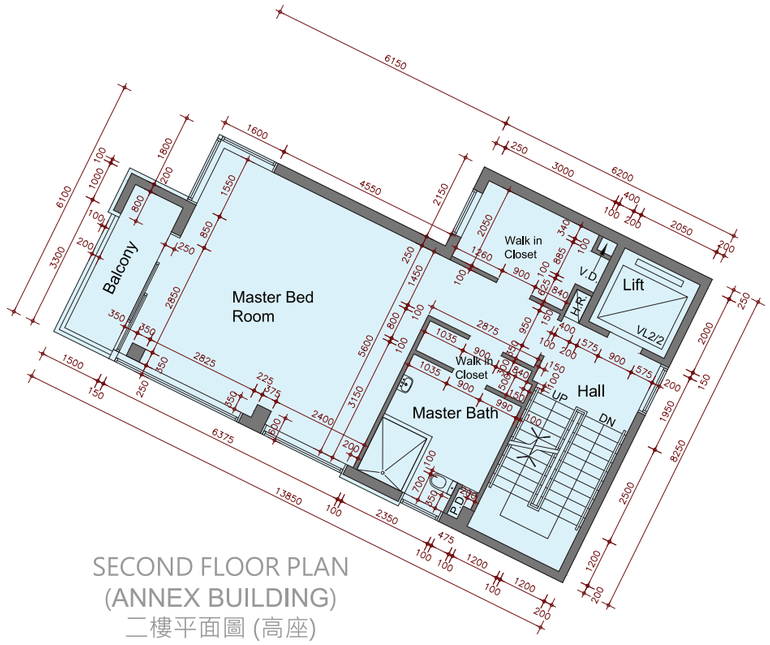
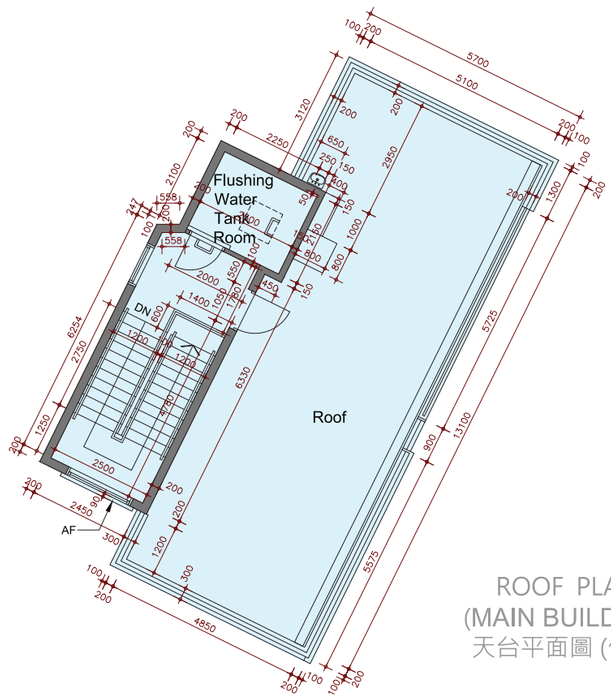
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為406.12平方呎/37.73平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 2 2號別墅	Second Floor (Annex Building) 2樓(高座)	Roof Floor (Main Building) 天台(低座)
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500, 3650 & 3850	1700 & 2650
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150 & 275	150 & 250



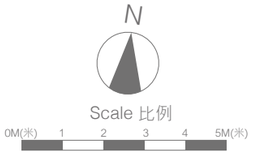
SECOND FLOOR PLAN
(ANNEX BUILDING)
二樓平面圖 (高座)



ROOF PLAN
(MAIN BUILDING)
天台平面圖 (低座)

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

VILLA 2
2號別墅



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

Notes:

1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 406.12sq.ft./37.73sq.m.)
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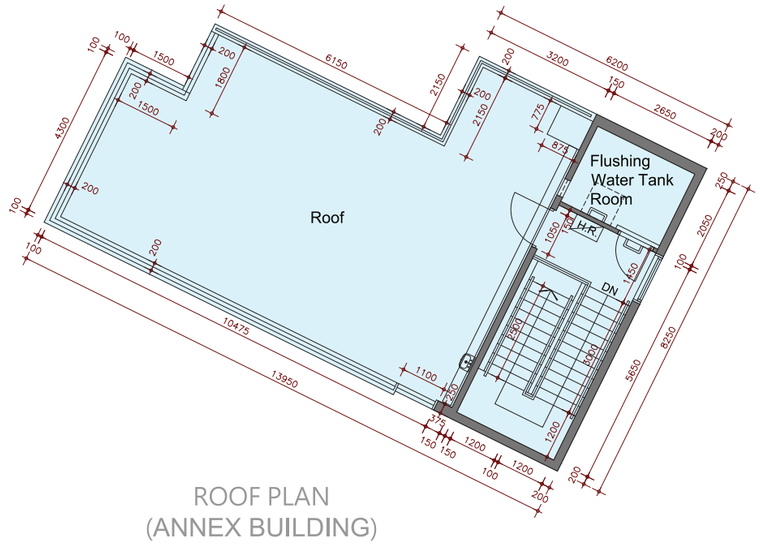
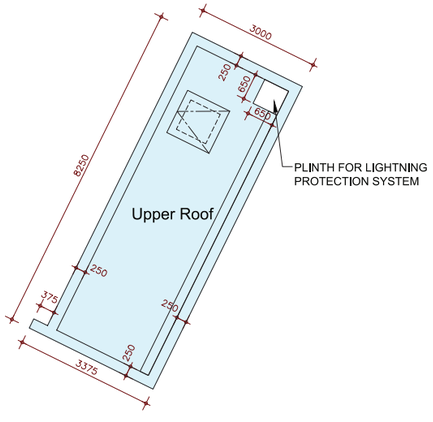
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

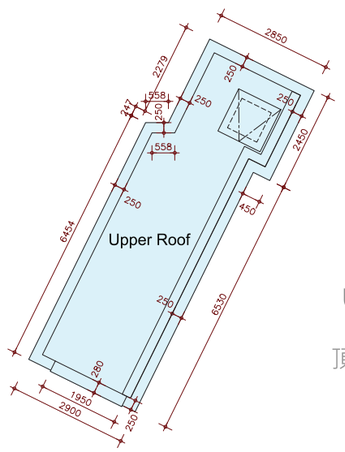
Villa 2 2號別墅	Roof Floor (Annex Building) 天台(高座)	Upper Roof (Main Building) 頂層天台(低座)	Upper Roof (Annex Building) 頂層天台(高座)
Floor-to-floor height (mm) 層與層之間的高度（毫米）	1625 & 2575	Not Applicable 不適用	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150	Not Applicable 不適用	Not Applicable 不適用



ROOF PLAN
(ANNEX BUILDING)
天台平面圖 (高座)



UPPER ROOF PLAN
(ANNEX BUILDING)
頂層天台平面圖 (高座)



UPPER ROOF PLAN
(MAIN BUILDING)
頂層天台平面圖 (低座)

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

VILLA 3
3號別墅

Scale 比例
0M(米) 1 2 3 4 5M(米)

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

Notes:

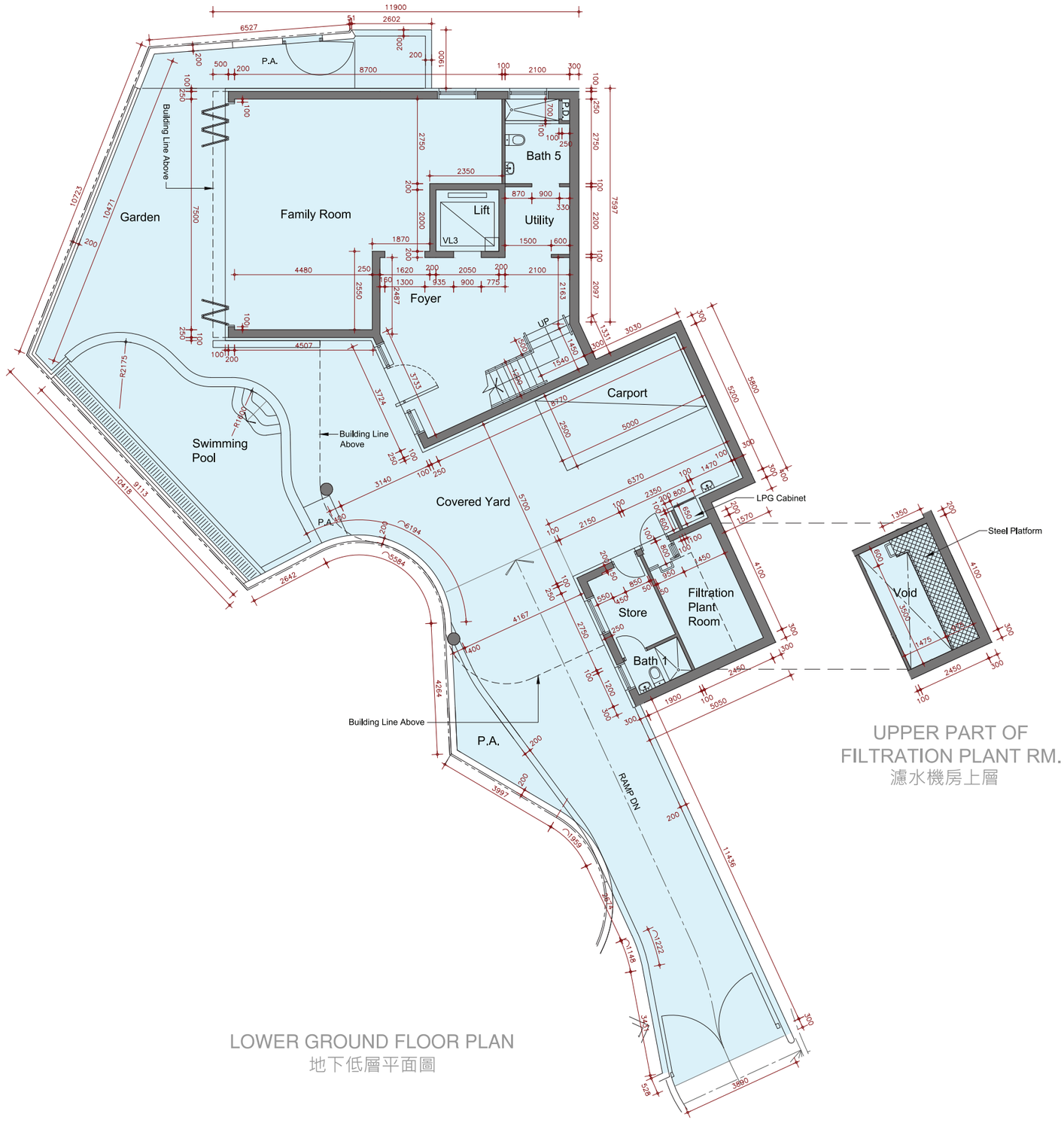
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 210.11sq.ft./19.52sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為210.11平方呎/19.52平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 3 3號別墅	Lower Ground Floor 地下低層
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500 & 4500
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 175 & 200



LOWER GROUND FLOOR PLAN
地下低層平面圖

UPPER PART OF FILTRATION PLANT RM.
濾水機房上層

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

VILLA 3
3號別墅

Scale 比例
0M(米) 1 2 3 4 5M(米)

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

Notes:

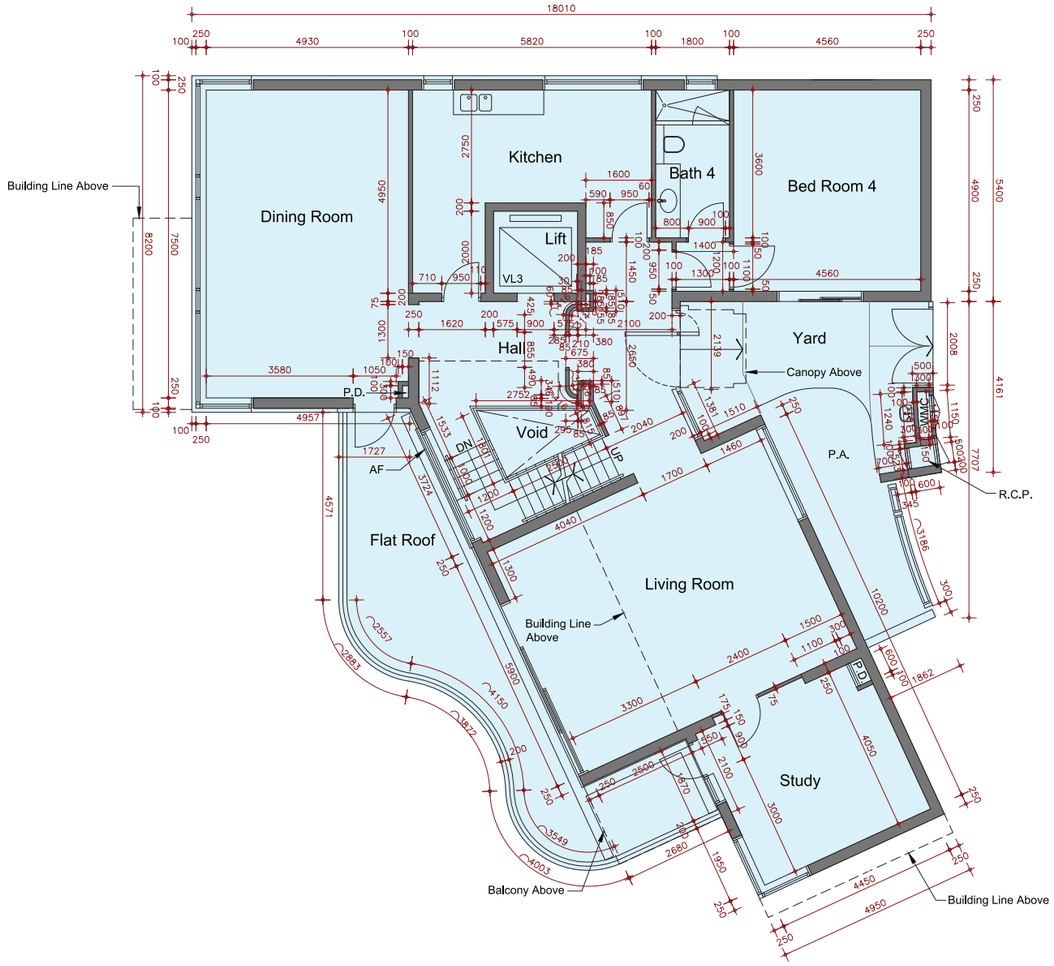
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 210.11sq.ft./19.52sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為210.11平方呎/19.52平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 3 3號別墅	Ground Floor 地下
Floor-to-floor height (mm) 層與層之間的高度（毫米）	4350, 4500 & 8000
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 175, 200 & 225



GROUND FLOOR PLAN
地下平面圖

VILLA 3
3號別墅

Scale 比例
0M(米) 1 2 3 4 5M(米)

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

Notes:

1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 210.11sq.ft./19.52sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

備註：

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3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 3 3號別墅	First Floor 1樓
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500, 3650 & 3850
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 200, 225, 275 & 300

FIRST FLOOR PLAN
一樓平面圖

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

VILLA 3
3號別墅

Scale 比例
0M(米) 1 2 3 4 5M(米)

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

Notes:

1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 210.11sq.ft./19.52sq.m.)
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因住宅物業的較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）

備註：

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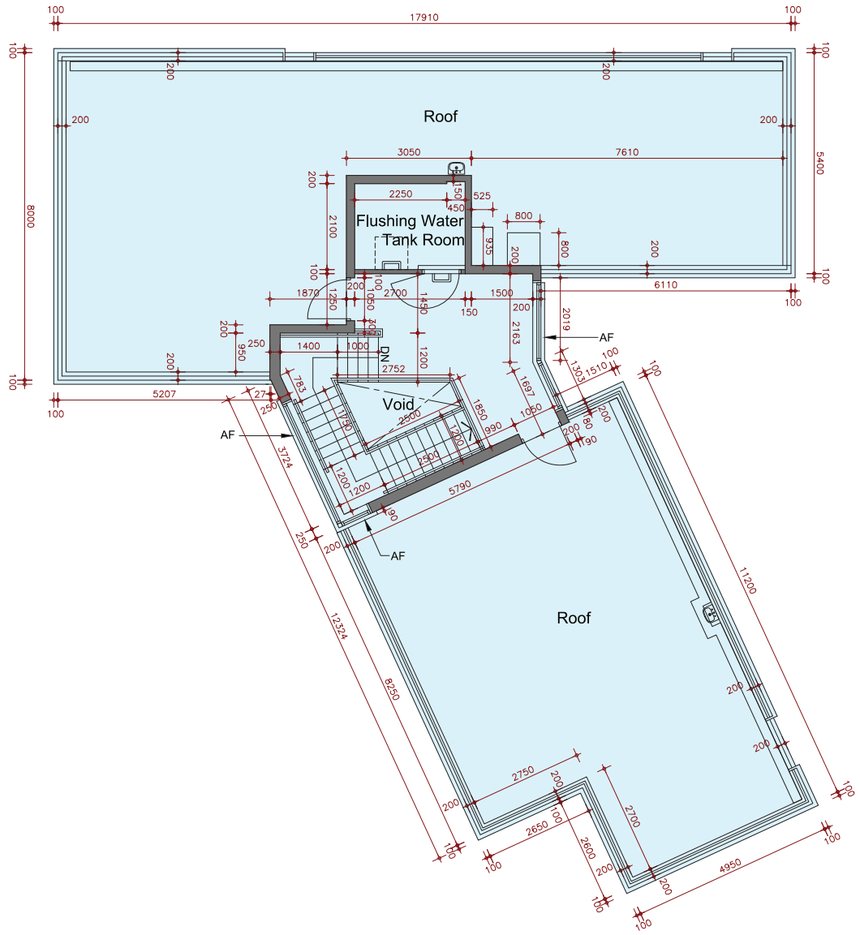
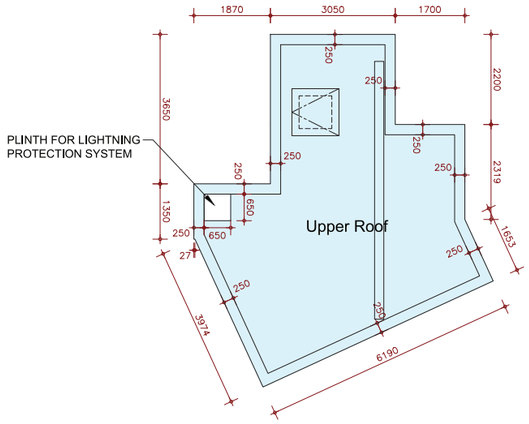
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 3 3號別墅	Roof Floor 天台	Upper Roof 頂層天台
Floor-to-floor height (mm) 層與層之間的高度（毫米）	1700 & 2650	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150 & 250	Not Applicable 不適用



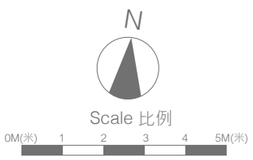
ROOF PLAN
天台平面圖



UPPER ROOF PLAN
頂層天台平面圖

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

VILLA 5
5號別墅



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

Notes:

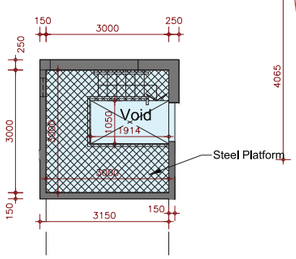
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 184.71sq.ft./17.16sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

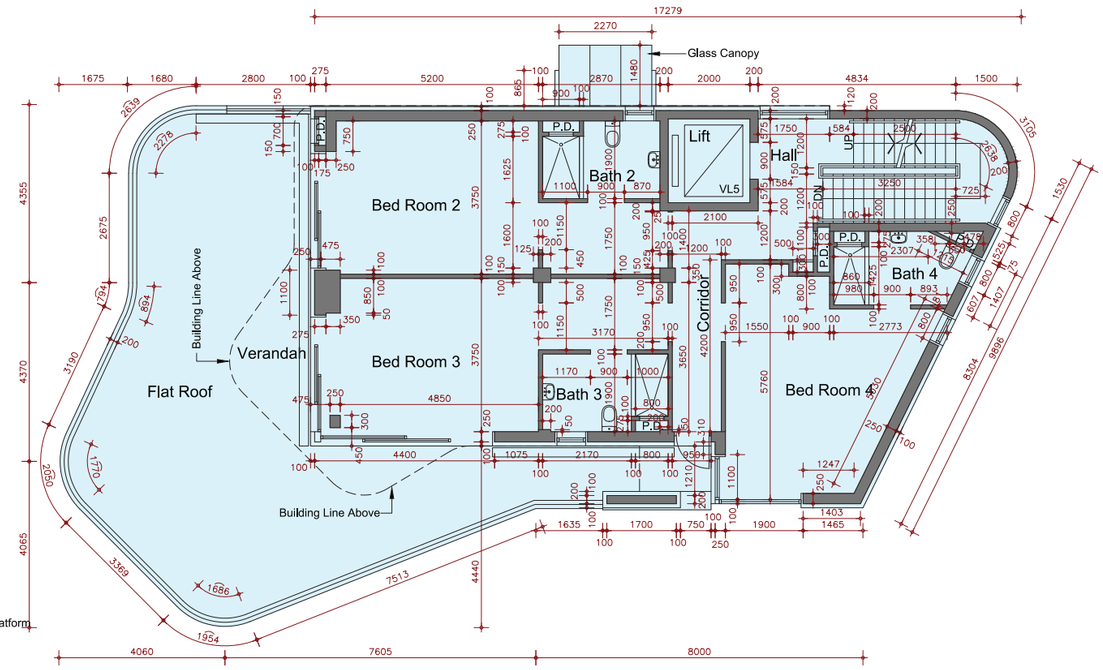
備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為184.71平方呎/17.16平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

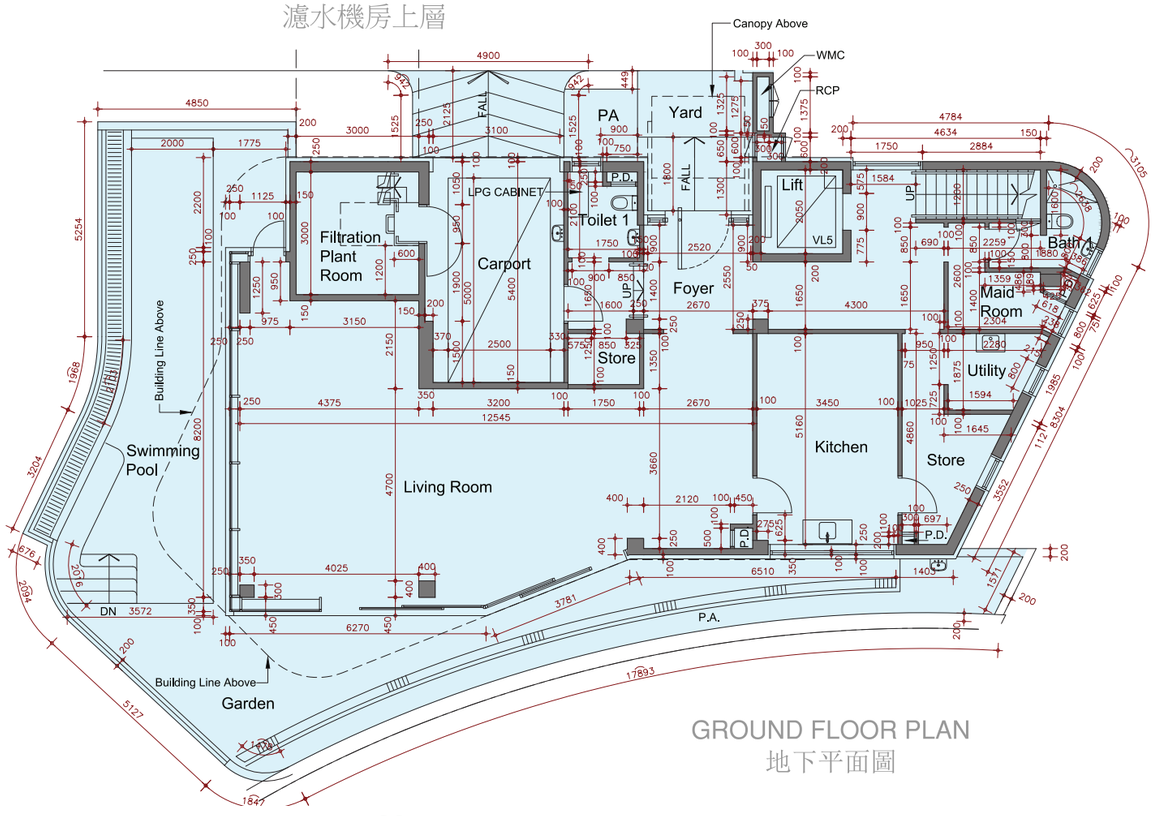
Villa 5 5號別墅	Ground Floor 地下	First Floor 1樓
Floor-to-floor height (mm) 層與層之間的高度（毫米）	4200, 4500* & 5800	3200 & 3500
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 175 & 200	150 & 175
* Inclusive of the thickness of mass concrete fill on sunken slab (450 mm) * 包括跌級樓板上之混凝土填充層厚度（450毫米）		



UPPER PART OF FILTRATION PLANT RM.
濾水機房上層



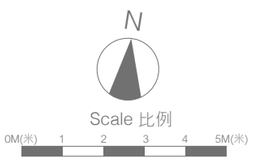
FIRST FLOOR PLAN
一樓平面圖



GROUND FLOOR PLAN
地下平面圖

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

VILLA 5
5號別墅



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

Notes:

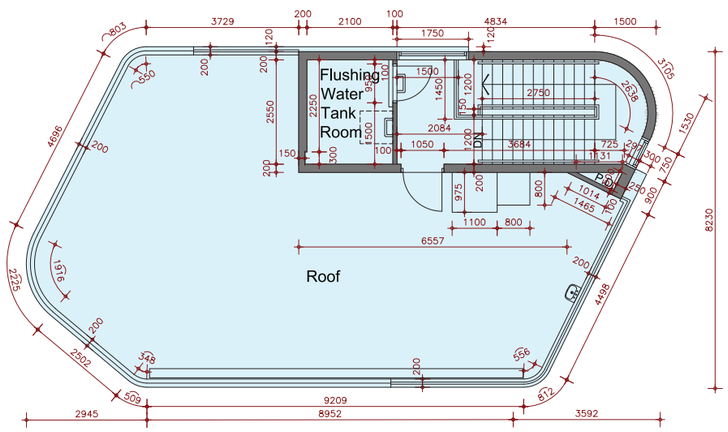
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 184.71sq.ft./17.16sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

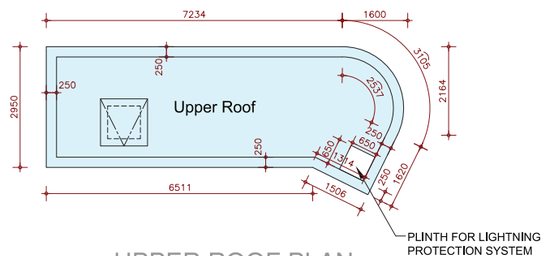
備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為184.71平方呎/17.16平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

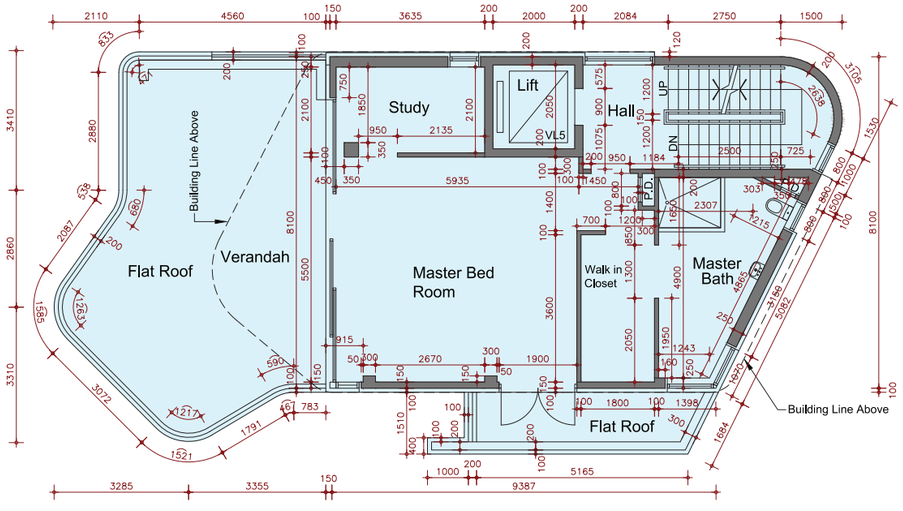
Villa 5 5號別墅	Second Floor 2樓	Roof Floor 天台	Upper Roof 頂層天台
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500 & 3850	1625 & 2575	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 200 & 225	175	Not Applicable 不適用



ROOF PLAN
天台平面圖



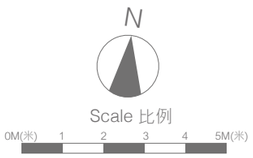
UPPER ROOF PLAN
頂層天台平面圖



SECOND FLOOR PLAN
二樓平面圖

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

VILLA 6
6號別墅



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

Notes:

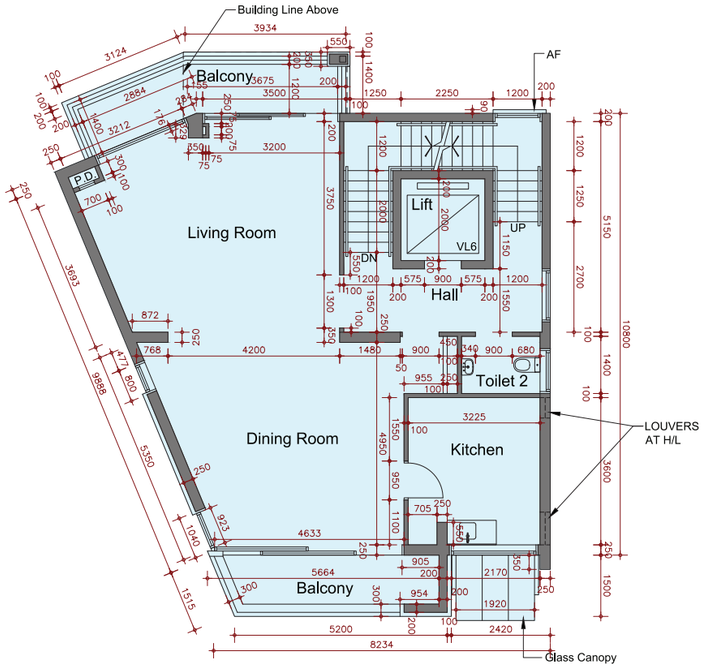
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 137.35sq.ft./12.76sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

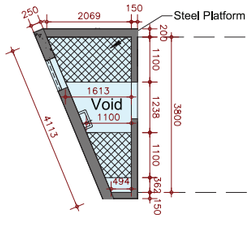
備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為137.35平方呎/12.76平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

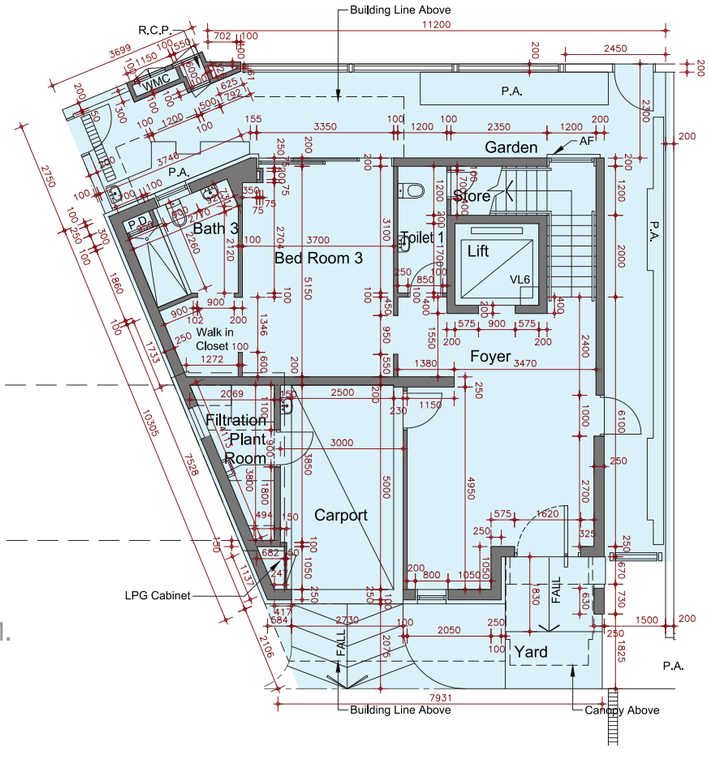
Villa 6 6號別墅	Ground Floor 地下	First Floor 1樓
Floor-to-floor height (mm) 層與層之間的高度（毫米）	4500 & 4700	3500
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 200 & 225	150, 200 & 225



FIRST FLOOR PLAN
一樓平面圖



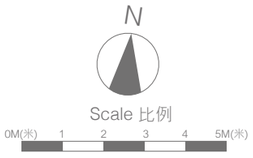
UPPER PART OF
FILTRATION PLANT RM.
濾水機房上層



GROUND FLOOR PLAN
地下平面圖

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

VILLA 6
6號別墅



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

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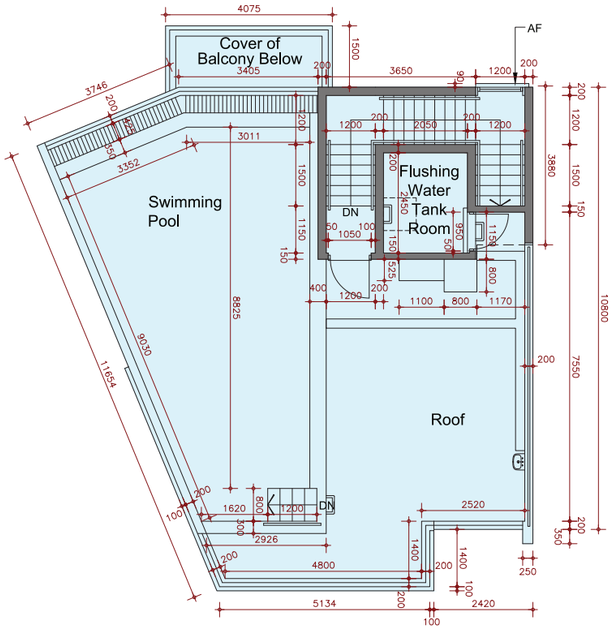
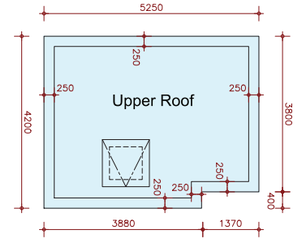
1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為137.35平方呎/12.76平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

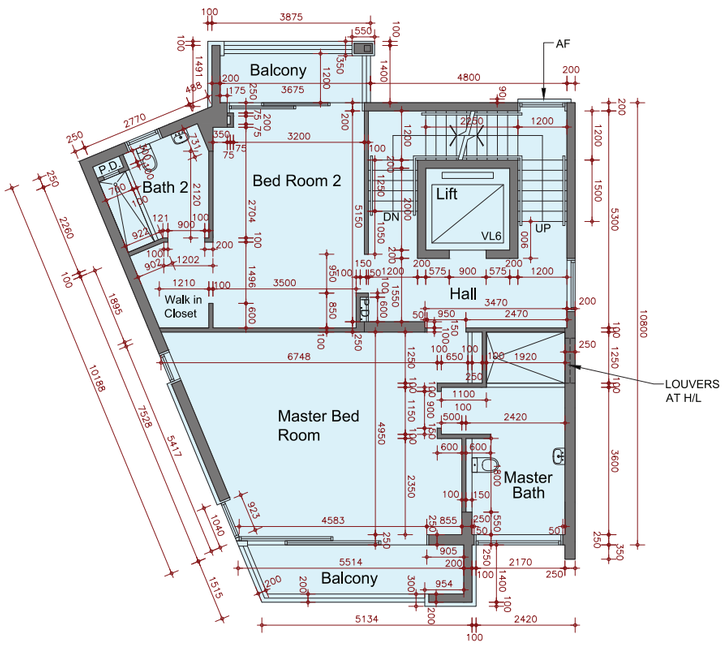
Villa 6 6號別墅	Second Floor 2樓	Roof Floor 天台	Upper Roof 頂層天台
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500, 3650 & 3850	1600 & 2550	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150	150	Not Applicable 不適用



ROOF PLAN
天台平面圖



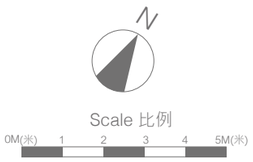
UPPER ROOF PLAN
頂層天台平面圖



SECOND FLOOR PLAN
二樓平面圖

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

VILLA 7
7號別墅



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

Notes:

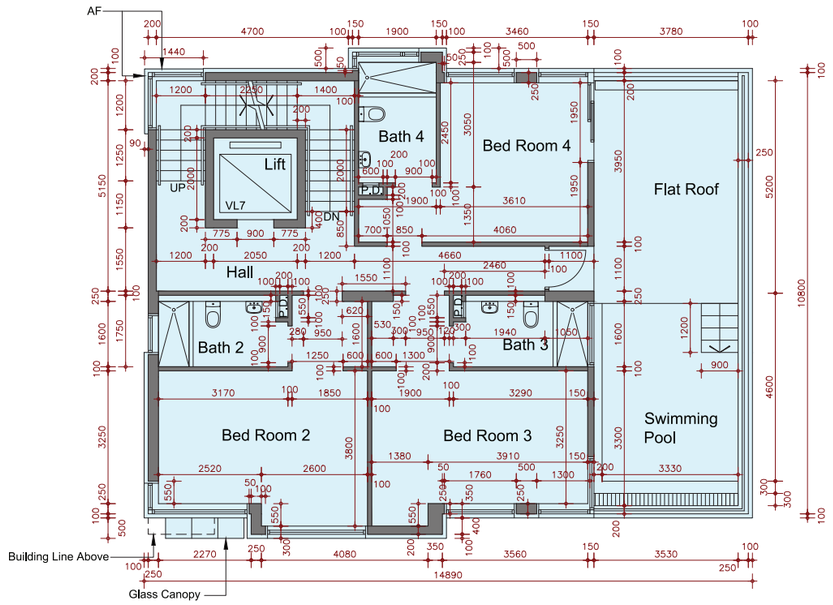
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 138.43sq.ft./12.86sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

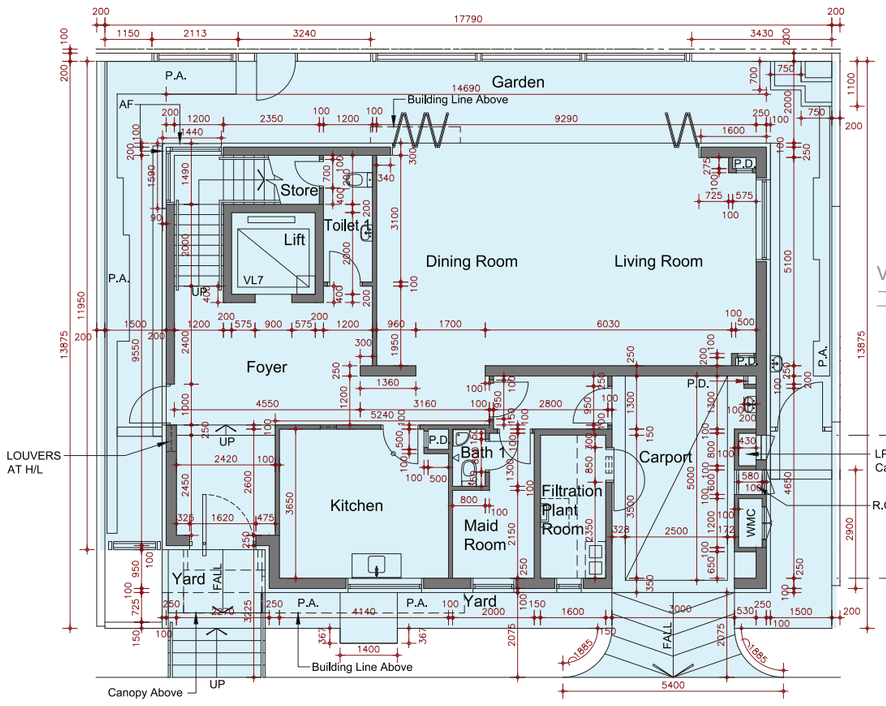
備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為138.43平方呎/12.86平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

Villa 7 7號別墅	Ground Floor 地下	First Floor 1樓
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3114, 4150, 4500 & 4800	3150 & 3500
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150, 175 & 200	150 & 200

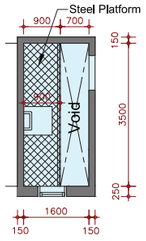


FIRST FLOOR PLAN
一樓平面圖



GROUND FLOOR PLAN
地下平面圖

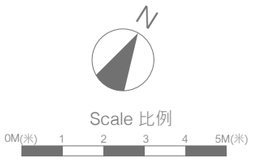
VILLA 2
二號別墅



UPPER PART OF FILTRATION PLANT RM.
濾水機房上層

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

VILLA 7
7號別墅



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

Notes:

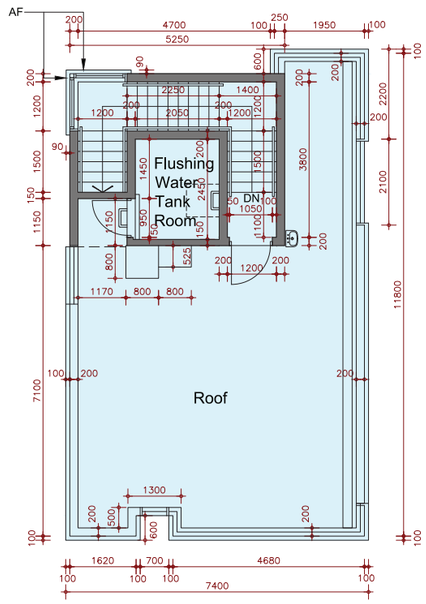
1. Please refer to the first page of this chapter for legend of the terms and abbreviation used on the floor plan.
2. Saleable Area of the Villa includes the areas of the Filtration Plant Room, F.S. Pump Room, Flushing Water Tank Room and relevant lobbies or corridors (the total area is 138.43sq.ft./12.86sq.m.)
3. The Saleable Area of any balcony of the Villa does not include the area of any uncovered part of that balcony.

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

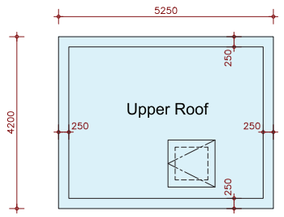
備註：

1. 平面圖中所使用名詞及簡稱之圖例請參閱本章首頁。
2. 本別墅實用面積包括濾水機房、消防泵房、沖廁水缸房及相關大堂或走廊面積（合共面積為138.43平方呎/12.86平方米）。
3. 本別墅任何露台實用面積並不包括露台無蓋部分的面積。

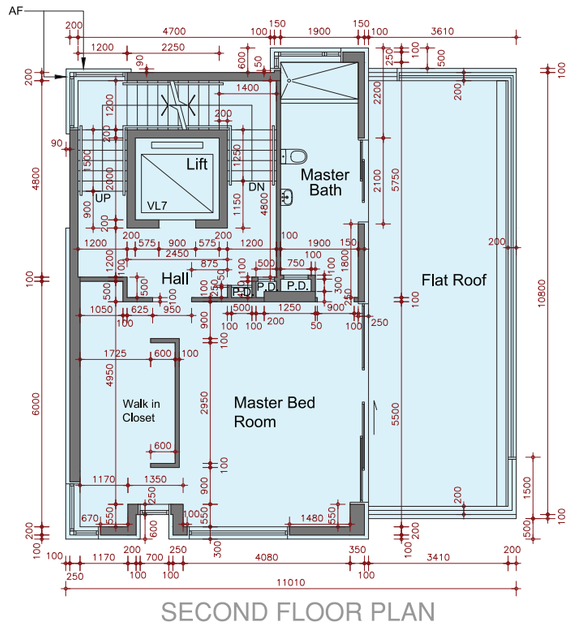
Villa 7 7號別墅	Second Floor 2樓	Roof Floor 天台	Upper Roof 頂層天台
Floor-to-floor height (mm) 層與層之間的高度（毫米）	3500 & 3850	1600 & 2550	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	150 & 275	150	Not Applicable 不適用



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
頂層天台平面圖



SECOND FLOOR PLAN
二樓平面圖

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的中住宅物業的面積

Description of Residential Property 住宅物業的描述	Saleable Area (Including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
House number 屋號		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Villa 1 1號別墅	744.723 (8,016) Balcony 露台：38.684 (416) Verandah 陽台：- Utility Platform 工作平台：-	-	-	-	72.683 (782)	192.257 (2,069)	17.500 (188)	144.152 (1,552)	25.485 (274)	-	111.283 (1,198)
Villa 2 2號別墅	704.326 (7,581) Balcony 露台：27.530 (296) Verandah 陽台：- Utility Platform 工作平台：-	-	-	-	61.661 (664)	284.281 (3,060)	16.250 (175)	127.801 (1,376)	30.860 (332)	-	83.315 (897)
Villa 3 3號別墅	550.247 (5,923) Balcony 露台：5.775 (62) Verandah 陽台：6.480 (70) Utility Platform 工作平台：-	-	-	-	31.857 (343)	100.159 (1,078)	12.500 (135)	167.616 (1,804)	23.510 (253)	-	152.846 (1,645)
Villa 5 5號別墅	439.165 (4,727) Balcony 露台：- Verandah 陽台：26.052 (280) Utility Platform 工作平台：-	-	-	-	103.361 (1,113)	90.514 (974)	16.500 (178)	77.546 (835)	15.050 (162)	-	22.175 (239)
Villa 6 6號別墅	346.507 (3,730) Balcony 露台：26.272 (283) Verandah 陽台：- Utility Platform 工作平台：-	-	-	-	-	46.153 (497)	14.816 (159)	90.334 (972)	10.800 (116)	-	19.907 (214)
Villa 7 7號別墅	351.390 (3,782) Balcony 露台：- Verandah 陽台：- Utility Platform 工作平台：-	-	-	-	73.216 (788)	61.827 (666)	15.000 (161)	55.525 (598)	10.740 (116)	-	32.219 (347)

The saleable area of each residential property 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 (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre=10.764 square feet and rounded up or down to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 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 Villa (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.

每個住宅物業的實用面積、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（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 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別墅之車房（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。

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

PLAN AT LEVEL 29.0m ABOVE HONG KONG PRINCIPAL DATUM
平面圖於香港主水平基準 29.0米

PLAN AT LEVEL 33.0m ABOVE HONG KONG PRINCIPAL DATUM
平面圖於香港主水平基準 33.0米

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

Numbers, dimensions and areas of parking spaces 停車位數目、尺寸及面積

Residential Parking Space 住客車位	Number 數目	Dimensions of each Parking Space (L x W) (m) 每個停車位之尺寸（長 x 闊）（米）	Area of each Parking Space (sq.m.) 每個停車位之面積（平方米）
Villa 1 1號別墅	1	5 x 2.5	12.5
Villa 2 2號別墅	1	5 x 2.5	12.5
Villa 3 3號別墅	1	5 x 2.5	12.5
Villa 5 5號別墅	1	5 x 2.5	12.5
Villa 6 6號別墅	1	5 x 2.5	12.5
Villa 7 7號別墅	1	5 x 2.5	12.5

Type of Parking Space 車位類別	Number 數目	Dimensions of each Parking Space (L x W) (m) 每個停車位之尺寸（長 x 闊）（米）	Area of each Parking Space (sq.m.) 每個停車位之面積（平方米）
Visitors' Parking Space 訪客停車位	1	5 x 2.5	12.5
Accessible Visitors' Parking Space 暢通易達訪客停車位	1	5 x 3.5	17.5
Loading and Unloading Space 上落貨車位	1	11 x 3.5	38.5

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

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

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

1. Common Parts of the Development

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning the land on which the Development is constructed, and, where the context permits, shall include the Development thereon):

(i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;

(ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344).

(iii) which are from time to time designated by an owner to be Common Parts in accordance with the DMC.

These include Greenery Areas, Vertical Green Features, Visitors' Parking Space, Parking Space for the Disabled Persons and Loading and Unloading Space.

(b) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.

(c) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(d) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.

(e) The owners may not alter the Common Parts or do anything which may interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.

(f) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table annexed to this section of Sales Brochure.

3. Term of years for which the Manager of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management 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 Unit. In general, the owners shall contribute towards the Management Expenses relating to the Common Parts in proportion to the Management Shares allocated to their Units.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares in the Development is 3,403.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months' monthly management fee.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

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

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. **發展項目的公用部分**

(a) 公用部分指所有在該土地（指發展項目於其上興建之土地，及如文意允許，包括其上之發展項目）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：

(i) 該部分擬由該土地或其任何部分之不同業主、佔用人、被許可人或被邀請人共同使用與享用；

(ii) 該部分符合《建築物管理條例》（第344章）第2條中「公用部分」的定義；

(iii) 該部分由業主不時根據公契指定為公用部分。

上述包括若干綠化面積、垂直綠化面積、訪客停車位、傷殘人士停車位及上落客貨車位等。

(b) 業主有權為了所有有關正當使用與享用其單位的目的使用公用部分。

(c) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供其個人使用或享用。

(d) 業主不得阻塞公用部分，亦不得在或對該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。

(e) 業主不得更改公用部分或作出任何事情，以干涉或損壞公用部分或對公用部分的正常運作有不利影響。

(f) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. **分配予發展項目中各住宅物業的不分割份數的數目**

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱本售樓說明書本節附表內。

3. **發展項目的管理人的委任年期**

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. **在發展項目中的住宅物業的擁有人之間分擔管理開支的基準**

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言，業主須按分配到其單位之管理份數之比例分擔有關公用部分之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。發展項目之管理份數總數為3,403。

5. **計算管理費按金的基準**

管理費按金相等於三個月之管理費。

6. **擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）**

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

Number of Undivided Shares allocated to each residential property in the Development
分配予發展項目中的每個住宅物業的不分割份數的數目

Undivided Shares are allocated to each residential property in the Development. They are set out in the table below. 發展項目中的每個住宅物業獲分配不分割份數，詳細的分配狀況，請參閱下表。	
Villa 1 1號別墅	807
Villa 2 2號別墅	769
Villa 3 3號別墅	607
Villa 5 5號別墅	473
Villa 6 6號別墅	370
Villa 7 7號別墅	377

Note: There are no designations of Villa 4.
附註：不設四號別墅。

The total number of Undivided Shares of the Development is 3,500.
發展項目之不分割份數總數為3,500。

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. The lot number of the land on which the Development is situated:

   The Remaining Portion of Lot No. 758 in Demarcation District No. 332

2. The term of years under the lease:

   50 years from 19 January 2015

3. The user restrictions applicable to that land:

   (a) The land or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

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

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

   (a) Such portion shown coloured pink hatched blue on the plan annexed to the Land Grant ("the Pink Hatched Blue Area") which is required to be maintained and kept by the grantee.

   (b) Such portion shown coloured brown on the plan annexed to the Land Grant ("the Brown Area") at which a paved way is required to be constructed by the grantee.

   (c) Such portion shown by a green broken line marked on the plan annexed to the Land Grant or other trail or footpath to such alignment as may be approved by the Director of Lands (hereinafter "the Director") for the purposes of visiting, inspecting and repairing the graves and urns ("the Footpath").

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

   (a) The Development is required to be completed and made fit for occupation on or before 30 September 2019.

   (b) The grantee shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto, and (ii) maintain all buildings erected in good and substantial repair and condition.

   (c) (i) Spaces shall be provided within the land to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the Development and their bona fide guests, visitors or invitees according to a prescribed rate ("the Residential Parking Spaces").

   (ii) Two additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the Development shall be provided ("the Visitors' Parking Spaces").

   (iii) Out of the spaces provided under sub-paragraphs 5(c)(i) and (ii) above, the grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation according to a prescribed rate ("the Parking Spaces for the Disabled Persons").

   (d) Spaces shall be provided within the land to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona fide guests, visitors or invitees according to a prescribed rate ("the Motor Cycle Parking Spaces").

   (e) One space shall be provided within the land to the satisfaction of the Director for the loading and unloading of goods vehicles and such space shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the Development.

   (f) The grantee shall maintain the parking, loading and unloading areas and other areas, including but not restricted to the lifts, landings and manoeuvring and circulations areas in accordance with the car park layout plan approved by and deposited with the Director.

   (g) (i) The land is granted together with a right for the grantee and his servants, visitors, workmen and other persons authorized by the grantee in that behalf from time to time and at all times for all purposes connected with the proper use and enjoyment of the land to pass and repass, on, along, over, by and through the Brown Area at such levels as may be approved by the Director.

   (ii) The grantee shall, on or before the 30th day of September 2019, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-paragraph 5(g)(i) is given with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted.

   (iii) The grantee shall at his own expenses uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the grantee shall be responsible for the whole as if he were the absolute owner thereof.

(iv) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim whatsoever by the grantee who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.

(v) The grant of the right of way referred to in sub-paragraph 5(g)(i) shall not give the grantee the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the grantee or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.

(vi) In the event of the non-fulfilment of the grantee's obligations under sub-paragraphs 5(g)(ii) and (iii), the Government may carry out the necessary construction, maintenance and repair works at the cost of the grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the grantee.

(vii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person arising out of or incidental to the exercise by the Government of any of its rights under sub-paragraph 5(g)(vi), and no claim for compensation shall be made against the Government, the Director or its or their officers, contractors, agents and any persons authorized by the Government or the Director by the grantee in respect of any such loss, damage, nuisance or disturbance.

(viii) Notwithstanding the grant of the right of way referred to in sub-paragraph 5(g)(i), the Government shall have the full right and power, upon giving to the grantee not less than fourteen days' written notice (save in case of emergency), to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations ("the works and services") which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damage caused thereby, and the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The grantee shall not disturb or allow anybody to disturb the works and services without the prior written approval of the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director and his officers, contractors, agents and any persons authorized by the Director, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee arising out of or incidental to the exercise of the rights conferred under this sub-paragraph 5(g)(viii), and no claim nor objection whatsoever shall be made against him or them by the grantee.

(ix) The grantee acknowledges that there are existing road lights numbered "CC1052", "CC1053", "CC1055" and "CC1056" and related installations installed or erected within the Brown Area by the Director of Highways and serving adjoining Government land ("the Government Road Lights"). The Government, the Director of Highways, its or their officers, contractors, agents and any persons authorized by the Government or the Director of Highways with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress to, from and through the Brown Area for the purposes of inspecting, repairing, maintaining, renewing and replacing at the Government's own expense the Government Road Lights and carrying out any other works that may be required or authorized by it or them in exercising its or their rights conferred by this sub-paragraph 5(g)(ix). The Government, the Director of Highways, its or their officers, contractors, agents and any persons authorized by the Government or the Director of highways shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee arising out of or incidental to the exercise by it or them of the rights conferred by this sub-paragraph 5(g)(ix) and no claim whatsoever shall be made against it or them by the grantee in respect of any such loss, damage, nuisance or disturbance. For the avoidance of doubt, the Government Road Lights shall at all times during the term hereby agreed to be granted be inspected, maintained, repaired and renewed at the cost of the Government and all electricity charges from time to time expended in connection with the Government Road Lights shall be borne by the Government.

(h) (i) The grantee hereby acknowledges that the land may be affected by landslip hazards including boulder falls due to natural terrain of the area shown coloured green cross-hatched black on the plan annexed to the Land Grant ("the Green Cross-hatched Black Area"). The grantee shall at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation ("the Geotechnical Investigation") within the land and the Green Cross-hatched Black Area for such hazards. No ground investigation shall be carried out on any Government land outside the Green Cross-hatched Black Area without the prior written consent of the Director. For the purpose of the Land Grant conditions, "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(ii) On completion of the Geotechnical Investigation, the grantee shall at his own expense and in all respects to the satisfaction of the Director carry out all necessary mitigation and stabilization works within the land within such time as the Director in his absolute discretion shall require ("the Mitigation and Stabilization Works") so as to protect any building or buildings or structure or

structures erected or to be erected on the land or any part thereof and any residents therein and their bona fide guests, visitors and invitees from landslip hazards including boulder falls arising from the Green Cross-hatched Black Area.

(iii) Where it is deemed necessary by the Government or the grantee or both to carry out mitigation and stabilization works within any Government land outside the land including the Green Cross-hatched Black Area (which Government land including the Green Cross-hatched Black Area are hereinafter collectively referred to as "the Outside Areas" and which mitigation and stabilization works within the Outside Areas are hereinafter referred to as "the Mitigation and Stabilization Outside Works"), the grantee shall, upon receipt of the Director's written approval to or request for the Mitigation and Stabilization Outside Works, at his own expense in accordance with the approval or request carry out and complete the Mitigation and Stabilization Outside Works within such time as the Director in his absolute discretion shall require and in all respects to the satisfaction of the Director. The grantee shall register at his own expense in the Land Registry against the land a record plan accepted by the Director indicating the location and the scope of the Mitigation and Stabilization Outside Works.

(iv) The grantee shall at all times during the term hereby agreed to be granted, maintain at his own expense the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works in good substantial repair and conditions in all respects to the satisfaction of the Director to ensure the continuing functioning of the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works. In addition to any rights or remedies the Government may have against the grantee for breach of the grantee's obligations to maintain the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the grantee to carry out such maintenance works as the Director shall in his absolute discretion deem fit. If the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in an emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider necessary and the grantee shall on demand repay the Government the cost thereof together with any administrative and professional fees and charges. The cost together with the administrative and professional fees and charges shall be as determined by the Director whose determination shall be final and shall be binding upon the grantee.

(v) The Geotechnical Investigation, the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder, any amending legislation and any other relevant legislation.

(vi) For the purpose of carrying out the Geotechnical Investigation, the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works and the inspection and maintenance of the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works, the grantee shall have the right of ingress or egress to and from the Outside Areas subject to such terms and conditions as may be imposed by the Director at his sole discretion.

(vii) In the event that as a result of or arising out of the Geotechnical Investigation, the Mitigation and Stabilization Works or the Mitigation and Stabilization Outside Works, any damage is done to the Green Cross-hatched Black Area, any Government land including the Outside Areas or any land outside the land, the grantee shall make good such damage at his own expense and in all respects to the satisfaction of the Director.

(viii) The grantee shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs and demands whatsoever including but without limitation to any damage to or loss of properties and life or personal injuries arising directly or indirectly out of or incidental to any works being carried out or having been carried out pursuant to the Land Grant or the omission, neglect or default by the grantee to carry out any such works or any landslip hazards including boulder falls from the Green Cross-hatched Black Area.

(i) 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, either within the land or on any Government land, the grantee 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 may be necessary to protect and support such land within the land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant 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. In the event that as a result of works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. The Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee neglects or fails to comply with the notice to the satisfaction to the Director within the period specified, the Director may forthwith execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

(j) Where prestressed ground anchors have been installed, upon development or redevelopment of the land or any part thereof, the grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors

throughout their service life to the satisfaction of the Director. If the grantee neglects or fails to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the grantee shall on demand repay to the Government the cost thereof.

(k) In the event of earth, spoil, debris, construction waste or building materials ("the waste") from the land, or from other areas affected by any development of the land being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, stormwater drains or nullahs or other Government properties ("the Government properties"), the grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The grantee 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. The Director may (but is not obliged to), at the request of the grantee, remove the waste from and make good any damage done to the Government properties and the grantee shall pay to the Government on demand the cost thereof.

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

(m) The grantee shall at his own expense landscape the land in accordance with the approved landscape plan (i.e. a plan required by the Land Grant to be submitted by the grantee to the Director for his approval indicating landscaping proposals for the land) and shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(n) The grantee shall at his own expense maintain the recreational facilities and facilities ancillary thereto within the land which are exempted from the gross floor area calculation pursuant to the Land Grant ("the Exempted Facilities") in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the Development and their bona fide visitors and by no other persons.

(o) (i) The grantee shall within six calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment ("DIA") containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts as may arise from the development of the land, and recommendations for mitigation measures, improvement works and other measures and works.

(ii) The grantee shall at his own. expense implement the recommendations in the approved DIA in all respects to the satisfaction of the Director of Drainage Services and within such time limit as may be stipulated by him.

(iii) The technical aspects of the DIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(iv) No building works (except ground investigation) shall be commenced on the land or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services.

(v) For the avoidance of doubt and without prejudice to the generality of conditions of the Land Grant, the grantee hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved DIA in all respects to the satisfaction of the Director of Drainage Services. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the grantee for any cost, damage or loss caused to or suffered by the grantee whether arising out of or incidental to the fulfilment of the grantee 's obligations under this sub-paragraph 5(o) or otherwise, and no claim whatsoever shall be made against the Government or its officers by the grantee in respect of any such cost, damage or loss.

(p) The grantee acknowledges that there is no existing Government sewerage system in the vicinity of the land. The grantee shall at his own expense construct, provide, operate and maintain sewage treatment and disposal facilities serving the land at such locations, with such materials and to such standards in all respects to the satisfaction of the Director. When Government sewers are laid and made available in the vicinity of the land, the grantee shall alter or construct and maintain sewers within the land in such manner, with such materials and to such standards in all respects to the satisfaction of the Director for the purpose of connecting the same to the Government sewers. Notwithstanding anything contained in the conditions of the Land Grant, the Government is under no obligation and gives no warranty, implied or expressed, whatsoever as to the laying or completion or otherwise making available of any Government sewers in the vicinity or as to the time when the same will be laid, completed or made available for the said purposes.

(q) (i) The grantee acknowledges that as at the date of the Land Grant there are existing within the land water mains which are for the purpose of identification only shown by blue broken lines

marked on the plan annexed to the Land Grant ("the Existing Water Mains"). The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee by reason of the presence of the Existing Water Mains.

(ii) The grantee shall within six calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director divert the Existing Water Mains to such other areas as may be approved by the Director. For this purpose, the grantee shall prior to carrying out the diversion works at his own expense submit to the Director for his approval a proposal for diverting the Existing Water Mains, and shall not carry out any work whatsoever until the Director shall have given his written approval to the proposal. The grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in granting the aforesaid approval, including the cost of provision, construction, maintenance, repair, demolition and removal of the existing water supply facilities or the alternative water supply facilities serving Cheung Sha Government Holiday Bungalows and Wayfoong Holiday Houses adjacent to the land.

(iii) The grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising out of or in connection with the presence of the Existing Water Mains or anything done or omitted to be done by the grantee, his servants, workmen and contractors in connection with the diversion of the Existing Water Mains or the provision, construction, maintenance, repair, demolition or removal of the existing water supply facilities or the alternative water supply facilities serving Cheung Sha Government Holiday Bungalows and Wayfoong Holiday Houses adjacent to the land referred to in sub-paragraph 5(q)(ii).

(r) (i) The grantee acknowledges that as at the date of the Land Grant, there are existing graves and urns within the Green Cross-hatched Black Area and other Government land adjoining the land.

(ii) Throughout the term of the Land Grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director permit the Government and all members of the public a free and unobstructed pedestrian access from 6:30 am to 7:30 pm daily to, from and through the land or any part thereof over and along the Footpath for the purposes of visiting, inspecting and repairing the graves and urns referred to in sub-paragraph 5(r)(i).

(iii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of the grantee's obligations under sub-paragraph 5(r)(ii), and no claim for compensation or otherwise shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(iv) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the grantee contained in sub-paragraph 5(r)(ii) neither the grantee intends to dedicate nor the Government consents to any dedication of the trail or footpath or any part thereof or any part of the land to the public for the right of passage.

(v) It is expressly agreed and declared that the obligation on the part of the grantee contained in sub-paragraph 5(r)(ii) will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(s) (i) The grantee shall at his own expense and in all respects to the satisfaction of the Director maintain and keep the Pink Hatched Blue Area and everything forming a portion of or pertaining to the Pink Hatched Blue Area in a safe, clean, neat and tidy condition until such time as the whole of the Pink Hatched Blue Area shall have been surrendered to the Government in accordance with the Land Grant.

(ii) The grantee shall, prior to the surrender of the Pink Hatched Blue Area in accordance with the Land Grant, at his own expense carve out the Pink Hatched Blue Area by way of a deed poll in such form and containing such provisions as the Director shall require or approve in writing. The deed poll shall be registered by the grantee at his own expense by Memorial in the Land Registry. No transaction (except a building mortgage specified under the Land Grant or such other transactions as the Director may approve) affecting the land or any part thereof or any building or part of any building erected or to be erected on the land shall be entered into prior to such registration.

(iii) The grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof as the Director shall at his sole discretion specify to the Government free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the grantee, but may do so as and when it sees fit. For this purpose, the grantee shall at his own expense and within such time as may be specified by the Director, execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require. The grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever arising whether directly or indirectly out of or in connection with the surrender or the Director's decision not to call for the surrender.

(t) Where building or buildings or structure or structures or support or supports for any building or structure has or have been erected or constructed with the prior written consent of the Director given under the conditions under Land Grant ("the Approved Structures") or the Fences (i.e., boundary walls or fences or both erected or constructed or placed on, over, above, under, below or within the Pink Hatched Blue Area) have been erected or constructed or placed on, over, above, under, below or within the Pink Hatched Blue Area or any part or parts thereof, the grantee agrees that the grantee shall maintain at all times at his own expense the Approved Structures and the Fences in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition or removal of the Approved Structures and the Fences.

6. Lease conditions that are onerous to a purchaser:

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

(ii) Without prejudice to the provisions of sub-paragraph 6(a)(i), the grantee shall preserve and shall not fell, remove or interfere with the trees shown and marked on the plan annexed to the Land Grant as "T30", "T49", "T67", "T93", "T122", "T261", "T446", "T452", "T453", "T454", 'T469", "T470", "T491", 'T492", "T493", 'T494", "T495" and "T496" being Aquilaria Sinensis and shall at his own expense and in all respects to the satisfaction of the Director keep and maintain the said Aquilaria Sinensis in a healthy condition throughout the term of the Land Grant.

(iii) Without prejudice to the provisions of sub-paragraph 6(a)(i) and notwithstanding sub-paragraph 6(a)(ii), with the prior written consent of the Director the grantee may, at his own expense and in all respects to the satisfaction of the Director, transplant the trees shown and marked on the plan annexed to the Land Grant as "T30", "T49", "T67", "T93", "T122" and "T261" being Aquilaria Sinensis to the area shown coloured pink hatched black on the plan annexed to the Land Grant (**"the Pink Hatched Black Area"**) or such other area within the land as the Director may approve .

(iv) Except with the prior written consent of the Director, no building or structure or support for any building or structure other than boundary walls or fences or both shall be erected or constructed or placed on, over, above, under, below or within the Pink Hatched Black Area.

(b) (i) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) The Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

(i) assigned except:

(I) together with a residential unit in the Development; or

(II) to a person who is already the owner of a residential unit in the Development; or

(ii) underlet except to residents of the residential units in the Development

Provided that in any event not more than one Residential Parking Space and one Motor Cycle Parking Space shall be assigned to the owner or underlet to the resident of any one residential unit in the Development.

(d) The grantee 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 ("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 land or the Green Cross-hatched Black Area or the Brown Area or any combination of them or any part or parts thereof ("the Services"). The grantee 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 grantee shall comply with and at his own 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 grantee 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 land or the Green Cross-hatched Black Area or the or the Brown Area or any combination of them or any part or parts thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, stormwater drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the grantee shall pay to the Government on demand the cost of such works). If the grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the land or the Green Cross-hatched Black Area or the or the Brown Area or any combination of them or any part or parts 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 may consider necessary and the grantee shall pay to the Government on demand the cost of such works.

(e) (i) The Water Authority, its officers and contractors, its or their workmen and any persons authorized by it or them with or without tools, equipment, plant, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress to, from and through the land for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing Water Mains before completion of the diversion of the Existing Water Mains in accordance with sub-paragraph 5(q)(ii).

(ii) The Water Authority, its officers and contractors, its or their workmen and any persons authorized by it or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee whether arising out of or incidental to the exercise by it or them of the rights conferred under sub-paragraph 6(e)(i), and no claim whatsoever shall be made against it or them by the grantee in respect of any such loss, damage, nuisance or disturbance.

(f) Upon any failure or neglect by the grantee to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the land or any part thereof and all or any buildings, erections and works on the land or any part thereof. Upon re-entry: (a) the grantee's right on the part of the land re-entered shall absolutely cease and determine; (b) the grantee shall not be entitled to any refund of premium, payment or compensation in respect of the value of the land or the buildings thereon or any amount expended by the grantee in the preparation, formation or development of the land; and (c) any other rights, remedies and claims of the Government are not to be thereby prejudiced.

(g) See 5 above.

Note:

The expression "grantee" as mentioned in this section means the purchaser under the Land Grant, and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目所位於的土地的地段編號：

   丈量約份第332約地段第758號餘段。

2. 有關租契規定的年期：

   由2015年1月19日起計50年。

3. 適用於該土地的用途限制：

   (a) 該土地或其任何部分或其上之建築物或其任何部分不得用作私人住宅用途以外之用途。

   (b) 該土地內不得搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類遺體或動物遺骸，不論置於陶泥金塔或骨灰盅或以其他方式安葬或放置等亦然。

4. 按規定須興建並提供予政府或供公眾使用的設施：

   (a) 在批地文件所夾附的圖則上以粉紅色間藍色斜線顯示並須由承授人維持及保持的部分（「粉紅色間藍色斜線範圍」）。

   (b) 在批地文件所夾附的圖則上以棕色顯示並須由承授人鋪設的平路的部分（「棕色範圍」）。

   (c) 在批地文件所夾附的圖則上以綠色虛線顯示的部分或其他經地政總署署長（「署長」）批准的小徑或行人路路線，用作探訪、檢查及維修墳墓及金塔用途（「行人路」）。

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：

   (a) 發展項目須於2019年9月30日或之前建成至適宜佔用。

   (b) 承授人須於批租年期內：(i)按經批准之設計和規劃及經批准之建築圖則維持所有建築物，不得作出變更或改動；及(ii)保持所有建築物修葺及狀態良好堅固。

   (c) (i) 須於該土地內按指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住客及其真實賓客、訪客或所邀請者之汽車停泊（「住客車位」），致使署長滿意。

   (ii) 須提供兩個額外車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住客之真實賓客、訪客或所邀請者之汽車停泊（「訪客車位」）。

   (iii) 承授人須從上述分段5(c)(i)及(ii)所提供之車位之中按指定比率保留及指定若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例定義的傷殘人士之汽車停泊（「傷殘人士車位」）。

   (d) 須於該土地內按指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住客及其真實賓客、訪客或所邀請者之電單車停泊（「電單車停車位」），致使署長滿意。

   (e) 須於該土地內提供一個車位供貨車上落貨，致使署長滿意，且該車位不得用作與發展項目相關的貨車上落貨之外的其他用途 。

   (f) 承授人須按經署長批准並給署長存檔之車場布局圖維持停車位、上落貨車位及其他範圍，包括但不限於升降機、樓梯平台及運轉及通道地方。

   (g) (i) 承授人及其員工、探訪者、工人及其他獲承授人為此授權人士可隨時及在任何時候為正確地使用及享用該土地有關的所有目的在經署長批准之高度於棕色範圍之上、沿著、穿越通過及再通過。

   (ii) 承授人須於2019年9月30日或之前自費以署長批准的方式和物料，按署長要求或批准的標準，在棕色範圍上鋪設一平路包括相關之街道設施、輔助交通設施、街燈、污水渠、排水渠及其他構築物及按分段5(g)(i)行使通行權並對附近可能已獲得棕色範圍通行權之其他土地擁有人造成最少干擾。

   (iii) 承授人須自費維護、維持及維修棕色範圍及其所有構成或附屬部分，致使署長滿意。承授人須如經確定業權的業主般負責其全部。

   (iv) 所有因任何公共道路之改動而覆蓋部分已獲授通行權之棕色範圍或影響棕色範圍之斜度，承授人須自費進行所有由此引致於其已鋪設平路之改動，致使署長在各方面滿意，承授人亦不得因此提出任何申索。

   (v) 按分段5(g)(i)所授之通行權並不授予承授人獨佔棕色範圍之通行權。政府保留權利於現在或將來任何時間將棕色範圍之通行權授予在附近任何地段居住之業主，或收回全部棕色範圍或其部分用作公共街道用途，而不須對承授人或其他已獲授予部分或全部棕色範圍之通行權業主作出任何補償。

   (vi) 若承授人未能履行分段5(g)(ii)及(iii) 之責任，政府可進行所需之建造、保養及維修工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆相等於上述工程費用之款項，該款項由署長釐定，此決定為最終決定並對承授人具約束力。

   (vii) 因政府行使分段5(g)(vi)的權利的原因而引致或伴隨對承授人或任何其他人造成的或蒙受的任何損失、損壞、滋擾或干擾，政府概不承擔任何責任，承授人亦不得就該等損失、損壞、滋擾或干擾向政府、署長或其官員、其承辦商、其代理人或任何獲政府或署長授權的人士提出任何申索。

   (viii) 即使按分段5(g)(i)已授予通行權，政府保留權利署長可據其絕對酌情權在給予承授人不少於十四天書面通知下（緊急情況除外），於棕色範圍之上、之下或與其相鄰的地方就任何政府或其他現存的排水渠、暗渠、水道或河道、污水渠、溝渠、主水管、管道、電纜、電線、線路、公用服務或任何其他的工程或裝置（「工程及服務」）進行鋪設、安裝、轉接、轉移、清除、重新規劃、更換、視察、操作、維修、保養及更新工程以修補任何損壞。政府、署長、其官員、其承辦商、其代理及任何其他獲署長授權人士、其工人，不論是否攜同工具、設備、裝置、機器或汽車，皆有權自由進出、往返及穿越棕色範圍，以便進行以上的工程。於署長書面批准前承授人不可騷擾或容許其他人騷擾工程及服務。除了因行使以上提及之權力進行修補任何損壞

外，因行使本分段5(g)(viii)下授予的權利的原因而引致或伴隨對承授人造成的或蒙受的任何損失、損壞、滋擾或干擾，政府、署長、其官員、其承辦商、其代理及任何其他獲署長授權人士概不承擔任何責任；承授人亦不得就該等損失、損壞、滋擾或干擾向前述人士提出任何申索或反對。

(ix) 承授人確認棕色範圍內現已由路政署署長安裝或豎立服務毗鄰政府土地的號碼為"CC1052", "CC1053", "CC1055"及"CC1056"的路燈及其有關裝置（以下統稱「政府路燈」）。政府、路政署署長、其官員、其承辦商、其代理人及任何其他獲政府或路政署署長授權人士，不論是否攜同工具、設備、裝置、機器或汽車，皆有權自由進出、往返及穿越棕色範圍，以便政府自資檢查、維修、保養、更新及更換政府路燈，及進行任何其他政府或路政署署長行使本分段5(g)(ix)時要求或授權的工程。因行使本分段5(g)(ix)下授予的權利而引致或伴隨對承授人造成的或蒙受的任何損失、損壞、滋擾或干擾，政府、路政署署長、其官員、其承辦商、其代理及任何其他獲路政署署長授權人士概不承擔任何責任，承授人亦不得就該等損失、損壞、滋擾或干擾向前述人士提出任何申索。為免生疑問，於批地文件租期任何時間內，政府路燈的檢查、保養、維修及更新的費用由政府負責，及政府路燈不時支用的電費亦由政府負責。

(h) (i) 承授人現確認，該土地可能因批地文件所夾附的圖則上以綠色間黑色十字線顯示的部分（「綠色間黑色十字線範圍」）的天然地勢受山泥傾瀉包括巨石下墜的危害所影響。承授人須自費於該土地及綠色間黑色十字線範圍內就該等危害進行及完成岩土工程勘察（「岩土工程勘察」），在各方面致使署長滿意。除非獲得署長事先書面同意，否則不得於任何綠色間黑色十字線範圍外的政府土地進行土地勘測。就批地文件條款而言，「土地勘測」須按《建築物條例》、其附屬規例及修訂法例定義。

(ii) 岩土工程勘察完成後，承授人須自費並在各方面致使署長滿意，於署長行使其絕對酌情權要求的時間內於該土地內進行所有需要的緩解和鞏固工程（「緩解和鞏固工程」），以保障該土地或其任何部分上的任何已建或擬建的建築物或構築物及其任何住客及其真正的賓客、訪客和受邀進入者，免其受綠色間黑色十字線範圍發生的山泥傾瀉包括巨石下墜的危害。

(iii) 當政府或承授人或兩者認為需要於任何該土地外的政府土地包括綠色間黑色十字線範圍進行緩解和鞏固工程時（該等包括綠色間黑色十字線範圍的政府土地以下統稱「土地外範圍」，該等土地外範圍內進行的緩解和鞏固工程下稱「土地外緩解和鞏固工程」），承授人須於收到署長就土地外緩解和鞏固工程的書面批准或要求後，自費並根據批准或要求於署長行使其絕對酌情權要求的期限內進行或完成土地外緩解和鞏固工程，在各方面致使署長滿意。承授人須自費於土地註冊處就該土地註冊一份經署長接受的記錄圖，示意土地外緩解和鞏固工程的位置和涵蓋範圍。

(iv) 承授人在批地文件租期任何時間內須以令署長在各方面滿意的方式自費保養緩解和鞏固工程及土地外緩解和鞏固工程，使其維持在良好和修繕妥當的狀況，以確保緩解和鞏固工程及土地外緩解和鞏固工程能繼續發揮其作用。除政府擁有可針對承授人違反維持緩解和鞏固工程及土地外緩解和鞏固工程的義務的權利和補救外，署長亦有權以書面通知要求承授人進行署長按其絕對酌情決定的保養工作。如承授人忽略或沒有在通知書訂明的限期內遵行有關要求並令署長滿意，或於緊急情況下，署長可隨即執行及進行所需的保養工作，承授人須按要求向政府償還該等工作的費用，以及任何行政和專業費用和收費。署長就該等工作的費用以及任何行政和專業費用和收費的決定為最後決定並對承授人有約束力。

(v) 岩土工程勘察、緩解和鞏固工程及土地外緩解和鞏固工程必須在各方面符合《建築物條例》及其下的規例、任何修訂法例及任何其他相關的法例。

(vi) 為進行岩土工程勘察、緩解和鞏固工程及土地外緩解和鞏固工程及檢查及保養緩解和鞏固工程及土地外緩解和鞏固工程，受限於署長全權酌情決定施加的條款及條件，承授人有權進出土地外範圍。

(vii) 因岩土工程勘察、緩解和鞏固工程及土地外緩解和鞏固工程而造成或引起綠色間黑色十字線範圍、任何政府土地包括土地外範圍或該土地以外任何土地損毀，承授人須以在各方面致使署長滿意的方式自費將該等損毀修復。

(viii) 承授人須就按照批地文件正在進行或一直進行的任何工程，或承授人沒有、忽略或遺漏進行該等工程，或任何山泥傾瀉的危害（包括綠色間黑色十字線範圍發生的巨石下墜），直接或間接引致或伴隨的一切法律行動、訴訟、責任、索償、費用及要求，包括但不限於財產的損害或損失、人命傷亡或人身意外，對政府作出彌償，並使政府持續得到彌償。

(i) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論處於該土地內或任何政府土地內，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該土地內的該等土地及任何相鄰或毗連之政府土地或已出租土地，及排除及預防再發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須於批地文件租期的所有時間自費維持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程修葺及狀態良好堅固，致使署長滿意。若於任何時間內由於承授人進行的工程或其任何其他原因而造成任何泥土剝落、山泥傾瀉或土地下陷，承授人須自費修葺使之恢復原狀致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能作出、使蒙受或招致的所有成本、費用、損害賠償、索求及申索彌償政府、其代理及其承辦商。署長有權以書面通知形式要求承授人進行、建造及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施及排水系統或附屬或其他工程，及就任何泥土剝落、山泥傾瀉或土地下陷修葺使之恢復原狀，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用並連同任何行政及專業費用。

(j) 若於發展或重新發展該土地或其任何部分時曾安裝預應力地錨，承授人須於該等預應力地錨的使用期限內自費進行定期保養及定期監測致使署長滿意。如承授人忽略或未能進行所須的監測工程，署長可立即執行和進行所須的監測工程，而承授人須應要求向政府償還該工程的費用。

(k) 倘若該土地或其他受開發該土地所影響的區域之泥土、廢土、瓦礫、建築廢料或建材（「該等廢料」）遭侵蝕、沖洗或傾倒在公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他政府物業（「該等政府物業」），承授人須自費清理該等廢料並修葺該等廢料對該等政府財產造成的損壞。承授人須對上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所引致的一切訴訟、申索及索求向政府作出彌償。署

長可以（惟沒有義務）應承授人要求清理該等廢料並修葺該等廢料對該等政府物業造成的損壞，而承授人須應要求向政府支付有關費用。

(l) 承授人須自費建造及保養署長認為必要的排水渠及溝渠（不論位於該土地範圍內或政府土地上亦然），以將落在或流經該土地上的雨水截流並排送至就近的河道、集水井、溝渠或政府雨水渠，致使署長滿意。承授人須對上述雨水造成的任何損壞或滋擾所引致的一切訴訟、申索及索求承擔全部責任並向政府及其官員作出彌償。將該土地任何排水渠及污水渠與已鋪設及投入運作的政府雨水渠及污水渠連接的工程，可由署長進行（惟署長不須就進行連接工程引起的損失或損壞對承授人負責），而承授人須應要求向政府支付該接駁工程之費用。另一選擇是，承授人可自費進行該接駁工程致使署長滿意，而在該情況下，於政府土地上建造的上述連接工程任何部分須由承授人自費保養。

(m) 承授人須自費於該土地內按核准景觀規劃圖（即承授人按批地文件規定呈交署長以供核准及顯示有關該土地園景美化的建議）進行園景美化工程，並於其後自費將之保持及維持安全、清潔、整齊、井然及健康的狀態，致使署長滿意。

(n) 承授人須自費保持該土地內按批地文件獲豁免計算總樓面面積的康樂設施及附屬設施（「獲豁免設施」）修葺及狀態良好堅固，並須運作獲豁免設施致使署長滿意。獲豁免設施只准供發展項目的住客及其真實訪客使用，並不得供其他人士使用。

(o) (i) 承授人須於批地文件日期起六個曆月（或經署長批准的其他期限內），自費並致使渠務署署長在各方面滿意，向渠務署署長呈交或安排呈交排水影響評估（「排水影響評估」）以供其書面核准，排水影響評估須載有渠務署署長所要求的資料和詳情，包括但不限於發展該土地對排水系統可能會造成的不良影響，及對緩解措施、改善工程及其他措施及工程的建議。

(ii) 承授人須自費並於渠務署署長所訂明的時限內實施經核准的排水影響評估內所載的建議，致使渠務署署長在各方面滿意。

(iii) 排水影響評估的技術層面須由一名香港工程師學會的成員，其專門界別須為土木工程或一名特許土木工程師承辦。

(iv) 排水影響評估獲渠務署署長書面批准前不得在該土地或其任何部分開始任何建築工程（除土地勘測外）。

(v) 為免生疑問及在不損害批地文件條款的一般性的原則下，承授人現特此確認及同意承授人須獨自承擔責任自費實施獲批准的排水影響評估內的建議，並使渠務署署長在各方面滿意。就任何對承授人所造成或承授人蒙受的費用、損壞或損失，不論是否因承授人履行本分段5(o)下的責任而引起或附帶的，政府及其官員概不承擔任何責任或義務；承授人亦不得向政府或其官員就該等費用、損壞或損失提出任何申索。

(p) 承授人確認在該土地附近沒有政府污水系統。承授人須自費建造、提供、營運及維持污水處理及排污設施，該等設施須在指定的位置服務該土地，並以指定物料及按指定標準建造，致使署長在各方面滿意。當該土地附近鋪設及提供政府污水渠時，承授人須以致使署長在各方面滿意的方式、物料及標準改動或建造及維持該土地內的污水渠，以連接該等污水渠及政府污水渠。儘管批地文件條款另有規定，政府不會對於附近鋪設或完成或以其他方式提供任何政府污水渠，或對何時能鋪設、完成或為上述目的提供此等政府污水渠作明示或隱含（不論形式）的保證，亦不就上述事宜負責。

(q) (i) 承授人確認於批地文件的日期，該土地內現存水管，此等水管在批地文件所夾附的圖則上以藍色虛線顯示，以資識別（「現存水管」）。就現存水管的存在而對承授人造成的或蒙受的損失、損壞、滋擾或干擾，政府概不承擔任何責任。

(ii) 承授人須於批地文件日期起六個曆月（或經署長批准的其他期限內），自費並以致使署長在各方面滿意的方式將現存水管分流至署長批准的其他範圍。為此目的，承授人須於進行分流工程前自費向署長提交對現存水管作分流的建議書供其批准，並不可在建議書獲署長書面批准前進行任何工程。承授人須自費遵行署長就給予批准而施加的任何要求，包括提供、建造、維持、維修、拆卸及移除服務毗鄰該土地的長沙政府度假屋及匯豐度假屋的現有供水設施或替代供水設施的費用。

(iii) 承授人現就現存水管的存在所導致的、或因承授人、其員工、工人及承辦商就現存水管分流或就本分段5(q)(ii)所述提供、建造、維持、維修、拆卸及移除服務毗鄰該土地的長沙政府度假屋及匯豐度假屋的現有供水設施或替代供水設施有關的任何行為或遺漏，而引致或伴隨的一切法律行動、訴訟、責任、索償、費用及要求（不論其性質），對政府作出彌償，並使政府持續得到彌償。

(r) (i) 承授人確認於批地文件的日期，在綠色間黑色十字線範圍及其他毗連政府土地內現存墳墓及金塔。

(ii) 於批地文件租期內，承授人須自費及在各方面致使署長滿意地容許政府及所有公眾人士於每天上午6時30分至下午7時30分自由並暢通無阻地沿行人路通過及往返該土地或其任何部分，以探訪、檢查及維修本分段5(r)(i)所提及的墳墓及金塔。

(iii) 就承授人履行本分段5(r)(ii)下的義務而引致或伴隨對承授人或任何其他人士造成的或蒙受的任何損失、損壞、滋擾或干擾，政府概不承擔任何責任，承授人亦不得就該等損失、損壞、滋擾或干擾向政府提出任何賠償或其他申索。

(iv) 現特此協定、宣布及提議，就向承授人施加本分段5(r)(ii)下的義務，承授人並無意圖政府亦不同意其撥出小徑或行人路或其部分或該土地任何部分為公眾提供通行權。

(v) 現特此協定及宣布，承授人在本分段5(r)(ii)下的義務將不會引起承授人對任何就額外上蓋面積及地積比率（不論是否根據《建築物(規劃)規例》第22(2)條、其任何修訂或任何替代條文）的優惠或權利產生期望，或就其提出申索。為免生疑問，承授人特此免除任何及所有就或為任何根據《建築物(規劃)規例》第22(2)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的優惠或權利的申索。

(s) (i) 承授人須自費以在各方面致使署長滿意的方式維持及保持粉紅色間藍色斜線範圍及構成其部分或附屬於粉紅色間藍色斜線範圍的任何事物，並將之保持安全、清潔、整齊及井然的狀態，直至按批地文件規定將整個粉紅色間藍色斜線範圍交回政府之時為止。

(ii) 承授人須於按批地文件規定將粉紅色間藍色斜線範

圍交回政府之前自費以分割契據把粉紅色間藍色斜線範圍分割出來，該分割契據須依署長要求或書面批准的樣式及須載有其要求或書面批准的條款。承授人須自費於土地註冊處以註冊摘要的方式註冊該分割契據。在該等註冊前不可訂立任何影響該土地或其任何部分或該土地上已建或擬建的建築物或其部分的交易（批地文件提供的建築按揭或署長批准的其他交易除外）。

(iii) 承授人須自費於任何時間應署長要求騰空以免產權負擔形式交回粉紅色間藍色斜線範圍或其任何署長可全權指明的部分予政府，且政府毋須向承授人作出任何代價、繳款或賠償，但前提是政府並無責任應承授人要求接受粉紅色間藍色斜線範圍或其任何部分之交回，而其認為適合時則可這樣做。為此目的，承授人須在署長指明的時限內自費簽立土地交還契據及其他所需文件，此等文件須依署長要求或批准的樣式及須有署長要求或批准的條款。承授人不得就交回或署長不要求交回的決定所直接或間接引致或與其有關的損失、損害要求索償或賠償。

(t) 當獲得署長按批地文件規定批出的事先書面同意於粉紅色間藍色斜線範圍或其任何部分之上、之下或之內豎立或建造建築物、構築物或任何建築物或構築物的支撐（以下統稱「獲批准構築物」）或豎立、建造或放置「圍欄」（即在粉紅色間藍色斜線範圍或其部分之上、之下或之內豎立或建造或放置的圍牆或圍欄或兩者）時，承授人同意直至拆卸或移除獲批准構築物及圍欄為止，承授人須一直自費維持獲批准構築物及圍欄修葺良好堅固，以在各方面致使署長滿意。

6. 對買方造成負擔的租用條件

(a) (i) 未經署長事先書面批准，不得移除或干擾該土地上或其相鄰所生長的樹木。署長於給予批准時可附加他認為合適之移植、補償環境美化或重新種植條件。

(ii) 在不影響本分段6(a)(i)條文的情況下，承授人須保存並不得砍伐、移除或干擾於批地文件所夾附的圖則上顯示及標示為"T30", "T49", "T67", "T93", "T122", "T261", "T446", "T452", "T453", "T454", 'T469", "T470", "T491", 'T492", "T493", 'T494", "T495" 及"T496"的為土沈香（Aquilaria Sinensis）的樹木。承授人須於批地文件租期內自費以在各方面致使署長滿意的方式保持及維持上述土沈香（Aquilaria Sinensis）於健康的狀態。

(iii) 在不影響本分段6(a)(i)條文的情況下及儘管本分段6(a)(ii)的規定，在獲得署長事先書面同意的情況下，承授人可自費以在各方面致使署長滿意的方式移植批地文件所夾附的圖則上顯示及標示為"T30", "T49", "T67", "T93", "T122" 及 "T261"的為土沈香（Aquilaria Sinensis）的樹木至批地文件所夾附的圖則上以粉紅色間黑色斜線顯示的範圍（「粉紅色間黑色斜線範圍」）或經署長批准的該土地內的其他範圍。

(iv) 除非獲得署長事先書面同意，不得在粉紅色間黑色斜線範圍之上、之下或之內豎立或建造或放置除圍牆或圍欄或兩者外的建築物、構築物或任何建築物或構築物的支撐。

(b) (i) 住客車位及訪客車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目的住客及其真實賓客、訪客或所邀請者之汽車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。

(ii) 傷殘人士車位不得用作停泊按《道路交通條例》、其附屬規例及任何修訂法例所定義的傷殘人士且屬於發展項目內的住客及其真實賓客、訪客或所邀請者之汽車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。

(iii) 電單車停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目的住客及其真實賓客、訪客或所邀請者之電單車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。

(c) 住客車位及電單車停車位不得：

(i) 轉讓，除非：

(I) 連同發展項目的住宅單位轉讓；或

(II) 轉讓予發展項目的住宅單位之擁有人；或

(ii) 出租，除非出租予發展項目的住宅單位之住客。

但於任何情況下，轉讓予任何一個住宅單位的擁有人或出租予任何一個住宅單位的住客的住客車位不得多於一個及電單車停車位不得多於一個。

(d) 承授人須於任何時候，特別是於進行建造、保養、更新或維修工程（「該等工程」）時，採取或安排採取恰當及足夠的保護、技巧及預防措施，以免使置於或行經該土地或綠色間黑色十字線範圍或棕色範圍或其任何組合或其任何部分之上、之下或相鄰的任何政府或其他現存的排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他的工程或裝置（「該等服務」）遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之位置及高度，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何必要的改道、重鋪或恢復原狀的成本。承授人須自費在各方面維修、修葺使恢復原狀所有由該等工程以任何方式引起的對該土地或綠色間黑色十字線範圍或棕色範圍或其任何組合或其任何部分或任何該等服務造成的損壞、干擾或阻礙，致使署長滿意（溝渠、污水渠、雨水渠或主水管除外，其之修葺須由署長進行（除非署長另有決定），且承授人須應政府要求向其支付上述工程之費用）。若承授人未能對該土地或綠色間黑色十字線範圍或棕色範圍或其任何組合或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修葺及使之恢復原狀致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺及使之恢復原狀，且承授人須應政府要求向其支付上述工程之費用。

(e) (i) 水務監督及其官員、承辦商及代理及任何其他獲其授權人士，不論是否攜同工具、設備、裝置、機器或汽車，於現存水管分流按本分段5(q)(ii)下規定完成前有權自由及無限制地進出、往返及穿越該土地，進行檢查、營運、保養、維修及更新現存水管。

(ii) 就任何因水務監督及其官員、承辦商及代理及任何其他獲其授權人士行使本分段6(e)(i)下授予的權利引起或附帶的對承授人所造成的或承授人蒙受的損失、損壞、滋擾或干擾，水務監督及其官員、承辦商及代理及任何其他獲其授權人士概不承擔任何責任；承授人亦不得向水務監督及其官員、承辦商及代理及任何其他獲其授權人士就該等損失、損壞、滋擾或干擾提出任何申索。

(f) 當承授人未能或忽略履行、遵守或遵從批地文件，政府有權收回及重新管有該土地或其任何部分以及所有或任何於該土地或其任何部分上之建築物、搭建物及工程。當土地被收回：(a)承授人在該土地被收回之部分之權利將完全地告停止或終結；(b)承授人無權獲得任何地價退款、就該土地及其上之建築物的價值之任何款項或賠償，或承授人在準備、地盤平整或發展該土地中花費的任何金額；及(c)政府之任何其他權利、濟助及申索將不受影響。

(g) 見上文第5段。

附註：

本節中提述「承授人」一詞指根據批地文件中的買方和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。

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

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

   (i) Such portion shown coloured pink hatched blue on the plan annexed to the Land Grant (the "Pink Hatched Blue Area") which is required to be maintained and kept by the grantee.

   (ii) Such portion shown coloured brown on the plan annexed to the Land Grant (the "Brown Area") at which a paved way is required to be constructed by the grantee.

   (iii) Such portion shown by a green broken line marked on the plan annexed to the Land Grant or other trail or footpath to such alignment as may be approved by the Director for the purposes of vising, inspecting and repairing the graves and urns (the "Footpath").

   (iv) Such proposed concrete drainage pipe (600mm in diameters) with ancillary structures (collectively, the "Drainage Pipe") which is required to be constructed and maintained by the grantee.

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

   See 1(ii) and (iii) above.

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

   Not applicable.

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

   Not applicable.

5. Plan(s) showing locations of the facilities mentioned in 1 and 2, open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)

   See the plan below in this section.

6. General public's right to use

   In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs 1, 2, 3 and 4 above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the land grant or the deed of dedication (as the case may be).

7. Management, operation and maintenance

   The facilities mentioned in 2 and open spaces mentioned in 3 (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

8. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities mentioned in 1 or 2 and open spaces mentioned in 3 (if any), and those parts of the land mentioned in 4 (if any)

A. Pink Hatched Blue Area

Land Grant

Special Condition No.(5)

"(5)(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed or placed on, over, above, under, below or within that portion of the lot shown coloured pink hatched blue on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Blue Area") except boundary walls or fences or both (hereinafter collectively referred to as "the Fences")

(b) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director maintain and keep the Pink Hatched Blue Area and everything forming a portion of or pertaining to the Pink Hatched Blue Area in a safe, clean, neat and tidy condition until such time as the whole of the Pink Hatched Blue Area shall have been surrendered to the Government in accordance with sub-clause (e) of this Special Condition.

(c) The Purchaser shall, prior to the surrender of the Pink Hatched Blue Area in accordance with sub-clause (e) of this Special Condition, at his own expense carve out the Pink Hatched Blue Area by way of a deed poll in such form and containing such provisions as the Director shall require or approve in writing. The deed poll shall be registered by the Purchaser at his own expense by Memorial in the Land Registry. No transaction (except a building mortgage under Special Condition No. (15)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such registration.

(d) Save and except for a building mortgage as provided in Special Condition No. (15)(d) hereof and the surrender as provided in sub-clause (e) of this Special Condition, the Purchaser shall not assign, mortgage, charge, underlet, part with the possession of or otherwise dispose of the Pink Hatched Blue Area or any part or parts thereof or any interest therein or enter into any agreement so to do.

(e) The Purchaser shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof as the Director shall at his sole discretion specify to the Government free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Purchaser provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Purchaser, but may do so as and when it sees fit. For this purpose, the Purchaser shall at his own expense and within such time as may be specified by the Director, execute a deed or deeds of

surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require. The Purchaser shall have no right to claim against the Government for any loss, damage or compensation whatsoever arising whether directly or indirectly out of or in connection with the surrender or the Director's decision not to call for the surrender.

(f) The Purchaser agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Hatched Blue Area or any part or parts thereof pursuant to sub-clause (e) of this Special Condition, due to the reduction in the area of the lot or otherwise, the maximum gross floor area permitted under Special Condition No. (4)(c) hereof and the maximum site coverage permitted under Special Condition No. (4)(d) hereof may not be attainable. The Government shall have no liability and the Purchaser shall have no claim for compensation or refund of premium or otherwise whatsoever against the Government, if the maximum gross floor area permitted under Special Condition No. (4)(c) hereof or the maximum site coverage permitted under Special Condition No. (4)(d) hereof, or both of them, cannot be attained.

(g) It is expressly agreed and declared that the obligation on the part of the Purchaser contained in sub-clause (e) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(h) Where building or buildings or structure or structures or support or supports for any building or structure has or have been erected or constructed with the prior written consent of the Director given under subclause (a) of this Special Condition (hereinafter referred to as "the Approved Structures") or the Fences have been erected or constructed or placed on, over, above, under, below or within the Pink Hatched Blue Area or any part or parts thereof, the Purchaser agrees:

(i) that no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be made to the Approved Structures or the Fences or any part or parts thereof except with the prior written approval of the Director;

(ii) that the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person by reason of the Approved Structures or the Fences whether before or after the surrender of the Pink Hatched Blue Area or any part or parts thereof to the Government pursuant to sub-clause (e) of this Special Condition;

(iii) that without prejudice to any other rights of the Government, the Director shall have the right to serve at any time and at his absolute discretion upon the Purchaser a written notice of not less than three calendar months requiring the Purchaser to demolish or remove the Approved Structures or the Fences or any part or parts thereof as the Director may specify without giving any reason therefor and the Government shall not be responsible for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of the demolition or removal of the Approved Structures or the Fences or any part or parts thereof and the Purchaser shall not be entitled to any claim whatsoever against the Government or any compensation whatsoever;

(iv) that the Purchaser shall maintain at all times at his own expense the Approved Structures and the Fences in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition or removal of the Approved Structures and the Fences; and

(v) that the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, presence, removal or demolition of the Approved Structures or the Fences or the state and condition of the Approved Structures or the Fences or the lack of repair or maintenance of the Approved Structures or the Fences of otherwise in respect of the Approved Structures or the Fences."

Remark:

Pink Hatched Blue Area (i.e. Section A of Lot No. 758 in Demarcation District No. 332) does not form part of the Development. Until the surrender of the Pink Hatched Blue Area to the Government, the grantee will at its own expense maintain and keep the Pink Hatched Blue Area in accordance with the land grant.

Deed of mutual covenant

Not Applicable

Deed of dedication

Not applicable.

B. Brown Area

Land Grant

Special Condition No.(13)

"(13)(a) The lot is granted together with a right for the Purchaser and his servants, visitors, workmen and other persons authorized by the Purchaser in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass on, along, over, by and through the area shown coloured brown on the plan annexed hereto (hereinafter referred to as "the Brown Area") at such level or levels and alignment or alignments as may be approved by the Director.

(b) The Purchaser shall, on or before the 30th day of September 2019, at his own expense, in such manner, with such materials and to such standards as the

Director shall require or approve, construct a paved way with associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Special Condition is given with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted.

(c) The Purchaser shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Purchaser shall be responsible for the whole as if he were the absolute owner thereof.

(d) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim whatsoever by the Purchaser who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.

(e) The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Purchaser the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Purchaser or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.

(f) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

(g) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person arising out of or incidental to the exercise by the Government of any of its rights under sub-clause (f) of this Special Condition, and no claim for compensation shall be made against the Government, the Director or its or their officers, contractors, agents and any persons authorized by the Government or the Director by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(h) Notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the Purchaser not less than fourteen days' written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water wain, pipe, cable, wire, line, utility service or other works or installations (hereinafter collectively referred to as "the work and services") which are now or may hereafter upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damage caused thereby, and the Government, the Director and his offices, contractors, agents and any persons authorized by the Director, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The Purchaser shall not disturb or allow anybody to disturb the works and services without the prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director and his officers, contractors, agents and any persons authorized by the Director, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the rights conferred under this sub-clause (h), and no claim nor objection whatsoever shall be made against him or them by the Purchaser.

(i) The Purchaser acknowledges that there are existing road lights numbered "CC1052", "CC1053", "CC1055" and "CC1056" and related installations installed or erected within the Brown Area by the Director of Highways and serving adjoining Government land (hereinafter collectively referred to as "the Government Road Lights"). The Government, the Director of Highways, its or their officers, contractors, agents and any persons authorized by the Government or the Director of Highways with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress to, from and through the Brown Area for the purposes of inspecting, repairing, maintaining, renewing and replacing at the Government's own expense the Government Road Lights and carrying out any other works that may be required or authorized by it or them in exercising its or their rights conferred by this sub-clause (i). The Government, the Director of Highways, its or their officers, contractors, agents and any persons authorized by the Government or the Director of highways shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise by it or them of the rights conferred by this sub-clause (i) and no claim whatsoever shall be made against it or them by the Purchaser in respect of any such loss, damage, nuisance or disturbance. For the avoidance of doubt, the Government Road Lights shall at all times during the term hereby agreed to be granted be inspected, maintained, repaired and renewed at the cost of the Government and all electricity charges from time to time expended in connection with the Government Road Lights shall be borne by the Government."

Deed of mutual covenant

Clause 1

““Brown Area” means “the Brown Area” as defined in Special Condition No.(13)(a) together with the paved way with associated street furniture, traffic aids, street lighting, sewers drains and other structures thereon provided under Special Condition No.(13)(b);”

"“Off-site Areas” means the Brown Area, the Green Cross-hatched Black Area and the Mitigation and Stabilization Outside Works;"

Clause 10.1(j)

“10.1 Management Expenses. Management Expenses

shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following:

…

(j) all expenses in relation to maintenance of any Off-site Areas under the Land Grant; …"

Schedule 7, Paragraph 2

"(a) Subject to the direction of the Owners' Corporation (if formed), [the Manager has the power] to insure on such terms as the Manager may determine:

(i) the Common Parts, the Off-site Areas and the Slope Structures in their full new reinstatement values in respect of loss or damage by fire or other risks; and…

with some reputable insurance company as comprehensively as reasonably and commercially possible in the name of the Manager and for and on behalf of the Owners according to their respective interests and to pay all premia required to keep such insurance policies in force. Such insurance could be a block insurance for the entire Development including areas which are not Common Parts.

(b) Subject to Clause 13.1, [the Manager has the power] to pay out or apply all insurance money, compensation or damages recovered by the Manager in respect of any damage or loss to any Common Parts, the Off-site Areas or the Slope Structures in the repair, rebuilding or reinstatement of that part of the Common Parts, the Off-site Areas or (as the case may be) the Slope Structures.

…"

Schedule 7, Paragraph 4(c)

"[The Manager has the power to] comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts or the Land as a whole (including without limitation provisions in the Land Grant relating to the Off-site Areas)."

Schedule 7, Paragraph 12(d)

"[The Manager has the power to] comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole (including without limitation provisions in the Land Grant relating to the Off-site Areas)."

Schedule 7, Paragraph 27

"27. Matters outside boundary. [The Manager has the power to] carry out and perform, in relation to the Off-site Areas, all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of dedication

Not applicable.

C. Footpath

Land Grant

Special Condition No.(40)

"(40)(a) The Purchaser acknowledges that as at the date of this Agreement, there are existing graves and urns within the Green Cross-hatched Black Area and other Government land adjoining the lot.

(b) Throughout the term hereby agreed to be granted, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director permit the Government and all members of the public a free and unobstructed pedestrian access from 6:30 am to 7:30 pm daily to, from and through the lot or any part thereof over and along the trail or footpath which are for the purpose of identification only shown by a green broken line marked on the plan annexed hereto or other trail or footpath to such alignment as may be approved by the Director for the purposes of visiting, inspecting and repairing the graves and urns referred to in sub-clause (a) of this Special Condition.

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

(d) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (b) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the trail or footpath or any part thereof or any part of the lot to the public for the right of passage.

(e) It is expressly agreed and declared that the obligation on the part of the Purchaser contained in sub-clause (b) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor."

Deed of mutual covenant

Not applicable.

Deed of dedication

Not applicable.

D. Drainage Pipe

Land Grant

Special Condition No. (33)

"(33)(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

Deed of mutual covenant

Clause 10.1(e)

"10.1 Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following:...

(e) administrative expenses of the Manager relating specifically to the Manager exercising or carrying out its powers and duties under this Deed...;"

Schedule 7, Paragraph 4(c)

"[The Manager has the power to] comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts or the Land as a whole (including without limitation provisions in the Land Grant relating to the Off-site Areas)."

Schedule 7, Paragraph 12(d)

"[The Manager has the power to] comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole (including without limitation provisions in the Land Grant relating to the Off-site Areas)."

Schedule 7, Paragraph 27

"27. Matters outside boundary. [The Manager has the power to] carry out and perform, in relation to the Off-site Areas, all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of dedication

Not applicable.

Remarks:

1. The reference to the "Purchaser" in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires shall include its successors and assigns.
2. The reference to the "Director" in the Land Grant means the Director of Lands.

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

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

(i) 在批地文件所夾附的圖則上以粉紅色間藍色斜線顯示並須由承授人維持及保持的部分（「粉紅色間藍色斜線範圍」）。

(ii) 在批地文件所夾附的圖則上以棕色顯示並須由承授人鋪設的平路的部分（「棕色範圍」）。

(iii) 在批地文件所夾附的圖則上以綠色虛線顯示的部分或其他經署長批准小徑或行人路路線，用作探訪、檢查及維修墳墓及金塔用途（「行人路」）。

(iv) 該擬鋪設的混凝土排水管（直徑為600毫米）及其附屬結構並須由承授人鋪設、維持及保持的部分（統稱「排水管」）。

2. 對根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的描述

見上文第1(ii)及(iii)分段。

3. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

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

不適用。

5. 顯示第1 及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）之圖則見本節內之圖則。

6. 公眾之使用權

就上文第1, 2, 3及4段所述的供公眾使用的任何該等設施及休憩用地，及該土地中的該等部分，述明公眾有權按照批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）使用該等設施或休憩用地，或該土地中的該等部分。

7. 管理、營運及維持

第2段所提及之設施、第3段所提及之休憩用地（如有）按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

8. 批地文件、撥出私人地方供公眾使用的契據（如有）及發展項目公契中關於第1及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）的條文：

A. 粉紅色間藍色斜線範圍

批地文件

特別條件第(5)號

「5(a) 未經署長事先書面同意，在該地段於隨附圖則上顯示為粉紅色間藍色斜線的部分（「粉紅色間藍色斜線範圍」）之上、之下或之內均不得豎立或建造任何建築物、構築物或任何建築物或構築物的支撐，圍牆或圍欄或兩者（以下統稱「圍欄」）除外。

5(b) 買方須自費以在各方面致使署長滿意的方式維持及保持粉紅色間藍色斜線範圍及構成其部分或附屬於粉紅色間藍色斜線範圍的任何事物，並將之保持安全、清潔、整齊及井然的狀態，直至按本特別條件(e)款規定將整個粉紅色間藍色斜線範圍交回政府之時為止。

5(c) 買方須於按本特別條件(e)款規定將粉紅色間藍色斜線範圍交回政府之前自費以分割契據把粉紅色間藍色斜線範圍分割出來，該分割契據須依署長要求或書面批准的樣式及須有其要求或書面批准的條款。買方須自費於土地註冊處以註冊摘要的方式註冊該分割契據。在該等註冊前不可訂立任何影響該地段或其任何部分或該地段上已建或擬建的建築物或其部分的交易（特別條件第15(d)條提供的建築按揭或署長批准的其他交易除外）。

5(d) 除特別條件第15(d)條提供的建築按揭及本特別條件(e)款規定的土地交回外，買方不得將粉紅色間藍色斜線範圍或其任何部分或其內任何產權轉讓、抵押、押記、轉租、放棄管有或以任何其他形式作出處置產權或簽訂任何協議作上述事宜。

5(e) 買方須自費於任何時間應署長要求以免產權負擔形式騰空交回粉紅色間藍色斜線範圍或其任何署長可全權指明的部分予政府，且政府毋須向買方作出任何代價、繳款或賠償，但前提是政府並無責任應買方要求接受粉紅色間藍色斜線範圍或其任何部分之交回，而其認為適合時則可這樣做。為此目的，買方須在署長指明的時限內自費簽立土地交還契據及其他所需文件，此等文件須依署長要求或批准的樣式及須有署長要求或批准的條款。買方不得就交回或署長不要求交回的決定所直接或間接引致或與其有關的損失、損害要求索償或賠償。

5(f) 買方同意及接受於按本特別條件(e)款規定將粉紅色間藍色斜線範圍或其任何部分交回政府後，因該地段面積的減少或其他原因就該地段的發展或重新發展未必可達到特別條件第4(c)條所允許的最大總樓面面積及特別條件第4(d)條所允許的最大上蓋面積。政府就無法達到特別條件第4(c)條所允許的最大總樓面面積或特別條件第4(d)條所允許的最大上蓋面積或兩者沒有責任，買方亦不得此等事宜對政府作出索償或申請退回地價款項或其他申索。

5(g) 現特此協定及宣布，買方在本特別條件第(e)段的義務將不會引起買方對任何就額外上蓋面積及地積比率（不論是否根據《建築物(規劃)規例》第22(2)條、其任何修訂或任何替代條文）的優惠或權利產生期望，或就其提出申索。為免生疑問，買方特此免除任何及所有就或為任何根據《建築物（規劃）規例》第22(2)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的優惠或權利的申索。

5(h) 當獲得署長按本特別條件(a)款規定批出的事先書面同意於粉紅色間藍色斜線範圍或其任何部分之上、之下或之內豎立或建造建築物、構築物或任何建築物或構築物的支撐（以下統稱「獲批准構築物」）或豎立、建造或放置「圍欄」時，買方同意：

(i) 未經署長事先書面同意，不得對獲批准構築物或圍欄或其任何部分作出改動或修訂（不論該等改動或修訂是否按照《建築物條例》、其附屬規例及任何修訂法例規定獲建築事務監督批准）；

(ii) 因為獲批准構築物或圍欄的原因對買方或任何其他人造成的或蒙受的任何損失、破壞、滋擾或干擾，不論粉紅色間藍色斜線範圍或其任何部分是否已按照本特別條件(e)款規定交回政府，政府概不承擔任何責任；

(iii) 在不影響政府的其他權利的原則下，署長有權於任何時候據其絕對酌情權向買方發出不少於三個曆月的書面通知，要求買方拆卸或移除署長指明的獲批准構築物或圍欄或其任何部分，署長並不須提供理由。就拆卸或移除獲批准構築物或圍欄或其任何部分而引致對買方造成的或蒙受的任何損失、破壞、滋擾或干擾，政府概不承擔任何責任，買方亦不得向政府提出任何索償或要求任何賠償；

(iv) 直至拆卸或移除獲批准構築物及圍欄為止，買方須一直自費維持獲批准構築物及圍欄修葺良好堅固，以在各方面致使署長滿意；及

(v) 買方須就所有因獲批准構築物或圍欄的豎立、存在、移除或拆卸，或其情況及狀況，或其缺乏修葺或維修或其他有關事宜，而直接或間接引致或與其有關的所有責任、申索、費用、索求、法律行動及訴訟等向政府作出彌償及使之持續得到彌償。」

備註：

粉紅色間藍色斜線範圍（即丈量約份第332約地段第758號A段）並非發展項目一部分。於粉紅色間藍色斜線範圍交回政府之前，承授人將按批地文件自費管理及保養粉紅色間藍色斜線範圍。

公契

不適用。

撥出私人地方供公眾使用的契據

不適用。

B. 棕色範圍

批地文件

特別條件第(13)號

「(13)(a) 買方及其員工、探訪者、工人及其他獲買方為此授權的人士可隨時及在任何時候為正確地使用及享用該地段有關的所有目的在經署長批准之高度及路線於在隨附圖則上用棕色顯示的範圍（「棕色範圍」）之上、沿著、穿越通過及再通過。

(b) 買方須於2019年9月30日前自費以署長要求或批准的方式和物料，按署長要求或批准的標準，在棕色範圍上鋪設一平路包括相關之街道設施、輔助交通設施、街燈、污水渠、排水渠及其他構築物及按本特別條件(a)款行使通行權並對附近可能已獲得棕色範圍或其任何部分之通行權之其他土地擁有人造成最少干擾。

(c) 買方須自費維護、維持及維修棕色範圍及其所有構成或附屬部分，致使署長滿意。買方須如經確定業權的業主般負責其全部。

(d) 所有因任何公共道路之改動而覆蓋部分已獲授通行權之棕色範圍或影響棕色範圍之斜度，買方須自費進行所有由此引致於其已鋪設平路之改動，致使署長在各方面滿意，買方亦不得因此提出任何申索。

(e) 按本特別條件(a)款所授之通行權並不授予買方獨佔棕色範圍之通行權。政府保留權利於現在或將來任何時間將棕色範圍之通行權授予在附近任何地段居住之業主，或收回全部棕色範圍或其部分用作公共街道用途，而不須對買方或其他已獲授予部分或全部棕色範圍之通行權業主作出任何補償。

(f) 若買方未能履行本特別條件(b)款及(c)款之責任，政府可進行所需之建造、維持及維修工程，惟費用由買方支付，就此買方須應政府要求向政府繳付一筆相等於上述工程費用之款項，該款項由署長釐定，此決定為最終決定並對買方具約束力。

(g) 因政府行使本特別條件第(f)款的權利的原因而引致或伴隨對買方或任何其他人造成的或蒙受的任何損失、損壞、滋擾或干擾，政府概不承擔任何責任，買方亦不得就該等損失、損壞、滋擾或干擾向政府、署長或其官員、其承辦商、其代理人或任何獲政府或署長授權的人士提出任何申索。

(h) 即使按本特別條件第(a)款已授予通行權，政府保留權利，署長可據其絕對酌情權在給予買方不少於十四天書面通知下（緊急情況除外），於棕色範圍之上、之下或與其相鄰的地方就任何政府或其他現存的排水渠、暗渠、水道或河道、污水渠、溝渠、主水管、管道、電纜、電線、線路、公用服務或任何其他的工程或裝置（「工程及服務」）進行鋪設、安裝、轉接、轉移、清除、重新規劃、更換、檢查、操作、維修、保養及更新工程以修補任何損壞。政府、署長、其官員、其承辦商、代理人及任何其他獲政府或署長授權人士、其工人，不論是否攜同工具、設備、裝置、機器或汽車，皆有權自由進出、往返及穿越棕色範圍，以便進行以上的工程。於署長書面批准前買方不可騷擾或容許其他人騷擾工程及服務。除了因行使以上提及之權力進行修補任何損壞外，因行使本特別條件第(h)款下授予的權利的原因而引致或伴隨對買方造成的或蒙受的任何損失、損壞、滋擾或干擾，政府、署長、其官員、其承辦商、其代理及任何其他獲署長授權人士概不承擔任何責任；買方亦不得就該等損失、損壞、滋擾或干擾向前述人士提出任何申索或反對。

(i) 買方確認棕色範圍內現已由路政署署長安裝或豎立服務毗鄰政府土地的號碼為"CC1052", "CC1053", "CC1055"及"CC1056"的路燈及其有關裝置（以下統稱「政府路燈」）。政府、路政署署長、其官員、其承辦商、其代理人及任何其他獲政府或路政署署長授權人士，不論是否攜同工具、設備、裝置、機器或汽車，皆有權自由進出、往返及穿越棕色範圍，以便政府自資檢查、維修、保養、更新及更換政府路燈，及進行任何其他政府或路政署署長行使本特別條件第(i)款時要求或授權的工程。因行使本特別條件第(i)款下授予的權利而引致或伴隨對買方造成的或蒙受的任何損失、損壞、滋擾或干擾，政府、路政署署長、其官員、其承辦商、其代理及任何其他獲路政署署長授權人士概不承擔任何責任，買方亦不得就該等損失、損壞、滋擾或干擾向前述人士提出任何申索。為免生疑問，於批地文件租期任何時間內，政府路燈的檢查、保養、維修及更新的費用由政府負責，及政府路燈不時支用的電費亦由政府負責。」

公契

第1條

「**「棕色範圍」**指特別條件第(13)(a)條提及之「棕色範圍」及特別條件第(13)(b)條提及之平路及相關之街道設施、輔助交通設施、街燈、污水渠、排水渠及其他構築物；

「土地外範圍」指「棕色範圍」、「綠色間黑色十字線範圍」及「土地外緩解和鞏固工程」；」

第10.1(j)條

「10.1 管理開支. 管理開支須是管理人按本公契規定履行其權力與職責所必要及合理招致的一切費用、開支及支出，包括（但不限於）…

...

(j) 所有關於按照批地文件保養「土地外範圍」之成本及開支；...」

附表7第2段

「(a) 除業主立案法團（如成立）指示外，〔管理人有權力〕按管理人決定之條款作以下投保：

(i) 公用部分、「土地外範圍」及斜坡結構的火險或其他風險保險，保險金額為十足全新重置價值；及…

上述保險須以管理人的名義代表業主按其各自的權益向信譽卓著的保險公司投購，保險亦須盡合理及商業上可能全面，〔管理人有權力〕並有權支付一切需要的保險費，以確保該等保險有效，該等保險可以是為整個發展項目（包括不是公用部分）而設的集體保險。

(b) 除第13.1條另有規定外，〔管理人有權力〕將管理人就任何公用部分、「土地外範圍」及斜坡結構的任何損壞或損失追討得到的一切保險賠償金、補償或損害賠償用於維修、重建或修復公用部分、「土地外範圍」或（視乎情況而定）斜坡結構。

... 」

附表7第4(c)段

「遵行所有適用於公用部分或該土地整體的法律及批地文件條款（包括及不限於批地文件中有關「土地外範圍」的條款）及確保其得以遵行。」

附表7第12(d)段

「〔管理人有權力〕遵行適用於該土地整體，包括但不限於有關「土地外範圍」之所有批地文件條款，及採取所有管理人決定的措施確保該等批地文件條款得以遵行。」

附表7第27段

「27. 邊界外的事宜.〔管理人有權力〕就「土地外範圍」進行及履行批地文件、法律或對其投購保險的保險公司要求的或管理人認為就遵守及履行批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據

不適用。

C. 行人路

批地文件

特別條件第(40)號

「(40)(a) 買方確認於批地文件的日期，在綠色間黑色十字線範圍及其他毗連政府土地內現存墳墓及金塔。

(b) 於批地文件租期內，買方須自費及在各方面致使署長滿意地容許政府及所有公眾人士於每天上午6時30分至下午7時30分自由並暢通無阻地沿小徑或行人路（在隨附圖則上以綠色虛線顯示以資識別）或其他經署長批准的小徑或行人路路線通過及往返該地段或其任何部分，以探訪、檢查及維修本特別條件(a)款所提及的墳墓及金塔。

(c) 就買方履行本特別條件(b)款下的義務而引致或伴隨對買方或任何其他人士造成的或蒙受的任何損失、損壞、滋擾或干擾，政府概不承擔任何責任，買方亦不得就該等損失、損壞、滋擾或干擾向政府提出任何賠償或其他申索。

(d) 現特此協定、宣布及提議，就向買方施加本特別條件(b)款下的義務，買方並無意圖政府亦不同意其撥出小徑或行人路或其部分或該土地任何部分為公眾提供通行權。

(e) 現特此協定及宣布，買方在本特別條件(b)款下的義務將不會引起買方對任何就額外上蓋面積及地積比率（不論是否根據《建築物(規劃)規例》第22(2)條、其任何修訂或任何替代條文）的優惠或權利產生期望，或就其提出申索。為免生疑問，買方特此免除任何及所有就或為任何根據《建築物(規劃)規例》第22(2)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的優惠或權利的申索。

公契

不適用。

撥出私人地方供公眾使用的契據

不適用。

D. 排水管

批地文件

特別條件第(33)號

「(33)(a) 買方須自費建造及保養署長認為必要的排水渠及溝渠（不論位於該土地範圍內或政府土地上亦然），以將落在或流經該地段上的雨水截流並排送至就近的河道、集水井、溝渠或政府雨水渠，致使署長滿意。買方須對上述雨水造成的任何損壞或滋擾所引致的一切訴訟、申索及索求承擔全部責任並向政府及其官員作出彌償。

(b) 將該地段任何排水渠及污水渠與已鋪設及投入運作的政府雨水渠及污水渠連接的工程，可由署長進行（惟署長不須就進行連接工程引起的損失或損壞對買方負責），而買方須應要求向政府支付該接駁工程之費用。另一選擇是，買方可自費進行該接駁工程致使署長滿意，而在該情況下，於政府土地上建造的上述連接工程任何部分須由買方自費保養，且須應要求由買方交回政府以供政府自費進行未來保養；買方亦須應要求向政府繳付該接駁工程技術審核的費用。如買方未有保養上述位於政府土地內任何部分的接駁工程，署長可進行其認為有需要的保養工程，且買方須應要求向政府繳付該等工程的費用。」

公契

第10.1(e)條

「10.1 管理開支. 管理開支指根據本公契管理地段時必須地和合理地招致的支出、費用及收費，包括(但不限於）...

...

(e)涉及管理人根據本公契行使或執行其權力和職責之管理人之行政支出...；」

附表7第4(c)段

「〔管理人有權力〕遵行所有適用於公用部分或該土地整體的法律及批地文件條款（包括及不限於批地文件中有關「土地外範圍」的條款）及確保其得以遵行。」

附表7第12(d)段

「〔管理人有權力〕遵行適用於該土地整體，包括但不限於有關「土地外範圍」之所有批地文件條款，及採取所有管理人決定的措施確保該等批地文件條款得以遵行。」

附表7第27段

「27. 邊界外的事宜.〔管理人有權力〕就「土地外範圍」進行及履行批地文件、法律或對其投購保險的保險公司要求的或管理人認為就遵守及履行批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據

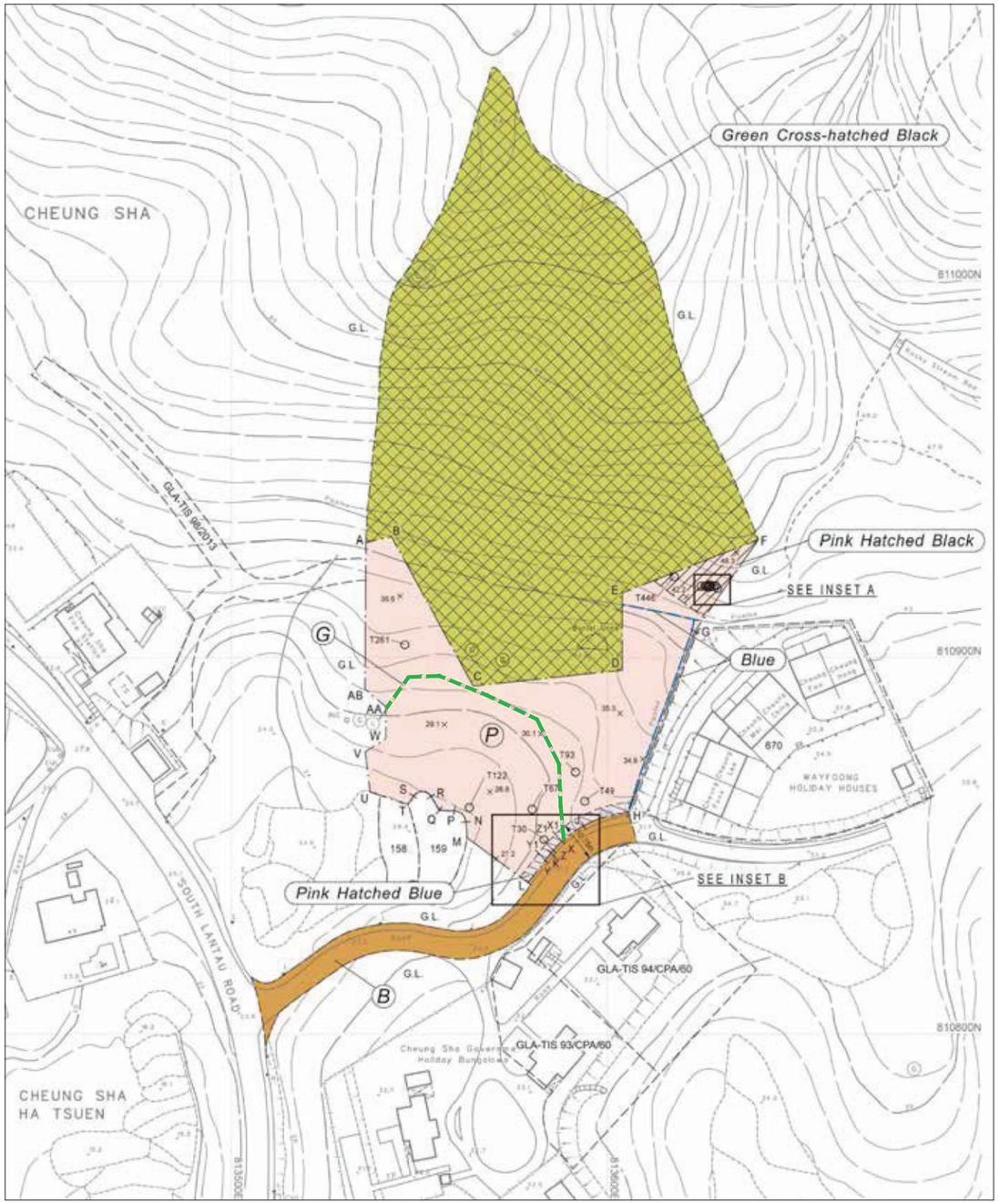
不適用。

備註：

1. 批地文件中「買方」一詞指批地文件的「買方」，如上下文意允許或規定則包括其繼承人及受讓人。
2. 「批地文件」中「署長」一詞指地政總署署長。

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

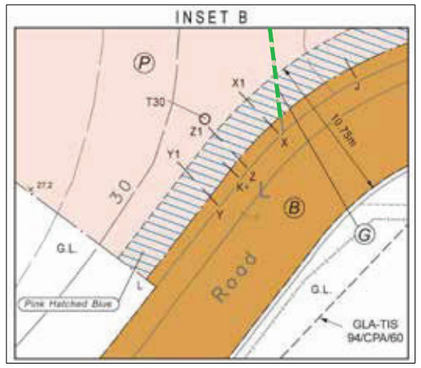
Plans that show the location of those facilities and open spaces and those parts of the land
顯示該等設施與休憩用地及土地中該等部份的位置的圖則



Trail/Footpath 小徑/行人路

Pink Hatched Blue Area 粉紅色間藍色斜線範圍

Brown Area 棕色範圍



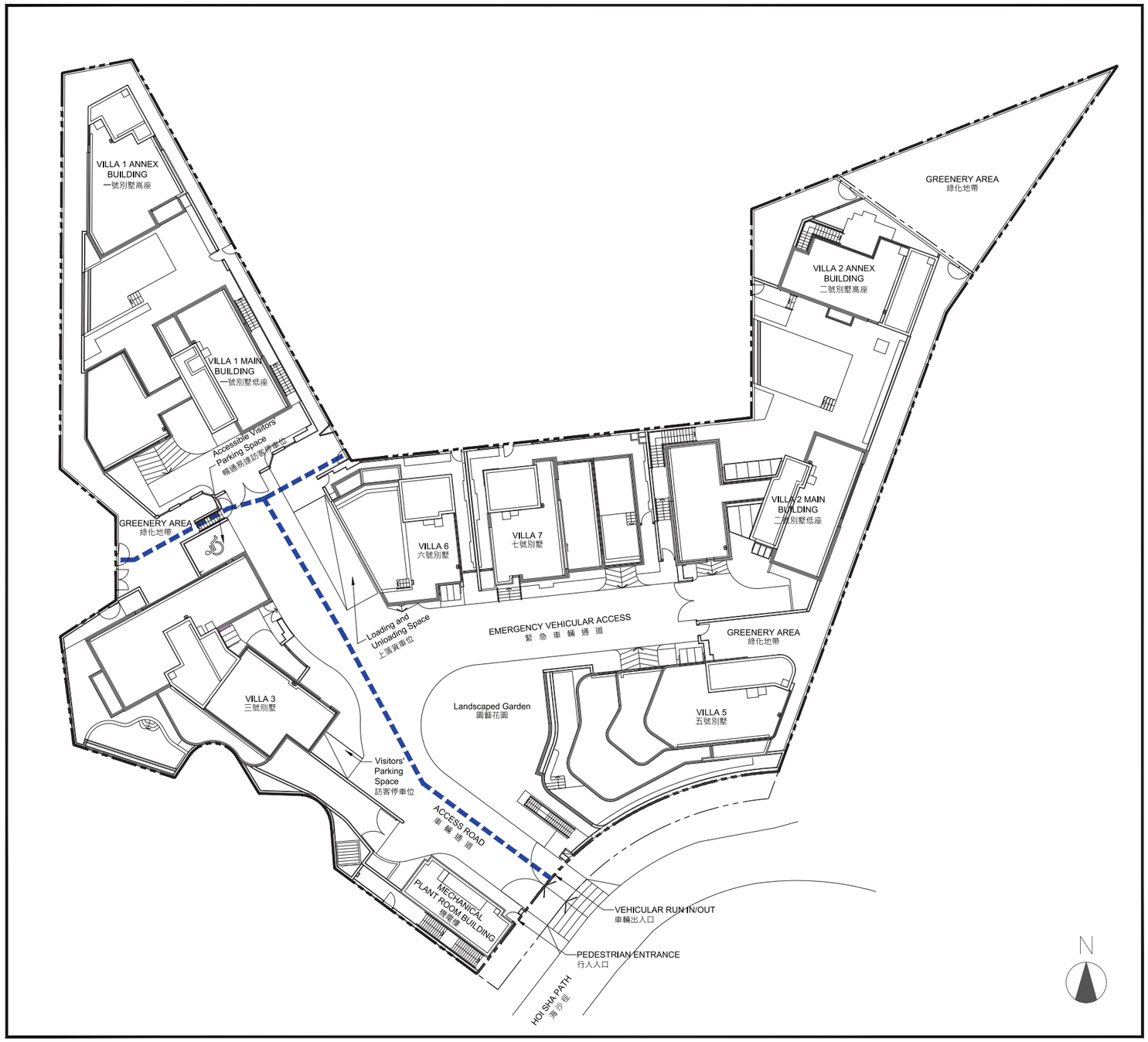
Note:

The "Pink Hatched Blue Area", the "Brown Area" and trail/footpath are shown coloured pink hatched blue, brown and by green broken line respectively in the plan above. The above plan is for showing the location of the "Pink Hatched Blue Area", the "Brown Area" and trail/footpath only. Other matters shown in that plan may not reflect their latest conditions.

備註：

「粉紅色間藍色斜線範圍」、「棕色範圍」及小徑/行人路於圖中分別以粉紅色間藍色斜線、棕色及綠色虛線顯示。本圖僅顯示「粉紅色間藍色斜線範圍」、「棕色範圍」及小徑/行人路的位置，圖中所示之其他事項未必能反映其最新狀況。

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



APPROVED ALIGNMENT OF THE " FOOTPATH"
經批准的「行人路」路線

DEVELOPMENT SITE BOUNDARY
發展項目土地界線

Scale 比例
0M (米) 4 8 12 16 20M (米)

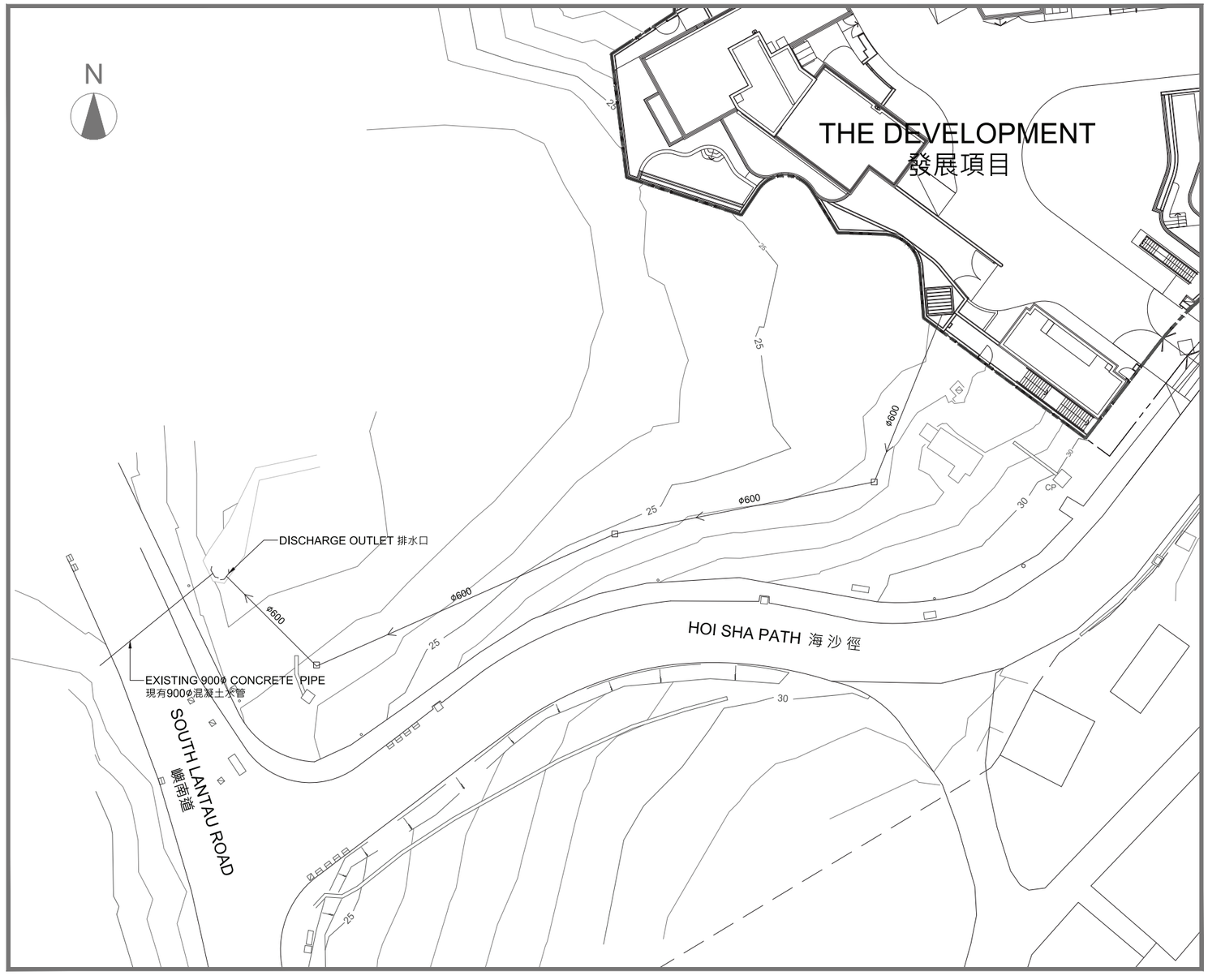
Note:

The "Footpath" is shown by a [- - - -] broken line marked on the plan above. The above plan is for showing the location of the "Footpath" only. Other matters shown in that plan may not reflect their latest conditions.

備註：

「行人路」於圖中以［ - - - - ］虛線顯示。本圖僅顯示「行人路」的位置，圖中所示之其他事項未必能反映其最新狀況。

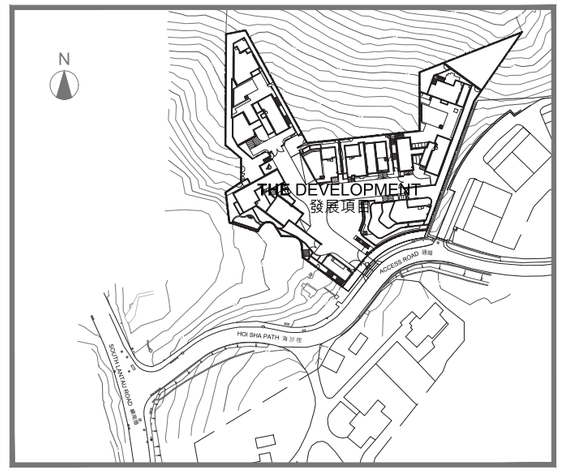
17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



0M (米) 4 8 12 16 20M (米)

Note:
The above plan is for showing the location of the "Drainage Pipe" only.
Other matters shown in that plan may not reflect their latest conditions.

備註:
本圖僅顯示(排水管)的位置，圖中所示之其他事項未必能反映其最新狀況。



SITE PLAN
地盤位置圖

0M (米) 25 50M (米)

DRAINAGE PIPE
排水管

- CONCRETE PIPE
  混凝土水渠
- DISCHARGE OUTLET
  排水口
- MANHOLE
  沙井
- ϕ DIAMETER (mm)
  直徑 (毫米)
- DEVELOPMENT SITE BOUNDARY
  發展項目土地界線

18 WARNING TO PURCHASERS
對買方的警告

a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:

   (i) that firm may not be able to protect the purchaser's interests; and

   (ii) the purchaser may have to instruct a separate firm of solicitors.

d) In the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

a) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見 。

c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：

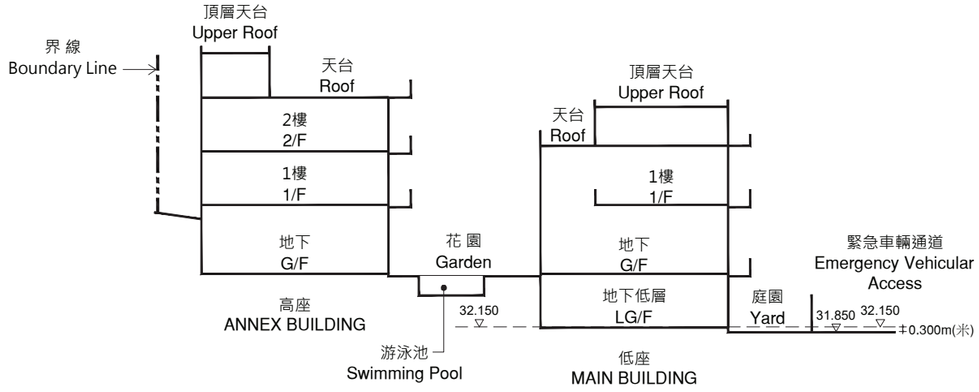
   (i) 該律師事務所可能不能夠保障買方的利益；及

   (ii) 買方可能要聘用一間獨立的律師事務所。

d) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

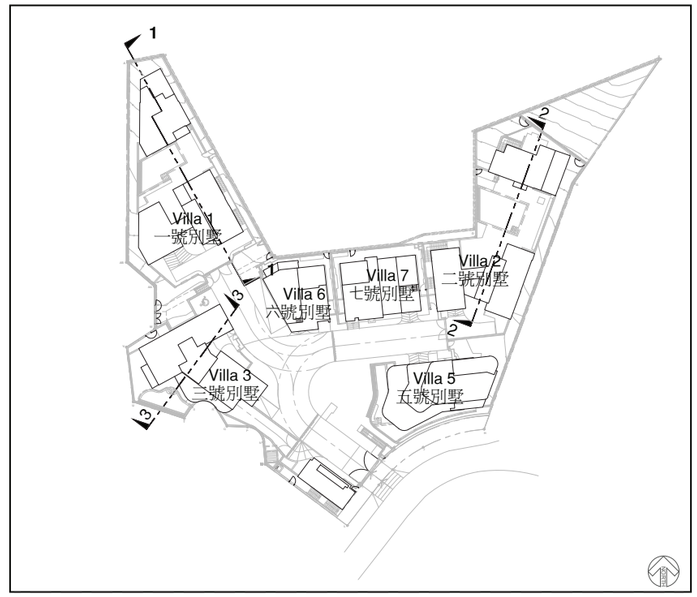
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

VILLA 1
1號別墅



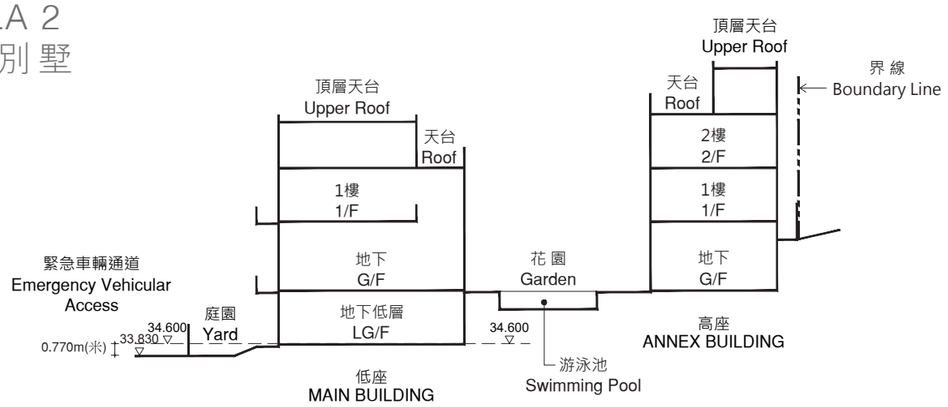
橫截面圖 1-1
CROSS-SECTION PLAN 1-1

The part of emergency vehicular access adjacent to the building is 31.850 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上31.850米。



KEYPLAN 索引圖

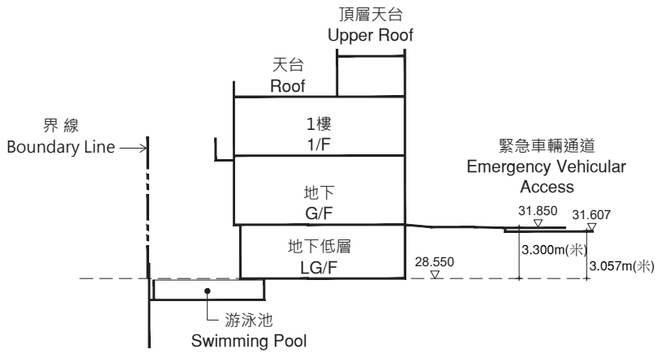
VILLA 2
2號別墅



橫截面圖 2-2
CROSS-SECTION PLAN 2-2

The part of emergency vehicular access adjacent to the building is 33.830 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上33.830米。

VILLA 3
3號別墅



橫截面圖 3-3
CROSS-SECTION PLAN 3-3

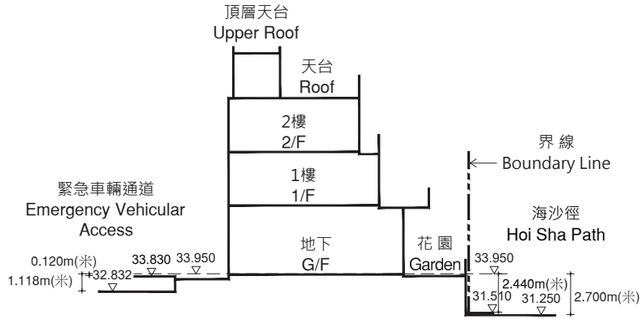
The part of emergency vehicular access adjacent to the building is 31.607 to 31.850 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上31.607至31.850米。

– – – – Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

▽ Denotes Height (in metre) above the Honf Kong Principal Datum.
為香港主水平基準以上高度（米）。

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

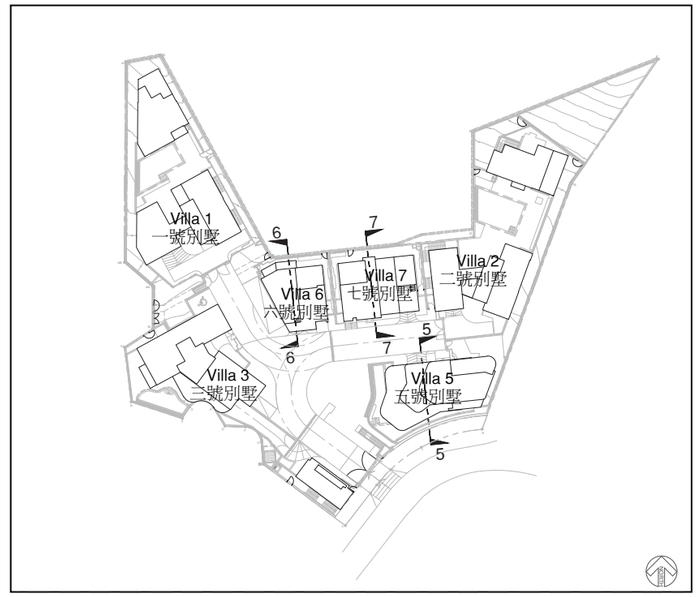
VILLA 5
5號別墅



橫截面圖 5-5
CROSS-SECTION PLAN 5-5

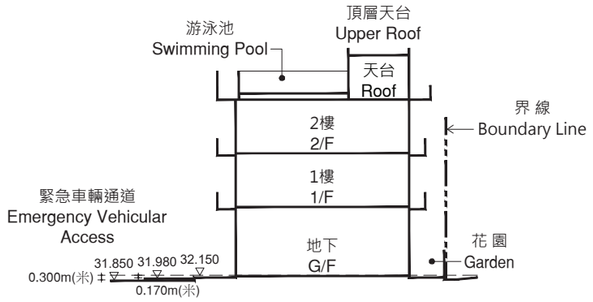
The part of emergency vehicular access adjacent to the building is 32.832 to 33.830 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上32.832至33.830米。

The part of Hoi Sha Path adjacent to the building is 31.250 to 31.510 metres above the Hong Kong Principal Datum.
毗連建築物的一段海沙徑為香港主水平基準以上31.250至31.510米。



KEYPLAN 索引圖

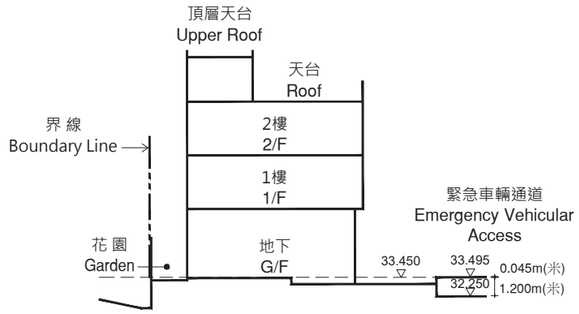
VILLA 6
6號別墅



橫截面圖 6-6
CROSS-SECTION PLAN 6-6

The part of emergency vehicular access adjacent to the building is 31.850 to 31.980 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上31.850至31.980米。

VILLA 7
7號別墅



橫截面圖 7-7
CROSS-SECTION PLAN 7-7

The part of emergency vehicular access adjacent to the building is 32.250 to 33.495 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上32.250至33.495米。

– – – – Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

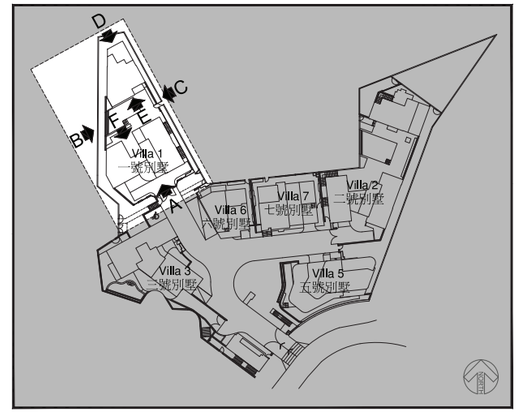
▽ Denotes Height (in metre) above the Honf Kong Principal Datum.
為香港主水平基準以上高度（米）。

20 ELEVATION PLAN
立面圖

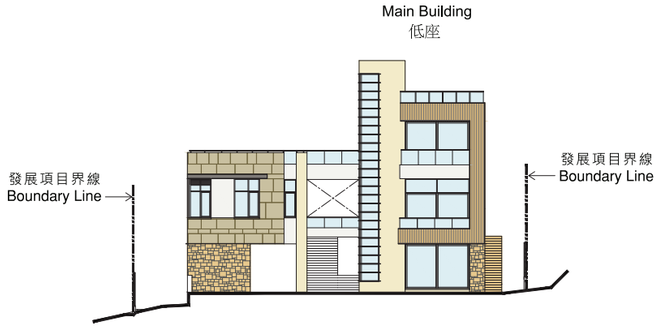
VILLA 1
1號別墅

The Authorized Person for the Development has certified that the elevations shown on this plan are prepared on the basis of the approved building plans for the Development as of 20th October 2020, and are in general accordance with the outward appearance of the Development.

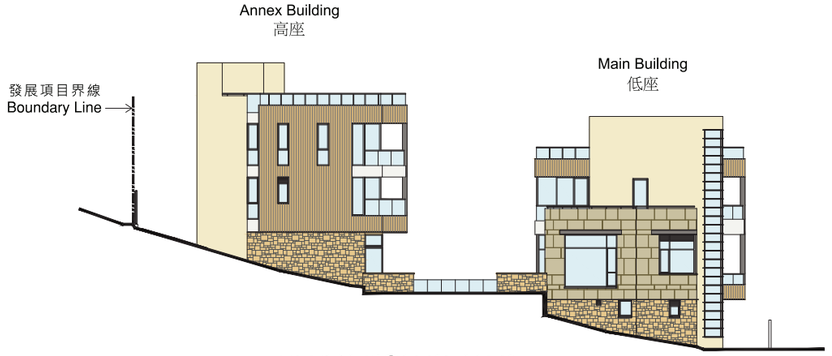
發展項目的認可人士已證明本圖所顯示的立面是以2020年10月20日的情況為準的發展項目經批准的建築圖則為基礎擬備，及大致上與該發展項目的外觀一致。



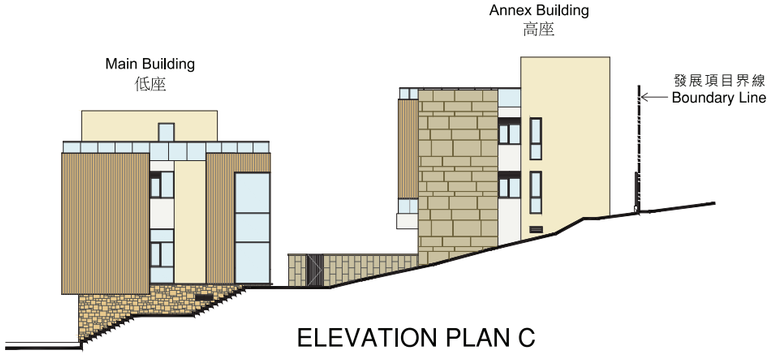
Key Plan 索引圖



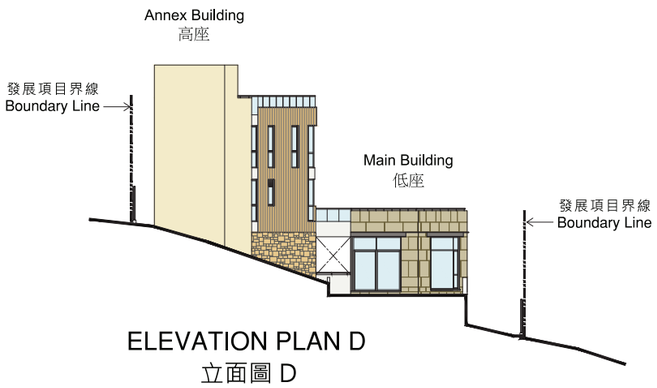
ELEVATION PLAN A
立面圖 A



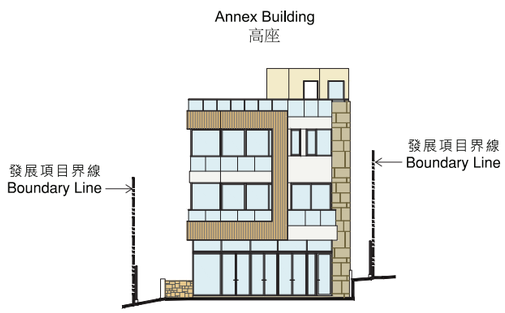
ELEVATION PLAN B
立面圖 B



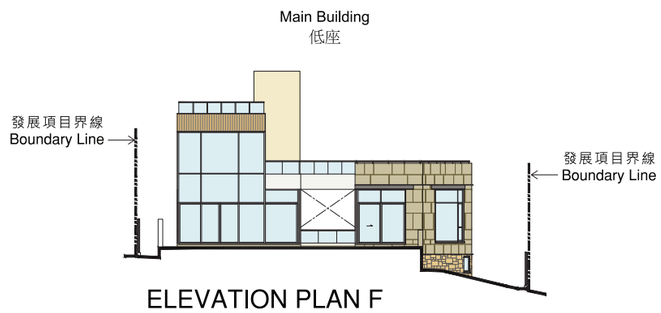
ELEVATION PLAN C
立面圖 C



ELEVATION PLAN D
立面圖 D



ELEVATION PLAN E
立面圖 E



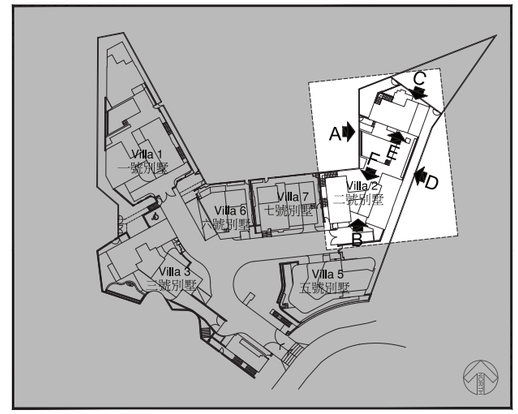
ELEVATION PLAN F
立面圖 F

20 ELEVATION PLAN
立面圖

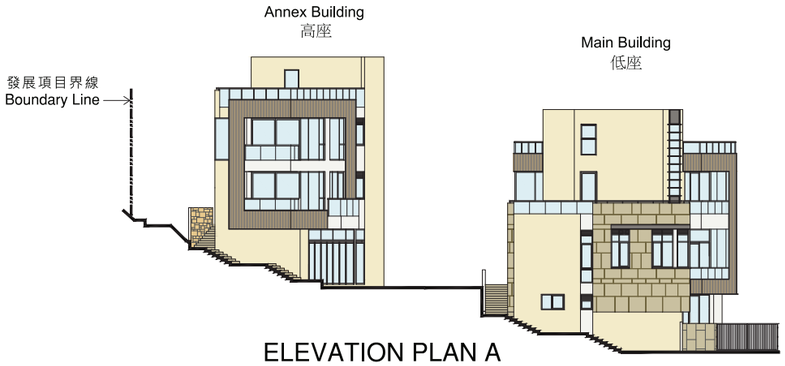
VILLA 2
2號別墅

The Authorized Person for the Development has certified that the elevations shown on this plan are prepared on the basis of the approved building plans for the Development as of 20th October 2020, and are in general accordance with the outward appearance of the Development.

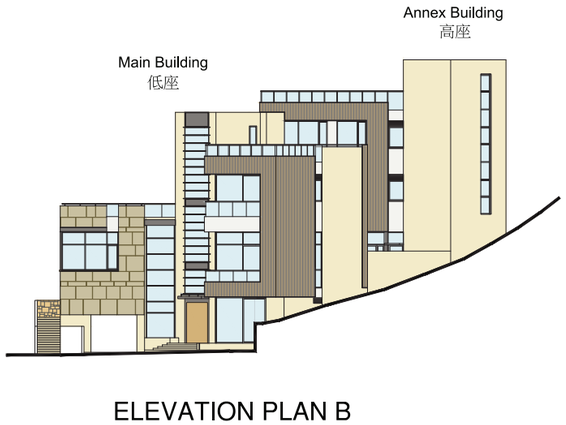
發展項目的認可人士已證明本圖所顯示的立面是以2020年10月20日的情況為準的發展項目經批准的建築圖則為基礎擬備，及大致上與該發展項目的外觀一致。



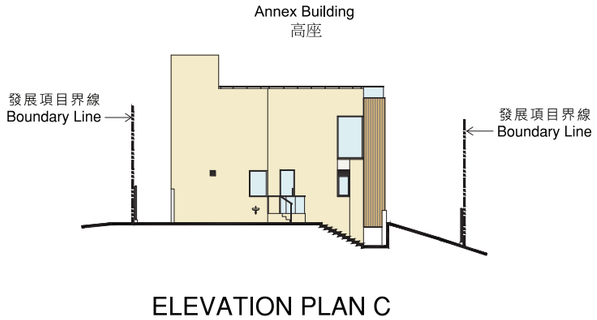
Key Plan 索引圖



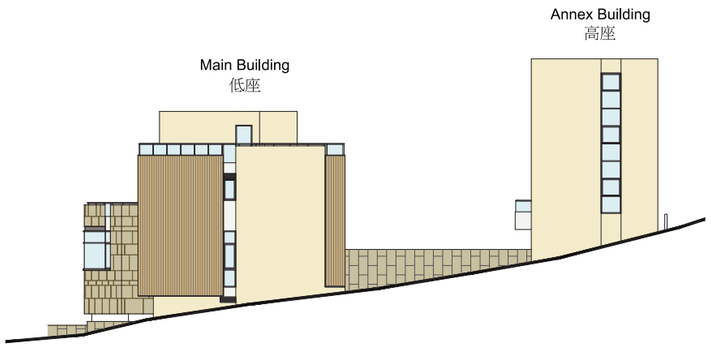
ELEVATION PLAN A
立面圖 A



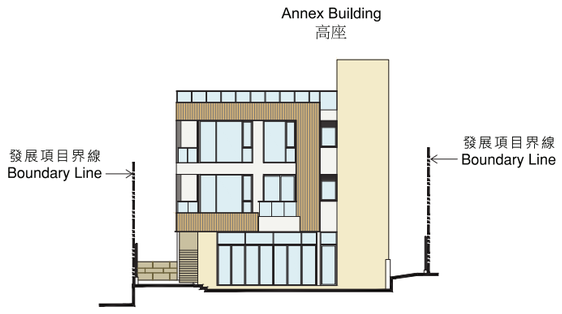
ELEVATION PLAN B
立面圖 B



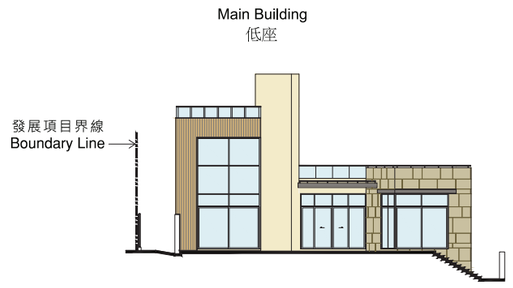
ELEVATION PLAN C
立面圖 C



ELEVATION PLAN D
立面圖 D



ELEVATION PLAN E
立面圖 E



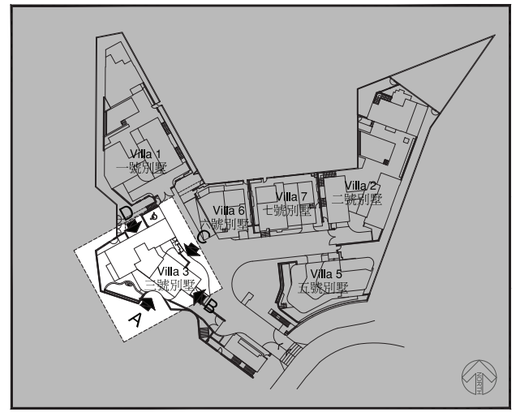
ELEVATION PLAN F
立面圖 F

20 ELEVATION PLAN
立面圖

VILLA 3
3號別墅

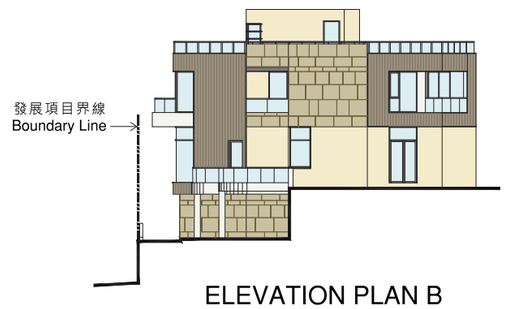
The Authorized Person for the Development has certified that the elevations shown on this plan are prepared on the basis of the approved building plans for the Development as of 20th October 2020, and are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面是以2020年10月20日的情況為準的發展項目經批准的建築圖則為基礎擬備，及大致上與該發展項目的外觀一致。



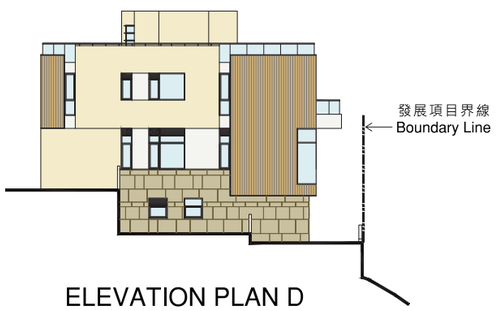
Key Plan 索引圖

ELEVATION PLAN A
立面圖 A



ELEVATION PLAN B
立面圖 B

ELEVATION PLAN C
立面圖 C



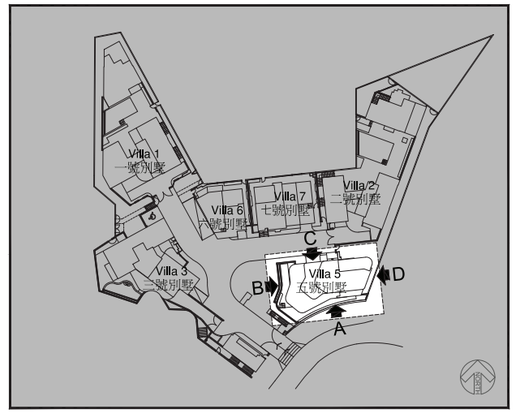
ELEVATION PLAN D
立面圖 D

20 ELEVATION PLAN
立面圖

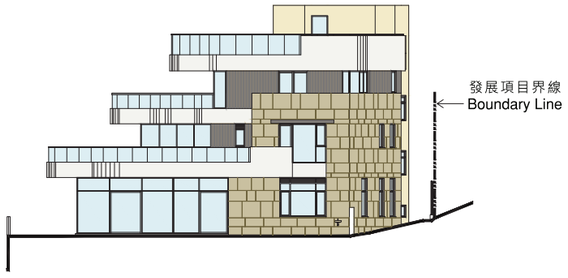
VILLA 5
5號別墅

The Authorized Person for the Development has certified that the elevations shown on this plan are prepared on the basis of the approved building plans for the Development as of 20th October 2020, and are in general accordance with the outward appearance of the Development.

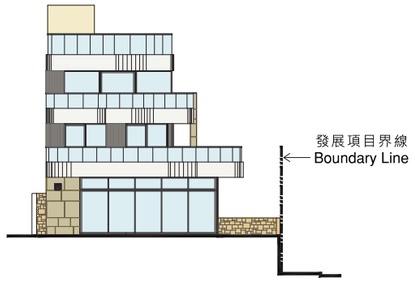
發展項目的認可人士已證明本圖所顯示的立面是以2020年10月20日的情況為準的發展項目經批准的建築圖則為基礎擬備，及大致上與該發展項目的外觀一致。



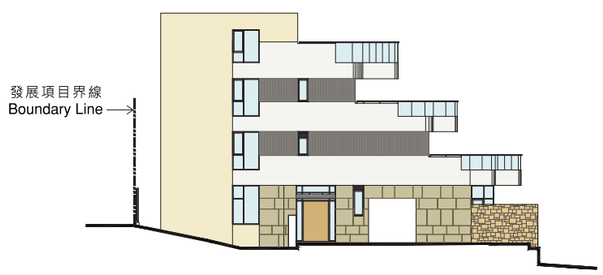
Key Plan 索引圖



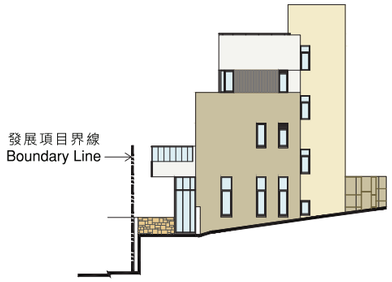
ELEVATION PLAN A
立面圖 A



ELEVATION PLAN B
立面圖 B



ELEVATION PLAN C
立面圖 C



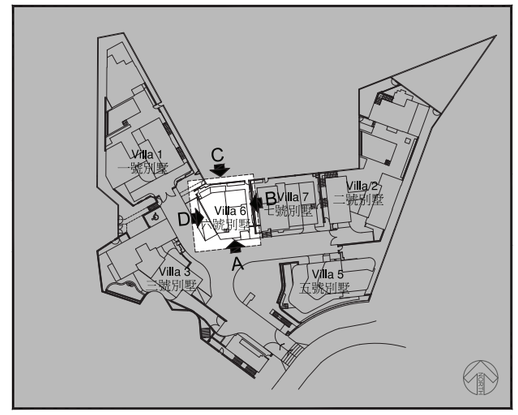
ELEVATION PLAN D
立面圖 D

20 ELEVATION PLAN
立面圖

VILLA 6
6號別墅

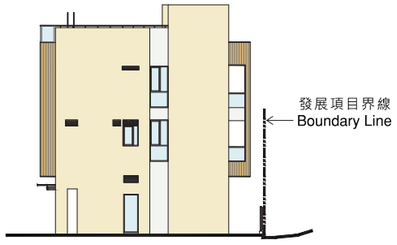
The Authorized Person for the Development has certified that the elevations shown on this plan are prepared on the basis of the approved building plans for the Development as of 20th October 2020, and are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面是以2020年10月20日的情況為準的發展項目經批准的建築圖則為基礎擬備，及大致上與該發展項目的外觀一致。



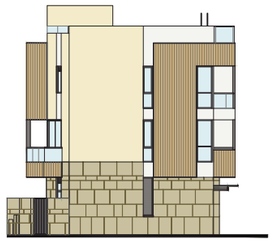
Key Plan 索引圖

ELEVATION PLAN A
立面圖 A



ELEVATION PLAN B
立面圖 B

ELEVATION PLAN C
立面圖 C



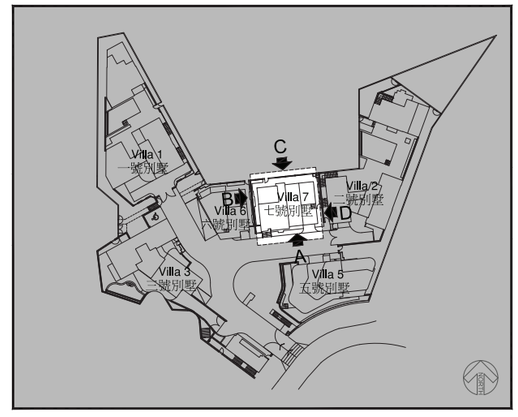
ELEVATION PLAN D
立面圖 D

20 ELEVATION PLAN
立面圖

VILLA 7
7號別墅

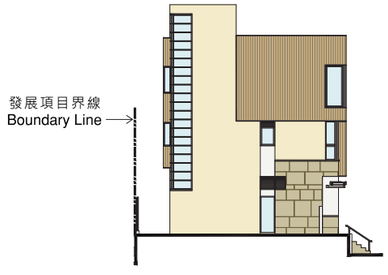
The Authorized Person for the Development has certified that the elevations shown on this plan are prepared on the basis of the approved building plans for the Development as of 20th October 2020, and are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面是以2020年10月20日的情況為準的發展項目經批准的建築圖則為基礎擬備，及大致上與該發展項目的外觀一致。



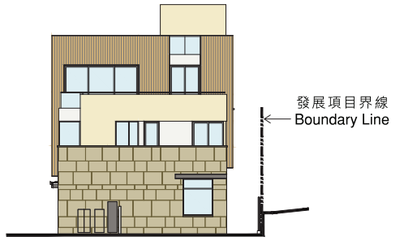
Key Plan 索引圖

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

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

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

Note:

Areas in square metres as specified in the above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square metres to 10.764 square feet and rounded off to nearest square foot.

附註：

上述所列以平方米顯示之面積乃依據最新的批准建築圖則。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四拾五入至整數。

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

1. A copy of the Outline Zoning Plan relating to the Development is available at: http://www.ozp.tpb.gov.hk
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關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. 指明住宅物業每一公契的最新擬稿的文本存放在發售住宅物業的地方，以供閱覽。
3. 無須為閱覽付費。

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

1. Exterior finishes						
Item		Description				
(a)	External wall	Type of finishes	Stone cladding, aluminum cladding, wood composite cladding, aluminum louver, glass balustrade, metal architectural feature and external paint			
(b)	Window	Material of frame	Fluorocarbon coated aluminum			
		Material of glass	Insulated Glass Unit (IGU) with Low-E and obscure tempered glass			
(c)	Bay window	Material of bay window	No bay window is provided			
		Material of window sill finishes	No bay window is provided			
(d)	Planter	Type of finishes	Stone and external paint			
(e)	Verandah or balcony	Type of finishes	Balcony			
			Floor	Tile		
			Wall	Villa	Balcony Location	Wall Finishes
				Villa 1	Balcony of Living Room on G/F of Main Building	Aluminium cladding and external paint
					Balcony of Bed Room 2 on 1/F of Main Building	Aluminium cladding and external paint
					Balcony of Bed Room 3 on 1/F of Annex Building	Aluminium cladding and external paint
					Balcony of Bed Room 4 on 1/F of Annex Building	Wood Composite cladding, stone cladding and external paint
					Balcony of Master Bed Room on 2/F of Annex Building	Aluminium cladding and external paint

1. 外部裝修物料						
細項		描述				
(a)	外牆	裝修物料的類型	石材飾板、鋁質飾板、木塑複合飾板、鋁百葉、玻璃欄河、金屬建築裝飾及外牆漆			
(b)	窗	框的用料	氟化塗層鋁質			
		玻璃的用料	雙層中空低輻射鍍膜玻璃及磨砂強化玻璃			
(c)	窗台	窗台的用料	沒有提供窗台			
		窗台板的裝修物料	沒有提供窗台			
(d)	花槽	裝修物料的類型	石材及外牆漆			
(e)	陽台或露台	裝修物料的類型	露台			
			地板	瓷磚		
			牆壁	別墅	露台位置	牆壁裝修物料
				1號別墅	低座地下客廳露台	鋁質飾板及外牆漆
					低座1樓睡房2露台	鋁質飾板及外牆漆
					高座1樓睡房3露台	鋁質飾板及外牆漆
					高座1樓睡房4露台	木塑複合飾板、石材飾板及外牆漆
					高座2樓主人睡房露台	鋁質飾板及外牆漆

1. Exterior finishes						
Item		Description				
(e)	Verandah or balcony	Type of finishes	Wall	Villa	Balcony Location	Wall Finishes
				Villa 2	Balcony of Living Room on G/F of Main Building	Aluminium cladding and external paint
					Balcony of Bed Room 2 on 1/F of Main Building	Aluminium cladding and external paint
					Balcony of Bed Room 3 on 1/F of Annex Building	Wood Composite cladding and external paint
					Balcony of Bed Room 4 on 1/F of Annex Building	Aluminium cladding and external paint
					Balcony of Master Bed Room on 2/F of Annex Building	Aluminium cladding and external paint
				Villa 3	Balcony of Bed Room 2 on 1/F	Stone cladding and external paint
					Balcony of Master Bed Room on 1/F	Wood Composite cladding and external paint
				Villa 6	Balcony of Living Room on 1/F	Aluminium cladding and external paint
					Balcony of Dining Room on 1/F	Aluminium cladding and external paint
					Balcony of Bed Room 2 on 2/F	Aluminium cladding and external paint
					Balcony of Master Bed Room on 2/F	Aluminium cladding and external paint
			Ceiling	Cement Board with external paint (applicable to covered and covered part of balconies only)		

1. 外部裝修物料						
細項		描述				
(e)	陽台或露台	裝修物料的類型	牆壁	別墅	露台位置	牆壁裝修物料
				2號別墅	低座地下客廳露台	鋁質飾板及外牆漆
					低座1樓睡房2露台	鋁質飾板及外牆漆
					高座1樓睡房3露台	木塑複合飾板及外牆漆
					高座1樓睡房4露台	鋁質飾板及外牆漆
					高座2樓主人睡房露台	鋁質飾板及外牆漆
				3號別墅	1樓睡房2露台	石材飾板及外牆漆
					1樓主人睡房露台	木塑複合飾板及外牆漆
				6號別墅	1樓客廳露台	鋁質飾板及外牆漆
					1樓飯廳露台	鋁質飾板及外牆漆
					2樓睡房2露台	鋁質飾板及外牆漆
					2樓主人睡房露台	鋁質飾板及外牆漆
			天花	水泥板髹外牆漆（只適用於有蓋露台和露台有蓋部分）		

1. Exterior finishes						
Item		Description				
(e)	Verandah or balcony	Type of finishes	Verandah			
			Floor	Tile		
			Wall	Villa	Verandah location	Wall Finishes
				Villa 3	Verandah of Bed Room 3 on 1/F	Aluminium cladding and external paint
				Villa 5	Verandah of Bed Room 2 and 3 on 1/F	Wood Composite cladding, stone cladding and external paint
					Verandah of Master Bed Room on 2/F	Wood compostie cladding and external paint
			Ceiling	Cement Board with external paint		
		Whether it is covered	Balcony	All balconies are covered, except the followings: Balcony of Bed Room 4 on 1/F of Annex Building of Villa 1 Balcony of Bed Room 3 on 1/F of Annex Building of Villa 2 Balcony of Master Bed Room on 1/F of Villa 3 Part of Balcony of Living Room on 1/F of Villa 6		
			Verandah	Covered		
(f)	Drying facilities for clothing	Type and material	Not applicable			

1. 外部裝修物料						
細項		描述				
(e)	陽台或露台	裝修物料的類型	陽台			
			地板	瓷磚		
			牆壁	別墅	陽台位置	牆壁裝修物料
				3號別墅	1樓睡房3陽台	鋁質飾板及外牆漆
				5號別墅	1樓睡房2及3陽台	木塑複合飾板、石材飾板及外牆漆
					2樓主人睡房陽台	木塑複合飾板及外牆漆
			天花	水泥板髹外牆漆		
		是否有蓋	露台	除以下露台外，其他全部是有蓋露台： 1號別墅高座1樓睡房4露台 2號別墅高座1樓睡房3露台 3號別墅1樓主人睡房露台 6號別墅1樓客廳部份露台		
			陽台	有蓋		
(f)	乾衣設施	類型及用料	不適用			

2. Interior finishes					
Item		Description			
(a)	Lobby	Type of wall, floor and ceiling finishes			
		Location	Wall	Floor	Ceiling
		Lift lobby of Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Plastering	Cement sand screeding	Plastering
		Lift lobby of Villa 3 on L/G and 1/F	Plastering	Cement sand screeding	Plastering
		Lift lobby of Villa 3 on G/F	Natural stone, glass, timber, metal, fabric and emulsion paint on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling finished in emulsion paint and plastering
(b)	Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom			
		Location	Wall	Ceiling	
		Living room	Plastering in Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7 Natural stone, glass, timber, metal, fabric and emulsion paint on exposed surface in Villa 3 Plastering in Upper Living Room of Villa 3	Plastering in Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7 Gypsum board false ceiling finished in emulsion paint, metal trimming and timber in Villa 3 Plastering in Upper Living Room of Villa 3	
		Dining room	Plastering	Plastering	
		Bedroom	Plastering in Villa 1 - 3 & Villa 5 - 7 (Except Bed Room 4 of Villa 3) Wood and plastering in Bed Room 4 of Villa 3	Plastering in Villa 1 - 3 & Villa 5 - 7 (Except Bed Room 4 of Villa 3) Gypsum board false ceiling finished in emulsion paint and plastering in Bed Room 4 of Villa 3	

2. 室內裝修物料					
細項		描述			
(a)	大堂	牆壁、地板、天花板的裝修物料的類型			
		位置	牆壁	地板	天花板
		1號、2號、5號、6號及7號別墅電梯大堂	英泥沙批盪	英泥沙地台	英泥沙批盪
		3號別墅地下低層及1樓電梯大堂	英泥沙批盪	英泥沙地台	英泥沙批盪
		3號別墅地下電梯大堂	外露部份鋪砌天然石材、玻璃飾面、木材、金屬、布飾面及髹乳膠漆	外露部份鋪砌天然石材	石膏板假天花髹乳膠漆及英泥沙批盪
(b)	內牆及天花板	客廳、飯廳及睡房的牆壁及天花板的裝修物料的類型			
		位置	牆壁	天花板	
		客廳	以下別墅配置英泥沙批盪：1號、2號、5號、6號及7號別墅 3號別墅客廳外露部份鋪砌天然石材、玻璃飾面、木材、金屬、布飾面及髹乳膠漆 3號別墅上層客廳配置英泥沙批盪	以下別墅配置英泥沙批盪：1號、2號、5號、6號及7號別墅 3號別墅裝設石膏板假天花髹乳膠漆、金屬飾邊及木材 3號別墅上層客廳配置英泥沙批盪	
		飯廳	英泥沙批盪	英泥沙批盪	
		睡房	1號 - 3號別墅及5號 - 7號別墅配置英泥沙批盪（3號別墅睡房4除外） 3號別墅睡房4配置木材及英泥沙批盪	1號 - 3號別墅及5號 - 7號別墅配置英泥沙批盪（3號別墅睡房4除外） 3號別墅睡房4配置石膏板假天花髹乳膠漆及英泥沙批盪	

2. Interior finishes					
Item		Description			
(c)	Internal floor	Material of floor and skirting for living room, dinning room and bedroom			
		Location	Floor	Skirting	
		Living Room and Dining Room of Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Cement sand screeding	No skirting is provided	
		Living Room of Villa 3	Natural stone on exposed surface in Living Room Cement sand screeding in Upper Living Room	No skirting is provided	
		Dining Room of Villa 3	Cement sand screeding	No skirting is provided	
		Bed Room of Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Cement sand screeding	No skirting is provided	
		Bed Room of Villa 3	Cement sand screeding in all bedrooms (Except Bed Room 4) Natural stone and cement sand screeding in Bed Room 4	No skirting is provided	
(d)	Bathroom	(i) Type of wall, floor and ceiling finishes			
		Location	Wall	Floor	Ceiling
		Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Tile and plastering on exposed surface	Tile on exposed surface	Plastering
		Villa 3	Tile and plastering on exposed surface in all Bathrooms (Except Bathroom 4) Natural stone, glass, timber and metal trimming on exposed surface in Bathroom 4	Tile on exposed surface in all Bathrooms (Except Bathroom 4) Natural stone on exposed surface in Bathroom 4	Plastering in all Bathrooms (Except Bathroom 4) Gypsum board false ceiling finished in emulsion paint in Bathroom 4
		(ii) Whether the wall finishes run up to the ceiling: Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7: Wall finishes up to ceiling Villa 3: Wall finishes up to ceiling in all Bathrooms (Except Bathroom 4) Wall finishes up to false ceiling level in Bathroom 4			

2. 室內裝修物料					
細項		描述			
(c)	內部地板	客廳、飯廳及睡房的地板及牆腳線的用料			
		位置	地板	牆腳線	
		1號、2號、5號、6號及7號別墅客廳及飯廳	英泥沙地台	沒有提供	
		3號別墅客廳	客廳外露部份鋪砌天然石材 上層客廳配置英泥沙地台	沒有提供	
		3號別墅飯廳	英泥沙地台	沒有提供	
		1號、2號、5號、6號及7號別墅睡房	英泥沙地台	沒有提供	
		3號別墅睡房	所有睡房配置英泥沙地台（睡房4除外） 睡房4砌天然石材及英泥沙地台	沒有提供	
(d)	浴室	(i) 牆壁、地板及天花板的裝修物料的類型			
		位置	牆壁	地板	天花板
		1號、2號、5號、6號及7號別墅	外露部份鋪砌瓷磚及配置英泥沙批盪	外露部份鋪砌瓷磚	英泥沙批盪
		3號別墅	所有浴室外露部份鋪砌瓷磚及配置英泥沙批盪（浴室4除外） 浴室4外露部分鋪砌天然石材、玻璃飾面、木材及金屬飾邊	所有浴室外露部份鋪砌瓷磚（浴室4除外） 浴室4外露部分鋪砌天然石材	所有浴室配置英泥沙批盪（浴室4除外） 浴室4裝設石膏板假天花髹乳膠漆
		(ii) 牆壁的裝修物料是否鋪至天花板 1號、2號、5號、6號及7號別墅：牆壁的裝修物料鋪至天花板 3號別墅：所有浴室牆壁的裝修物料鋪至天花板（浴室4除外） 浴室4牆壁的裝修物料鋪至假天花			

2. Interior finishes						
Item		Description				
(e)	Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes				
		Location	Wall	Floor	Ceiling	Cooking Bench
		Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Tile and plastering on exposed surface	Tile on exposed surface	Plastering	No cooking bench is provided
		Villa 3	Tile and plastering on exposed surface	Tile on exposed surface	Plastering	Stainless steel
		(ii) Whether the wall finishes run up to the ceiling: Yes				

2. 室內裝修物料						
細項		描述				
(e)	廚房	(i) 牆壁、地板、天花板及灶台的裝修物料的類型				
		位置	牆壁	地板	天花板	灶台
		1號、2號、5號、6號及7號別墅	外露部分鋪砌瓷磚及配置英泥沙批盪	外露部份鋪砌瓷磚	英泥沙批盪	沒有提供灶台
		3號別墅	外露部分鋪砌瓷磚及配置英泥沙批盪	外露部份鋪砌瓷磚	英泥沙批盪	不銹鋼
		(ii) 牆壁的裝修物料是否鋪至天花板：是				

3. Interior fittings					
Item		Description			
		Villa	Material	Finishes	Accessories
(a)	Doors				
	Entrance	Villa 2, Villa 5, Villa 6 & Villa 7	Metal swing door	Timber veneer	Lockset with handle
	Carport	Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer
	Passage	Villa 1	Aluminium framed glass swing door	Fluorocarbon coated aluminum frame	Lockset with handle
	Store (Near Carport)	Villa 1 & Villa 2	Solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer
	Maid Room	Villa 1, Villa 2 & Villa 7	Solid core timber swing door	Plastic laminate	Lockset with handle
	Utility	Villa 1 & Villa 2	Solid core timber swing door	Plastic laminate	Lockset with handle
	Bath	Villa 1, Villa 2, Villa 5 & Villa 7	Solid core timber swing door in the following Villa: Bathroom 1 of Villa 1 Bathroom 1 of Villa 2 Bathroom 1 of Villa 5 Solid core timber swing door with louver in Bathroom 1 of Villa 7	Plastic laminate	Lockset with handle
	Toilet	Villa 1, Villa 2, Villa 6 & Villa 7	Solid core timber swing door with louvre in the following Villa: Toilet 1 and Toilet 3 of Villa 1 Toilet 1, Toilet 2 and Toilet 3 of Villa 2 Toilet 1 of Villa 6 Toilet 1 of Villa 7	Plastic laminate	Lockset with handle
	Filtration Plant Room	Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer
	Fire Services Pump Room	Villa 1 & Villa 2	Solid core timber swing door & solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer

3. 室內裝修					
細項		描述			
		別墅	用料	裝修物料	配件
(a)	門				
	大門	2號、5號、6號及7號別墅	金屬掩門	木皮飾面	配置門鎖及把手
	車庫	1號、2號、5號、6號及7號別墅	實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓
	通道	1號別墅	鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
	儲物室（鄰近車庫）	1號及2號別墅	實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓
	工人房	1號、2號及7號別墅	實心木掩門	膠板飾面	配置門鎖及把手
	工作間	1號及2號別墅	實心木掩門	膠板飾面	配置門鎖及把手
	浴室	1號、2號、5號及7號別墅	以下單位選用實心木掩門： 1號別墅浴室1 2號別墅浴室1 5號別墅浴室1 7號別墅浴室1 選用實心木掩門設有百葉	膠板飾面	配置門鎖及把手
	洗手間	1號、2號、6號及7號別墅	以下別墅選用實心木掩門設有百葉： 1號別墅洗手間1及3 2號別墅洗手間1、2及3 6號別墅洗手間1 7號別墅洗手間1	膠板飾面	配置門鎖及把手
	濾水機房	1號、2號、5號、6號及7號別墅	實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓
	消防泵房	1號及2號別墅	實心木掩門及實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓

3. Interior fittings					
Item		Description			
		Villa	Material	Finishes	Accessories
(a)	Doors				
	Kitchen	Villa 1	Solid core fire rated timber swing door	Plastic laminate	Handle, door closer and fire rated clear vision glass
		Villa 2, Villa 5, Villa 6 & Villa 7	Solid core fire rated timber swing door	Plastic laminate	Handle, door closer, fire rated clear vision glass and lockset
		Villa 5	Solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer
	Yard	Villa 1 & Villa 2	Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle
	Garden	Villa 1, Villa 2, Villa 5 & Villa 6	Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle
		Villa 1, Villa 2 & Villa 7	Aluminium framed glass folding door	Fluorocarbon coated aluminum frame	Folding door track set, lockset and handle
		Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Aluminium framed glass swing door	Fluorocarbon coated aluminum frame	Lockset and handle
	Balcony	Villa 1, Villa 2 & Villa 6	Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle
	Flat Roof	Villa 1, Villa 2, Villa 5 & Villa 7	Aluminium framed glass swing door	Fluorocarbon coated aluminum frame	Lockset and handle
		Villa 5 & Villa 7	Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle
	Verandah	Villa 5	Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle
	Roof	Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Aluminium framed glass swing door	Fluorocarbon coated aluminum frame	Lockset and handle
	Flushing Water Tank Room	Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7	Metal swing door	Paint	Lockset and handle
	Store (Inside Toilet)	Villa 1, Villa 2, Villa 6 & Villa 7	Solid core timber swing door	Plastic laminate	Handle
	Foyer	Villa 7	Solid core timber swing door	Plastic laminate	Handle

3. 室內裝修					
細項		描述			
		別墅	用料	裝修物料	配件
(a)	門				
	廚房	1號別墅	實心防火木掩門	膠板飾面	配置把手、氣鼓及防火清玻璃視窗
		2號、5號、6號及7號別墅	實心防火木掩門	膠板飾面	配置把手、氣鼓、防火清玻璃視窗及門鎖
		5號別墅	實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓
	庭院	1號及2號別墅	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
	花園	1號、2號、5號及6號別墅	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
		1號、2號及7號別墅	鋁框玻璃摺門	氟化碳噴塗層鋁框	配置摺門軌道、門鎖及把手
		1號、2號、5號、6號及7號別墅	鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
	露台	1號、2號及6號別墅	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
	平台	1號、2號、5號及7號別墅	鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
		5號及7號別墅	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
	陽台	5號別墅	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
	天台	1號、2號、5號、6號及7號別墅	鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
	沖廁水缸房	1號、2號、5號、6號及7號別墅	金屬掩門	噴漆	配置門鎖及把手
	儲物室（洗手間內）	1號、2號、6號及7號別墅	實心木掩門	膠板飾面	配置把手
	前廳	7號別墅	實心木掩門	膠板飾面	配置把手

3. Interior fittings					
Item		Description			
		Villa	Material	Finishes	Accessories
(a)	Doors				
	Entrance	Villa 3	Metal swing door	Timber veneer	Lockset with handle
	Garden	Villa 3	Aluminium framed glass folding door	Fluorocarbon coated aluminum frame	Folding door track set, lockset and handle
	Filtration Plant Room	Villa 3	Solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer
	Store	Villa 3	Solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer
	Bath 1	Villa 3	Solid core timber swing door with louvre	Plastic laminate	Lockset with handle and door closer
	Kitchen	Villa 3	Solid core fire rated timber swing door	Plastic laminate	Handle, door closer and fire rated clear vision glass
			Solid core fire rated timber swing door	Timber veneer	Lockset with handle, concealed door closer and door stopper
	Bed Room 4	Villa 3	Solid core timber swing door	Timber veneer	Lockset with handle and door stopper
	Bath 4	Villa 3	Solid core timber swing door	Timber veneer	Lockset with handle and door stopper
	Study	Villa 3	Solid core timber swing door	Timber veneer	Lockset with handle and door stopper
	Flat Roof	Villa 3	Aluminium framed glass swing door	Fluorocarbon coated aluminum frame	Lockset and handle
			Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle
	Balcony	Villa 3	Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle
			Aluminium framed glass swing door	Fluorocarbon coated aluminum frame	Lockset with handle
	Verandah	Villa 3	Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle

3. 室內裝修					
細項		描述			
		別墅	用料	裝修物料	配件
(a)	門				
	大門	3號別墅	金屬掩門	木皮飾面	配置門鎖及把手
	花園	3號別墅	鋁框玻璃摺門	氟化碳噴塗層鋁框	配置摺門軌道、門鎖及把手
	濾水機房	3號別墅	實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓
	儲物房	3號別墅	實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓
	浴室1	3號別墅	實心木掩門設有百葉	膠板飾面	配置門鎖、把手及氣鼓
	廚房	3號別墅	實心防火木掩門	膠板飾面	配置把手、氣鼓及防火玻璃視窗
			實心防火木掩門	木皮飾面	配置把手、門鎖、隱藏式氣鼓及門擋
	睡房4	3號別墅	實心木掩門	木皮飾面	配置門鎖、把手及門擋
	浴室4	3號別墅	實心木掩門	木皮飾面	配置門鎖、把手及門擋
	書房	3號別墅	實心木掩門	木皮飾面	配置門鎖、把手及門擋
	平台	3號別墅	鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
			鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
	露台	3號別墅	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
			鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
	陽台	3號別墅	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手

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

3. Interior fittings					
Item		Description			
		Villa	Material	Finishes	Accessories
(a)	Doors				
	Yard	Villa 3	Aluminium framed glass sliding door	Fluorocarbon coated aluminum frame	Sliding door track set, lockset and handle
			Metal swing door	Timber veneer	Lockset with handle
	Roof	Villa 3	Aluminium framed glass swing door	Fluorocarbon coated aluminum frame	Lockset and handle
	Flushing Water Tank Room	Villa 3	Metal swing door	Paint	Lockset with handle
	Covered Yard	Villa 3	Metal swing door	Timber veneer	Lockset with handle

3. 室內裝修					
細項		描述			
		別墅	用料	裝修物料	配件
(a)	門				
	庭院	3號別墅	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
			金屬掩門	木皮飾面	配置門鎖及把手
	天台	3號別墅	鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
	沖廁水缸泵房	3號別墅	金屬掩門	噴漆	配置門鎖及把手
	有蓋庭院	3號別墅	金屬掩門	木皮飾面	配置門鎖及把手

3. Interior fittings				
Item		Description		
			Type	Material
(b)	Bathroom	(i) Fittings and equipment	Counter top	Not provided in Villa 1 - 3 & Villa 5 - 7 (Except Bathroom 4 of Villa 3) Bathroom 4 of Villa 3: Natural stone
			Cabinet	Not provided in Villa 1 - 3 & Villa 5 - 7 (Except Bathroom 4 of Villa 3) Bathroom 4 of Villa 3: Timber mirror cabinet and timber vanity counter
			Water closet	Vitreous China
			Wash basin	Vitreous China
			Toilet paper holder	Not provided in Villa 1 - 3 & Villa 5 - 7 (Except Bathroom 4 of Villa 3) Bathroom 4 of Villa 3: Chrome plated
			Hanging hook	Not provided in Villa 1 - 3 & Villa 5 - 7 (Except Bathroom 4 of Villa 3) Bathroom 4 of Villa 3: Chrome plated
			Mixer	Chrome plated
		(ii) Type and material of water supply system: see "Water Supply" below for type and material of water supply system		
		(iii) Type and material of bathing facilities	Shower	Chrome plated
			Bathtub	Not provided in Villa 1 - 3 & Villa 5 - 7
			Shower cubicle	Not provided in Villa 1 - 3 & Villa 5 - 7 (Except Bathroom 4 of Villa 3) Bathroom 4 of Villa 3: Tempered clear glass
		(iv) Size of bath tub (if applicable): Not provided		
(c)	Kitchen	(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	See “Water Supply” below for material of water supply system	
		(iii) Material and finishes of Kitchen cabinet	Not provided in Villa 1, Villa 2, Villa 5, Villa 6 & Villa 7 Villa 3: Stainless steel kitchen cabinet with stainless steel finish	
		(iv) Type of all other fittings and equipment	Chrome plated mixer For other fittings and equipment, please refer to Appliance Schedule	

3. 室內裝置				
細項		描述		
			類型	用料
(b)	浴室	(i) 裝置及設備	櫃台面	1號 - 3號別墅及5號 - 7號別墅沒有提供（3號別墅浴室4除外） 3號別墅浴室4：天然石材
			櫃	1號 - 3號別墅及5號 - 7號別墅沒有提供（3號別墅浴室4除外） 3號別墅浴室4：木鏡櫃及木面盆櫃
			坐廁	搪瓷
			洗手盆	搪瓷
			廁紙架	1號 - 3號別墅及5號 - 7號別墅沒有提供（3號別墅浴室4除外） 3號別墅浴室4：鍍鉻
			衣鈎	1號 - 3號別墅及5號 - 7號別墅沒有提供（3號別墅浴室4除外） 3號別墅浴室4：鍍鉻
			水龍頭	鍍鉻
		(ii) 供水系統的類型及用料見下文「供水」一欄		
		(iii) 沐浴設施	花灑	鍍鉻
			浴缸	1號 - 3號別墅及5號 - 7號別墅沒有提供
			淋浴間	1號 - 3號別墅及5號 - 7號別墅沒有提供（3號別墅浴室4除外） 3號別墅浴室4：強化清玻璃
		(iv) 浴缸大小（如適用）：沒有提供		
(c)	廚房	(i) 洗滌盆用料	不銹鋼	
		(ii) 供水系統的用料	供水系統的類型及用料見下文「供水」欄	
		(iii) 廚櫃的用料及裝修物料	1號、2號、5號、6號及7號別墅：沒有提供 3號別墅：配置不銹鋼廚櫃及不銹鋼飾面	
		(iv) 所有其他裝置及設備的類型	鍍鉻水龍頭 其他裝置及設備見設備説明表	

3. Interior fittings			
Item		Description	
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions"
(f)	Aerials	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions"
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Three-phase electricity supply with miniature circuit breaker distribution board is provided to Villa 1 - 3 & Villa 5 - 7
		(ii) Whether conduits are concealed or exposed	Partly concealed and partly exposed
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical & Electrical Provisions”
(h)	Gas supply	Type	Liquefied petroleum gas (LPG)
		System	Liquefied petroleum gas system
		Location	Please refer to "Schedule of Mechanical & Electrical Provisions"
(i)	Washing machine connection point	Design	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided
		Location	Please refer to "Schedule of Mechanical & Electrical Provisions"
(j)	Water supply	(i) Material of water pipes	Copper pipes for hot and cold water supply PVC pipes are used for flushing water supply
		(ii) Whether water pipes are concealed or exposed	Partly concealed and partly exposed
		(iii) Whether hot water is available	Hot water provided to Kitchen, Master Bathroom, Toilets and Bathrooms

3. 室內裝置			
細項		描述	
(d)	睡房	裝置的類型及用料（包括嵌入式衣櫃）	不適用
(e)	電話	接駁點的位置及數目	請參閱「機電裝置數量説明表」
(f)	天線	接駁點的位置及數目	請參閱「機電裝置數量説明表」
(g)	電力裝置	(i) 供電附件（包括安全裝置）	1號 - 3號別墅及5號 - 7號別墅提供三相電力配電箱並裝置有微型斷路器
		(ii) 導管是隱藏或外露	部分隱藏及部分外露
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量説明表」
(h)	氣體供應	類型	液化石油氣
		系統	液化石油氣系統
		位置	請參閱「機電裝置數量説明表」
(i)	洗衣機接駁點	設計	提供設計為直徑22毫米的供水位，及設計為直徑40毫米的去水位
		位置	請參閱「機電裝置數量説明表」
(j)	供水	(i) 水管的用料	冷熱水均採用銅喉管 沖廁水採用膠喉管
		(ii) 水管是隱藏或外露	部分隱藏及部分外露
		(iii) 有否熱水供應	廚房、主人浴室、洗手間及浴室有熱水供應

4. Miscellaneous			
Item		Description	
(a)	Lifts	2 nos. of lift (Hitachi, model no. LCA-630-C060) in Villa 1 & Villa 2 serving LG/F, G/F and 1/F of Main building & G/F, 1/F and 2/F of Annex Building in those Villas	
		1 no. of lift (Hitachi, model no. LCA-630-C060) in Villa 3 serving LG/F, G/F and 1/F in that Villa	
		1 no. of lift (Hitachi, model no. LCA-630-C060) in Villa 5, Villa 6 & Villa 7 serving G/F, 1/F, 2/F in those Villas	
(b)	Letter box	N/A	
(c)	Refuse collection	i) Means of refuse collection	Refuse is collected and removed by cleaners
		ii) Location of Refuse Collection Place	Villa 1, Villa 2, Villa 3 & Villa 5: Yard
			Villa 6: Garden
			Villa 7: Carport
(d)	Water meter, electricity meter and gas meter	Separate water meter for each Villa is installed near entrance of Villa 1, Villa 2, Villa 3 & Villa 5 and side entrance of Villa 6 & Villa 7	
		There is no gas meter in the development	
		Separate electricity meter for each Villa is provided in switch room at mechanical plant room building	

4. 雜項			
細項		描述	
(a)	升降機	升降機“日立”（產品型號LCA-630-C060）提供於1號及2號別墅 數量：每別墅2部 服務於地下低層、地下及一樓（1號及2號別墅低座） 服務於地下、一樓及二樓（1號及2號別墅高座）	
		升降機“日立”（產品型號LCA-630-C060）提供於3號別墅 數量：每別墅1部 服務於地下低層、地下及一樓 (3號別墅)	
		升降機“日立”（產品型號LCA-630-C060）提供於5號、6號及7號別墅 數量：每別墅1部 服務於地下、一樓及二樓 （5號、6號及7號別墅）	
(b)	信箱	不適用	
(c)	垃圾收集	i) 垃圾收集的方法	由清潔工人收集及運走
		ii) 垃圾收集的位置	1號、2號、3號及5號別墅：庭院
			6號別墅：花園
			7號別墅：車庫
(d)	水錶、電錶及氣體錶	獨立的水錶鄰近1號、2號、3號及5號別墅的別墅大門及6號和7號別墅的側門	
		發展項目沒有獨立的氣體錶	
		每戶別墅的獨立電錶位於機電樓的電掣房	

5. Security facilities
There are motion detection system, CCTV security cameras, siren, guard tour patrol system along boundary of the Development. Visitor Panel is provided at the entrance of each Villa. Video door phone system, motion detection system, panic button, door contact and security monitoring system is installed at each Villa. Card access system is provided at the entrance of the Development.

5. 保安設施
發展項目設有動態感應器、閉路電視監控攝像頭、警報器及電子巡邏系統於不同邊界區域。 每户別墅入口都設有視像對講機。每户別墅都設有視像對講系統、動態感應器、緊急按鈕、門觸器及安防監控系統。發展項目的入口設有智能卡門禁系統。

6. Appliances
For brand name and model no. of appliances, please refer to "Appliances Schedules".

6. 設備
品牌名稱及產品型號於「設備説明表」列出。

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

賣方承諾，如發展項目中沒有安裝分別於上表第4(a)及下表第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備説明表

Location 位置	Villa 別墅	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Toilet & Bath 洗手間和浴室	Villa 1 - 3 & Villa 5 - 7 1號 - 3號別墅及5號 - 7號別墅	18kW Electric Water Heater 18kW 電熱水爐	Stiebel Eltron 斯寶亞創	DEL 18/21/24 SL
Toilet & Bath 洗手間和浴室	Villa 1 - 3 & Villa 5 - 7 1號 - 3號別墅及5號 - 7號別墅	6kW Electric Water Heater 6kW 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6
Kitchen 廚房	Villa 1 - 3 & Villa 5 - 7 1號 - 3號別墅及5號 - 7號別墅	6kW Electric Water Heater 6kW 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6
Kitchen 廚房	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Master Bath 主人浴室	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Bath 1 浴室 1	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 2 浴室 2	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 3 浴室 3	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 4 浴室 4	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Toilet 1 洗手間 1	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Toilet 2 洗手間 2	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Toilet 3 洗手間 3	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Fire Services Pump Room 消防泵房	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Filtration Plant Room 濾水機房	Villa 1 1號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H

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Appliances Schedule 設備説明表

Location 位置	Villa 別墅	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Kitchen 廚房	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-23NL3H
Master Bath 主人浴室	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Bath 1 浴室 1	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 2 浴室 2	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 3 浴室 3	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 4 浴室 4	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Toilet 1 洗手間 1	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Toilet 2 洗手間 2	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-15NS3H
Toilet 3 洗手間 3	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Fire Services Pump Room 消防泵房	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Filtration Plant Room 濾水機房	Villa 2 2號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Kitchen 廚房	Villa 3 3號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Master Bath 主人浴室	Villa 3 3號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Bath 1 浴室 1	Villa 3 3號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 2 浴室 2	Villa 3 3號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 3 浴室 3	Villa 3 3號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H

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Appliances Schedule 設備説明表

Location 位置	Villa 別墅	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Bath 4 浴室 4	Villa 3 3號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 5 浴室 5	Villa 3 3號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Filtration Plant Room 濾水機房	Villa 3 3號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Kitchen 廚房	Villa 5 5號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Master Bath 主人浴室	Villa 5 5號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Bath 1 浴室 1	Villa 5 5號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 2 浴室 2	Villa 5 5號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 3 浴室 3	Villa 5 5號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 4 浴室 4	Villa 5 5號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Toilet 1 洗手間 1	Villa 5 5號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Filtration Plant Room 濾水機房	Villa 5 5號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Kitchen 廚房	Villa 6 6號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Master Bath 主人浴室	Villa 6 6號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Bath 2 浴室 2	Villa 6 6號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 3 浴室 3	Villa 6 6號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Toilet 1 洗手間 1	Villa 6 6號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H

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Appliances Schedule 設備説明表

Location 位置	Villa 別墅	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Toilet 2 洗手間 2	Villa 6 6號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Filtration Plant Room 濾水機房	Villa 6 6號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Kitchen 廚房	Villa 7 7號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Master Bath 主人浴室	Villa 7 7號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Bath 1 浴室 1	Villa 7 7號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 2 浴室 2	Villa 7 7號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 3 浴室 3	Villa 7 7號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Bath 4 浴室 4	Villa 7 7號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Toilet 1 洗手間 1	Villa 7 7號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-18NF3H
Filtration Plant Room 濾水機房	Villa 7 7號別墅	Exhaust Fan 抽氣扇	Panasonic 松下電器	FV-20NS3H
Carport 車庫	Villa 3 3號別墅	Air Conditioner 冷氣機	Samsung 三星	Outdoor Unit 室外機： AM100kXMDGH/EU
Bath 4 浴室 4	Villa 3 3號別墅	Air Conditioner 冷氣機	Samsung 三星	Indoor Unit 室內機： AM028KNMDEH/EU
Hall (Ground Floor) 門廳（地下）	Villa 3 3號別墅	Air Conditioner 冷氣機	Samsung 三星	Indoor Unit 室內機： AM056KNMDEH/EU
Bed Room 4 睡房 4	Villa 3 3號別墅	Air Conditioner 冷氣機	Samsung 三星	Indoor Unit 室內機： AM056KNMDEH/EU
Living Room 客廳	Villa 3 3號別墅	Air Conditioner 冷氣機	Samsung 三星	Indoor Unit 室內機： AM071KNMDEH/EU

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Appliances Schedule 設備説明表

Location 位置	Villa 別墅	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Living Room 客廳	Villa 1 (Main Building) 1號別墅（低座）	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Living Room 客廳	Villa 1 (Annex Building) 1號別墅（高座）	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Kitchen 廚房	Villa 1 1號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Study 書房	Villa 1 1號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Master Bed Room 主人睡房	Villa 1 1號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Bed Room 2 睡房 2	Villa 1 1號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Bed Room 3 睡房 3	Villa 1 1號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Bed Room 4 睡房 4	Villa 1 1號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Living Room 客廳	Villa 2 (Main Building) 2號別墅（低座）	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Dining Room 飯廳	Villa 2 (Main Building) 2號別墅（低座）	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Study 1 書房 1	Villa 2 2號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Master Bed Room 主人睡房	Villa 2 2號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Bed Room 2 睡房 2	Villa 2 2號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Bed Room 3 睡房 3	Villa 2 2號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Bed Room 4 睡房 4	Villa 2 2號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Living Room 客廳	Villa 3 3號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN

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Appliances Schedule 設備説明表

Location 位置	Villa 別墅	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Family Room 家庭廳	Villa 3 3號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Master Bed Room 主人睡房	Villa 3 3號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Bed Room 3 睡房 3	Villa 3 3號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Living Room 客廳	Villa 5 5號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Master Bed Room 主人睡房	Villa 5 5號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Bed Room 2 睡房 2	Villa 5 5號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Bed Room 3 睡房 3	Villa 5 5號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Living Room 客廳	Villa 6 6號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Dining Room 飯廳	Villa 6 6號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Master Bed Room 主人睡房	Villa 6 6號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Bed Room 2 睡房 2	Villa 6 6號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Bed Room 3 睡房 3	Villa 6 6號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Living Room 客廳	Villa 7 7號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Dining Room 飯廳	Villa 7 7號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN
Master Bed Room 主人睡房	Villa 7 7號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Bed Room 2 睡房 2	Villa 7 7號別墅	Motion Sensor 動態感應器	Optex 奧泰斯電子	AX-70TN

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

賣方承諾，如發展項目中沒有安裝分別於上表第4(a)及下表第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Appliances Schedule 設備説明表

Location 位置	Villa 別墅	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Bed Room 3 睡房 3	Villa 7 7號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Bed Room 4 睡房 4	Villa 7 7號別墅	Motion Sensor 動態感應器	Honeywell 漢威聯合	IS310
Foyer 前廳	Villa 5, Villa 6 & Villa 7 5號、6號及7號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Living Room 客廳	Villa 1, Villa 2 (Main Building), Villa 3, Villa 5 & Villa 6 1號、2號（低座）、3號、5號及6號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Upper Living Room 上層客廳	Villa 3 3號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Dining Room 飯廳	Villa 2, Villa 3, Villa 6 & Villa 7 2號、3號、6號及7號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Family Room 家庭廳	Villa 1, Villa 2 & Villa 3 1號、2號及3號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Kitchen 廚房	Villa 1 1號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Passage 通道	Villa 2 2號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Hall 門廳	Villa 3 3號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Master Bed Room 主人睡房	Villa 1 - 3 & Villa 5 - 7 1號 - 3號別墅及5號 - 7號別墅	Panic Button 緊急按鈕	Antek	RAP87P
Foyer 前廳	Villa 3, Villa 5, Villa 6 & Villa 7 3號、5號、6號及7號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Living Room 客廳	Villa 1 (Annex Building) & Villa 5 1號（高座）及5號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Dining Room 飯廳	Villa 2 (Annex Building) & Villa 3 2號（高座）及3號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Family Room 家庭廳	Villa 1 & Villa 2 1號及2號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Hall 門廳	Villa 1 (Main Building), Villa 2 (Annex Building), Villa 3 & Villa 7 1號（低座）、2號（高座）、3號及7號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9

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

賣方承諾，如發展項目中沒有安裝分別於上表第4(a)及下表第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Appliances Schedule 設備説明表

Location 位置	Villa 別墅	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號
Study 書房	Villa 3 3號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Corridor 走廊	Villa 5 5號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Passage 通道	Villa 2 2號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Master Bed Room 主人睡房	Villa 5 5號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Bed Room 2 睡房 2	Villa 3 3號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Roof 天台	Villa 1 - 3 & Villa 5 - 7 1號 - 3號別墅及5號 - 7號別墅	Door Contact 門觸器	Honeywell 漢威聯合	MPS-9
Entrance 大門	Villa 1 - 3 & Villa 5 - 7 1號 - 3號別墅及5號 - 7號別墅	Visitor Panel 訪客對講機	Urmet 歐蒙特電子	Sinthesi Steel
Foyer 前廳	Villa 6 6號別墅	Security Monitoring System 安防監控系統	Honeywell 漢威聯合	Vista-15P
Foyer & Maid Room 前廳和工人房	Villa 1, Villa 2, Villa 3, Villa 5 & Villa 7 1號、2號、3號、5號及7號別墅	Security Monitoring System 安防監控系統	Honeywell 漢威聯合	Vista-15P
Foyer 前廳	Villa 5, Villa 6 & Villa 7 5號、6號及7號別墅	Video Door Phone System 視像對講系統	Urmet 歐蒙特電子	MOD.1717/31
Living Room 客廳	Villa 1 1號別墅	Video Door Phone System 視像對講系統	Urmet 歐蒙特電子	MOD.1717/31
Hall 門廳	Villa 3 3號別墅	Video Door Phone System 視像對講系統	Urmet 歐蒙特電子	MOD.1717/31
Kitchen 廚房	Villa 1 - 3 & Villa 5 - 7 1號 - 3號別墅及5號 - 7號別墅	Video Door Phone System 視像對講系統	Urmet 歐蒙特電子	MOD.1717/31
Passage 通道	Villa 2 2號別墅	Video Door Phone System 視像對講系統	Urmet 歐蒙特電子	MOD.1717/31
Store 儲物房	Villa 3 3號別墅	Video Door Phone System 視像對講系統	Urmet 歐蒙特電子	MOD.1717/31
Maid Room 工人房	Villa 1, Villa 2, Villa 5 & Villa 7 1號、2號、5號及7號別墅	Video Door Phone System 視像對講系統	Urmet 歐蒙特電子	MOD.1717/31

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

賣方承諾，如發展項目中沒有安裝分別於上表第4(a)及下表第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Yard 庭院	Visitor Panel 視像對講機	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	7	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-
	Weatherproof Fused Connection Unit 防水接線座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	36	-	-	-	-	-	-	-	-	-	18	-	-	-	-	-	-	-	-	-
Garden 花園	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	6	-	-	-	-	-	-	-	-	-	8	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	10	-	-	-	-	-	-	-	-	-	16	-	-	-	-	11	-	-	-
Carport 車庫	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	2	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Isolator 開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator for Garage Door 車閘電源開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Isolator for Main Gate 大閘電源開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Isolator for EV Charger 電動車充電電源開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
Store 儲物房	13A Twin Socket Outlet 13A 雙位電源插座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Molded Case Circuit Breaker Board 總電掣箱	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	4	-	-	-	-	3	-	-	-	-	4	-	-	-	-	1	-	-	-	-
	Contactor Box For Floor Heating System 地暖系統掣箱	1	-	-	-	-	2	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Store (Near Utility at Villa 1)/ (Near Bath 1 at Villa 2) 儲物房 （鄰近1號別墅工作間/ 2號別墅浴室1）	13A Twin Socket Outlet 13A 雙位電源插座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Maid Room 工人房	13A Twin Socket Outlet 13A 雙位電源插座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Video Door Phone System 視像對講系統	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Security Monitoring System Bypass Switch 安防監控系統旁路開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
Utility 工作間	13A Twin Socket Outlet 13A 雙位電源插座	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Washing Machine Water Inlet & Outlet Connection Point 洗衣機來水及去水接駁點	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Filtration Plant Room 濾水機房	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Isolator for Swimming Pool Filtration System 游泳池過濾系統電源開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Temperature Sensor 溫度感應器	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Flushing Water Tank Room 沖廁水缸房	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Lighting Point 燈位	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-
	Lighting Switch 燈掣	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
Fire Services Pump Room 消防泵房	Isolator 開關掣	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	3	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Toilet 1 洗手間 1	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Toilet 2 洗手間 2	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關位	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Toilet 3 洗手間 3	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關位	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Bath 1 浴室 1	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Kitchen 廚房	13A Single Socket Outlet 13A 單位電源插座	-	5	-	-	-	-	-	-	-	-	-	11	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	4	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	6	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	Isolator 開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關掣	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Liquefied Petroleum Gas Supply Point 石油氣供氣位	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Motion Sensor 動態感應器	-	2	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Video Door Phone System 視像對講系統	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Panic Button 緊急按鈕	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	4	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	1	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-

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		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Living Room 客廳	13A Twin Socket Outlet 13A 雙位電源插座	-	6	-	-	-	7	-	-	-	-	-	8	-	-	-	4	-	-	-	-
	Fused Connection Unit 接線座	-	4	-	-	-	2	-	-	-	-	-	4	-	-	-	2	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	8	-	-	-	4	-	-	-	-	-	8	-	-	-	4	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	2	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	2	-	-	-	-
	Motion Sensor 動態感應器	-	4	-	-	-	2	-	-	-	-	-	4	-	-	-	-	-	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	2	-	-	-	1	-	-	-	-	-	2	-	-	-	1	-	-	-	-
	Door Contact 門觸器	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Video Door Phone System 視像對講系統	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Panic Button 緊急按鈕	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	5	-	-	-	5	-	-	-	-	-	5	-	-	-	2	-	-	-	-
	Lighting Switch 燈掣	-	6	-	-	-	7	-	-	-	-	-	6	-	-	-	-	-	-	-	-
Balcony (Near Living Room) 露台（鄰近客廳）	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	2	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Dining Room 飯廳	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	5	-	-	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	1	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	2	-	-	-	-
	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	2	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	2	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
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Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Dining Room 飯廳	TV Outlet 電視天線插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Panic Button 緊急按鈕	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Motion Sensor 動態感應器	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Door Contact 門觸器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	2	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	4	-	-	-	-
Family Room 家庭廳	13A Twin Socket Outlet 13A 雙位電源插座	-	-	2	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	-	2	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	4	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Panic Button 緊急按鈕	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Isolator for Lift 升降機電源開關掣	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
	Door Contact 門觸器	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	2	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	2	-	-	-	-	-	-	-	-	-	6	-	-	-	-	-	-	-
Flat Roof (Near Family Room) 平台（鄰近家庭房）	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note:

1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
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備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
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Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Study 1 書房 1	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Motion Sensor 動態感應器	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Door Contact 門觸器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
Study 書房	13A Twin Socket Outlet 13A 雙位電源插座	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Fused Connection Unit 接線座	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Motion Sensor 動態感應器	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Door Contact 門觸器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-

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Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Hall 門廳	13A Single Socket Outlet 13A 單位電源插座	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Fused Connection Unit 接線座	-	-	1	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	2	-	-	-	2	2	-	-	-	-	-	-	-	-	2	2	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Isolator for Lift 升降機電源開關掣	-	-	2	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-
	Door Contact 門觸器	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	2	-	-	-	3	2	-	-	-	-	-	-	-	1	3	2	-	-
	Lighting Switch 燈掣	-	-	5	-	-	-	3	3	-	-	-	-	-	-	-	2	3	2	-	-
Passage 通道	13A Single Socket Outlet 13A 單位電源插座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Panic Button 緊急按鈕	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Video Door Phone System 視像對講系統	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Door Contact 門觸器	-	-	-	-	-	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-
	Lighting Point 燈位	6	3	-	-	-	-	-	-	-	-	5	5	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	6	2	-	-	-	-	-	-	-	-	6	2	-	-	-	-	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Bed Room 2 睡房 2	13A Twin Socket Outlet 13A 雙位電源插座	-	-	2	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Motion Sensor 動態感應器	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	3	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-
Bath 2 浴室 2	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Isolator for 18kW Electric Water Heater18kW 電熱水爐電源開關掣	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
Balcony (Near Bed Room 2) 露台 （鄰近睡房 2）	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
Bed Room 3 睡房 3	13A Single Socket Outlet 13A 單位電源插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Motion Sensor 動態感應器	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-

Note:

1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Bath 3 浴室 3	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
Balcony (Near Bed Room 3) 露台（鄰近睡房 3）	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-
Bed Room 4 睡房 4	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	TV Outlet 電視天線插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Motion Sensor 動態感應器	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	4	-	-	-
Bath 4 浴室 4	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
Balcony (Near Bed Room 4) 露台（鄰近睡房 4）	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	4	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-
	Liquefied Petroleum Gas Supply Point 石油氣供氣位	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	7	-	-	-	-	-	-	-	-	-	8	-	-	-	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Master Bed Room 主人睡房	13A Single Socket Outlet 13A 單位電源插座	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	2	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	2	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	8	-	-	-	-	-	-	-	-	-	4	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	2	-	-
	TV Outlet 電視天線插座	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
	Panic Button 緊急按鈕	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
	Motion Sensor 動態感應器	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	1	-	-
	Reserve Connection Point for Motion Senso 預預留動態感應器接線位	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	3	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	5	-	-
Master Bath 主人浴室	Fused Connection Unit 接線座	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit For Exhaust Fan 抽氣扇接線位	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	3	-	-
Balcony (Near Master Bed Room) 露台 （鄰近主人睡房）	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	1	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 1 1號別墅										Villa 2 2號別墅									
		Main Building 低座					Annex Building 高座					Main Building 低座					Annex Building 高座				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Walk in Closet 衣帽間	13A Single Socket Outlet 13A 單位電源插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1	-	-
	Lighting Switch 燈掣	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Roof 天台	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	5	-	-	-	-	2	-	-	-	-	3	-	-	-	-	3	-
	Isolator for Outdoor Unit 冷氣機室外機電源開關掣	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Door Contact 門觸器	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Isolator for Swimming Pool Heat Pump 泳池熱泵電源開關掣	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	6	-	-	-	-	6	-	-	-	-	8	-	-	-	-	9	-
	Lighting Switch 燈掣	-	-	-	4	-	-	-	-	2	-	-	-	-	3	-	-	-	-	2	-
Upper Roof 頂層天台	Lightning protection systems 避雷系統	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Yard 庭院	Visitor Panel 視像對講機	-	1	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Weatherproof Fused Connection Unit 防水接線座	-	1	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	4	-	-	-	2	-	-	-	-	3	-	-	-	-	1	-	-	-	-
Garden 花園	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	6	-	-	-	-	4	-	-	-	-	8	-	-	-	-	8	-	-	-	-
	Isolator 開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator for Main Gate 大閘電源開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	12	-	-	-	-	7	-	-	-	-	6	-	-	-	-	7	-	-	-	-
Carport 車庫	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	2	-	-	-	-	2	-	-	-	-	1	-	-	-	-	2	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Isolator 開關掣	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator for Garage Door 車閘電源開關掣	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Isolator for EV Charger 電動車充電電源開關掣	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	2	-	-	-	-
Foyer 前廳	13A Single Socket Outlet 13A 單位電源插座	-	-	-	-	-	2	-	-	-	-	2	-	-	-	-	3	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	1	-	-	-	-	1	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	1	-	-	-	-	1	-	-	-	-	5	-	-	-	-	2	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	1	-	-	-	-	2	-	-	-	-	6	-	-	-	-	4	-	-	-	-
	Security Monitoring System Bypass Switch 安防監控系統旁路開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Panic Button 緊急按鈕	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Video Door Phone System 視像對講系統	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-

Note:

1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Foyer 前廳	TV Outlet 電視天線插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Door Contact 門觸器	1	-	-	-	-	2	-	-	-	-	3	-	-	-	-	3	-	-	-	-
	Lighting Point 燈位	3	-	-	-	-	3	-	-	-	-	6	-	-	-	-	5	-	-	-	-
	Lighting Switch 燈掣	6	-	-	-	-	5	-	-	-	-	9	-	-	-	-	9	-	-	-	-
Store 儲物房	13A Single Socket Outlet 13A 單位電源插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Video Door Phone System 視像對講系統	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Molded Case Circuit Breaker Board 總電掣箱	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	4	-	-	-	-	2	-	-	-	-	4	-	-	-	-
	Contactor Box For Floor Heating System 地暖系統掣箱	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	2	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
Store (Near Utility Villa 5) 儲物房 （鄰近5號別墅工作間）	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Maid Room 工人房	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	Security Monitoring System Bypass Switch 安防監控系統旁路開關掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Video Door Phone System 視像對講系統	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	TV Outlet 電視天線插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-
Utility 工作間	13A Single Socket Outlet 13A 單位電源插座	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Washing Machine Water Inlet & Outlet Connection Point 衣機來水及去水接駁點	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Molded Case Circuit Breaker Board 總電掣箱	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note:
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備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Filtration Plant Room 濾水機房	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	-	-	1	-	-	-	-	2	-	-	-	-	2	-	-	-	-
	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Isolator for Swimming Pool Filtration System 游泳池過濾系統電源開關掣	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Temperature Sensor 溫度感應器	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
Flushing Water Tank Room 沖廁水缸房	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-
	Lighting Switch 燈掣	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
Toilet 1 洗手間 1	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關位	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
Toilet 2 洗手間 2	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Bath 1 浴室 1	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-

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備註：
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		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Kitchen 廚房	13A Single Socket Outlet 13A 單位電源插座	-	6	-	-	-	4	-	-	-	-	-	5	-	-	-	9	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	3	-	-	-	5	-	-	-	-	-	6	-	-	-	2	-	-	-	-
	Fused Connection Unit 接線座	-	2	-	-	-	1	-	-	-	-	-	2	-	-	-	2	-	-	-	-
	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	-	2	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Isolator 開關掣	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator for 6kW Electric Water Heater 6kW 電熱水爐電源開關掣	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	2	-	-	-	2	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Data Outlet 網路插座	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Thermostat 調溫器	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	2	-	-	-	3	-	-	-	-	-	1	-	-	-	2	-	-	-	-
	Washing Machine Water Inlet & Outlet Connection Point 洗衣機來水及去水接駁點	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Liquefied Petroleum Gas Supply Point 石油氣供氣位	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	TV Outlet 電視天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Video Door Phone System 視像對講系統	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	4	-	-	-	2	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	7	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-
Upper Living Room 上層客廳	13A Single Socket Outlet 13A 單位電源插座	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note:

1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量説明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Upper Living Room 上層客廳	Panic Button 緊急按鈕	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Living Room 客廳	13A Single Socket Outlet 13A 單位電源插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	7	-	-	-	7	-	-	-	-	-	3	-	-	-	3	-	-	-	-
	Fused Connection Unit 接線座	-	2	-	-	-	4	-	-	-	-	-	2	-	-	-	1	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	8	-	-	-	-	-	4	-	-	-	1	-	-	-	-
	TV Outlet 電視天線插座	-	1	-	-	-	2	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	1	-	-	-	2	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Panic Button 緊急按鈕	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Door Contact 門觸器	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Motion Sensor 動態感應器	-	2	-	-	-	4	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	2	-	-	-	4	-	-	-	-	-	2	-	-	-	2	-	-	-	-
	Lighting Switch 燈掣	-	1	-	-	-	4	-	-	-	-	-	2	-	-	-	1	-	-	-	-
Balcony (Near Living Room) 露台（鄰近客廳）	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Dining Room 飯廳	13A Single Socket Outlet 13A 單位電源插座	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	4	-	-	-	-	-	-	-	-	-	4	-	-	-	1	-	-	-	-
	Fused Connection Unit 接線座	-	3	-	-	-	-	-	-	-	-	-	2	-	-	-	2	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	5	-	-	-	-	-	-	-	-	-	4	-	-	-	5	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-

Note:

1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Dining Room 飯廳	Panic Button 緊急按鈕	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Door Contact 門觸器	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Motion Sensor 動態感應器	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	3	-	-	-	-	-	-	-	-	-	2	-	-	-	2	-	-	-	-
	Lighting Switch 燈掣	-	2	-	-	-	-	-	-	-	-	-	3	-	-	-	1	-	-	-	-
Family Room 家庭廳	13A Twin Socket Outlet 13A 雙位電源插座	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Panic Button 緊急按鈕	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Motion Sensor 動態感應器	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Balcony (Near Dining Room) 露台（鄰近飯廳）	13A Single Socket Outlet 13A 單位電源插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Study 書房	13A Single Socket Outlet 13A 單位電源插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	4	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-
	Data Outlet 網路插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Connection Unit 接線座	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	TV Outlet 電視天線插座	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Door Contact 門觸器	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	2	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hall 門廳	13A Single Socket Outlet 13A 單位電源插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	1	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	2	1	-	-	-	2	2	-	-	-	2	2	-	-	-	2	2	-	-
	Fused Connection Unit 接線座	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Isolator for Lift 升降機電源開關掣	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
	Panic Button 緊急按鈕	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Video Door Phone System 視像對講系統	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Door Contact 門觸器	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Molded Case Circuit Breaker Board 總電掣箱	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
	Lighting Point 燈位	-	4	4	-	-	-	2	2	-	-	-	3	3	-	-	-	4	3	-	-
	Lighting Switch 燈掣	-	6	4	-	-	-	2	3	-	-	-	3	3	-	-	-	5	3	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Corridor 走廊	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Door Contact 門觸器	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Bed Room 2 睡房 2	13A Twin Socket Outlet 13A 雙位電源插座	-	-	3	-	-	-	2	-	-	-	-	-	2	-	-	-	2	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	2	-	-	-	2	-	-	-	-	-	2	-	-	-	2	-	-	-
	Fused Connection Unit 接線座	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	TV Outlet 電視天線插座	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-
	Motion Sensor 動態感應器	-	-	-	-	-	-	2	-	-	-	-	-	2	-	-	-	2	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-
	Door Contact 門觸器	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	3	-	-	-	3	-	-	-	-	-	2	-	-	-	2	-	-	-
	Lighting Switch 燈掣	-	-	2	-	-	-	3	-	-	-	-	-	2	-	-	-	1	-	-	-
Bath 2 浴室 2	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-
Balcony (Near Bed Room 2) 露台（鄰近睡房 2）	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Bed Room 3 睡房 3	13A Single Socket Outlet 13A 單位電源插座	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	2	-	-	-	2	-	-	-	2	-	-	-	-	-	2	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	2	-	-	-	2	-	-	-	2	-	-	-	-	-	2	-	-	-
	Fused Connection Unit 接線座	-	-	1	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	TV Outlet 電視天線插座	-	-	1	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	1	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-
	Motion Sensor 動態感應器	-	-	2	-	-	-	2	-	-	-	2	-	-	-	-	-	2	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	3	-	-	-	3	-	-	-	2	-	-	-	-	-	2	-	-	-
	Lighting Switch 燈掣	-	-	3	-	-	-	2	-	-	-	3	-	-	-	-	-	1	-	-	-
Bath 3 浴室 3	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	-	-	1	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	-	-	1	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-
Verandah 陽台	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bed Room 4 睡房 4	13A Twin Socket Outlet 13A 雙位電源插座	-	4	-	-	-	-	3	-	-	-	-	-	-	-	-	-	3	-	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	2	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Fused Connection Unit 接線座	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	TV Outlet 電視天線插座	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Motion Sensor 動態感應器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	2	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-
	Lighting Switch 燈掣	-	1	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-

Note:

1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Bath 4 浴室 4	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
Bath 5 浴室 5	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	4	-	-	-	-	2	1	-	-	-	-	-	-	-	-	2	2	-	-
	Lighting Point 燈位	-	4	-	-	-	-	4	5	-	-	-	-	-	-	-	-	1	4	-	-
Master Bed Room 主人睡房	13A Twin Socket Outlet 13A 雙位電源插座	-	-	4	-	-	-	-	3	-	-	-	-	3	-	-	-	-	2	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	4	-	-	-	-	4	-	-	-	-	4	-	-	-	-	5	-	-
	Fused Connection Unit 接線座	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	5	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	2	-	-
	TV Outlet 電視天線插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Telephone Outlet/Data Outlet 電話插座/網路插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Panic Button 緊急按鈕	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Door Contact 門觸器	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Motion Sensor 動態感應器	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
	Reserve Connection Point for Motion Sensor 預留動態感應器接線位	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Lighting Point 燈位	-	-	3	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
	Lighting Switch 燈掣	-	-	3	-	-	-	-	5	-	-	-	-	4	-	-	-	-	3	-	-
Master Bath 主人浴室	Fused Connection Unit for Exhaust Fan 抽氣扇接線位	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Isolator for 18kW Electric Water Heater 18kW 電熱水爐電源開關掣	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
	Fused Connection Unit 接線座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
	Lighting Point 燈位	-	-	2	-	-	-	-	3	-	-	-	-	2	-	-	-	-	2	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Item 細項	Villa 3 3號別墅					Villa 5 5號別墅					Villa 6 6號別墅					Villa 7 7號別墅				
		LG/F 地下低層	G/F 地下	1/F 1樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	UR/F 頂層天台
Balcony (Near Master Bed Room) 露台（鄰近主人睡房）	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
Walk in Closet 衣帽間	13A Single Socket Outlet 13A 單位電源插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電源插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-
	Fused Connection Unit 接線座	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
	Reserve Switch Point for Air Conditioner Indoor Unit 預留冷氣機室內機開關掣位	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	1	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	1	-	-	-	-	1	-	-	1	-	1	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	2	-	-	-	-	2	-	-	1	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	-	1	-	-	1	-	1	-	-	-	-	1	-	-
	Lighting Switch 燈掣	-	-	1	-	-	-	-	1	-	-	1	-	1	-	-	-	-	-	-	-
Roof 天台	13A Weatherproof Single Socket Outlet 13A 防水單位電源插座	-	-	-	5	-	-	-	-	3	-	-	-	-	3	-	-	-	-	3	-
	Isolator for Outdoor Unit 冷氣機室外機電源開關掣	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Isolator for Swimming Pool Heat Pump 泳池熱泵電源開關掣	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Liquefied Petroleum Gas Supply Point 石油氣供氣位	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Door Contact 門觸器	-	-	-	2	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Lighting Point 燈位	-	-	-	16	-	-	-	-	9	-	-	-	-	8	-	-	-	-	10	-
	Lighting Switch 燈掣	-	-	-	3	-	-	-	-	3	-	-	-	-	3	-	-	-	-	2	-
Upper Roof 頂層天台	Lightning protection systems 避雷系統	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-

Note:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting swtich shown in the schedele denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

24 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。

25 GOVERNMENT RENT
地税

The owner is liable for the Government rent payable for the residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

擁有人有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日（即該物業轉讓契日期）之地税。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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.

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

註：

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

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

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

28 MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain any slope at their own cost. The terms of the requirement are as follows:

(i) (a) The grantee hereby acknowledges that the land may be affected by landslip hazards including boulder falls due to natural terrain of the area shown coloured green cross-hatched black on the plan annexed to the Land Grant ("the Green Cross-hatched Black Area"). The grantee shall at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation ("the Geotechnical Investigation") within the land and the Green Cross-hatched Black Area for such hazards. No ground investigation shall be carried out on any Government land outside the Green Cross-hatched Black Area without the prior written consent of the Director. For the purpose of the Land Grant conditions, "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(b) On completion of the Geotechnical Investigation, the grantee shall at his own expense and in all respects to the satisfaction of the Director carry out all necessary mitigation and stabilization works within the land within such time as the Director in his absolute discretion shall require ("the Mitigation and Stabilization Works") so as to protect any building or buildings or structure or structures erected or to be erected on the land or any part thereof and any residents therein and their bona fide guests, visitors and invitees from landslip hazards including boulder falls arising from the Green Cross-hatched Black Area.

(c) Where it is deemed necessary by the Government or the grantee or both to carry out mitigation and stabilization works within any Government land outside the land including the Green Cross-hatched Black Area (which Government land including the Green Cross-hatched Black Area are hereinafter collectively referred to as "the Outside Areas" and which mitigation and stabilization works within the Outside Areas are hereinafter referred to as "the Mitigation and Stabilization Outside Works"), the grantee shall, upon receipt of the Director's written approval to or request for the Mitigation and Stabilization Outside Works, at his own expense in accordance with the approval or request carry out and complete the Mitigation and Stabilization Outside Works within such time as the Director in his absolute discretion shall require and in all respects to the satisfaction of the Director. The grantee shall register at his own expense in the Land Registry against the land a record plan accepted by the Director indicating the location and the scope of the Mitigation and Stabilization Outside Works.

(d) The grantee shall at all times during the term hereby agreed to be granted, maintain at his own expense the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works in good substantial repair and conditions in all respects to the satisfaction of the Director to ensure the continuing functioning of the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works. In addition to any rights or remedies the Government may have against the grantee for breach of the grantee's obligations to maintain the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the grantee to carry out such maintenance works as the Director shall in his absolute discretion deem fit. If the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in an emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider necessary and the grantee shall on demand repay the Government the cost thereof together with any administrative and professional fees and charges. The cost together with the administrative and professional fees and charges shall be as determined by the Director whose determination shall be final and shall be binding upon the grantee.

(e) The Geotechnical Investigation, the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder, any amending legislation and any other relevant legislation.

(f) For the purpose of carrying out the Geotechnical Investigation, the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works and the inspection and maintenance of the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works, the grantee shall have the right of ingress or egress to and from the Outside Areas subject to such terms and conditions as may be imposed by the Director at his sole discretion.

(g) In the event that as a result of or arising out of the Geotechnical Investigation, the Mitigation and Stabilization Works or the Mitigation and Stabilization Outside Works, any damage is done to the Green Cross-hatched Black Area, any Government land including the Outside Areas or any land outside the land, the grantee shall make good such damage at his own expense and in all respects to the satisfaction of the Director.

(h) The grantee shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs and demands whatsoever including but without limitation to any damage to or loss of properties and life or personal injuries arising directly or indirectly out of or incidental to any works being carried out or having been carried out pursuant to the Land Grant or the omission, neglect or default by the grantee to carry out any such works or any landslip hazards including boulder falls from the Green Cross-hatched Black Area.

(ii) (a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any

other works required to be done by the grantee under the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in paragraph (ii)(a) above shall prejudice the Government's rights under the Land Grant.

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

(d) In addition to any other rights or remedies provided in the Land Grant for breach thereof, the Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee 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 grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

Note:
The expression “grantee” as mentioned in this paragraph, where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

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 location of the slope structures, retaining walls or related structures (if any)(the location is coloured in green cross-hatched black).

4. Under the Deed of Mutual Covenant, the manager of the Development has the owners’ authority to carry out the maintenance work.

28 MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：

(i) (a) 承授人現確認，該土地可能因批地文件所夾附的圖則上以綠色間黑色十字線顯示的部分（「綠色間黑色十字線範圍」）的天然地勢受山泥傾瀉包括巨石下墜的危害所影響。承授人須自費於該土地及綠色間黑色十字線範圍內就該等危害進行及完成岩土工程勘察（「岩土工程勘察」），在各方面致使署長滿意。除非獲得署長事先書面同意，否則不得於任何綠色間黑色十字線範圍外的政府土地進行土地勘測。就批地文件條款而言，「土地勘測」須按《建築物條例》、其附屬規例及修訂法例定義。

(b) 岩土工程勘察完成後，承授人須自費並在各方面致使署長滿意，於署長行使其絕對酌情權要求的時間內於該土地內進行所有需要的緩解和鞏固工程（「緩解和鞏固工程」），以保障該土地或其任何部分上的任何已建或擬建的建築物或構築物及其任何住客及其真正的賓客、訪客和受邀進入者，免其受綠色間黑色十字線範圍發生的山泥傾瀉包括巨石下墜的危害。

(c) 當政府或承授人或兩者認為需要於任何該土地外的政府土地包括綠色間黑色十字線範圍進行緩解和鞏固工程時（該等包括綠色間黑色十字線範圍的政府土地以下統稱「土地外範圍」，該等土地外範圍內進行的緩解和鞏固工程下稱「土地外緩解和鞏固工程」），承授人須於收到署長就土地外緩解和鞏固工程的書面批准或要求後，自費並根據批准或要求於署長行使其絕對酌情權要求的期限內進行或完成土地外緩解和鞏固工程，在各方面致使署長滿意。承授人須自費於土地註冊處就該土地註冊一份經署長接受的記錄圖，示意土地外緩解和鞏固工程的位置和涵蓋範圍。

(d) 承授人在批地文件租期任何時間內須以令署長在各方面滿意的方式自費保養緩解和鞏固工程及土地外緩解和鞏固工程，使其維持在良好和修繕妥當的狀況，以確保緩解和鞏固工程及土地外緩解和鞏固工程能繼續發揮其作用。除政府擁有可針對承授人違反維持緩解和鞏固工程及土地外緩解和鞏固工程的義務的權利和補救外，署長亦有權以書面通知要求承授人進行署長按其絕對酌情決定的保養工作。如承授人忽略或沒有在通知書訂明的限期內遵行有關要求並令署長滿意，或於緊急情況下，署長可隨即執行及進行所需的保養工作，承授人須按要求向政府償還該等工作的費用，以及任何行政和專業費用和收費。署長就該等工作的費用以及任何行政和專業費用和收費的決定為最後決定並對承授人有約束力。

(e) 岩土工程勘察、緩解和鞏固工程及土地外緩解和鞏固工程必須在各方面符合《建築物條例》及其下的規例、任何修訂法例及任何其他相關的法例。

(f) 為進行岩土工程勘察、緩解和鞏固工程及土地外緩解和鞏固工程及檢查及保養緩解和鞏固工程及土地外緩解和鞏固工程，受限於署長全權酌情決定施加的條款及條件，承授人有權進出土地外範圍。

(g) 因岩土工程勘察、緩解和鞏固工程及土地外緩解和鞏固工程而造成或引起綠色間黑色十字線範圍、任何政府土地包括土地外範圍或該土地以外任何土地損毀，承授人須以在各方面致使署長滿意的方式自費將該等損毀修復。

(h) 承授人須就按照批地文件正在進行或一直進行的任何工程，或承授人沒有、忽略或遺漏進行該等工程，或任何山泥傾瀉的危害（包括綠色間黑色十字線範圍發生的巨石下墜），直接或間接引致或伴隨的一切法律行動、訴訟、責任、索償、費用及要求，包括但不限於財產的損害或損失、人命傷亡或人身意外，對政府作出彌償，並使政府持續得到彌償。

(ii) (a) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論該等工程是否已獲署長事先書面同意，不論處於該土地內或任何政府土地上，不論其目的是為塑造、平整或發展該土地或承授人於批地文件下須進行的其他工程或為任何其他目的而進行，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該土地內的該等土地及任何相鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須於批地文件整個批租年期所有時間自費維持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，並保持在良好和修繕妥當的狀態，致使署長滿意。

(b) 上述第 (ii)(a)段不損害政府在批地文件下的權利。

(c) 若由於承授人進行的塑造、平整、發展或者其他工程或其他任何原因而於任何時間內造成任何泥土剝落、山泥傾瀉或土地下陷，承授人須自費修葺使之恢復原狀致使署長滿意，並須彌償政府、其代理及承辦商因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能作出、蒙受或招致的所有成本、費用、損害賠償、索求及申索。

(d) 除任何在批地文件訂明就違反當中任何條文而享有的權利或濟助外，署長有權書面要求承授人進行、建造及保養上述土地、斜坡整理工程、擋土牆、或其他支撐、防護措施和排水系統或附屬或其他工程，或就任何泥土剝落、山泥傾瀉或土地下陷進行修葺使之恢復原狀，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用並連同任何行政及專業費用及收費。

附註：
本段中提述「承授人」一詞，如文意允許或要求，包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。

2. 每名擁有人均須分擔維修工程的費用。

3. 斜坡、護土牆或有關構築物（如有）之位置，請參閱本節之附圖（位置以綠色間交叉黑斜線表示）。

4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

28 MAINTENANCE OF SLOPES
斜坡維修

SLOPE LOCATION PLAN
斜坡位置圖

GREEN CROSS-HATCHED BLACK
綠色間交叉黑斜線
(GCHB)

DEVELOPMENT SITE BOUNDARY
發展項目土地界線

Note:

The location of the slope structures, retaining walls or related structures (if any) is shown coloured in the plan above. The above plan is for showing the location at the slope structure, retaining walls or related structures (if any) only. Other matters shown in that plan may not reflect their latest conditions.

註：

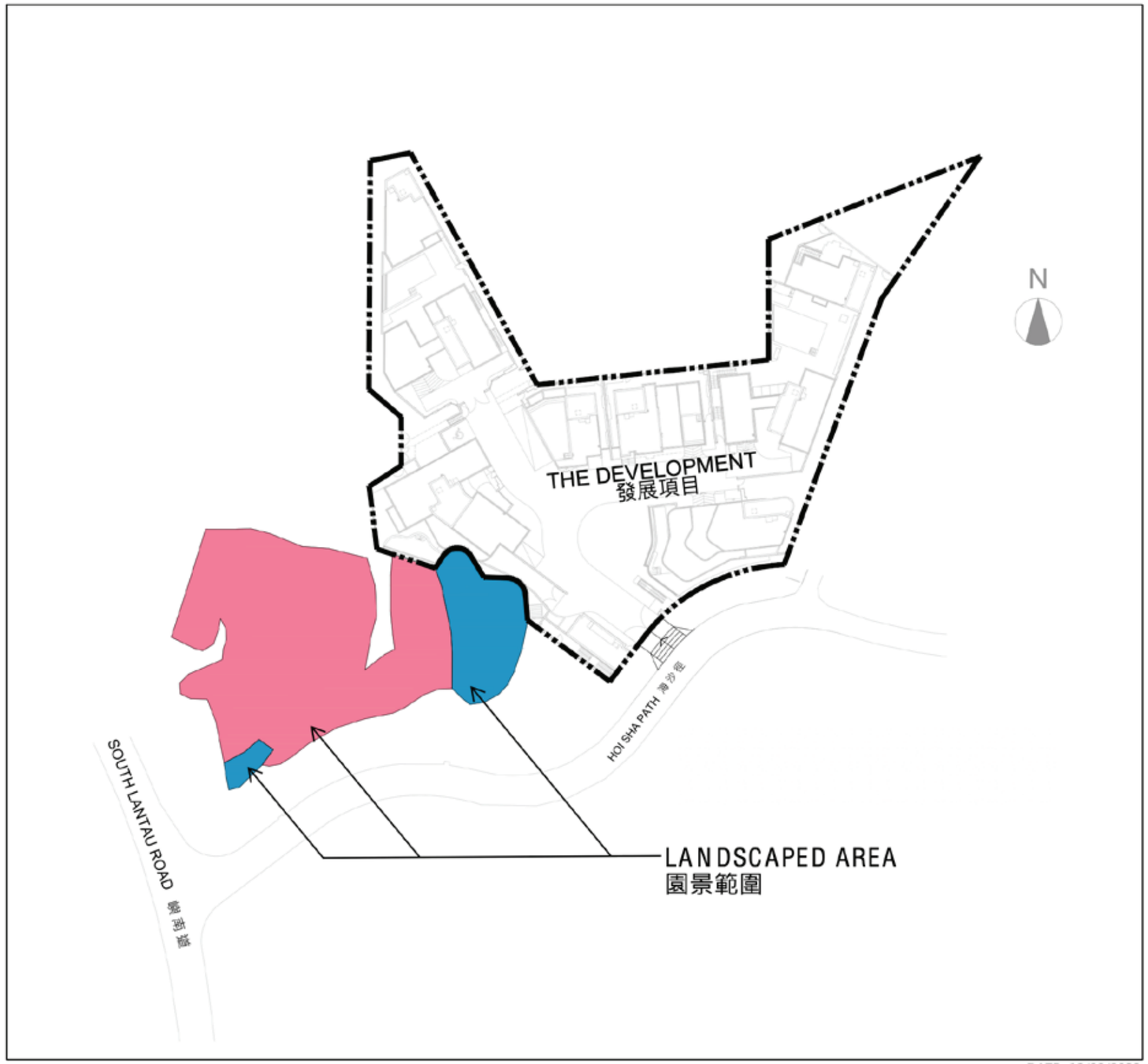
斜坡、護土牆或有關構築物（如有）之位置於圖中以 顯示，本圖僅顯示斜坡、護土牆或有關構築物（如有）之位置，圖中所示之其他事項未必能反映其最新狀況。

29 MODIFICATION
修訂

No application is made to the Government for a modification of the Land Grant for this development.

本發展項目並沒有向政府提出申請修訂批地文件。

LANSCAPE LOCATION PLAN
圖景位置圖



BOUNDARY OF DEVELOPMENT
發展項目邊界

A landscaped area is existing or will be provided in a site adjacent to the Development. Part of the site is now owned by Constantly Cheerful Limited ("CCL"), an associated company of the Vendor (shown coloured in the plan below). Part of the site is held by CCL under a lease or tenancy granted from the landlord(s) concerned (the "Private Tenancy") (shown coloured in the plan below).

The landscaped area is temporary in nature. The condition and use of that landscaped area or any part thereof may change from time to time. Further, the validity and enforceability of the Private Tenancy is uncertain, and the Private Tenancy will expire or be terminated according to their terms and conditions respectively and the let area under the Private Tenancy will be delivered back to the relevant landlord(s).

發展項目毗鄰之地塊現為或將設置園景範圍。該地塊部分由Constantly Cheerful Limited（「CCL」）（賣方的關聯公司）擁有（於下圖中以 色顯示）。該地塊部分由CCL於相關業主批出之租契或租約（「私人租約」）下持有（於下圖中以 色顯示）。

園景範圍屬臨時性質。園景範圍或其任何部分之狀況和用途可能不時改變。另外，私人租約有效性及可執行與否均存疑，及私人租約將按其各自之條款和條件屆滿或終止，而私人租約下租出之範圍將會交回相關業主。

31 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.

		Area (m^2) 面積（平方米）
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		
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）	92.566
Plant Rooms and Similar Services 機房及相類設施		
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》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	5.635
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《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	271.121
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	Not Applicable 不適用

Notes:

The above table is based on the requirements as stipulated in 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.

獲寬免總樓面面積的設施分項

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

		Area (m^2) 面積（平方米）
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3(#)	Balcony 露台	12.000
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	
6	Acoustic fin 隔聲鰭	
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	
8(#)	Non-structural prefabricated external wall 非結構預製外牆	
9	Utility platform 工作平台	
10	Noise barrier 隔音屏障	

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。

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

		Area (m^2) 面積（平方米）
Amenity Features 適意設施		
11(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	8.417
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	Not Applicable 不適用
13(#)	Covered landscaped and play area 有上蓋的園景區及遊樂場	
14(#)	Horizontal screen/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	
15(#)	Larger lift shaft 擴大升降機井道	
16	Chimney shaft 煙囪管道	
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	
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、氣槽	
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、氣槽	
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	

		Area (m^2) 面積（平方米）
21	Void in duplex domestic flat and house 複式住宅單位及洋房之中空	Not Applicable 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external walls 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用
Other Exempted Items 其他項目		
23(#)	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
24(#)	Other projections 其他伸出物	
25	Public transport terminus 公共交通總站	
26	Party structure and common staircase 共用構築物及樓梯	
27(#)	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	
28	Public passage 公眾通道	
29	Covered set back area 因建築物後移導致的覆蓋面積	
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Notes:

The above table is based on the requirements as stipulated in 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。

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

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

PROVISIONAL GOLD NB V1.2 2017 HKGBC BEAM Plus

暫定金級 NB V1.2 2017 HKGBC 綠建環評

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:
於印製售樓説明書前呈交予建築事務監督發展項目的公用部分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 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient proposed 擬安裝的具能源效益的設施	1. LED Lightings LED照明 2. High Efficiency Air-Conditioner Unit 高效能空調機組

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規量 (註腳 1)						
Type of Development 發展項目的類型	Location 位置	Internal Floor Area Served (m^2) 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（註腳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/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置（註腳3）的部分	158	18,107	Not Applicable 不適用	17,745	Not Applicable 不適用
Non-Domestic Development 非住用發展項目	Podium(s) (Note 4) (central building services installation) 平台（註腳4）（中央屋宇裝備裝置）	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

31 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

Part III: The following installations 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			✓

Note:

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/m^2/annum) and town gas/LPG consumption (unit/m^2/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 (v1.1 version); and

   b) "internal floor area", in relation to 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 (v1.1 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.

4. “Podium(s)” normally means the lowest part of the Development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For Development without clear demarcation between podium(s) and tower(s), the Development, as a whole, should be considered as tower(s).

註腳：

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（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（1.1版）第4節及附錄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（1.1版）第4節及附錄8中的“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中的涵義相同。

4. “平台”一般指發展項目的最低部分（通常為發展項目最低15米部分及其他庫（如適用）），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

32 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE CONSENT FOR PRE-SALE

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. Information and requirements relating to the Brown Area as referred to in Special Condition No.(13) of the Land Grant: please refer to the sections “Summary of Land Grant” and "Information on public facilities and public open spaces".

6. Information and requirements relating to the pedestrian access over and along the trail or footpath as referred to in Special Condition No.(40)(b) of the Land Grant: please refer to the sections “Summary of Land Grant” and “Information on public facilities and public open spaces”.

7. Information and requirements relating to the Green Cross-hatched Black Area as referred to in Special Condition No.(30) of the Land Grant: please refer to the sections “Summary of Land Grant” and “Maintenance of Slopes”.

1. 買方須與賣方於正式合約協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業，或轉讓該住宅物業，或轉移該住宅物業的正式合約的權益。

2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。

3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。

4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不超過港幣一百元象徵式費用後獲提供該資料的副本。

5. 關於批地文件第(13)條批地特別條款提及的棕色範圍的資料及要求：請參閱以下兩節：「批地文件的摘要」及「公共設施及公眾休憩用地的資料」。

6. 關於批地文件第(40)(b)條批地特別條款提及的沿小徑或行人路的行人通道的資料及要求：請參閱以下兩節：「批地文件的摘要」及「公共設施及公眾休憩用地的資料」。

7. 關於批地文件第(30)條批地特別條款提及的「綠色間黑色十字線範圍」的資料及要求：請參閱以下兩節：「批地文件的摘要」及「斜坡維修」。

33 WEBSITE OF THE DEVELOPMENT
發展項目之互聯網網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.mtlavie.com

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.mtlavie.com

34 CHANGES
改變

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

發展項目及其周邊地區日後可能出現改變。

35 DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of Printing of Sales Brochure: 5 January 2021

售樓説明書印製日期：2021年1月5日