Mount POKFULAM

Sales Brochure
售樓說明書



Mount

POKFULAM

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.

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

5. Sales brochure

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

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

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

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

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

- interior and exterior fittings and finishes and appliances;

- the basis on which management fees are shared;

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

- whether individual owners have responsibility to maintain slopes.

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.

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

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

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

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

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

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

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

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

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

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

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

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

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

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

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- 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 normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

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

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

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

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

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

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

    ➢ strike or lock-out of workmen;

    ➢ riots or civil commotion;

    ➢ force majeure or Act of God;

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

    ➢ war; or

    ➢ inclement weather.

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

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

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

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

Other useful contacts :

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority

March 2023

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[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。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料 。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

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。

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- 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名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約**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。

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

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」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早為準)，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。

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。

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話 : 2826 0111
傳真 : 2845 2521

一手住宅物業銷售監管局
2023年3月

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development

MOUNT POKFULAM

Name of the street at which the Development is situated

Pok Fu Lam Road

Street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

86A Pok Fu Lam Road

86B Pok Fu Lam Road

86C Pok Fu Lam Road

86D Pok Fu Lam Road

86E Pok Fu Lam Road

86F Pok Fu Lam Road

86G Pok Fu Lam Road

Remark : The above is a provisional street number and is subject to confirmation from the Rating and Valuation Department when the Development is completed.

The total number of houses

7 Houses

The house numbering as provided in the approved building plans for the Development

86A Pok Fu Lam Road

86B Pok Fu Lam Road

86C Pok Fu Lam Road

86D Pok Fu Lam Road

86E Pok Fu Lam Road

86F Pok Fu Lam Road

86G Pok Fu Lam Road

Omitted house number

Not Applicable

The Development is an uncompleted development

1. Estimated material date for the Development as provided by the Authorized Person for the Development: 31 March 2024
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. For the purpose of the agreement for sale and purchase, (under the land grant, the consent of the Director of Lands is required to be given for the 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).

發展項目名稱

MOUNT POKFULAM

發展項目所位於的街道的名稱

薄扶林道

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

薄扶林道86A號

薄扶林道86B號

薄扶林道86C號

薄扶林道86D號

薄扶林道86E號

薄扶林道86F號

薄扶林道86G號

備註： 上述為臨時門牌號數並有待差餉物業估價署在發展項目建成時確認。

獨立屋的總數

7座獨立屋

發展項目的經批准的建築圖則所規定的門牌號數

薄扶林道86A號

薄扶林道86B號

薄扶林道86C號

薄扶林道86D號

薄扶林道86E號

薄扶林道86F號

薄扶林道86G號

被略去的門牌號數

不適用

發展項目屬未落成發展項目

1. 由發展項目的認可人士提供的發展項目的預計關鍵日期：2024年3月31日
2. 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。
3. 為買賣合約的目的(根據批地文件，進行該項買賣，需獲地政總署署長同意)，在不局限任何其他可用以證明該發展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，即為該發展項目已落成或當作已落成(視屬何情況而定)的確證。

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

Rich United Limited (as "Owner")
Wang On Asset Management Limited (as "Person so engaged")

Holding companies of the Vendor

Holding Companies of the Owner:

Sky Treasure Investments Limited
Golden Noble Investments Limited
Silver Surplus Limited
More Action Investments Limited
Sparkle Hope Limited
Miracle Cheer Limited
Wang On Properties Limited
Earnest Spot Limited
Wang On Enterprises (BVI) Limited
Wang On Group Limited

Holding Companies of the Person so engaged:

More Action Investments Limited
Sparkle Hope Limited
Miracle Cheer Limited
Wang On Properties Limited
Earnest Spot Limited
Wang On Enterprises (BVI) Limited
Wang On Group Limited

The Authorized Person for the Development, and the firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his professional capacity

Mr. Ng Kwok Fai of LWK & Partners (HK) Limited

Building contractor for the Development

Fung Cheung Kee Construction Company Limited

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

Mayer Brown

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

The Hongkong and Shanghai Banking Corporation Limited
Chong Hing Bank Limited

Any other person who has made a loan for the construction of the Development

Sky Treasure Investments Limited

Notes:

1. "Owner" means the legal or beneficial owner of the residential properties in the Development.
2. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

賣方

榮特有限公司 (作為「擁有人」)
宏安資產管理有限公司 (作為「如此聘用的人」)

賣方的控權公司

擁有人的控權公司：

嘉才投資有限公司
Golden Noble Investments Limited
Silver Surplus Limited
More Action Investments Limited
Sparkle Hope Limited
Miracle Cheer Limited
宏安地產有限公司
Earnest Spot Limited
Wang On Enterprises (BVI) Limited
Wang On Group Limited

如此聘用的人的控權公司：
More Action Investments Limited
Sparkle Hope Limited
Miracle Cheer Limited
宏安地產有限公司
Earnest Spot Limited
Wang On Enterprises (BVI) Limited
Wang On Group Limited

發展項目的認可人士的姓名或名稱，如該項目的認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員，該商號或法團

梁黃顧建築師 (香港) 事務所有限公司之吳國輝先生

發展項目的承建商

馮祥記建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海匯豐銀行有限公司
創興銀行有限公司

已為發展項目的建造提供貸款的任何其他人

嘉才投資有限公司

備註：

1.「擁有人」指發展項目的住宅物業的法律上的擁有人或實益擁有人。
2.「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人。

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.	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	No
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	No
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

Note: A reference to the Vendor here is a reference to either Rich United Limited (as "Owner") or Wang On Asset Management Limited (as "Person so engaged").

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

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司) 的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司) 的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

備註：在此提述賣方即提述榮特有限公司 (作為「擁有人」) 或宏安資產管理有限公司 (作為「如此聘用的人」)。

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

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

There are no curtain walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

發展項目沒有構成圍封牆的一部分的幕牆。

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

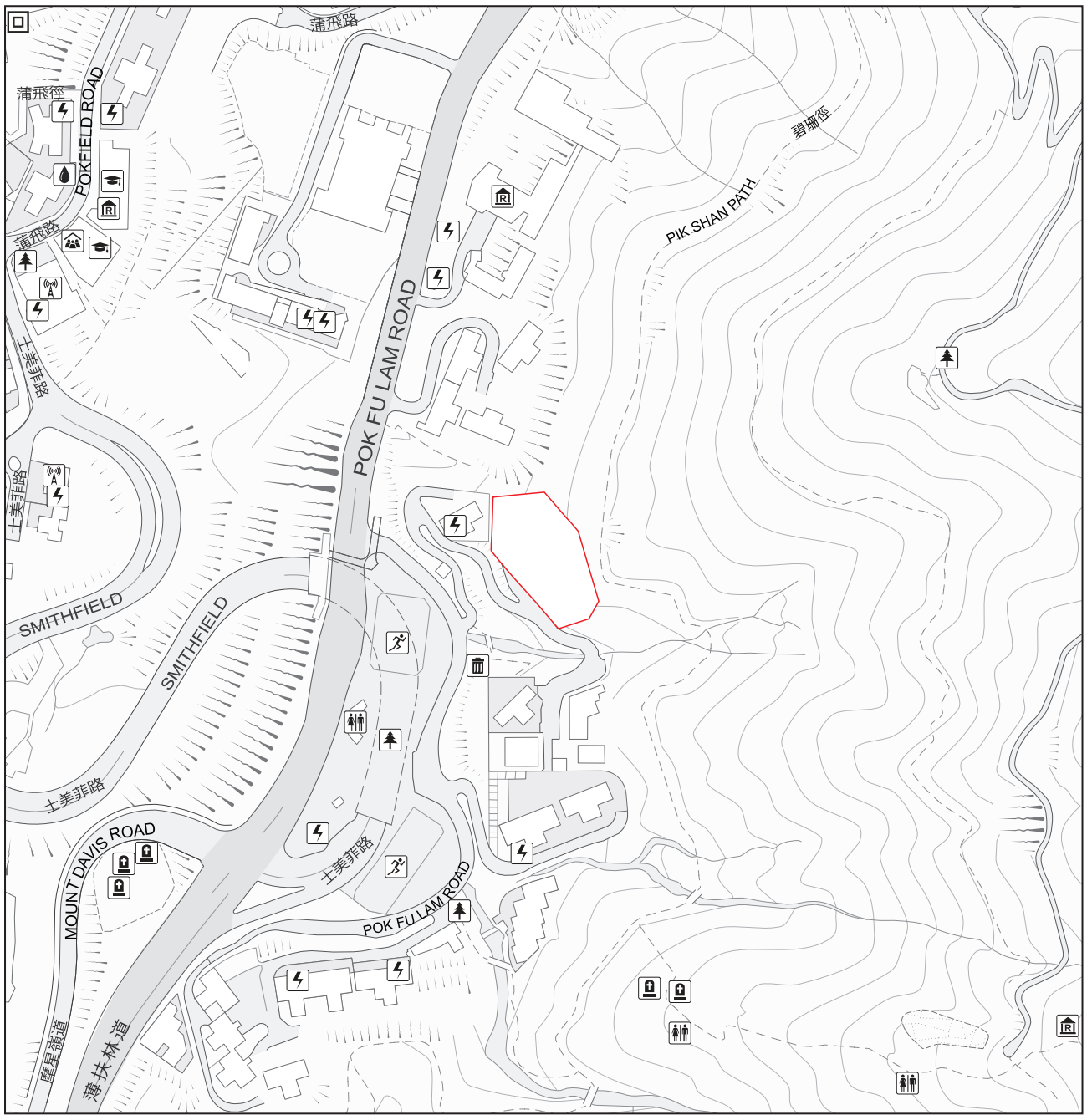
The manager to be appointed under the latest draft deed of mutual covenant

Savills Property Management Limited

根據公契的最新擬稿獲委任的管理人

第一太平戴維斯物業管理有限公司

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



N

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-A dated 20 December 2023 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2023年12月20日出版之數碼地形圖，圖幅編號T11-SW-A，有需要處經修正處理。

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Boundary of the Development
發展項目邊界

SCALE 比例

0 50 100 150 200 250m (米)

NOTATION 圖例

Ventilation Shaft for the Mass Transit Railway
香港鐵路的通風井

Religious Institution
(including Church, Temple and Tsz Tong)
宗教場所(包括教堂、廟宇及祠堂)

Sports Facilities
(including Sports Ground and Swimming Pool)
體育設施(包括運動場及游泳池)

Social Welfare Facilities
(including Elderly Centre and Home for the Mentally Disabled)
社會福利設施(包括老人中心及弱智人士護理院)

Cemetery
墳場

Public Convenience
公廁

Oil Depot
油庫

Public Park
公園

Power Plant (including Electricity Sub-stations)
發電廠(包括電力分站)

Refuse Collection Point
垃圾收集站

Public Utility Installation
公用事業設施裝置

School (including Kindergarten)
學校(包括幼稚園)

Street name(s) not shown in full on the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名:
POKFIELD PATH 蒲飛徑

Notes :
1. The Vendor also 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. Due to technical reasons (such as the shape of the Development), the location plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註 :
1. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 因技術原因(例如發展項目之形狀)，此所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



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

N

Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E177645C, date of flight: 23 December 2022.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E177645C，飛行日期: 2022年12月23日。

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:

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

備註：

1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



Location of the Development
發展項目的位置

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E177646C, date of flight: 23 December 2022.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E177646C，飛行日期: 2022年12月23日。

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the aerial photographs has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



N

Extract from the approved Kennedy Town & Mount Davis Outline Zoning Plan (Plan No. S/H1/24), gazetted on 13 October 2023, with adjustments where necessary as shown in red.

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

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.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Boundary of the Development
發展項目邊界

SCALE 比例
0 100 200 300 400 500M (米)

NOTATION 圖例

Zones 地帶

R(A) Residential (Group A) 住宅(甲類)
R(B) Residential (Group B) 住宅(乙類)
R(C) Residential (Group C) 住宅(丙類)
G/IC Government, Institution or Community 政府、機構或社區
O Open Space 休憩用地
OU Other Specified Uses 其他指定用途
GB Green Belt 綠化地帶

Communications 交通

Railway and Station (Underground) 鐵路及車站(地下)
Major Road and Junction 主要道路及路口
Elevated Road 高架道路

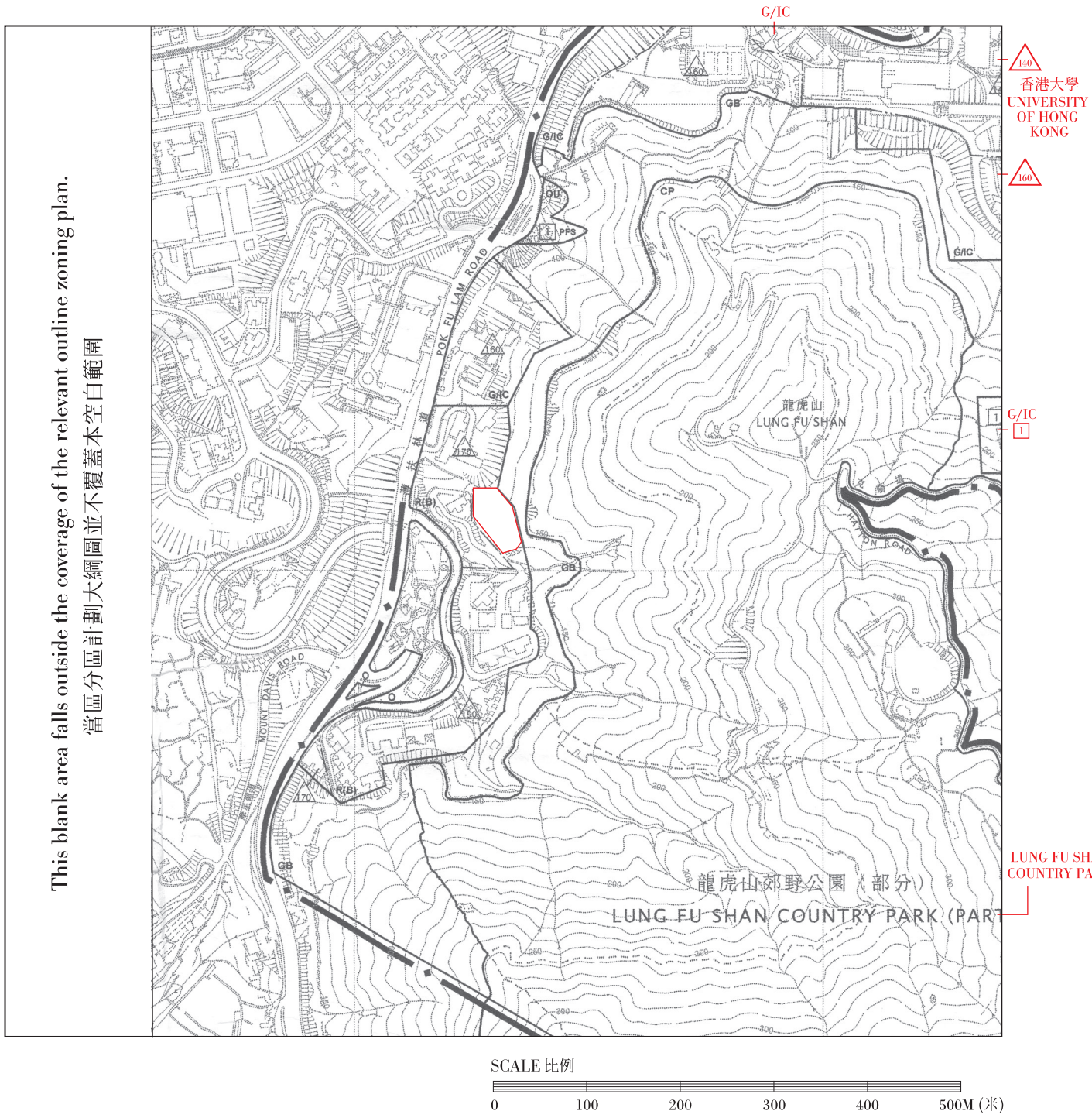
Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線
Building Height Control Zone Boundary 建築物高度管制區界線
100 Maximum Building Height (in metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
8 Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)

Notes :
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



N

Extract from the approved Mid-Levels West Outline Zoning Plan (Plan No. S/H11/15), gazetted on 19 March 2010, with adjustments where necessary as shown in red.

摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖(圖則編號S/H11/15)，有需要處經修正處理，以紅色表示。

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地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Boundary of the Development
發展項目邊界

NOTATION 圖例

Zones 地帶

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

Communications 交通

- Major Road and Junction 主要道路及路口

Miscellaneous 其他

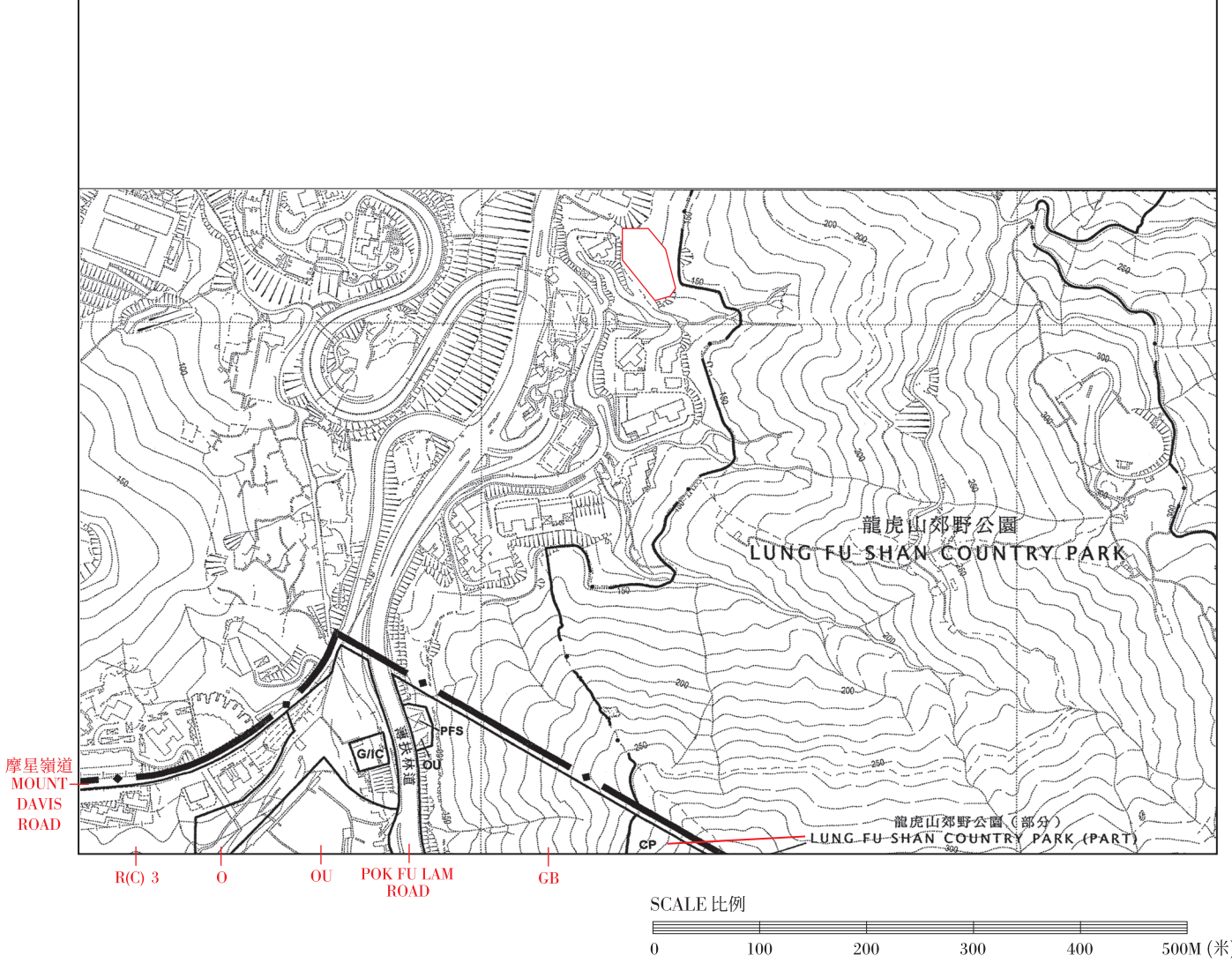
- Boundary of Planning Scheme 規劃範圍界線
- Boundary of Country Park 郊野公園界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 100 Maximum Building Height (in metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- 8 Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
- PFS Petrol Filling Station 加油站

Notes :
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

This blank area falls outside the coverage of the relevant outline zoning plan.
當區分區計劃大綱圖並不覆蓋本空白範圍



N

Extract from the approved Pok Fu Lam Outline Zoning Plan (Plan No. S/H10/21), gazetted on 9 June 2023, with adjustments where necessary as shown in red.

摘錄自2023年6月9日刊憲之薄扶林分區計劃大綱核准圖(圖則編號S/H10/21)，有需要處經修正處理，以紅色表示。

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.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Boundary of the Development
發展項目邊界

NOTATION 圖例

Zones 地帶

R(C) Residential (Group C) 住宅(丙類)

G/IC Government, Institution or Community 政府、機構或社區

O Open Space 休憩用地

OU Other Specified Uses 其他指定用途

GB Green Belt 綠化地帶

CP Country Park 郊野公園

Communications 交通

Major Road and Junction 主要道路及路口

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線

Boundary of Country Park 郊野公園界線

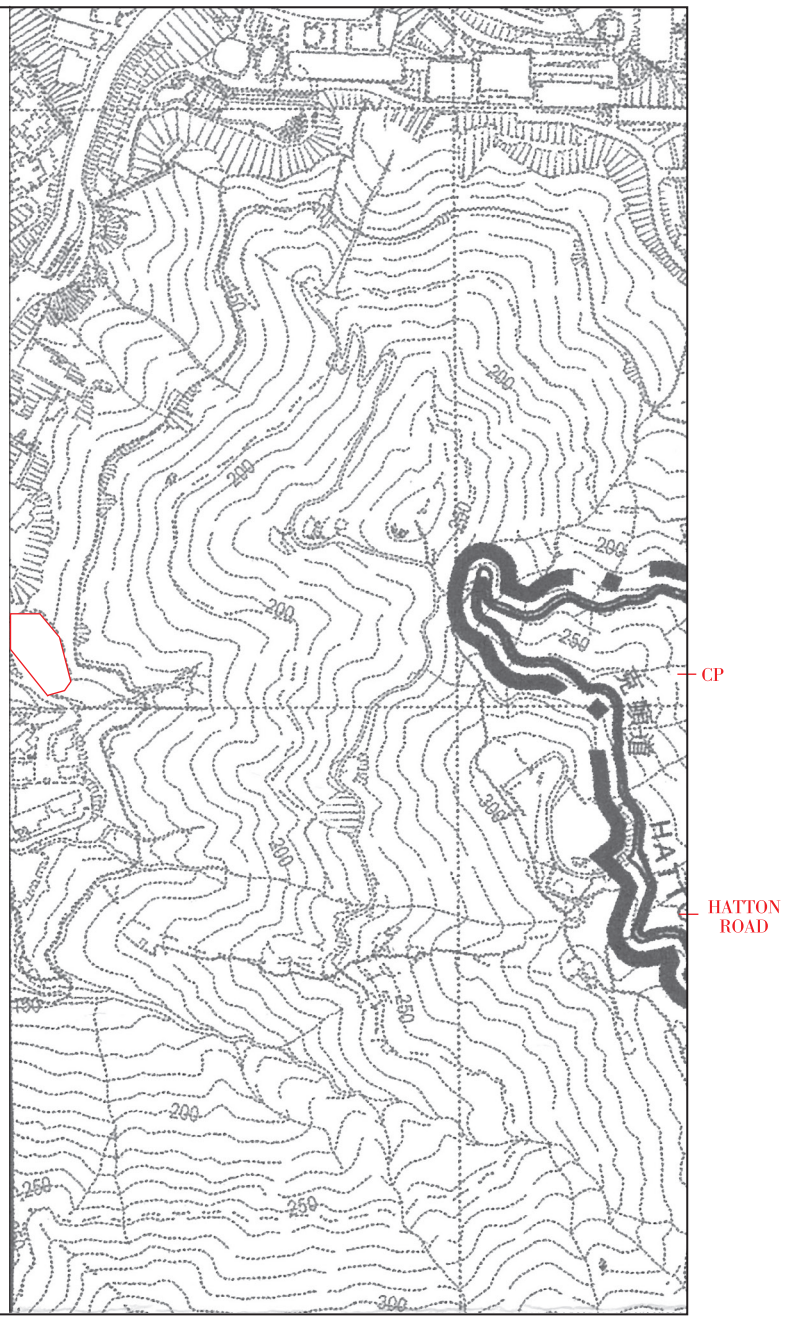
PFS Petrol Filling Station 加油站

Notes :
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

This blank area falls outside the coverage of the relevant outline zoning plan.
當區分區計劃大綱圖並不覆蓋本空白範圍



N

Extract from the approved The Peak Area Outline Zoning Plan (Plan No. S/H14/13), gazetted on 6 April 2018, with adjustments where necessary as shown in red.

摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖(圖則編號S/H14/13)，有需要處經修正處理，以紅色表示。

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.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Boundary of the Development
發展項目邊界

NOTATION 圖例

Zones 地帶

CP — Country Park 郊野公園

Miscellaneous 其他

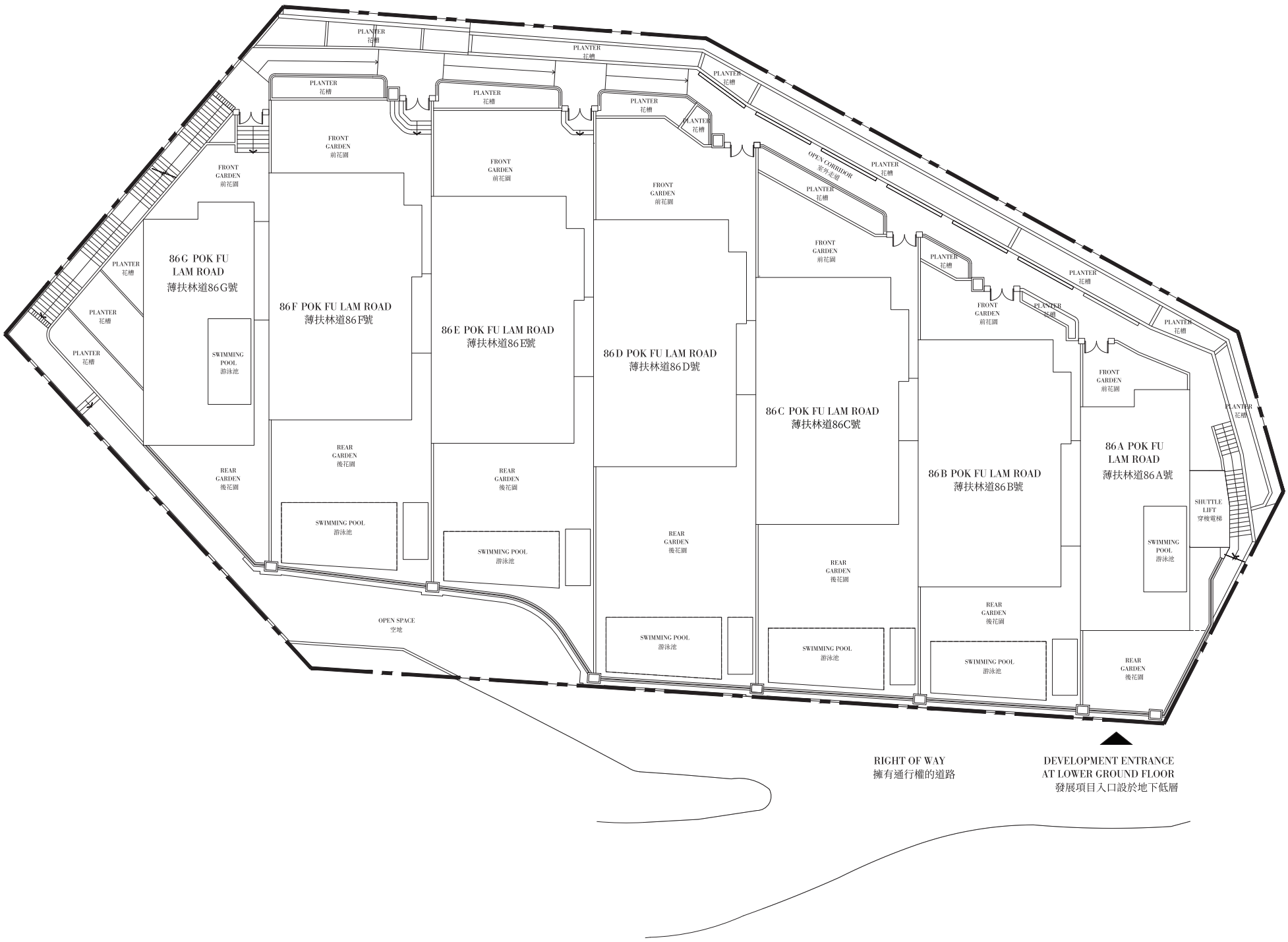
Boundary of Planning Scheme 規劃範圍界線

Notes :
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

Layout Plan
布局圖



Boundary of the Development
發展項目邊界

SCALE
比例
0m(米) 10m(米) 20m(米)

N

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:
樓面平面圖中所使用名詞及簡稱之圖例：

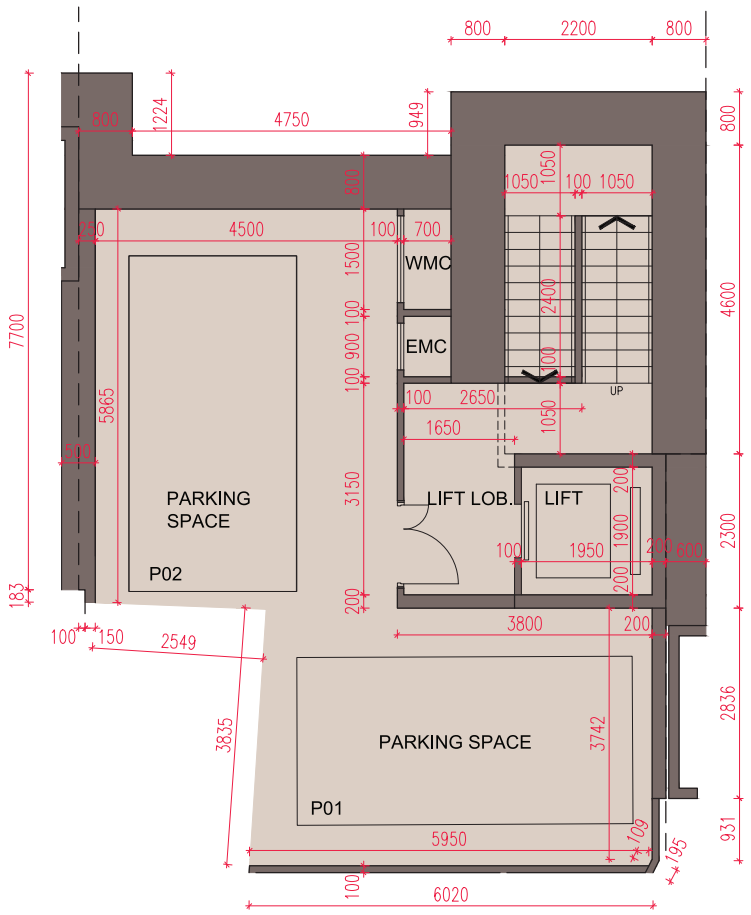
Adjacent House	=	毗連獨立屋
A.F.	=	建築裝飾 Architectural Feature
Bathsuite 1/2/3	=	浴室 1/2/3
Dining Room	=	飯廳
DN	=	下 Down
EMC	=	電錶櫃 Electrical Meter Cabinet
Ensuite 1/2/3	=	套房 1/2/3
Entrance Lobby	=	入口大堂
Family Room	=	家庭室
Filtration Plant Pit With Access Panel	=	過濾系統的泵房附檢修門
Flat Roof	=	平台
Foyer	=	前廳
Front Garden	=	前花園
F.S. Check Meter Cab.	=	消防檢查錶箱 Fire Services Check Meter Cabinet
His WIC	=	男主人衣帽間 His Walk In Closet
Her WIC	=	女主人衣帽間 Her Walk In Closet
HR	=	消防喉轆 Hose Reel
Kitchen	=	廚房
Junior Master Chamber	=	少主套房
Junior Master Bathsuite	=	少主浴室
LAV.	=	洗手間 Lavatory
Lift	=	升降機
Lift Lob.	=	升降機大堂 Lift Lobby
Living Room	=	客廳
Master Chamber	=	主人套房
Master Bathsuite	=	主人浴室
Master Study Room	=	主人書房
Multimedia Room	=	多媒體室
Outdoor A/C Area	=	室外空調機平台範圍 Outdoor Air-Conditioning Platform Area
P.D.	=	管槽 Pipe Duct
Plant Pit For Filtration System And Movable Platform	=	過濾系統的泵房及移動平台的機房
Powder Room	=	化妝間
Parking Space	=	停車位
Rear Garden	=	後花園
Sauna	=	桑拿房
Skylight	=	天窗
Skylight Above	=	天窗置上
STO.	=	儲物間 Store Room
Swimming Pool	=	游泳池
Top Roof	=	上層天台
UP	=	上 Up
Utility	=	工作間 Utility Room
WMC	=	水錶櫃 Water Meter Cabinet
WIC	=	衣帽間 Walk In Closet

Notes applicable to the floor plans of this section:
1. Common pipes exposed or enclosed in cladding may be located at/adjacent to the flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The outdoor unit of air-conditioning for some residential properties are placed on the top roof floor. Such outdoor unit of air-conditioning may create heat and/or noise.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
6. The dimensions of the floor plans are all structural dimensions in millimeter.

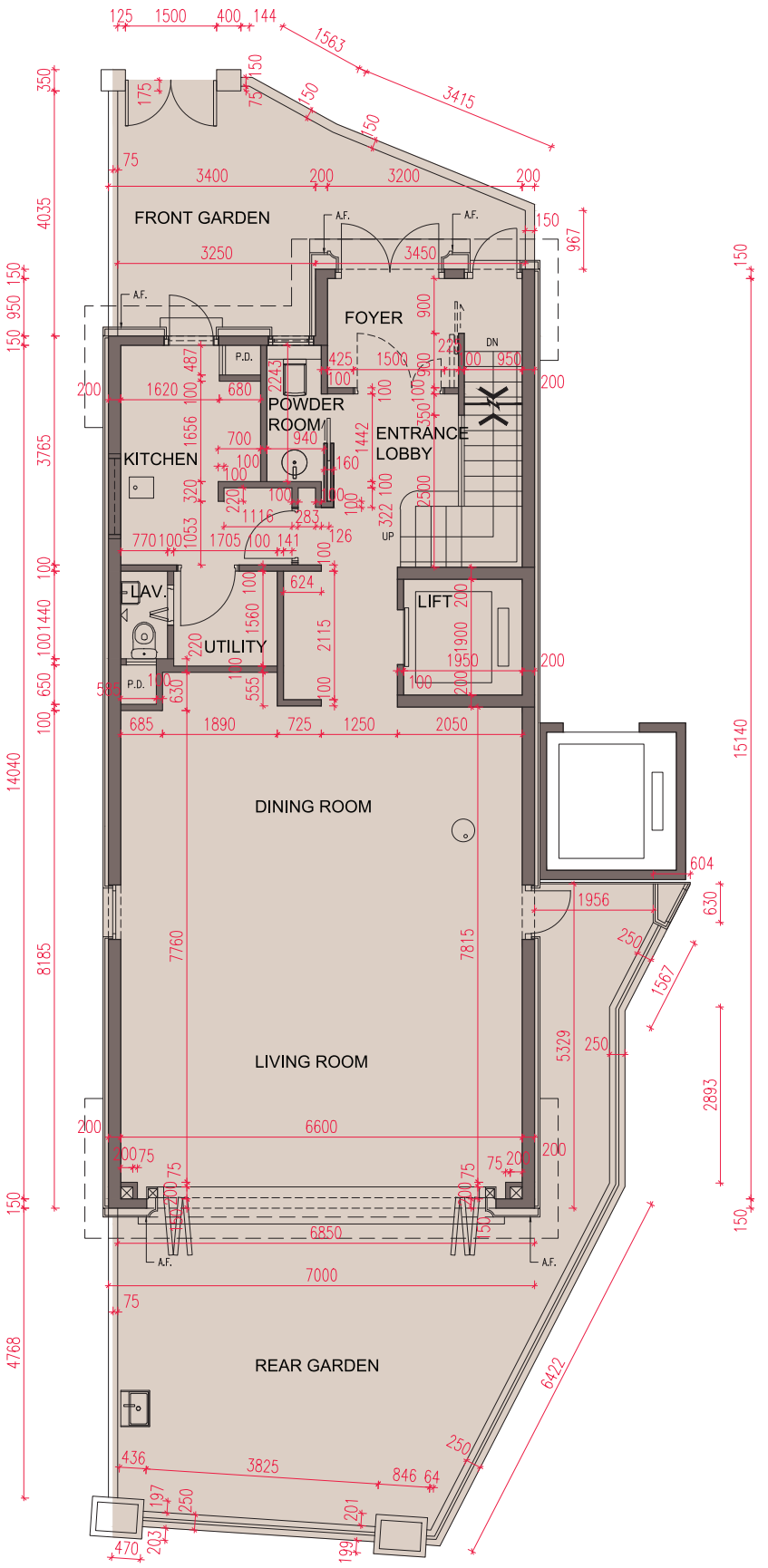
適用於本節各樓面平面圖之備註:
1. 部分住宅物業的平台、天台或外牆上/附近或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
4. 部分住宅物業的空調機之室外機放置於上層天台。該等空調機之室外機可能發出熱力及/或聲音。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
6. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。

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

86A Pok Fu Lam Road Floor Plan
薄扶林道86A號樓面平面圖



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

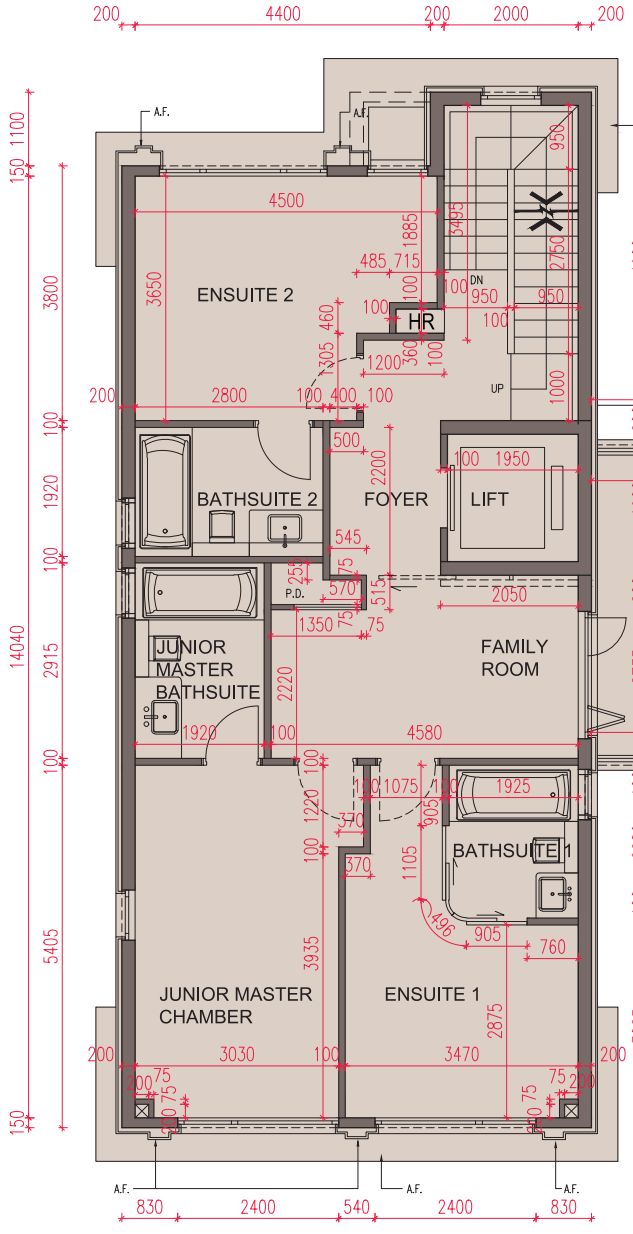
Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.

備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

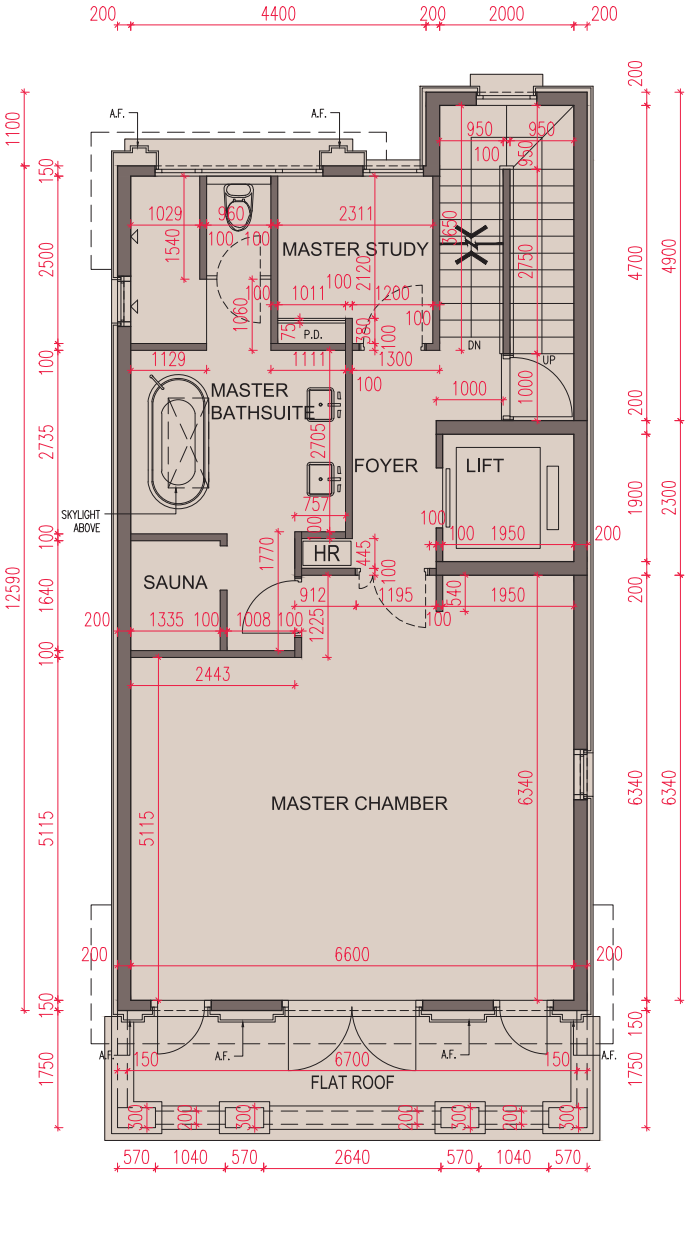
SCALE 比例 0m(米) 4m(米)

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

86A Pok Fu Lam Road Floor Plan
薄扶林道86A號樓面平面圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.

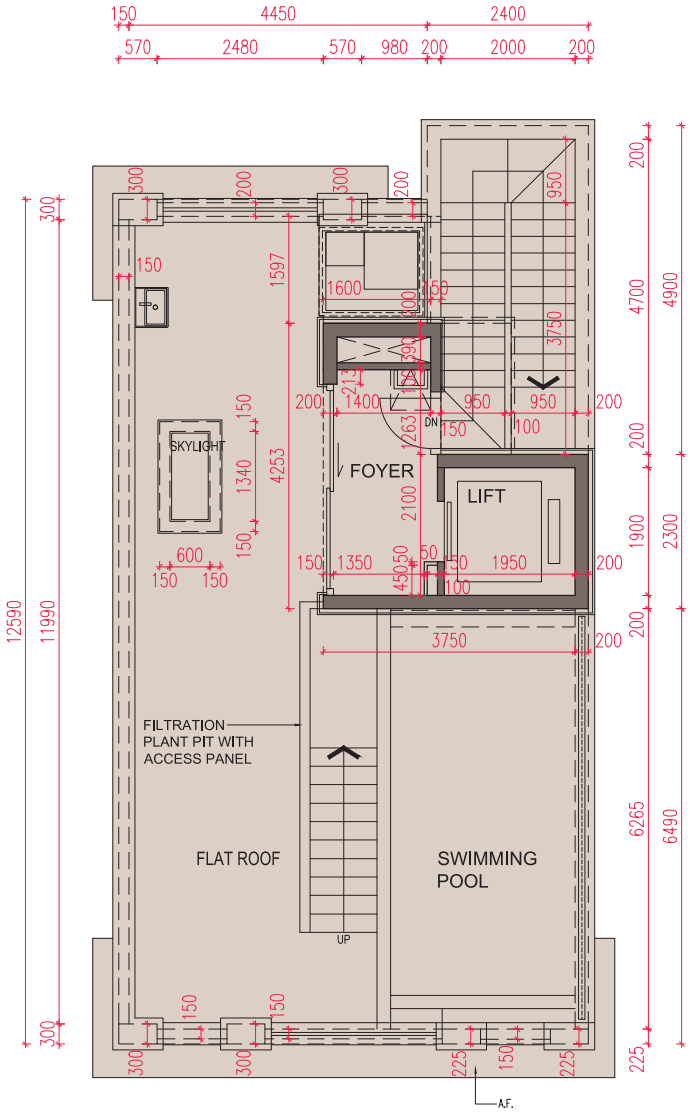
備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

SCALE 比例 0m(米) 4m(米)

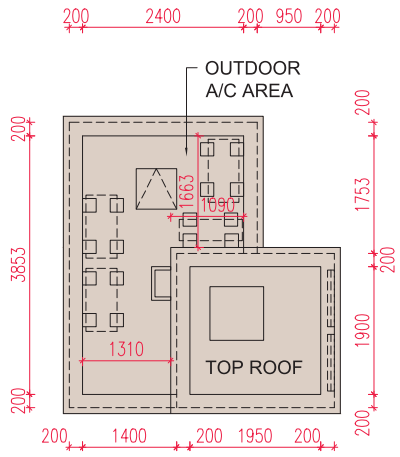
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

86A Pok Fu Lam Road Floor Plan
薄扶林道86A號樓面平面圖



ROOF FLOOR PLAN
天台平面圖



TOP ROOF FLOOR PLAN
上層天台平面圖



Notes :

1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.
3. The description of "Flat Roof" as shown on the Roof Floor Plan of 86A Pok Fu Lam Road of the Development corresponds to the description in the latest Approved Building Plans of the Development, but the area of such "Flat Roof" is calculated as "Roof" in the "Area of Residential Properties in the Development" section in this Sales Brochure.

備註 :

1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。
3. 發展項目薄扶林道86A號的天台平面圖顯示為「平台」之描述，跟發展項目最新批準的建築圖則上的描述相符，但該「平台」的面積在本售樓說明書「發展項目中的住宅物業的面積」一節中計算為「天台」。

SCALE 比例 0m(米) 4m(米)

N

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

86A Pok Fu Lam Road 薄扶林道86A號	Lower Ground Floor 地下低層	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof 天台	Top Roof 上層天台
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	150, 175	125, 150, 175, 250	150, 175, 200, 250	150, 175, 200	150	–
Floor-to-floor height (mm) 層與層之間的高度(毫米)	5000	4400, 4500	4350, 4450, 4500	4200, 4500	2850	–

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

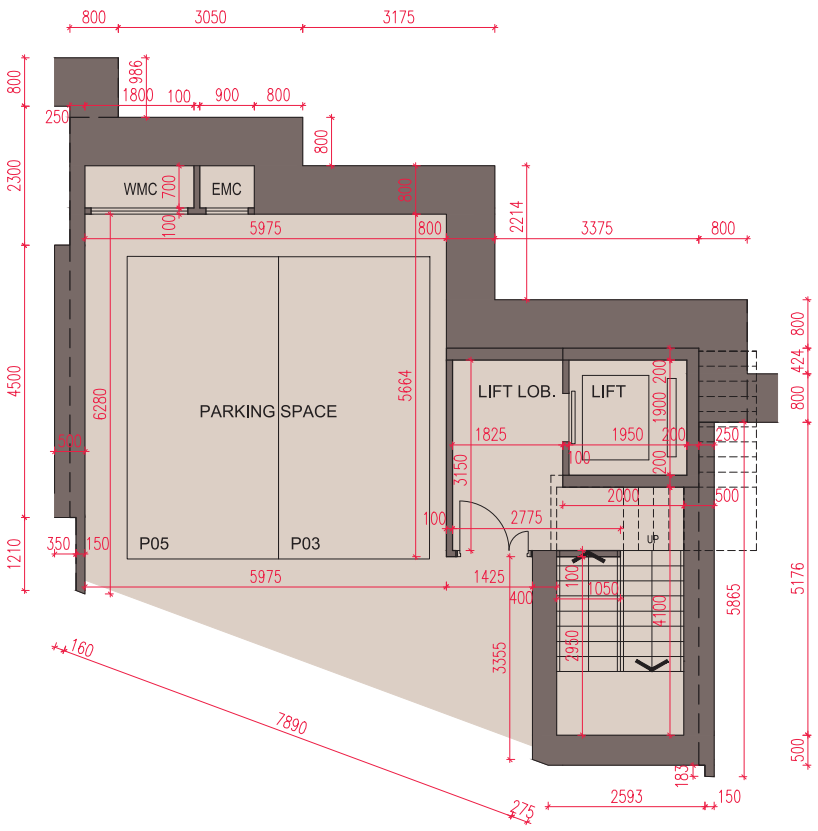
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note :
Please refer to page 24 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

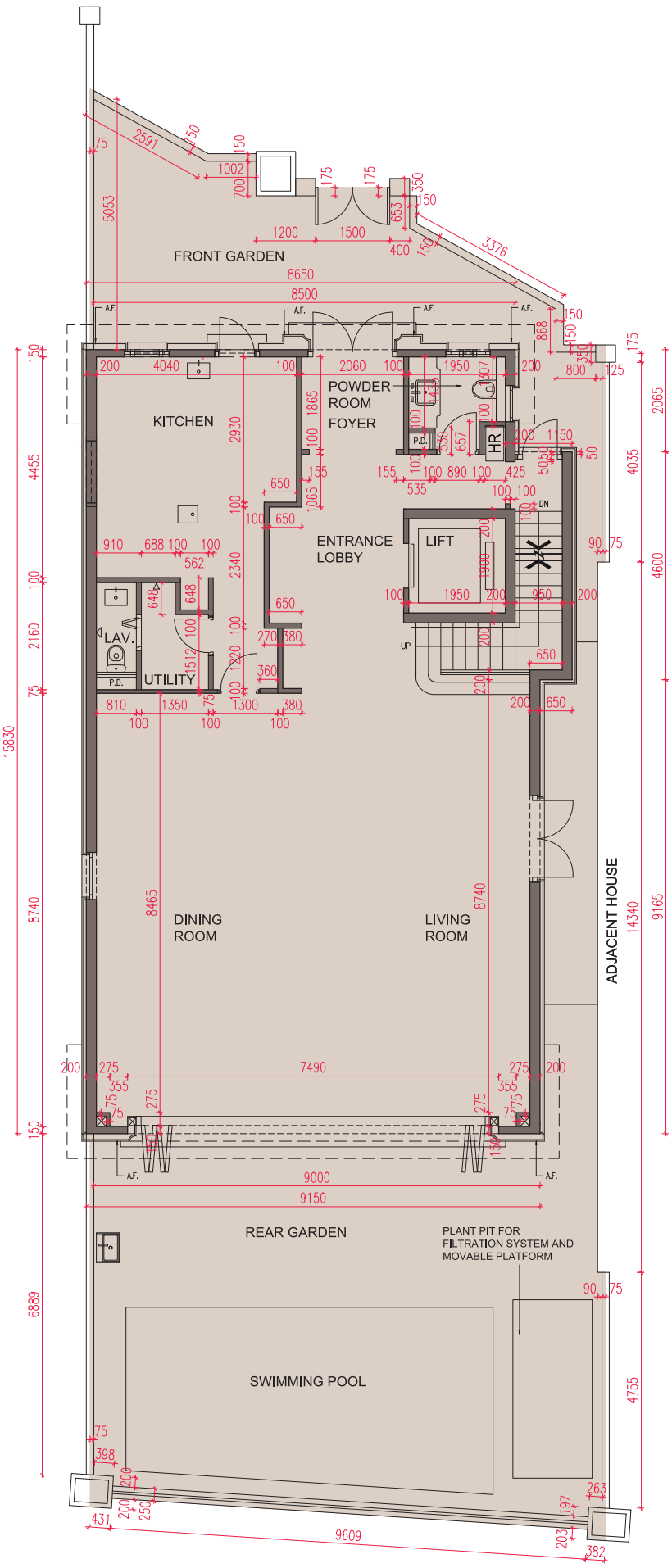
備註 :
樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第24頁。

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

86B Pok Fu Lam Road Floor Plan
薄扶林道86B號樓面平面圖



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

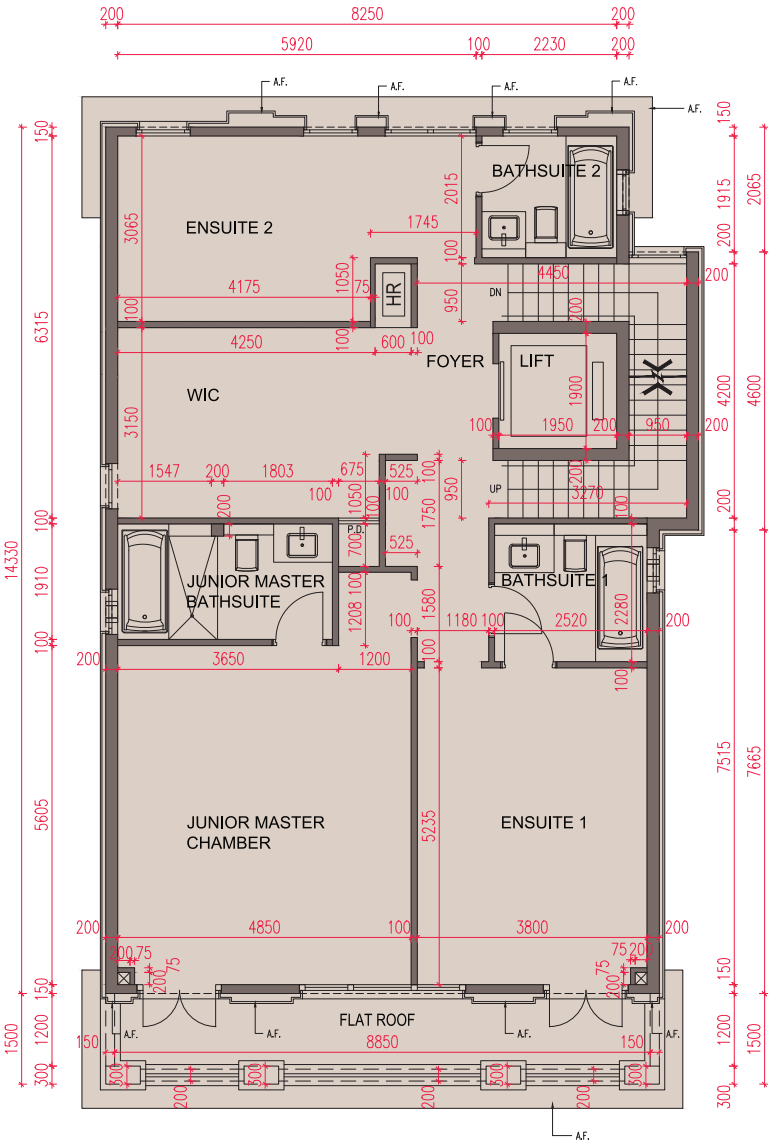
Notes :
The dimensions of the floor plan are all structural dimensions in millimeter.

備註 :
平面圖所列之數字為以毫米標示之建築結構尺寸。

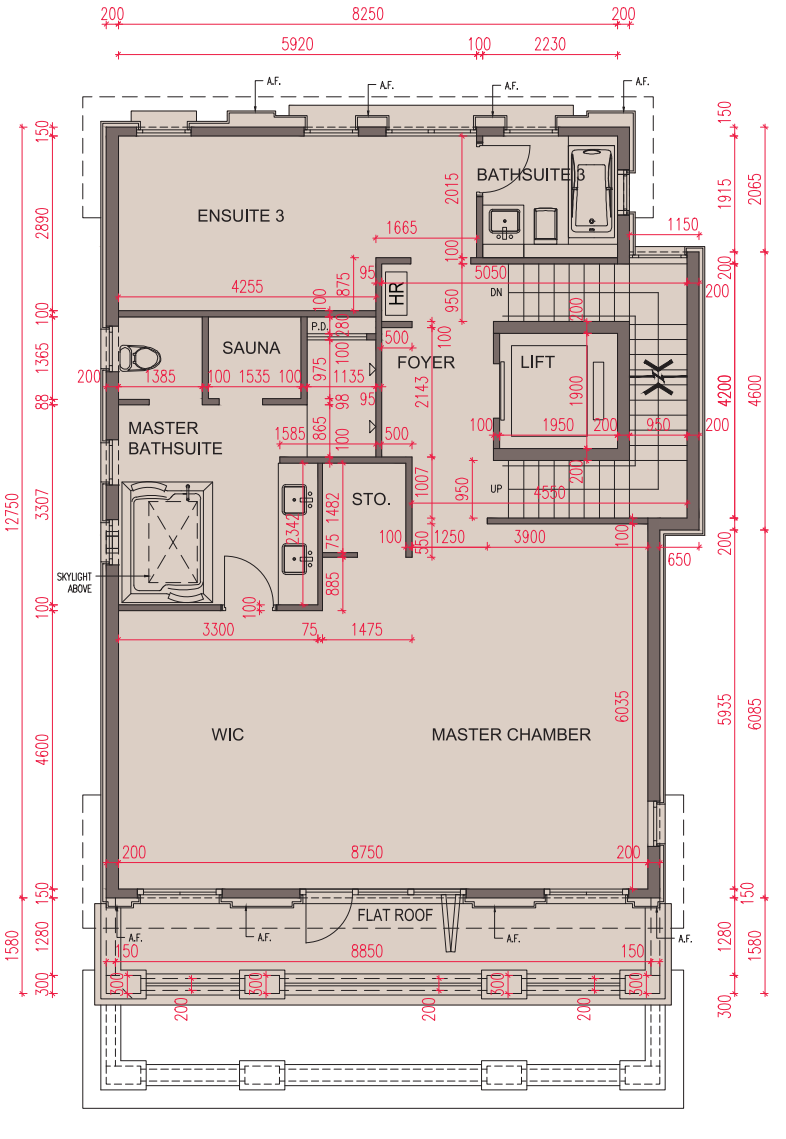
SCALE 比例 0m(米) 4m(米)

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

86B Pok Fu Lam Road Floor Plan
薄扶林道86B號樓面平面圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

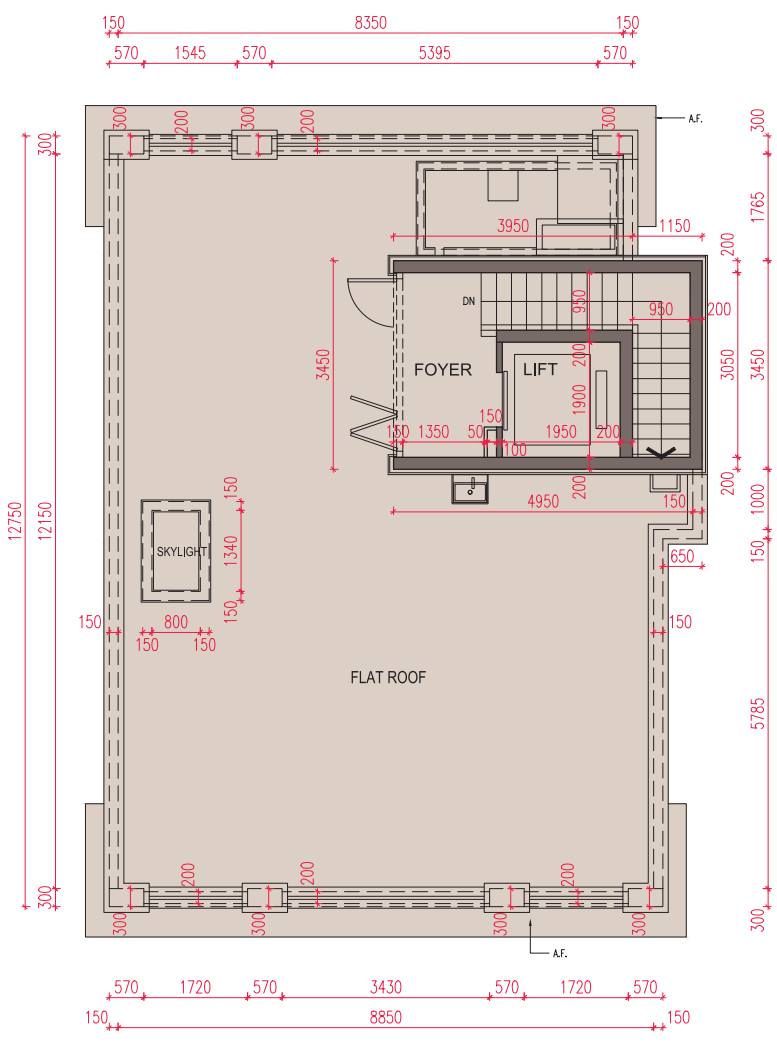
Notes :
The dimensions of the floor plan are all structural dimensions in millimeter.

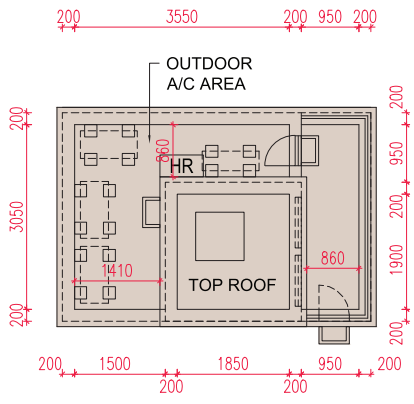
備註 :
平面圖所列之數字為以毫米標示之建築結構尺寸。

SCALE 比例 0m(米) 4m(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

86B Pok Fu Lam Road Floor Plan
薄扶林道86B號樓面平面圖





TOP ROOF FLOOR PLAN
上層天台平面圖

ROOF FLOOR PLAN
天台平面圖

Notes :

1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. The description of "Flat Roof" as shown on the Roof Floor Plan of 86B Pok Fu Lam Road of the Development corresponds to the description in the latest Approved Building Plans of the Development, but the area of such "Flat Roof" is calculated as "Roof" in the "Area of Residential Properties in the Development" section in this Sales Brochure.

備註 :

1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 發展項目薄扶林道86B號的天台平面圖顯示為「平台」之描述，跟發展項目最新批準的建築圖則上的描述相符，但該「平台」的面積在本售樓說明書「發展項目中的住宅物業的面積」一節中計算為「天台」。

SCALE 比例 0m(米) 4m(米)

N

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

86B Pok Fu Lam Road 薄扶林道86B號	Lower Ground Floor 地下低層	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof 天台	Top Roof 上層天台
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	150	150, 300	150, 250	150, 250	150	–
Floor-to-floor height (mm) 層與層之間的高度(毫米)	5000	4150, 4400, 4500	4350, 4450, 4500	4200, 4500	2850	–

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

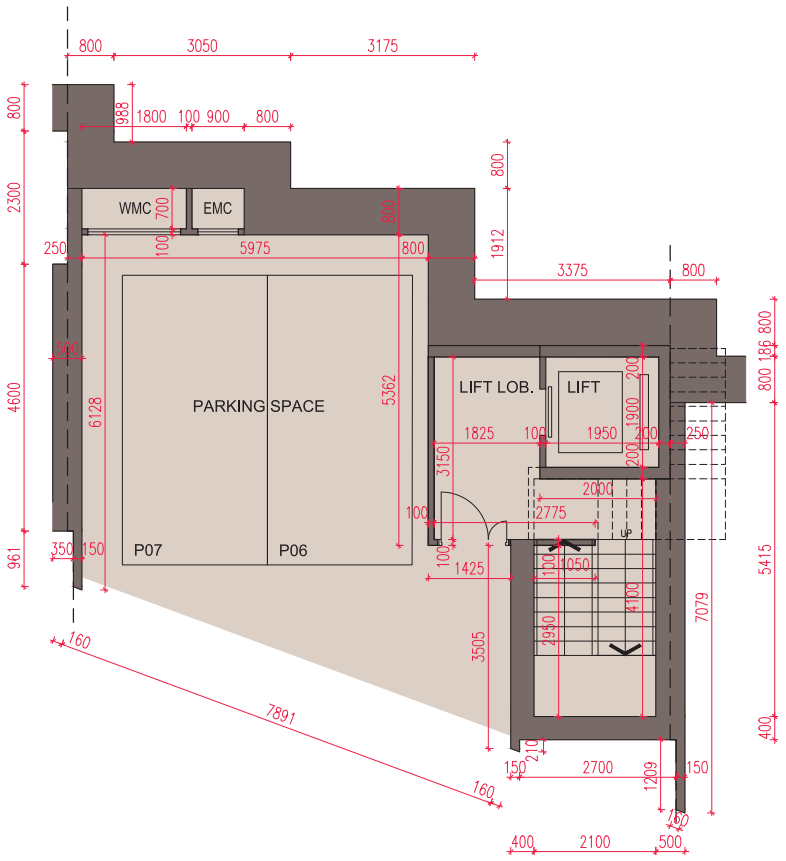
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note :
Please refer to page 24 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

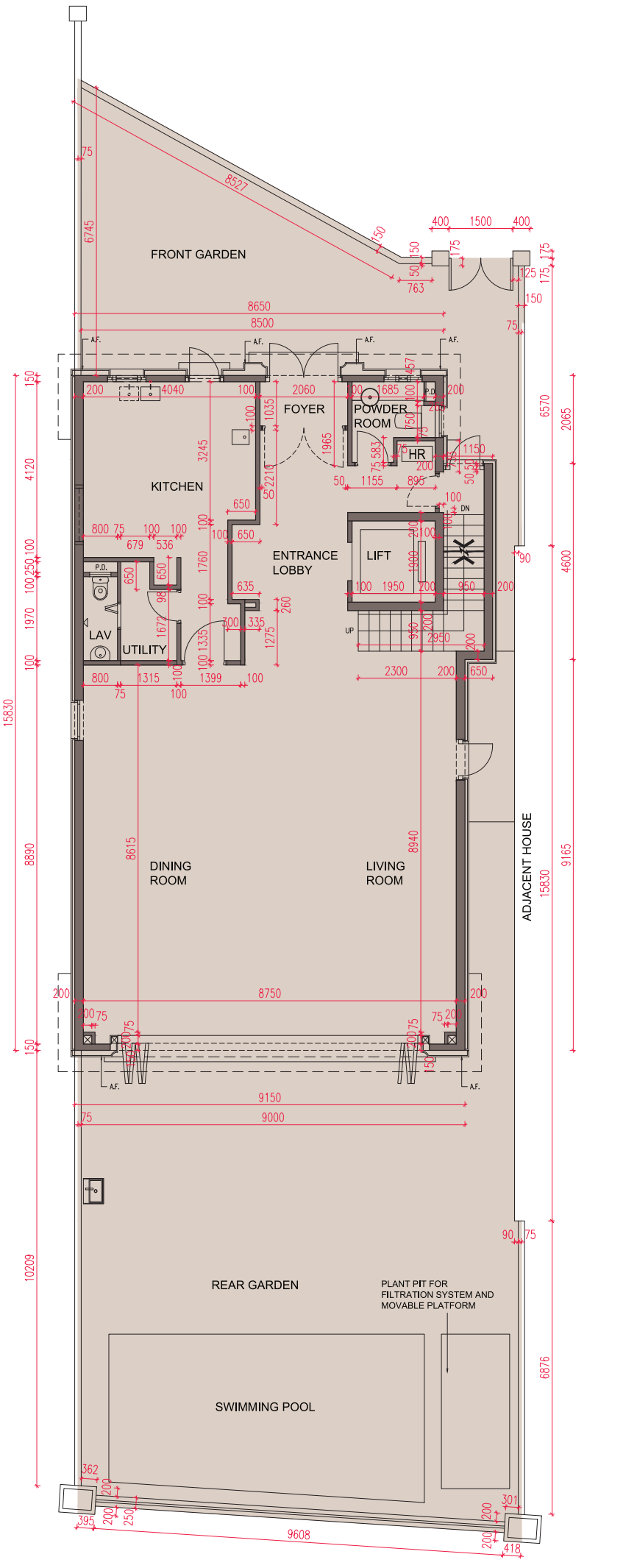
備註 :
樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第24頁。

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

86C Pok Fu Lam Road Floor Plan
薄扶林道86C號樓面平面圖



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.

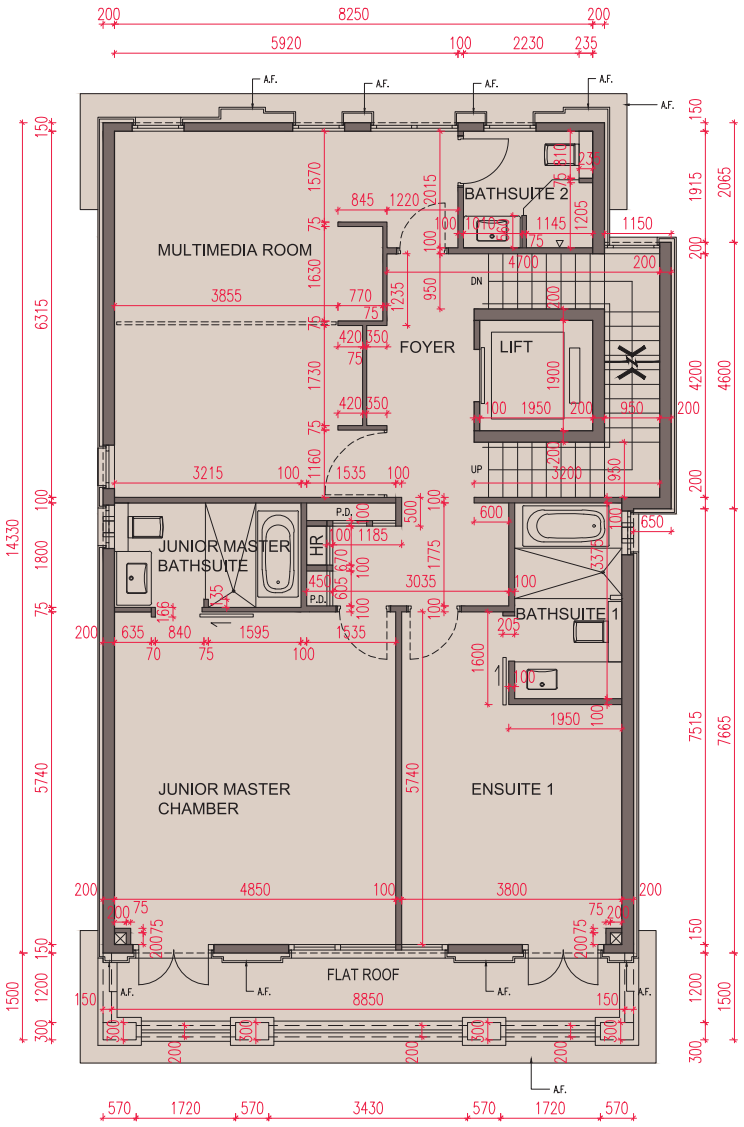
備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

SCALE 比例 0m(米) 4m(米)

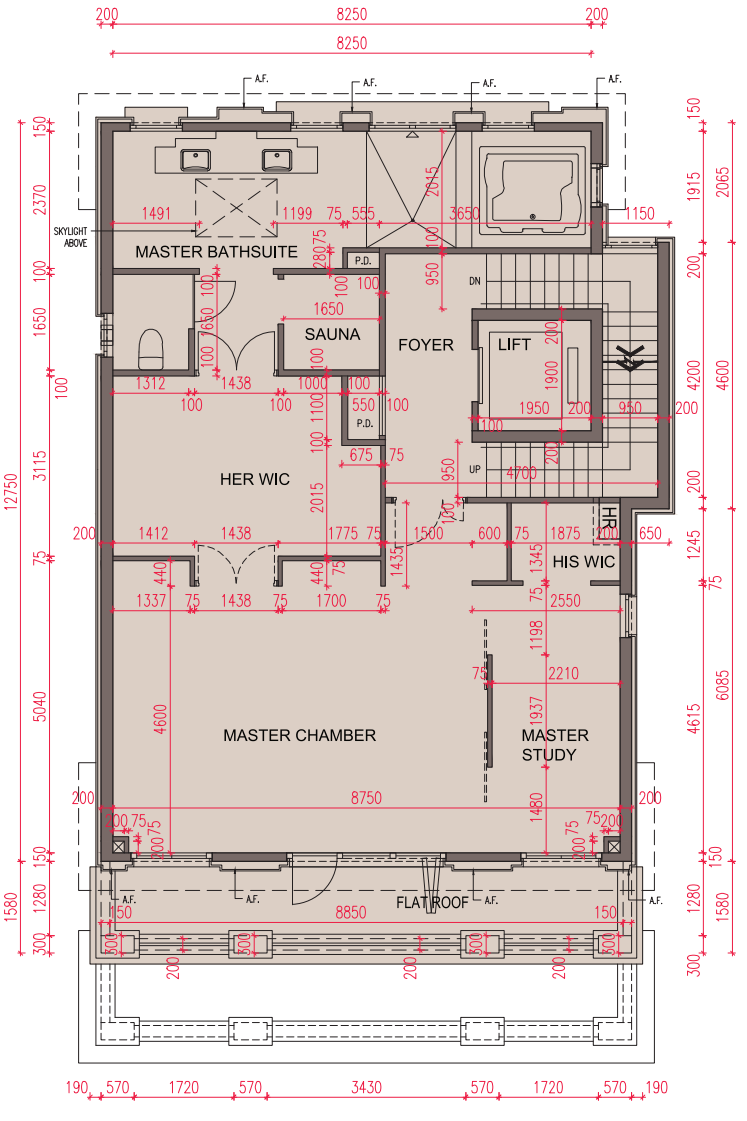
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

86C Pok Fu Lam Road Floor Plan
薄扶林道86C號樓面平面圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.

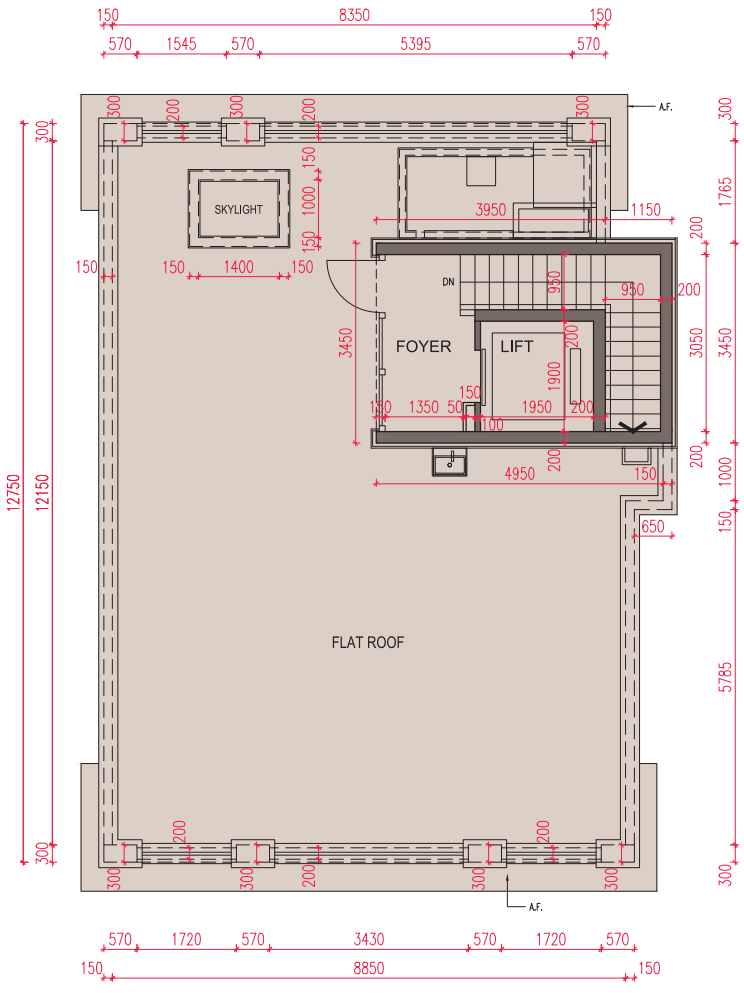
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2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

SCALE 比例 0m(米) 4m(米)

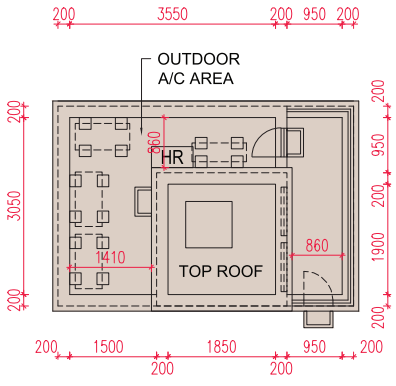
N

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

86C Pok Fu Lam Road Floor Plan
薄扶林道86C號樓面平面圖



ROOF FLOOR PLAN
天台平面圖



TOP ROOF FLOOR PLAN
上層天台平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.
3. The description of "Flat Roof" as shown on the Roof Floor Plan of 86C Pok Fu Lam Road of the Development corresponds to the description in the latest Approved Building Plans of the Development, but the area of such "Flat Roof" is calculated as "Roof" in the "Area of Residential Properties in the Development" section in this Sales Brochure.

備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。
3. 發展項目薄扶林道86C號的天台平面圖顯示為「平台」之描述，跟發展項目最新批準的建築圖則上的描述相符，但該「平台」的面積在本售樓說明書「發展項目中的住宅物業的面積」一節中計算為「天台」。

SCALE 比例 0m(米) 4m(米)

N

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

86C Pok Fu Lam Road 薄扶林道86C號	Lower Ground Floor 地下低層	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof 天台	Top Roof 上層天台
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	150	150, 300	150, 250	150, 250	150	–
Floor-to-floor height (mm) 層與層之間的高度(毫米)	5000	4150, 4400, 4500	4350, 4450, 4500	4200, 4500	2850	–

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

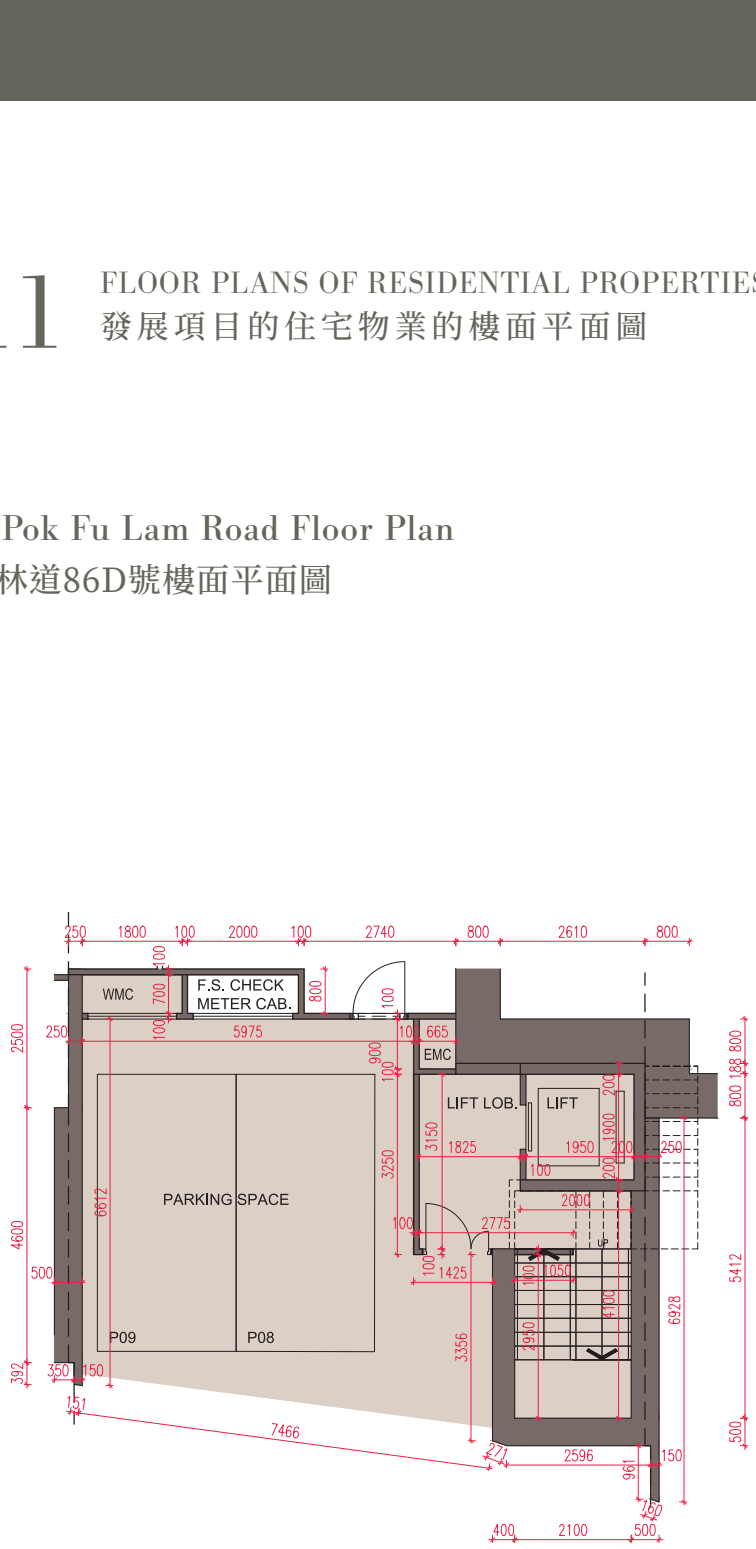
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note :
Please refer to page 24 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

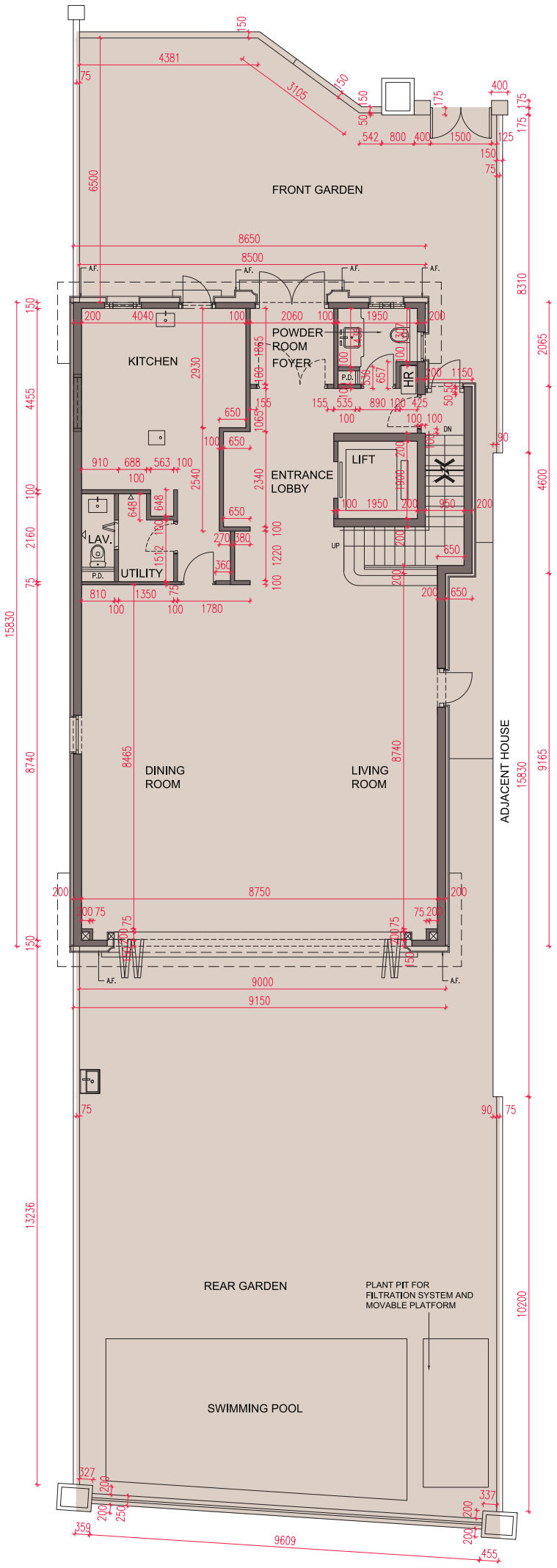
備註 :
樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第24頁。

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

86D Pok Fu Lam Road Floor Plan
薄扶林道86D號樓面平面圖



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

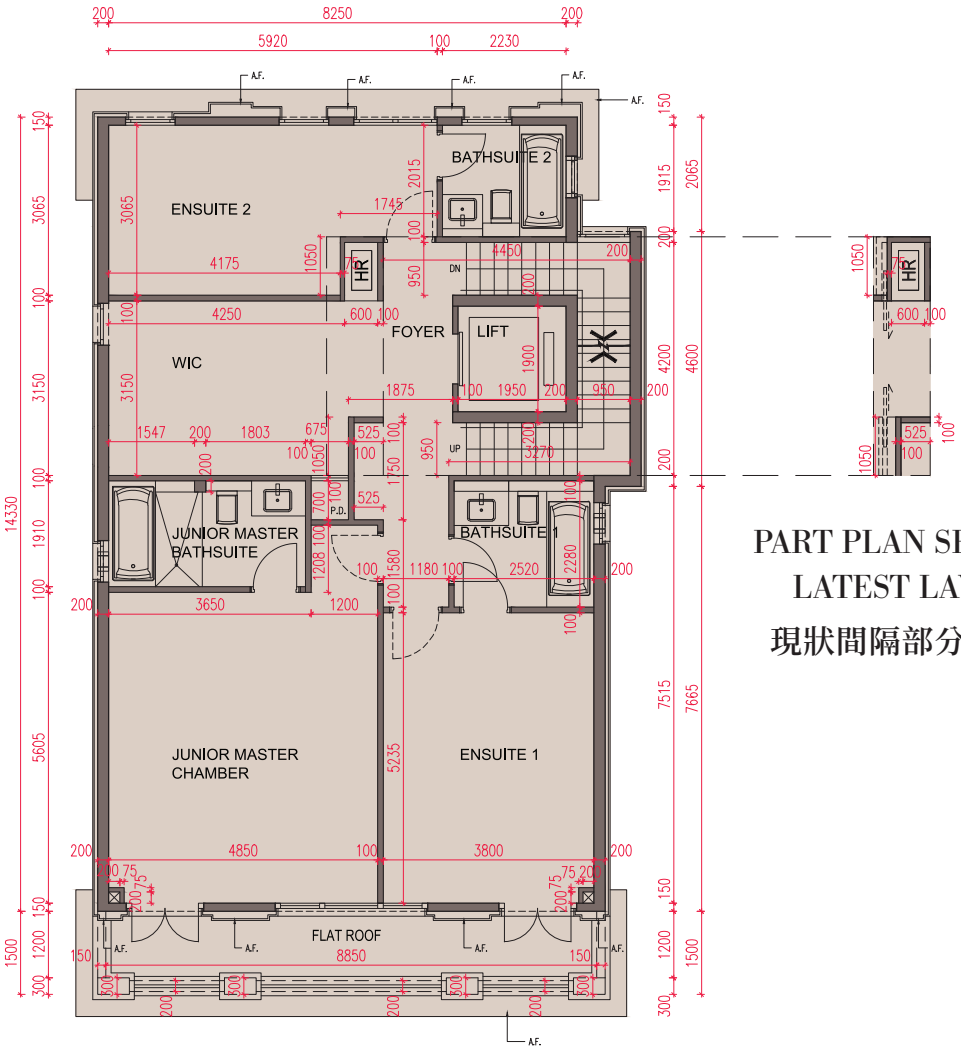
Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.

備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

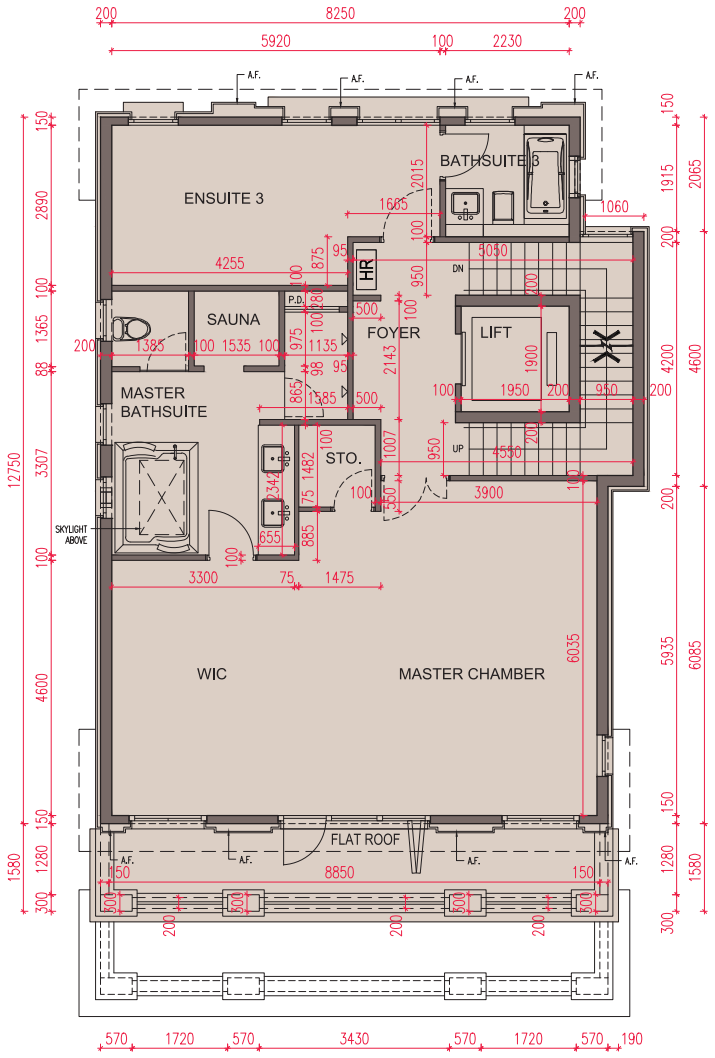
SCALE 比例 0m(米) 4m(米)

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

86D Pok Fu Lam Road Floor Plan
薄扶林道86D號樓面平面圖



PART PLAN SHOWING
LATEST LAYOUT
現狀間隔部分平面圖



FIRST FLOOR PLAN
一樓平面圖

SECOND FLOOR PLAN
二樓平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.
3. Non-structural walls between Ensuite 2 and H.R. (Hose Reel) on the First Floor have been amended by the way of exempted building works under the Building Ordinance after completion of the development.

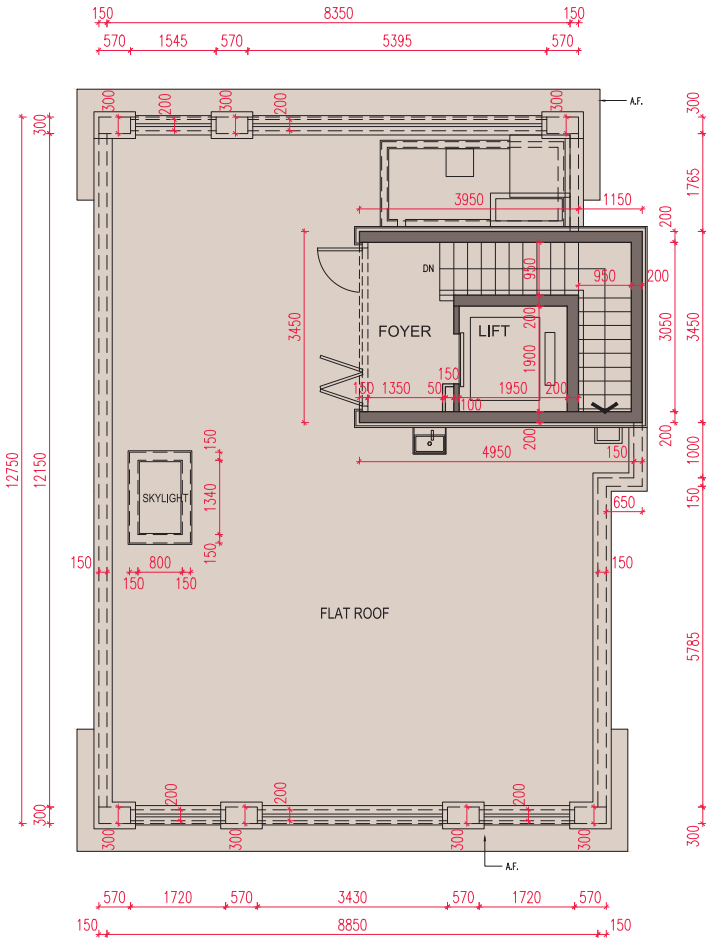
備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。
3. 一樓套房2與消防喉轆之間的非結構牆因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

SCALE 比例 0m(米) 4m(米)

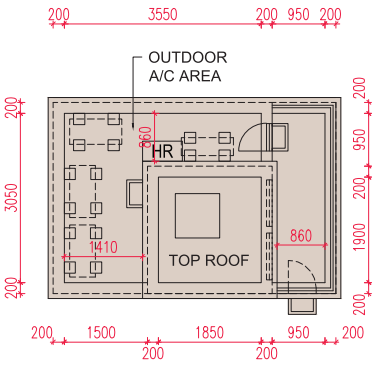
N

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

86D Pok Fu Lam Road Floor Plan
薄扶林道86D號樓面平面圖



ROOF FLOOR PLAN
天台平面圖



TOP ROOF FLOOR PLAN
上層天台平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.
3. The description of "Flat Roof" as shown on the Roof Floor Plan of 86D Pok Fu Lam Road of the Development corresponds to the description in the latest Approved Building Plans of the Development, but the area of such "Flat Roof" is calculated as "Roof" in the "Area of Residential Properties in the Development" section in this Sales Brochure.

備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。
3. 發展項目薄扶林道86D號的天台平面圖顯示為「平台」之描述，跟發展項目最新批準的建築圖則上的描述相符，但該「平台」的面積在本售樓說明書「發展項目中的住宅物業的面積」一節中計算為「天台」。

SCALE 比例 0m(米) 4m(米)

N

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

86D Pok Fu Lam Road 薄扶林道86D號	Lower Ground Floor 地下低層	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof 天台	Top Roof 上層天台
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	150	150, 300	150, 250	150, 250	150	–
Floor-to-floor height (mm) 層與層之間的高度(毫米)	5000	4150, 4400, 4500	4350, 4450, 4500	4200, 4500	2850	–

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

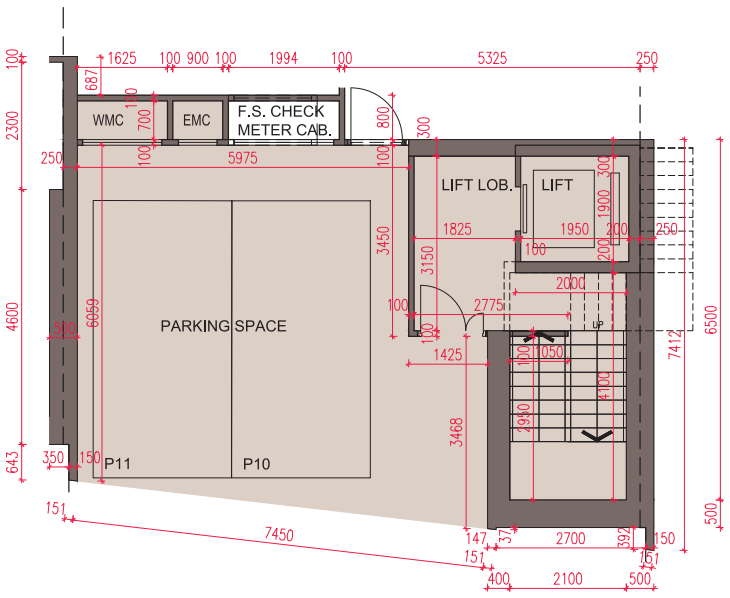
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note :
Please refer to page 24 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

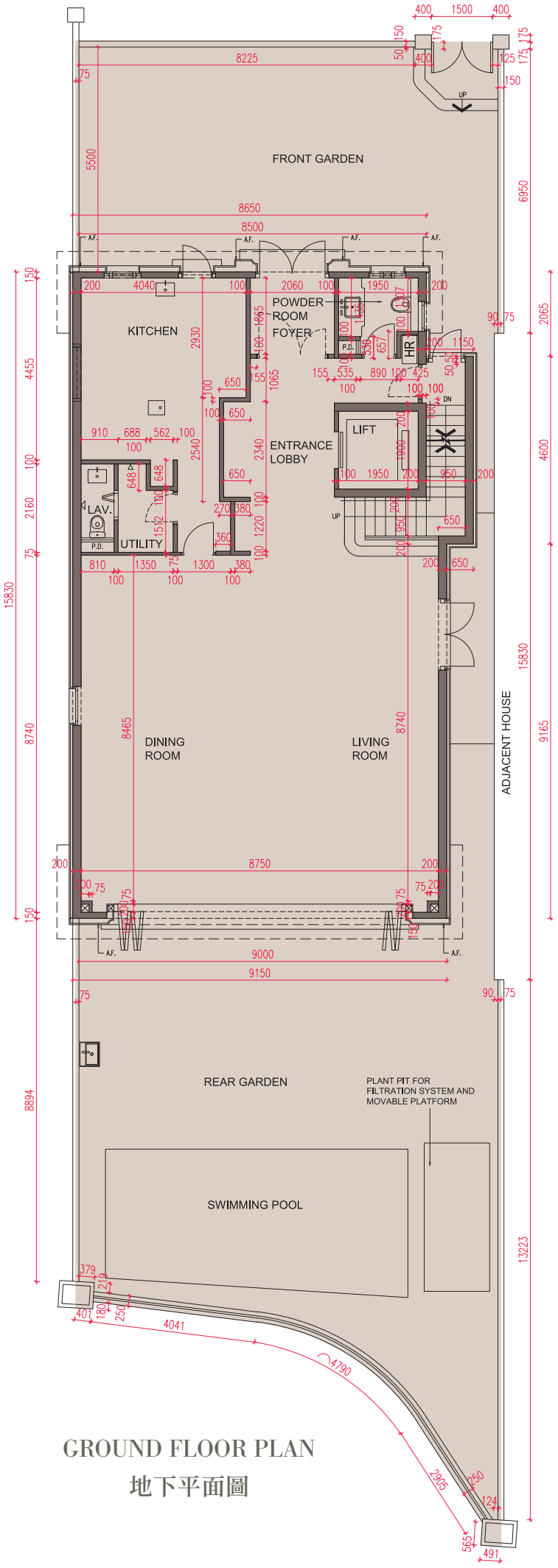
備註 :
樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第24頁。

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

86E Pok Fu Lam Road Floor Plan
薄扶林道86E號樓面平面圖



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

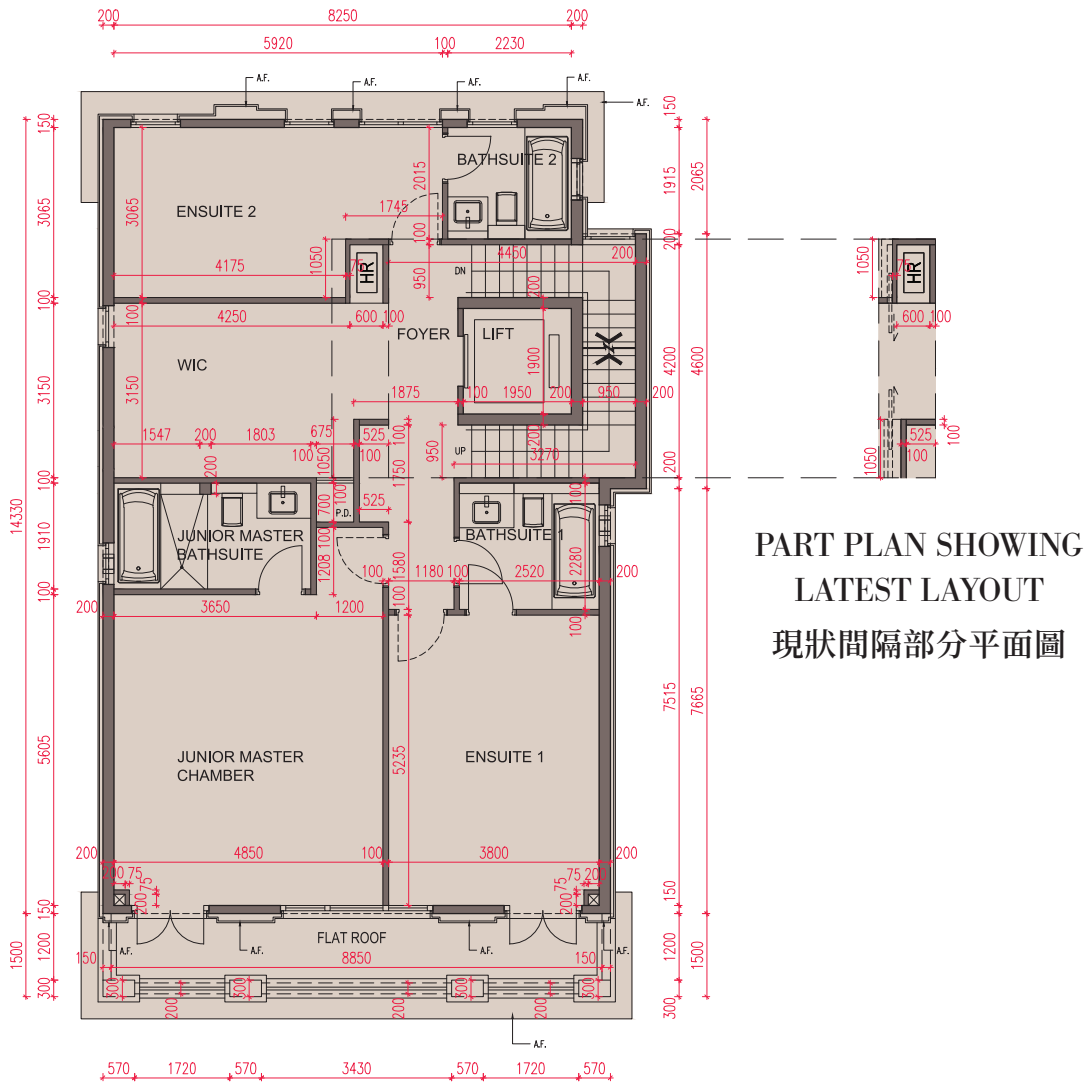
Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.

備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

SCALE 比例 0m(米) 4m(米)

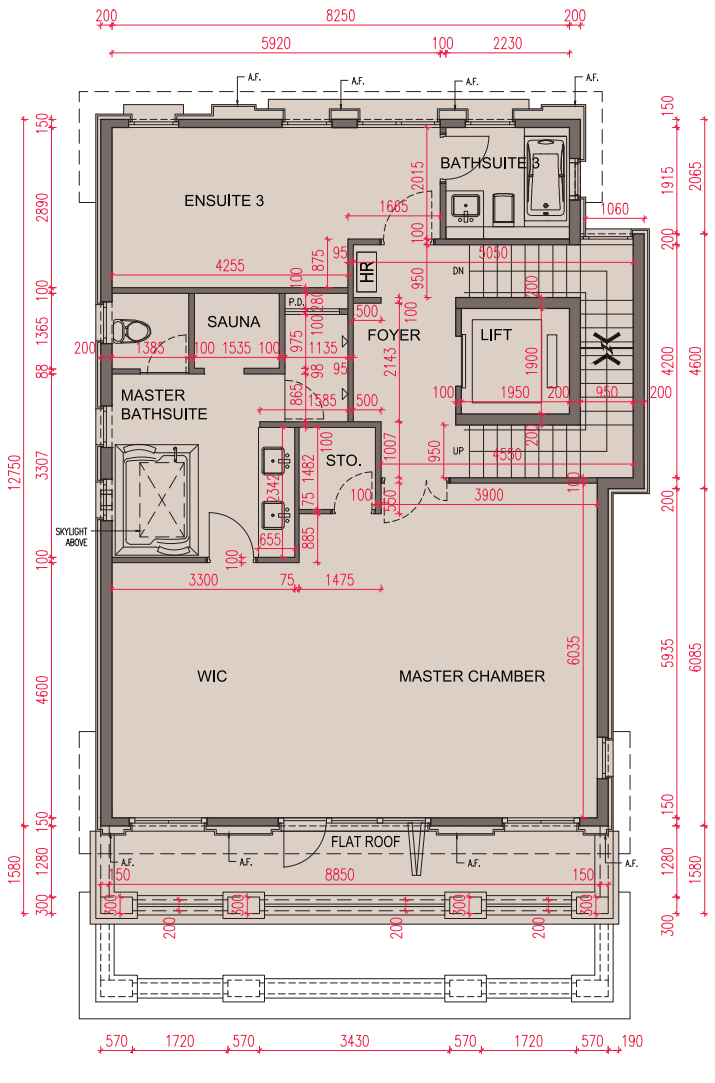
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

86E Pok Fu Lam Road Floor Plan
薄扶林道86E號樓面平面圖



FIRST FLOOR PLAN
一樓平面圖

PART PLAN SHOWING
LATEST LAYOUT
現狀間隔部分平面圖



SECOND FLOOR PLAN
二樓平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.
3. Non-structural walls between Ensuite 2 and H.R. (Hose Reel) on the First Floor have been amended by the way of exempted building works under the Building Ordinance after completion of the development.

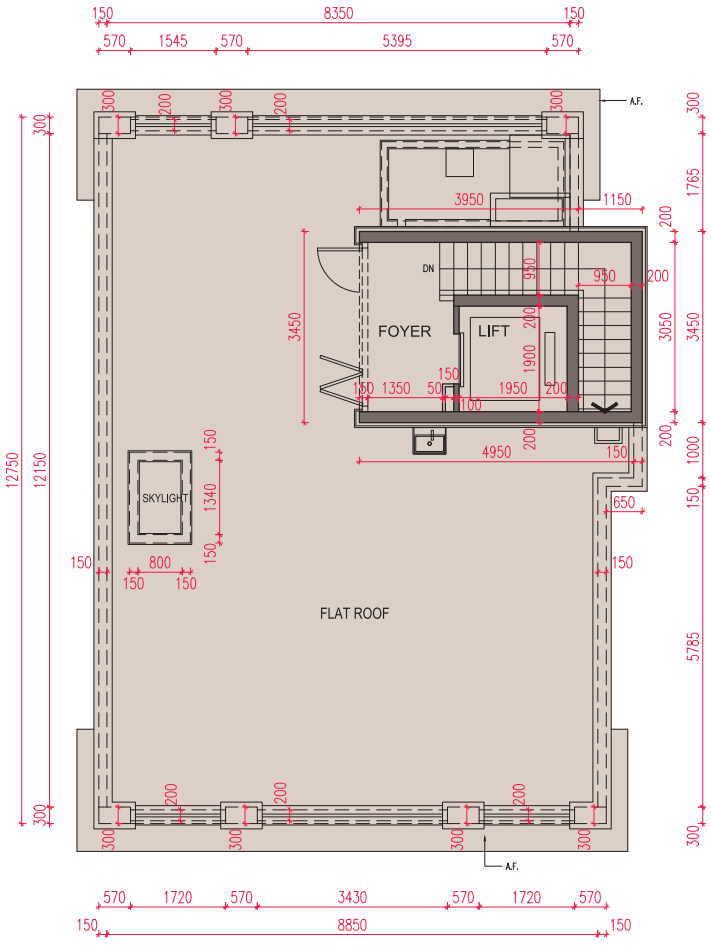
備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。
3. 一樓套房2與消防喉轆之間的非結構牆因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

SCALE 比例 0m(米) 4m(米)

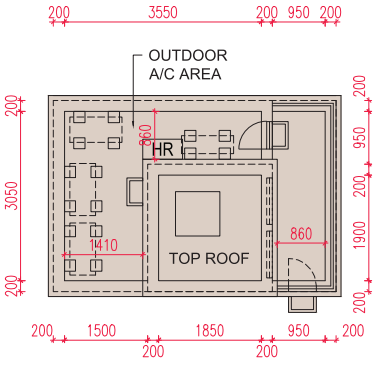
N

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

86E Pok Fu Lam Road Floor Plan
薄扶林道86E號樓面平面圖



ROOF FLOOR PLAN
天台平面圖



TOP ROOF FLOOR PLAN
上層天台平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.
3. The description of "Flat Roof" as shown on the Roof Floor Plan of 86E Pok Fu Lam Road of the Development corresponds to the description in the latest Approved Building Plans of the Development, but the area of such "Flat Roof" is calculated as "Roof" in the "Area of Residential Properties in the Development" section in this Sales Brochure.

備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。
3. 發展項目薄扶林道86E號的天台平面圖顯示為「平台」之描述，跟發展項目最新批準的建築圖則上的描述相符，但該「平台」的面積在本售樓說明書「發展項目中的住宅物業的面積」一節中計算為「天台」。

SCALE 比例 0m(米) 4m(米)

N

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

86E Pok Fu Lam Road 薄扶林道86E號	Lower Ground Floor 地下低層	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof 天台	Top Roof 上層天台
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	150	150, 300	150, 250	150, 250	150	–
Floor-to-floor height (mm) 層與層之間的高度(毫米)	5000	4150, 4400, 4500	4350, 4450, 4500	4200, 4500	2850	–

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note :
Please refer to page 24 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

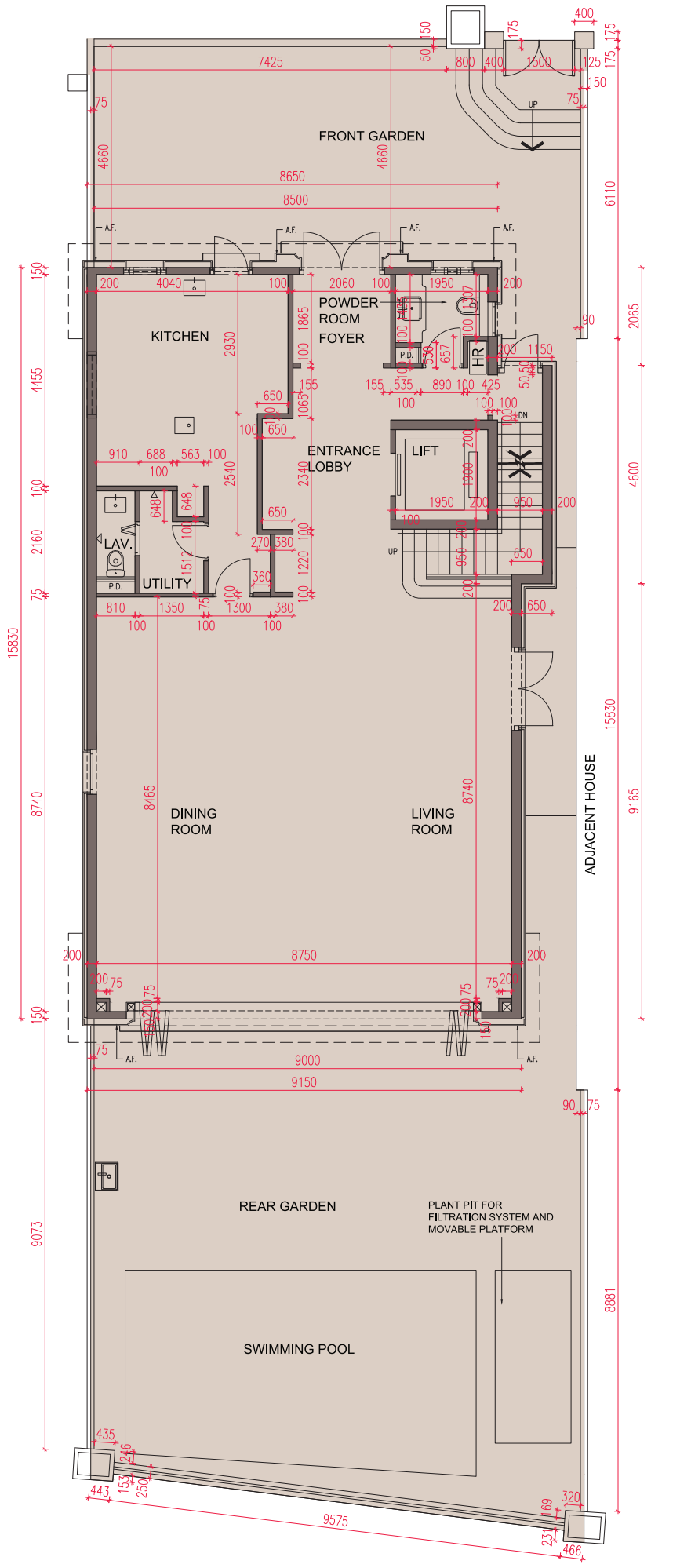
備註 :
樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第24頁。

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

86F Pok Fu Lam Road Floor Plan
薄扶林道86F號樓面平面圖



LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

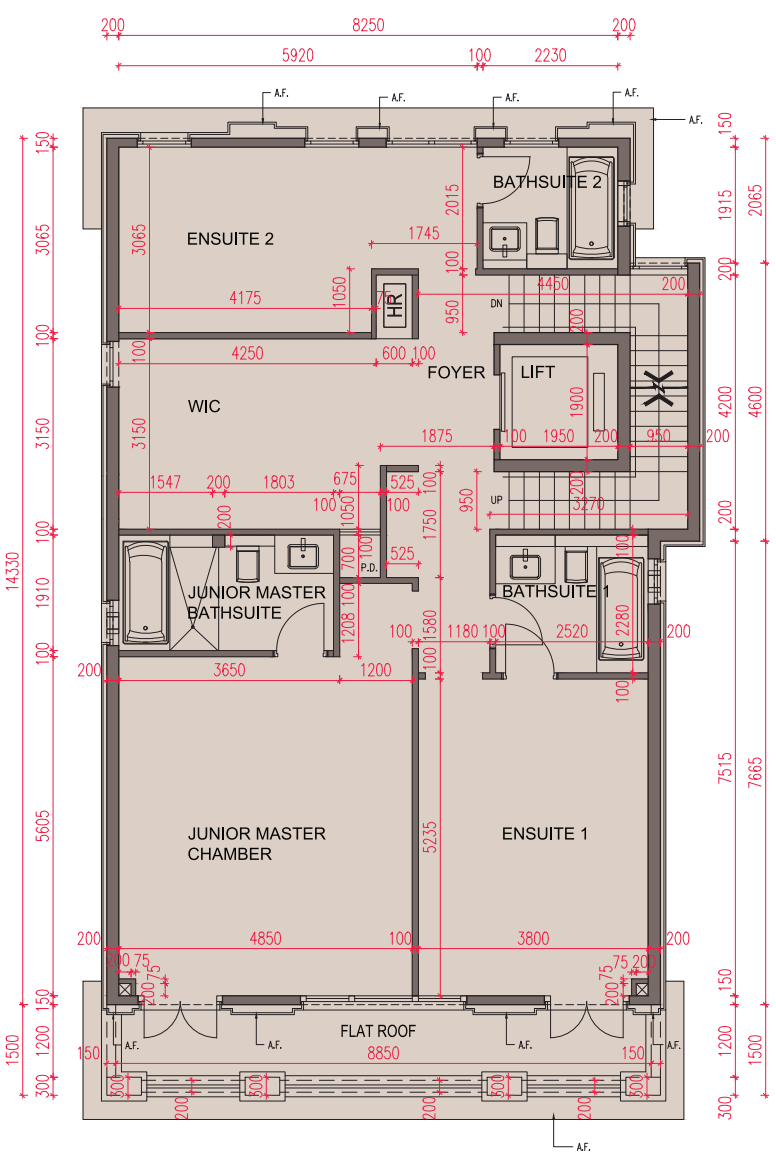
Notes :
The dimensions of the floor plan are all structural dimensions in millimeter.

備註 :
平面圖所列之數字為以毫米標示之建築結構尺寸。

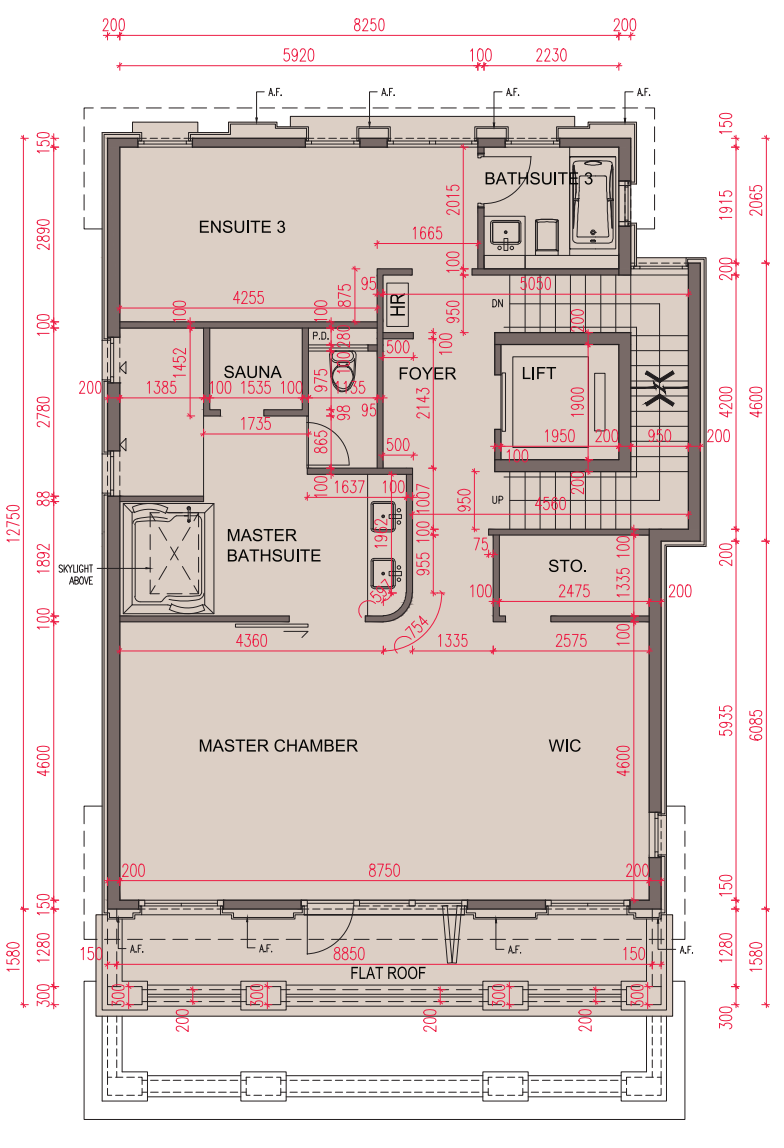
SCALE 比例 0m(米) 4m(米)

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

86F Pok Fu Lam Road Floor Plan
薄扶林道86F號樓面平面圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Notes :
The dimensions of the floor plan are all structural dimensions in millimeter.

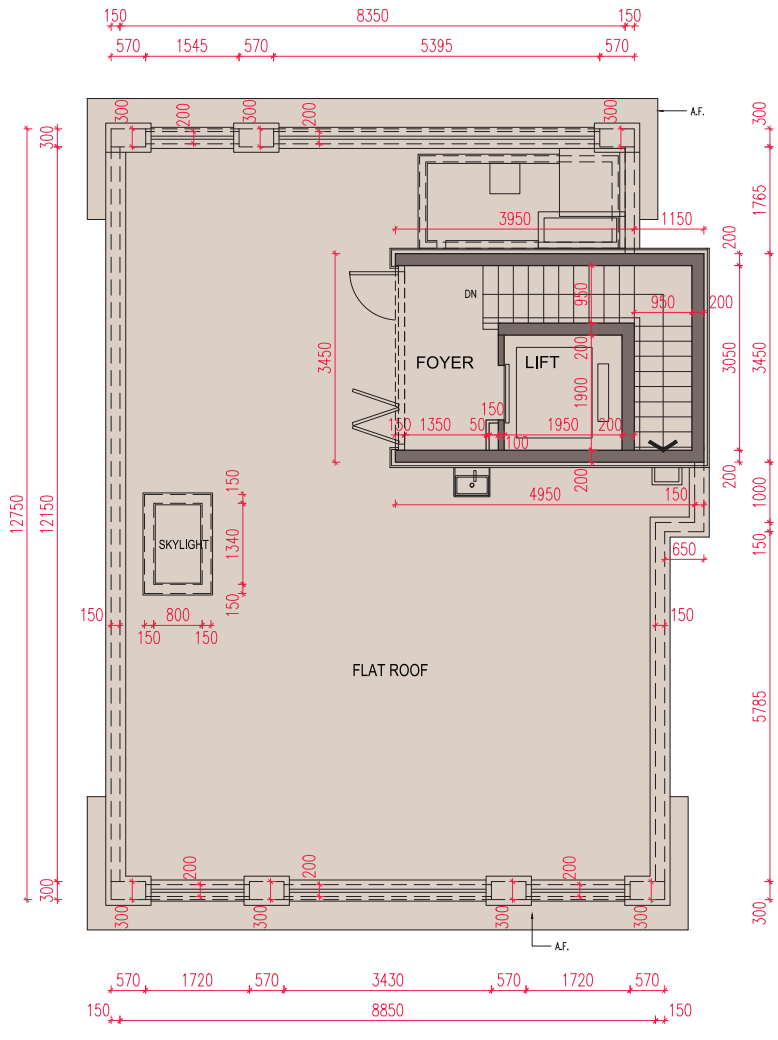
備註 :
平面圖所列之數字為以毫米標示之建築結構尺寸。

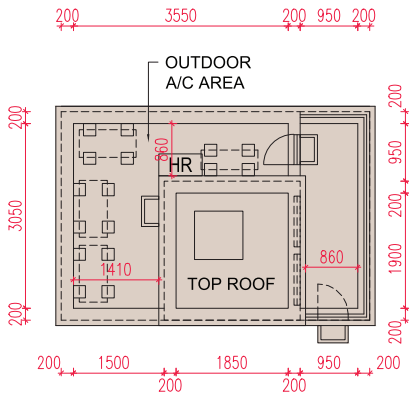
SCALE 比例 0m(米) 4m(米)

N

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

86F Pok Fu Lam Road Floor Plan
薄扶林道86F號樓面平面圖





TOP ROOF FLOOR PLAN
上層天台平面圖

ROOF FLOOR PLAN
天台平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. The description of "Flat Roof" as shown on the Roof Floor Plan of 86F Pok Fu Lam Road of the Development corresponds to the description in the latest Approved Building Plans of the Development, but the area of such "Flat Roof" is calculated as "Roof" in the "Area of Residential Properties in the Development" section in this Sales Brochure.

備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 發展項目薄扶林道86F號的天台平面圖顯示為「平台」之描述，跟發展項目最新批準的建築圖則上的描述相符，但該「平台」的面積在本售樓說明書「發展項目中的住宅物業的面積」一節中計算為「天台」。

SCALE 比例 0m(米) 4m(米)

N

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

86F Pok Fu Lam Road 薄扶林道86F號	Lower Ground Floor 地下低層	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof 天台	Top Roof 上層天台
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	150	150, 300	150, 250	150, 250	150	–
Floor-to-floor height (mm) 層與層之間的高度(毫米)	5000	4150, 4400, 4500	4350, 4450, 4500	4200, 4500	2850	–

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

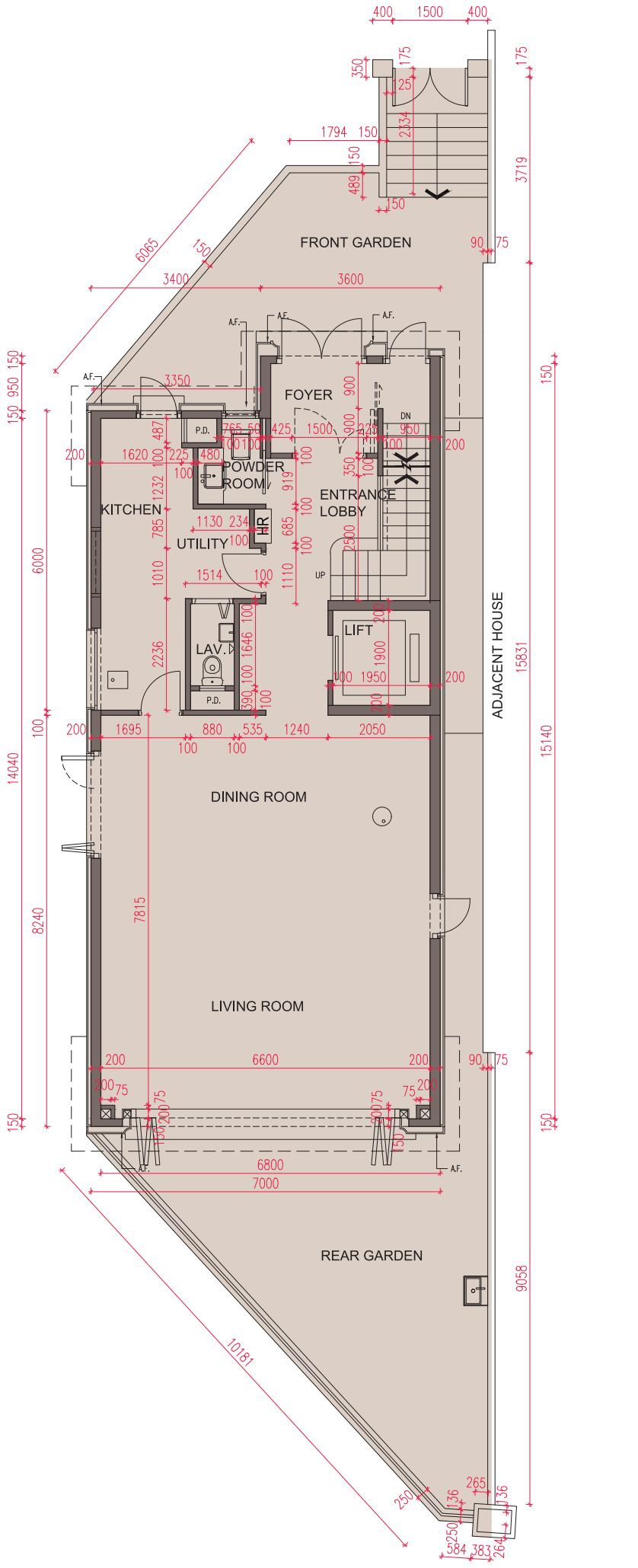
Note :
Please refer to page 24 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註 :
樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第24頁。

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

86G Pok Fu Lam Road Floor Plan
薄扶林道86G號樓面平面圖

LOWER GROUND FLOOR PLAN
地下低層平面圖



GROUND FLOOR PLAN
地下平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.

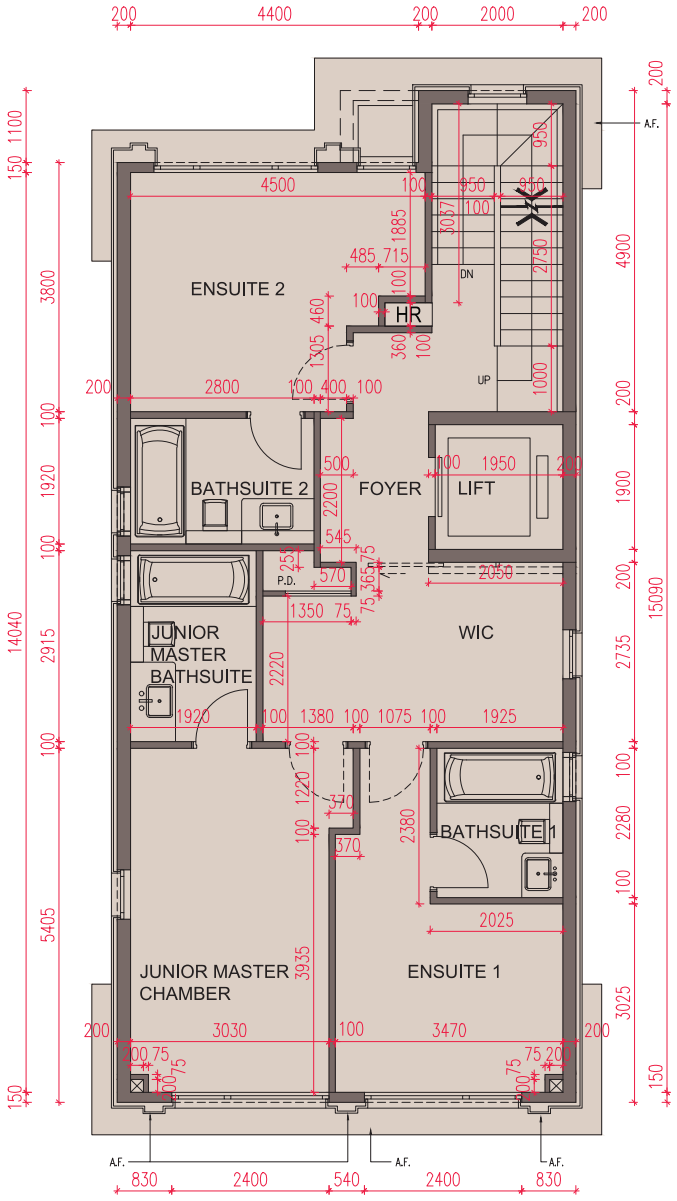
備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

SCALE 比例 0m(米) 4m(米)

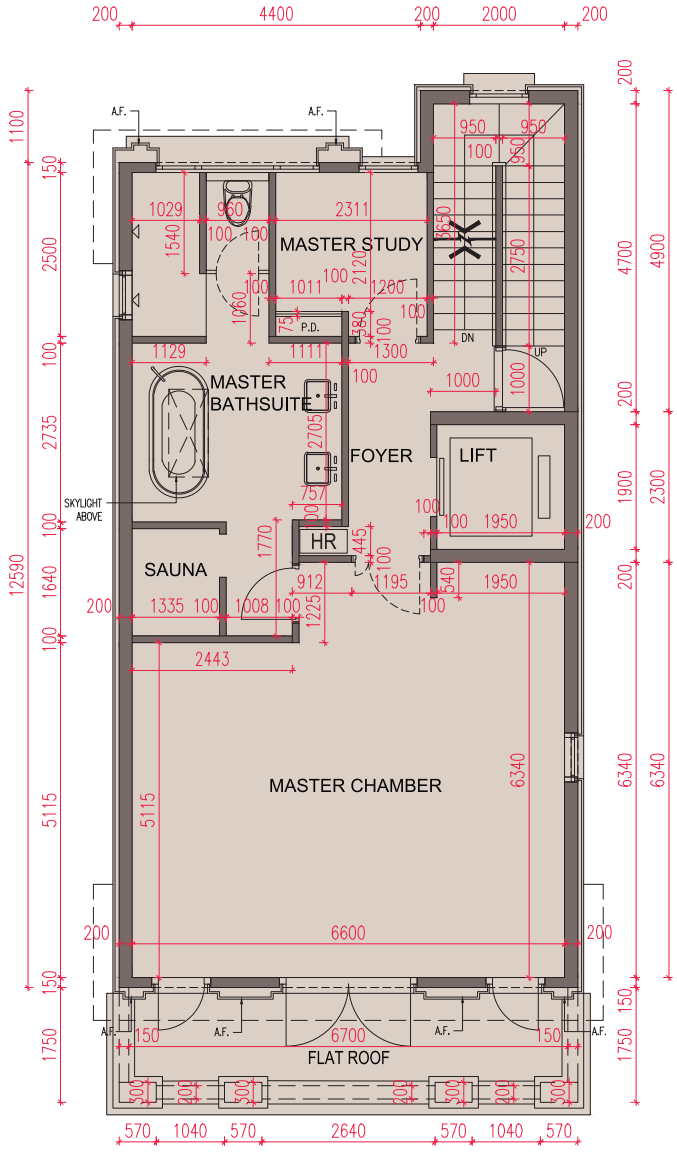
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

86G Pok Fu Lam Road Floor Plan
薄扶林道86G號樓面平面圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.

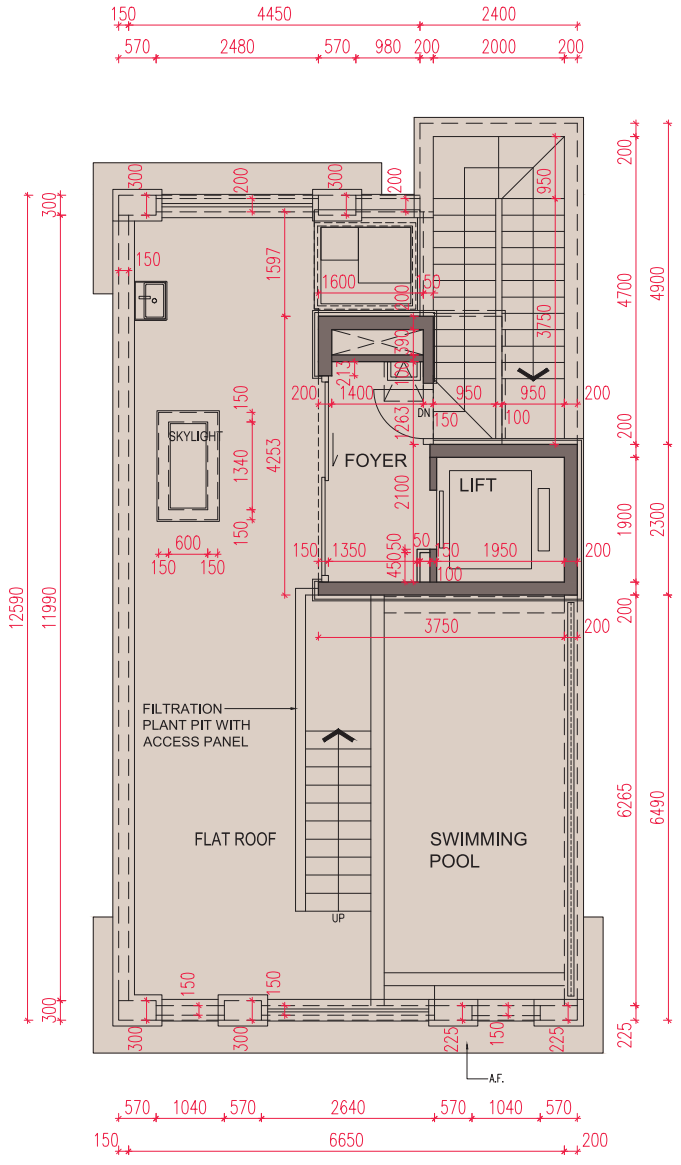
備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。

SCALE 比例 0m(米) 4m(米)

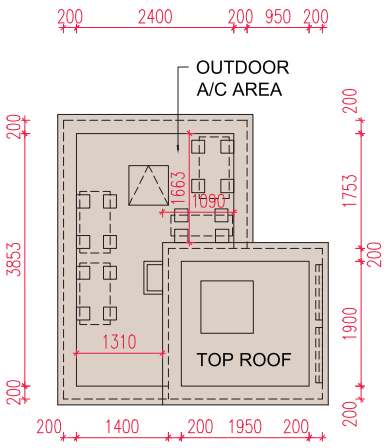
N

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

86G Pok Fu Lam Road Floor Plan
薄扶林道86G號樓面平面圖



ROOF FLOOR PLAN
天台平面圖



TOP ROOF FLOOR PLAN
上層天台平面圖

Notes :
1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. Door shown with dotted line of this house has been altered by way of exempted building works under the Buildings Ordinance after completion of the development.
3. The description of "Flat Roof" as shown on the Roof Floor Plan of 86G Pok Fu Lam Road of the Development corresponds to the description in the latest Approved Building Plans of the Development, but the area of such "Flat Roof" is calculated as "Roof" in the "Area of Residential Properties in the Development" section in this Sales Brochure.

備註 :
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 獨立屋內以虛線顯示的門在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動。
3. 發展項目薄扶林道86G號的天台平面圖顯示為「平台」之描述，跟發展項目最新批準的建築圖則上的描述相符，但該「平台」的面積在本售樓說明書「發展項目中的住宅物業的面積」一節中計算為「天台」。

SCALE 比例 0m(米) 4m(米)

N

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

86G Pok Fu Lam Road 薄扶林道86G號	Lower Ground Floor 地下低層	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof 天台	Top Roof 上層天台
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	150	125, 150, 175, 250	150, 175, 200, 250	150, 175, 200	150	–
Floor-to-floor height (mm) 層與層之間的高度(毫米)	5000	4400, 4500	4350, 4450, 4500	4200, 4500	2850	–

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note :
Please refer to page 24 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註 :
樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第24頁。

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

Description of Residential Property 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
House Number 獨立屋編號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
86A Pok Fu Lam Road 薄扶林道86A號	346.002 (3,724) Balcony 露台:- (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	–	–	–	17.485 (188)	55.481 (597)	47.03 (506)	66.391 (715)	–	–	–
86B Pok Fu Lam Road 薄扶林道86B號	446.903 (4,810) Balcony 露台:- (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	–	–	–	18.825 (203)	113.648 (1,223)	45.192 (486)	88.751 (955)	5.888 (63)	–	–
86C Pok Fu Lam Road 薄扶林道86C號	446.104 (4,802) Balcony 露台:- (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	–	–	–	18.825 (203)	160.79 (1,731)	44.51 (479)	88.751 (955)	5.888 (63)	–	–
86D Pok Fu Lam Road 薄扶林道86D號	442.695 (4,765) Balcony 露台:- (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	–	–	–	18.825 (203)	207.25 (2,231)	43.276 (466)	88.751 (955)	5.888 (63)	–	–

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

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. Saleable Area includes areas of (if any) balcony(ies), (if any) utility platform(s), (if any) verandah and plant room(s) (other than air conditioning plant room(s)).
3. The area of the Parking Space specified in the section "Area of Residential Properties in the Development" in this sales brochure includes the area of the entire carport of the House. 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.
4. The respective Roof of 86A, 86B, 86C and 86D Pok Fu Lam Road of the Development mentioned in the above table are described as “Flat Roof” on the respective Roof Floor Plan of 86A, 86B, 86C and 86D Pok Fu Lam Road of the Development in the “Floor plans of residential properties in the Development” section in this Sales Brochure.

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

1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 實用面積包括(如有)露台、(如有)工作平台、(如有)陽台及機房(空調機房除外)面積。
3. 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獨立屋之車房之全部面積。批地文件指明車房內用作停放車輛的地方之面積，請參考本售樓說明書「發展項目中的停車位的樓面平面圖」一節之車位面積。
4. 上表提及的發展項目薄扶林道86A號、86B號、86C號及86D號的天台，在本售樓說明書「發展項目的住宅物業的樓面平面圖」一節所載的發展項目薄扶林道86A號、86B號、86C號及86D號的天台平面圖上描述為「平台」。

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

Description of Residential Property 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)								
House Number 獨立屋編號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
86E Pok Fu Lam Road 薄扶林道86E號	439.481 (4,731) Balcony 露台:- (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	–	–	–	18.825 (203)	172.743 (1,859)	39.979 (430)	88.751 (955)	5.888 (63)	–	–
86F Pok Fu Lam Road 薄扶林道86F號	438.183 (4,717) Balcony 露台:- (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	–	–	–	18.825 (203)	158.289 (1,704)	38.487 (414)	88.751 (955)	5.888 (63)	–	–
86G Pok Fu Lam Road 薄扶林道86G號	339.506 (3,654) Balcony 露台:- (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	–	–	–	8.378 (90)	68.377 (736)	39.156 (421)	66.391 (715)	–	–	–

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

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. Saleable Area includes areas of (if any) balcony(ies), (if any) utility platform(s), (if any) verandah and plant room(s) (other than air conditioning plant room(s)).
3. The area of the Parking Space specified in the section "Area of Residential Properties in the Development" in this sales brochure includes the area of the entire carport of the House. 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.
4. The respective Roof of 86E, 86F and 86G Pok Fu Lam Road of the Development mentioned in the above table are described as “Flat Roof” on the respective Roof Floor Plan of 86E, 86F and 86G Pok Fu Lam Road of the Development in the “Floor plans of residential properties in the Development” section in this Sales Brochure.

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

1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 實用面積包括(如有)露台、(如有)工作平台、(如有)陽台及機房(空調機房除外)面積。
3. 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獨立屋之車房之全部面積。批地文件指明車房內用作停放車輛的地方之面積，請參考本售樓說明書「發展項目中的停車位的樓面平面圖」一節之車位面積。
4. 上表提及的發展項目薄扶林道86E號、86F號及86G號的天台，在本售樓說明書「發展項目的住宅物業的樓面平面圖」一節所載的發展項目薄扶林道86E號、86F號及86G號的天台平面圖上描述為「平台」。

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

Lower Ground Floor Plan
地下低層平面圖



Boundary of the Development
發展項目邊界

Residential Parking Space 住宅停車位
Visitor Parking Space 訪客停車位
Accessible Parking Space 暢通易達停車位

N

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

Lower Ground Floor Plan
地下低層平面圖

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

Type of Parking Spaces 停車位類別	House No. 獨立屋編號	Location 位置	Number 數目	Parking Space 停車位	Dimensions (L x W) (m.) 尺寸 (長 x 闊) (米)	Area of Each Parking Space (sq.m) 每個停車位面積 (平方米)
Residential Parking Spaces 住宅停車位	86A Pok Fu Lam Road 薄扶林道86A號	Lower Ground Floor 地下低層	2	P01, P02	5.0 x 2.5	12.5
	86B Pok Fu Lam Road 薄扶林道86B號	Lower Ground Floor 地下低層	2	P03, P05	5.0 x 2.5	12.5
	86C Pok Fu Lam Road 薄扶林道86C號	Lower Ground Floor 地下低層	2	P06, P07	5.0 x 2.5	12.5
	86D Pok Fu Lam Road 薄扶林道86D號	Lower Ground Floor 地下低層	2	P08, P09	5.0 x 2.5	12.5
	86E Pok Fu Lam Road 薄扶林道86E號	Lower Ground Floor 地下低層	2	P10, P11	5.0 x 2.5	12.5
	86F Pok Fu Lam Road 薄扶林道86F號	Lower Ground Floor 地下低層	2	P12,P13	5.0 x 2.5	12.5
	86G Pok Fu Lam Road 薄扶林道86G號	Lower Ground Floor 地下低層	2	P15, P16	5.0 x 2.5	12.5
Visitor Parking Space 訪客停車位		Lower Ground Floor 地下低層	1	V2	5.0 x 2.5	12.5
Accessible Parking Space 暢通易達停車位			1	V1	5.0 x 3.5	17.5

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

a. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement") ;

b. 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;

c. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement -

(i) the preliminary agreement is terminated;

(ii) the preliminary deposit is forfeited; and

(iii) the owner does not have any further claim against the purchaser for the failure.

a. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金；

b. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

c. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —

(i) 該臨時合約即告終止；

(ii) 有關的臨時訂金即予沒收；及

(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

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

A. The common parts of the Development

1. "Common Areas and Facilities" means and includes:-

(a) (i) the Accessible Parking Space, architectural fins, automatic meter reading room, check water meter cabinet, driveways, electrical room, electric vehicle charger meter room, fence wall and retaining wall (excluding such part of the fence wall and retaining wall forming part of a House), flushing water pump room, fire hydrant, fire services control centre, fire services water pump room, fire services water tank, planters, hose reel, telecommunication duct, pipe duct, towngas duct, fire services and sprinkler inlet cabinet, hose reel water pump rooms, lift lobby, lift (L9), low voltage switch room, potable water pump room, maintenance space for drainage manholes, maintenance space for motorized gate, maintenance room for slope drain, master water meter room, open corridor, open staircases, reinforced concrete parapet, refuse storage and material recovery chamber, sprinkler and street fire hydrant water pump room, sprinkler water tank, street fire hydrant water tank, street fire hydrant water tank room, telecommunications and broadcasting equipment room, vertical greenery, the Visitor Parking Space, those parts of the Slopes and Retaining Walls within the Land and the Development; and

(ii) any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and their bona fide guests, visitors or invitees in accordance with this Deed,

which are (insofar as they are capable of being shown on DMC Plans) for the purposes of identification only shown coloured Orange on the DMC Plans;

(b) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may at any time be designated as Common Areas and Facilities in accordance with this Deed or any Sub-Deed(s); and

(c) to the extent not specifically provided in paragraphs (a) and (b) above:-

(i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and

(ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

but EXCLUDING such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

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

House	Undivided Shares
86A Pok Fu Lam Road	368
86B Pok Fu Lam Road	477
86C Pok Fu Lam Road	481
86D Pok Fu Lam Road	483
86E Pok Fu Lam Road	474
86F Pok Fu Lam Road	472
86G Pok Fu Lam Road	361
Total:	3,116

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

The manager will be appointed for an initial term of not exceeding 2 years from the date of the DMC. The appointment of the manager may be terminated in accordance with the provisions of the DMC.

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

Each Owner of a Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit and the principles provided in the DMC.

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

The management fees deposit is equal to three (3) months' contribution towards the management expenses payable in respect of a Unit based on the first annual management budget.

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

Not Applicable.

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

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

發展項目的公契及管理協議 (「**公契**」) 規定：

A. 發展項目的公用部分

1. 「公用地方及設施」指及包括：

(a) (i) 暢通易達停車位、建築鰭片、自動讀表室、檢查水錶櫃、行車道、電力房、電動車充電器電錶室、圍牆及擋土牆(不包括構成獨立屋一部分的圍牆及擋土牆部分)、沖廁水泵房、消防栓、消防控制中心、消防水泵房、消防水箱、花槽、消防喉轆、電訊管槽、管道槽、煤氣槽、消防及花灑進水櫃、喉轆水泵房、升降機大堂、升降機(L9)、低壓電掣房、食水泵房、排水沙井維修區、電動閘維修區、斜坡排水維修室、主水錶室、露天走廊、露天樓梯、 鋼筋混凝土護牆、垃圾收集及物料回收室、花灑及街道消防栓水泵房、花灑水箱、街道消防栓水箱、街道消防栓水箱房、電訊廣播設備房、垂直綠化、訪客停車位、該土地及發展項目內的斜坡及擋土牆部分；及

(ii) 按公契在發展項目內提供或安裝擬供業主及其真正的客人、訪客或被邀請人共同使用及享用的任何其他系統、器械或設施，

公用地方及設施(如果可以在圖則上顯示)，在公契圖則上以橙色顯示， 僅供識別；

(b) 按公契或任何分公契隨時指定為公用地方及設施的該土地及發展項目內的其他區域、儀器、器械、系統和設施；及

(c) 如果上文 (a) 和 (b) 段中沒有明確規定：

(i) 《建築物管理條例》第 2 條所載「公用部分」定義(a)段所涵蓋的發展項目的任何部分；及

(ii) 《建築物管理條例》附表1所指明並包括在《建築物管理條例》第2條所載「公用部分」定義(b)段內的任何部分，

但不包括發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域和發展項目內僅為任何個別業主服務的設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

獨立屋	不分割份數
薄扶林道86A號	368
薄扶林道86B號	477
薄扶林道86C號	481
薄扶林道86D號	483
薄扶林道86E號	474
薄扶林道86F號	472
薄扶林道86G號	361
總計：	3,116

C. 發展項目的管理人的委任年期

發展項目的管理人的最初任期為由公契的日期起計不超過兩(2)年，可根據公契條款終止管理人的委任。

D. 發展項目的住宅物業業主之間分擔管理開支的基準

每個單位業主須根據公契規定的原則按他的單位獲分配的管理份數分擔發展項目的管理開支(基於管理人編製預算釐定)。

E. 釐定管理費按金的基準

管理費按金相等於該單位根據第一年的管理預算應付3個月的分擔款項。

F. 擁有人在發展項目內保留作為自用的地方 (如有)

不適用。

備註：
請查閱最新公契擬稿以了解全部詳情。最新公契擬稿全文現存於售樓處，於開放時間可供免費查閱，並可在要求及支付所需影印費後取得最新公契擬稿之複印本。

16 SUMMARY OF LAND GRANT 批地文件的摘要

The lot number of the land on which the development is situated

1. The Development is constructed on Inland Lot No. 8755 (the "Lot").

The term of years under the lease

2. The Lot is granted under the Government Lease dated 25 November 1991, as varied or modified by a Modification Letter dated 24 May 2022 and registered in the Land Registry by Memorial No. 22060701760019 (the "Modification Letter") (collectively, the "Land Grant") for a term commencing on 25 November 1991 and expiring on 7 May 2033.

The user restrictions applicable to that land

3. Clause 4(14) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(14) subject to the terms and covenants herein contained the Lessee will not use or permit or suffer to be used the said piece or parcel of ground or any part thereof or any building or buildings erected or to be erected thereon or any part or parts of such building or buildings for any purpose other than private residential purposes

..."

The facilities that are required to be constructed and provided for the Government, or for public use

4. Construction and connection of Lead-ins, Trenches and Cable Joint Bay

Condition No. (12) of the First Schedule to the Modification Letter stipulates that:-

"(a) The Lessee shall within such time limit on or before the 30th day of June 2026, at his own cost and expense and in all respects to the satisfaction of the Director in such manner, with such materials and to such standards as may be required by the Director:

(i) construct a cable trench within and underneath the portion of the Brown Area shown for the purpose of identification only coloured stippled red and marked "CABLE TRENCH FOR ELECTRICITY LEAD-INS" on the PLAN A annexed hereto. The said cable trench to be constructed shall not be more than 0.6 metres in width and 78 metres in length and 1.2 metres in depth or such other dimensions as may be approved by the Director;

(ii) along the cable trench constructed pursuant to sub-clause (a)(i) of this Condition, install electricity lead-ins which shall not be more than 78 metres in length together with associated installations within 8 cable lead-in ducts each of which diameter shall not be more than 150 millimetres or such other numbers and dimensions as may be approved by the Director;

(iii) construct a cable joint bay within and underneath the portion of the Brown Area shown for the purpose of identification only coloured stippled orange and marked "CABLE JOINT BAY" on the PLAN A annexed hereto (hereinafter referred to as the "Cable Joint Bay"). The Cable Joint Bay to be constructed shall not be more than 2 metre in width and 7 metres in length and 1.2 metres in depth or such other dimensions as may be approved by the Director;

(iv) construct a cable trench within and underneath the portion of the Brown Area shown for the purpose of identification only coloured stippled blue and marked "CABLE TRENCH FOR TELECOMMUNICATION" on the PLAN A annexed hereto. The said cable trench to be constructed shall not be more than 0.5 metres in width and 102 metres in length and 1.2 metres in depth or such other dimensions as may be approved by the Director;

(v) along the cable trench constructed pursuant to sub-clause (a)(iv) of this Condition, install telecommunication lead-ins which shall not be more than 102 metres in length together with associated installations within 3 cable lead-in ducts each of which diameter shall not be more than 100 millimetres or such other numbers and dimensions as may be approved by the Director;

(vi) construct an underground gas pipe trench within and underneath the portion of the Brown Area shown for the purpose of identification only coloured stippled green and marked "PIPE TRENCH FOR GAS LEAD-INS" on the PLAN A annexed hereto. The said pipe trench to be constructed shall not be more than 0.4 metres in width and 103 metres in length and 1.2 metres in depth or such other dimensions as may be approved by the Director;

(vii) along the pipe trench constructed pursuant to sub-clause (a)(vi) of this Condition, install 1 underground gas pipe which shall not be more than 103 metres in length and of which diameter shall not be more than 160 millimetres or such other numbers and dimensions as may be approved by the Director;

(viii) construct a pipe trench within and underneath the portion of the Brown Area shown for the purpose of identification only coloured stippled black and marked "PIPE TRENCH FOR WATER LEAD-INS" on the PLAN A annexed hereto. The said pipe trench to be constructed shall not be more than 0.5 metres in width and 162 metres in length and 1.2 metres in depth or such other dimensions as may be approved by the Director;

(ix) along the pipe trench constructed pursuant to sub-clause (a)(viii) of this Condition, install water supply lead-ins which shall not be more than 162 metres in length together with associated installations within 2 cable lead-in ducts each of which diameter shall not be more than 80 millimetres or such other numbers and dimensions as may be approved by the Director;

(The electricity lead-ins referred to in sub-clauses (a)(ii) of this Condition and the telecommunication lead-ins referred to in sub-clause (a)(v) of this Condition and the gas pipe referred to in sub-clause (a)(vii) of this Condition and the water supply lead-ins referred to in sub-clauses (a)(ix) of this Condition are hereinafter collectively referred to as "the Lead-ins" and the said cable trenches referred to in sub-clauses (a)(i) and (a)(iv) of this Condition, the said gas pipe trench referred to in sub-clauses (a)(vi) of this Condition and the said water pipe trench referred to in sub-clauses (a)(viii) of this Condition are hereinafter collectively referred to as "the Trenches"). The numbers and dimensions of the Lead-ins, the Trenches and the Cable Joint Bay shall not be exceeded unless with the prior written consent from the Director.

(b) The Lessee shall throughout the term hereby granted at his own cost and expense maintain the Lead-ins, the Trenches and the Cable Joint Bay of such condition, dimension and material and in such manner to the satisfaction of the Director. In the event of the non-fulfilment of the obligations of the Lessee under this sub-clause (b), the Director may carry out the necessary works at the cost of the Lessee who shall pay to the Director on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Lessee.

(c) The Director may, by making a demand in writing to the Lessee, requiring him at his own expense to demolish, remove or divert the course of the Lead-ins, the Trenches and the Cable Joint Bay and the Lessee shall forthwith on or before such date as may be specified by the Director in the said demand effect such demolition, removal or diversion works to be carried out at his own cost in good and workmanlike manner in all respects to the satisfaction of Director. If the Lessee fails to effect such demolition, removal or diversion when so required by the Director as aforesaid, the Director may cause the necessary demolition, removal or diversion works to be carried out at the cost of the Lessee who shall pay to the Director on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Lessee.

(d) The Lessee shall be liable for all damages caused to any adjoining Government land and public utilities as a result of the construction, connection and installation of the Lead-ins, the Trenches and the Cable Joint Bay by the Lessee pursuant to sub-clause (a) of this Condition and, without prejudice to the generality of the foregoing, shall pay to the Government on demand the cost of repair or reinstatement works done by the Government. The determination of the Director as to the amount of the cost shall be final and binding on the Lessee.

(e) The Lessee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liability, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by the construction, connection and installation of the Lead-ins, the Trenches and the Cable Joint Bay.

(f) The Lessee, his officers, contractors and any other persons authorized by him, 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 or any part thereof to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew the Lead-ins, the Trenches and the Cable Joint Bay."

5. Automatic meter reading for fresh water supplies

Condition No. (23) of the First Schedule to the Modification Letter stipulates that:-

"(a) The Lessee shall on or before the issuance of Occupation Permit by the Building Authority or such other date as may be approved by the Director, at the Lessee's own expense and in all respects to the satisfaction of the Water Authority (as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation) provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as "the AMR Outstations") in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Condition and the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Lessee shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations (hereinafter referred to as "the AMR Outstation Proposals"), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:

(i) a layout plan showing the locations of the AMR Outstations;

(ii) details of the design, layout and equipment for building up the AMR Outstations; and

(iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof.

(c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Condition. The AMR Outstations installed in accordance with the AMR Outstation Proposals approved under sub-clause (b) of this Condition are hereinafter referred to as "the Approved AMR Outstations".

(d) The Lessee shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until such time as the Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Condition.

(e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance of the Approved AMR Outstations. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Lessee), there are structures, objects or materials erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or reprovisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Lessee, at the Lessee's own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof within such period as specified in the notice.

(f) In the event of non-fulfilment of the Lessee's obligations under sub-clauses (a), (d) or (e) of this Condition, the Water Authority may carry out the necessary works at the cost of the Lessee who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Lessee.

(g) The Approved AMR Outstations or any of them as required shall be delivered to the Water Authority by the Lessee on demand upon such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered to the Water Authority by the Lessee on the date of a letter from the Director indicating that the covenants and conditions herein contained have been complied with to his satisfaction.

(h) The Lessee shall at all times throughout the term hereby granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of:

(i) inspecting, checking and supervising any works required to be carried out by the Lessee under sub-clauses (a), (d) and (e) of this Condition;

(ii) carrying out any works under sub-clause (f) of this Condition; and

(iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and reprovisioning the Approved AMR Outstations or any of them after the Approved AMR Outstations or any of such Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Condition and any other works which the Water Authority may consider necessary.

(i) The Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee or any other person whether arising out of or incidental to the fulfilment of any of the Lessee's obligations under sub-clauses (a), (d) and (e) of this Condition or the exercise of any of the rights under sub-clauses (f) and (h) of this Condition or otherwise, and no claim whatsoever shall be made against any of them by the Lessee in respect of any such loss, damage, nuisance or disturbance.

(j) The Lessee shall indemnify and keep indemnified the Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the provision, installation, operation, maintenance and repair of the Approved AMR Outstations or the exercise of any of the rights under sub-clauses (f) and (h) of this Condition."

6. Improvement of Brown Area

Condition No. (24) of the First Schedule to the Modification Letter stipulates that:-

"(a) The Lessee shall on or before the 31st day of December 2022 or such other period as may be approved by the Director, at his own expense and in such manner submit an improvement scheme of the Brown Area referred to in Clause 4(25) hereof for the Director's approval.

(b) The Lessee shall at his own expense and within such time limit on or before the 30th day of June 2026 carry out, implement and complete the improvement works contained in the improvement scheme as referred to under sub-clause (a) of this Condition as approved by the Director in all respects to the satisfaction of the Director and shall thereafter at his own expense maintain the said works in good and substantial repair and condition to the satisfaction of the Director."

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

7. Clause 4(3) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(3) The Lessee will from time to time and at all times hereafter when where and as often as need or occasion shall require at the Lessee's own proper costs and charges well and sufficiently Manage Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and Keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the Director

..."

8. Building covenant

Condition No. (1) of the First Schedule to the Modification Letter stipulates that:-

"The Lessee shall develop the said piece or parcel of ground (hereinafter referred to as "the lot") by the erection thereon of a building or buildings complying in all respects with the covenants and conditions herein contained and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2026."

9. Development conditions

Clause 4(5) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(5) in the event of demolition as aforesaid the Lessee will within one month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the said piece or parcel of ground or any part thereof and upon receiving such consent will within three months thereof commence the necessary work of redevelopment and will complete the same to the satisfaction of and within such time limit as shall be laid down by the Director

..."

Clause 4(10) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(10) upon redevelopment of the said piece or parcel of ground or any part thereof the Lessee will not erect or allow to be erected thereon any building or buildings which does not or do not accord with the alignment of the said piece or parcel of ground as set out by the Director and in the event of any building or buildings being erected otherwise than in due accord with such alignment the Lessee will demolish such building or buildings when called upon by the Director so to do and will rebuild upon the correct alignment and if the Lessee shall fail so to demolish the building or buildings as aforesaid then it shall be lawful for the Director to cause such building or buildings to be demolished and the Lessee will on demand pay to the Director such a sum as the Director shall certify to be the cost of such demolition (it being agreed and declared that a certificate purporting to have been signed by or on behalf of the Director as to the alignment of any building or buildings or as to the cost of the demolition shall be final and conclusive evidence as between the parties hereto as to the facts certified therein)

..."

Condition No. (2) of the First Schedule to the Modification Letter stipulates that:-

"Subject to the covenants and conditions herein contained, upon development or redevelopment (which term refers solely to redevelopment contemplated in Clause 4(5) hereof) of the lot or any part thereof:

(a) any building or buildings erected or to be erected on the lot shall not exceed 5 storeys including any floor or space below the level of the ground provided that for the purpose of calculating the number of storeys referred to in this sub-clause (a). There shall not be taken into account any floor or space solely or, in the opinion of the Director (whose opinion shall be final and binding on the Lessee) predominantly used for the purpose of car port or car ports provided directly under the building or buildings erected or to be erected on the lot and on ground floor level.

(b) (i) Unless the Director of Buildings (hereinafter referred to as "the D of B") agrees otherwise, the Lessee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or to be erected on the lot including but not limited to continuous projected facade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the D of B and shall include such other relevant information as the D of B may require or specify at his sole discretion.

(ii) The submission under sub-clause (b)(i) above as approved by the D of B is hereinafter referred to as "the Approved Building Separation Submission". Any buildings or group of buildings erected or to be erected on the lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the Lessee.

(iii) No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the D of B and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion."

10. Clause 4(25) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(25) the Lessee will throughout the term hereby granted at its own expense uphold maintain and repair the access road or path and steps on the Brown Area over and along which a right-of-way is given as hereinbefore provided and everything forming a portion of or pertaining to it in all respects to the satisfaction of the Director and will be responsible for the whole as if the Lessee were the absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government in respect of any alteration to Pok Fu Lam Road which absorbs a portion of the Brown Area or affects the gradient thereof and will at the Lessee's own expense carry out all consequent alterations to the Brown Area

..."

11. Clause 4(42) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(42) throughout the term hereby granted –

(i) the Lessee will at its own expense and to the satisfaction of the Director of Fire Services

(a) provide suitable means of access for the passage of fire services appliances and fire services personnel to any building or buildings structure or structures erected or placed or to be erected or placed on the said piece or parcel of ground and

(b) at all times permit such fire services personnel and fire services appliances the free and uninterrupted use of such means of access and

(c) maintain such means of access and keep the same free from obstruction

(ii) the Lessee will permit the Director of Fire Services his officers servants or agents at all reasonable times with or without notice to enter upon the said piece or parcel of ground or any part thereof or any building or buildings structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (42)(i) hereof have been complied with

..."

12. Clause 4(43) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(43) the Lessee will at its own expense and to the satisfaction of the Director of Fire Services provide fire hydrants fire fighting appliances water pumping connections and such other fire services installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the said piece or parcel of ground (or subject to the prior written consent and approval of the Director on any adjacent or adjoining Government land) and/or within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require and will maintain at its own expense the said fire hydrants fire fighting appliances water pumping connections and such other fire services installations and equipment in good condition and to the satisfaction of the Director of Fire Services

..."

13. Greenery Area

Condition No. (4) of the First Schedule to the Modification Letter stipulates that:-

"(a) The Lessee shall at his own expense submit to the D of B for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as "the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "the Greenery Submission"). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Lessee. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Greenery Submission". For the purpose of this Condition , "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) the Lessee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B; and

(c) except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas (as defined in Condition (7)(a)(v) hereof), and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission."

14. Landscaping

Condition No. (5) of the First Schedule to the Modification Letter stipulates that:-

"The Lessee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director."

15. Anchor maintenance

Condition No. (10) of the First Schedule to the Modification Letter stipulates that:-

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

16. Residential Parking Spaces

Condition No. (15)(a) of the First Schedule to the Modification Letter stipulates that:-

"(a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (hereinafter referred to as "C for T") for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Road Traffic Ordinance") at the following rates:

(I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below:

Size of each residential unit	Number of the residential parking spaces to be provided under this sub-clause (a)(i)(I)
Less than 40 square metres	One space for every 6.15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 2.56 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 1.28 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 0.75 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.56 residential units or part thereof
Not less than 160 square metres	One space for every 0.44 residential units or part thereof

(II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences is or are provided within the lot, at the following rates:

(A) one space for each such house where its gross floor area is less than 160 square metres; and

(B) two spaces for each such house where its gross floor area is not less than 160 square metres.

For the purpose of this sub-clause (a)(i), the decision of the C for T as to what constitutes a block or blocks of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Lessee. The spaces to be provided under this sub-clause (a)(i) (as may be varied under Condition (17) hereof) are hereinafter referred to as "the Residential Parking Spaces". For the purpose of the covenants and conditions herein contained, "motor vehicle" shall be as defined in the Road Traffic Ordinance.

(ii) For the purpose of sub-clause (a)(i)(I) of this Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Condition shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit in terms of gross floor area as set out in the table of sub-clause (a)(i)(I) of this Condition and for the purpose of the covenants and conditions herein contained, the term "size of each residential unit in terms of gross floor area" shall mean the sum of (I) and (II) below:

(I) the gross floor area of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Clause 4(16)(iii) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the block or blocks of residential units erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Clause 4(16)(iii) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area of a residential unit as calculated under sub-clause (a)(ii)(I) of this Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Condition}}$$

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-clause (a)(iii) (as may be varied under Condition (17) hereof) are hereinafter referred to as "the Visitors' Parking Spaces") shall be provided within the lot to the satisfaction of the C for T at a rate to be calculated by reference to the number of residential units provided in any block of residential units erected or to be erected on the lot as set out in the table below subject to a minimum of two such spaces being provided within the lot:

Number of Residential Units per Block	Number of the Visitors' Parking Spaces per Block
30 or below	1
31 to 45	2
46 to 60	3
61 to 75	4
above 75	5

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

(iv) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than those respectively stipulated in sub-clauses (a)(i) and (a)(iii) of this Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services."

17. Loading and unloading requirements

Condition No. (16) of the First Schedule to the Modification Letter stipulates that:-

"(a) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a residential unit or a block of residential units and the decision of the C for T as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Lessee.

(b) Each of the spaces provided under sub-clause (a) of this Condition (as may be varied under Condition (17) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

18. Construction of drains and channels

Condition No. (25) of the First Schedule to the Modification Letter stipulates that:-

"(a) The Lessee 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 Lessee 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 Lessee for any loss or damage thereby occasioned and the Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Lessee at his own expense to the satisfaction of the Director. Any section of the said connection works which is constructed within Government land shall be maintained by the Lessee at his own cost and upon demand be handed over by the Lessee to the Government for future maintenance thereof at the expense of the Government and the Lessee 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 Lessee 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 Lessee shall pay to the Government on demand the cost of such works."

The lease conditions that are onerous to a purchaser

19. Clause 4(7) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(7) the Lessee will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Director and shall be recoverable in the nature of rent in arrear

..."

20. Clause 4(26) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(26) the Lessee will not cut away remove or set back any Government land adjoining the said piece or parcel of ground except with the prior written consent of the Director who may in his sole discretion give such consent on such terms and conditions as he may see fit including the granting of an additional area of Government land as an extension to the said piece or parcel of ground at such premium as he may determine

..."

21. Clause 4(27) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(27) where consent has been given pursuant to Clause 4(26) of this Lease for 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 within the said piece or parcel of ground or on any Government land which is required for the purpose of or in connection with the formation levelling or development of the said piece or parcel of ground or any part thereof or any other works required to be done by the Lessee under the terms and covenants herein contained the Lessee will carry out construct or bear the cost of the carrying out or construction of such slope treatment works retaining walls or other support protection drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away landslip or subsidence occurring thereafter and will at all times during the term hereby granted maintain at its own expense the said slope treatment works retaining walls land or other support protection and drainage works in good and substantial repair and condition to the satisfaction of the Director and in the event that as a result or arising out of any formation levelling or development or other works done by the Lessee any falling away landslip or subsidence occurs at any time whether in or from any land within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land the Lessee will at its own expense reinstate and make good the same to the satisfaction of the Director and will 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 and in addition to any other rights or remedies herein provided for breach of any of the covenants herein contained the Director shall be entitled by notice in writing to call upon the Lessee to carry out construct and maintain the said slope treatment works retaining walls land or other support protection and drainage works or to reinstate and make good any falling away landslip or subsidence and if the Lessee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein the Director may forthwith execute and carry out the work and the Lessee will on demand repay to the Government the cost thereof

..."

22. Clause 4(28) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(28) in the event of spoil or debris from the said piece or parcel of ground or from other areas affected by any development or redevelopment of the said piece or parcel of ground or part thereof being eroded and washed down onto public lanes or roads or into road culverts sewers storm water drains or nullahs or other Government properties the Lessee will be held responsible and will pay to the Government on demand the cost of removal of the spoil and debris from or of damage to the public lanes or roads or road culverts sewers storm water drains or nullahs or other Government properties and will indemnify the Government against all actions claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down

..."

23. Clause 4(32) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(32) the Lessee will at its own expense construct and maintain to the satisfaction of the Director such drains and channels whether within the boundaries of the said piece or parcel of ground or on Government land as the Director may consider necessary to intercept and convey into the nearest stream-course catchpit channel storm water drain all storm water or rain water falling or flowing on to the said piece or parcel of ground and the Lessee will be solely liable for and will 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

..."

24. Clause 4(36) of the Land Grant stipulates that:-

"THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

...

(36) the Lessee will not discharge directly or indirectly or cause or permit or suffer to be so discharged into any public sewer storm water drain channel or stream course any trade effluent or foul or contaminated water or cooling or hot water without the prior written consent of the Director of Environmental Protection who may as a condition of granting such consent require the Lessee to provide operate and maintain at the Lessee's own expense within the said piece or parcel of ground or otherwise and to the satisfaction of the Director of Environmental Protection suitable works for the treatment and disposal of such trade effluent or foul or contaminated or cooling or hot water

..."

25. Protection zone of Hong Kong West Drainage Tunnel

Condition No. (14) of the First Schedule to the Modification Letter stipulates that:-

"(a) No work for any building or engineering foundation, including ground investigation, shall take place on those portions of the lot within the protection zone of the Hong Kong West Drainage Tunnel lying between the two pecked black lines on the PLAN A annexed hereto (such portions of the lot are respectively shown coloured pink and brown on the Plan and edged green on the PLAN A annexed hereto for identification purpose only) except with the prior written approval of the Director and subject to such terms and conditions as the Director may in its absolute discretion impose. The Lessee shall comply with all the terms and conditions that may be stipulated by the Director for the protection of the Hong Kong West Drainage Tunnel. For the purpose of this Condition, "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(b) Any damage and obstructions which in the opinion of the Director (whose opinion shall be final and binding on the Lessee) have been caused by the Lessee or the workmen, agents, contractors or sub-contractors of the Lessee, or their officers or workmen, to the Hong Kong West Drainage Tunnel, any part thereof or any structures or installations or services thereof in carrying out works pursuant to sub-clause (a) of this Condition or otherwise shall be made good by the Lessee at his own expense within the period specified by and in all respects to the satisfaction of the Director. If the Lessee shall fail to carry out the necessary works for making good any such damage or obstructions within the period specified by and in all respects to the satisfaction of the Director, or in case of emergency, the Government shall have the right to carry out the necessary works for the same at the cost of the Lessee 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 Lessee.

(c) The Lessee hereby indemnifies and shall keep indemnified the Government, the Director, its or their officers, contractors and workmen and other duly authorized personnel from and against all liabilities, claims, costs, damages, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with such damages or obstructions referred to in sub-clause (b) of this Condition."

26. Edged Green Area

Condition No. (13) of the First Schedule to the Modification Letter stipulates that:-

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

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

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

Condition No. (20) of the First Schedule to the Modification Letter stipulates that:-

"(a) Throughout the term hereby granted whether prior to or after compliance with the covenants and conditions herein contained in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be assigned except

(i) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building or buildings erected or to be erected on the lot.

(b) Notwithstanding sub-clause (a) of this Condition, the Lessee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Lessee.

(c) Sub-clause (a) of this Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.

(d) Sub-clauses (a) and (b) of this Condition shall not apply to the Parking Spaces for the Disabled Persons."

28. Deposit of car park layout plans

Condition No. (22) of the First Schedule to the Modification Letter stipulates that:-

"(a) The Lessee shall at his own expense deposit with the Director and submit to the C for T a plan or plans approved by the C for T indicating the layout of all the parking, loading and unloading spaces to be provided within the lot in accordance with Conditions (15) and (16) hereof (as may be respectively varied under Condition (17) hereof), or a copy of such plan or plans certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) (hereinafter referred to as "the Car Park Layout Plans"). No amendment, variation, alteration, modification or substitution of the Car Park Layout Plans shall be made without the prior written approval of the C for T.

(b) The parking, loading and unloading spaces indicated on the Car Park Layout Plans shall not be used for any purpose other than for the purposes set out respectively in Conditions (15) and (16) hereof. The Lessee shall maintain all parking, loading and unloading spaces, and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas indicated on the Car Park Layout Plans in accordance with the Car Park Layout Plans.

(c) Except for the spaces indicated on the Car Park Layout Plans, no part of the lot or any building or structure thereon shall be used for the purposes of parking, loading and unloading of motor vehicles set out respectively in Conditions (15) and (16) hereof.

(d) No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Condition (6)(c) hereof and a building mortgage under Condition (6)(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 the deposit and submission of the Car Park Layout Plans in accordance with sub-clause (a) of this Condition.

(e) The Lessee hereby:

(i) gives his consent to the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to view, use, copy and modify the Car Park Layout Plans and to disclose and disseminate the Car Park Layout Plans by any means and in any manner (including but not limited to electronic means or through electronic platforms) to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T or the Director shall at their sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise, whether in response to public or media enquiries or otherwise, or on the C for T's, the Director's or the Government's own accord; and

(ii) accepts and acknowledges that the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to view, use, copy, modify, disclose or disseminate the Car Park Layout Plans as provided under sub-clause (e)(i) of this Condition.

(f) For the purpose of sub-clause (e) of this Condition, the Lessee shall procure or cause to be procured the consent of the intellectual property right owners of the Car Park Layout Plans to the viewing, use, copying, modifying, disclosure and dissemination of the Car Park Layout Plans by the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them and to the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout Plans by any government department or third party.

(g) The Lessee hereby accepts and acknowledges that the consent given under sub-clauses (e) and (f) of this Condition shall survive and continue to be binding upon the Lessee after the expiry or sooner determination of the term hereby granted.

(h) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Lessee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Lessee's obligations under sub-clauses (a), (b), (c), (d) and (f) of this Condition; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under sub-clause (e) of this Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analysing, researching or otherwise of the Car Park Layout Plans by any government department or third party as provided under sub-clause (e)(i) of this Condition, and no claim whatsoever shall be made against the Government by the Lessee in respect of any such loss, damage, nuisance or disturbance.

(i) The Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Lessee's obligations under sub-clauses (a), (b), (c), (d) and (f) of this Condition; any omission or mistake in the Car Park Layout Plans."

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

16 SUMMARY OF LAND GRANT 批地文件的摘要

發展項目所位於土地的地段編號

1. 發展項目興建於內地段第8755號 (「**該地段**」)。

有關租契規定的年期

2. 該地段是根據日期為1991年11月25日的政府租契批出，經日期為2022年5月24日的修訂函更改或修改，並以註冊摘要編號22060701760019 在土地註冊處登記(「**修訂函**」)(統稱為「**批地文件**」)， 租期從1991年11月25日開始至2033年5月7日止。

適用於該土地的用途限制

3. 批地文件第 4(14)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(14) 受制於本文件包含的條款和契諾，承租人不得使用或允許或容許他人使用該幅或塊土地或其任何部分，或在其上興建或將興建的任何建築物或任何建築物的部分用於私人住宅以外的任何目的。」

按規定須興建並提供予政府或供公眾使用的設施

4. 引入線、溝槽和電纜接頭區的施工和連接

修訂函附表一第(12)條規定：

「(a) 承租人應在 2026年6月30日或之前的期限內，自費以署長要求的方式、材料和標準，在所有方面使署長滿意：

(i) 在本文件附錄圖則 A 上以棕色顯示範圍內以紅色點顯示並標明「CABLE TRENCH FOR ELECTRICITY LEAD-INS」(僅供識別) 的部分之內及之下建造電纜溝。 擬建造的上述電纜溝的寬度不得超過0.6米，長度不得超過78米，深度不得超過1.2米，或經署長批准的其他尺寸；

(ii) 沿著按照本條(a)(i)款建造的電纜溝，安裝長度不超過78米的電力引入線連同8個電纜引入槽內的相關裝置，而每個電纜引入槽的直徑不得超過150毫米或經署長批准的其他數目及尺寸；

(iii) 在本文件附錄圖則 A 上以棕色顯示範圍內以橙色點顯示並標明「CABLE JOINT BAY」(僅供識別) 的部分之內及之下建造一個電纜接頭區(以下簡稱「電纜接頭區」)。擬建造的電纜接頭區的寬度不得超過2米，長度不得超過7米，深度不得超過1.2米，或不得超過署長批准的其他尺寸；

(iv) 在本文件附錄圖則A上以棕色顯示範圍內以藍色點顯示並標明「BACLE TRENCH FOR TELECOMMUNICATION」(僅供識別)的部分之內及之下建造一個電纜溝。 擬建造的上述電纜溝的寬度不得超過0.5米，長度不得超過102米，深度不得超過1.2米，或經署長批准的其他尺寸；

(v) 沿著按照本條(a)(iv)款建造的電纜溝，安裝長度不超過102 米的電訊引入線連同3個電纜引入槽內的相關裝置，其直徑不得超過100毫米或署長批准的其他數目及尺寸；

(vi) 在本文件附錄圖則A上以棕色顯示範圍內以綠色點顯示並標明「PIPE TRENCH FOR GAS LEAD-INS」(僅供識別)的部分之內及之下建造一個地下燃氣管道溝。擬建造的上述管道溝的寬度不得超過0.4米，長度不得超過103米，深度不得超過1.2米，或經署長批准的其他尺寸；

(vii) 沿按本條(a)(vi)款建造的管道溝，安裝1根地下燃氣管道，其長度不得超過103米，直徑不得超過160毫米，或 署長批准的其他數目及尺寸；

(viii) 在本文件附錄圖則 A 上以棕色顯示範圍內以黑色點顯示並標明「PIPE TRENCH FOR WATER LEAD-INS」(僅供識別)的部分之內及之下建造一個管道溝。擬建造的上述管道溝的寬度不得超過0.5米，長度不得超過162米，深度不得超過1.2米，或經署長批准的其他尺寸；

(ix) 沿按照本條(a)(viii)款建造的管道溝，安裝長度不超過162米的供水引入線連同2個電纜引入線槽內的相關設施每個直徑不得超過80毫米或署長批准的其他數目及尺寸；

(本條(a)(ii)款所述的電力引入線、本條(a)(v)款所述的電訊引入線、本條(a)(vii)條所述的燃氣管道及本條(a)(ix)條中所述的供水引入線以下統稱為「引入線」和本條(a)(i)及(a)(iv)款所提述的電纜溝、本條(a)(vi)款所述的燃氣管溝及本條(a)(viii)款所提述的水管溝以下統稱為「溝槽」)。除非事先獲得署長書面同意，否則不得超出引入線、溝槽及電纜接頭區的數量和尺寸。

(b) 承租人應在特此批租的整個期限內自費以署長滿意的方式、尺寸及材料維持引入線、溝槽和電纜接頭區處於良好的狀況。 如果承租人未履行本(b)款下的責任，則署長可以開展必要的工程，費用由承租人承擔，承租人應按要求向署長支付相當於工程的費用，該金額由署長決定，其決定為最終決定並對承租人具有約束力。

(c) 署長可向承租人提出書面要求，要求其自費拆卸、遷移或改道引入線、溝槽和電纜接頭區的路線，承租人應立即或在署長在上述要求中指明的日期之前，以良好和熟練的方式，自費進行拆卸、遷移或改道工程，在各方面令署長滿意。 如果承租人未能按照署長的上述要求進行拆卸、遷移或改道，則署長可安排進行必要的拆卸、遷移或改道工程，費用由承租人承擔，承租人應按要求向署長支付相當於工程的費用，該金額由署長決定，其決定為最終決定並對承租人具有約束力。

(d) 承租人應對因承租人根據本條(a)款規定建造、連接和安裝引入線、溝槽和電纜接頭區而對任何毗鄰政府土地和公共設施造成的所有損害承擔責任。在不損害前述規定的一般適用範圍下，應按要求向政府支付政府進行維修或恢復工程的費用。 署長對費用金額的決定應是最終的，並對承租人具有約束力。

(e) 承租人須對建造、連接和安裝引入線、溝槽和電纜接頭區造成或與之相關的任何損壞或滋擾直接或間接引起的所有責任、索賠、損失、損害、開支、收費、費用、要求、訴訟和司法程序承擔全部責任並彌償政府和保證政府獲得彌償。

(f) 承租人、其管理人員、承辦商和經其授權的任何其他人員、其工人有權(帶上或不帶工具、設備、機械、機器或機動車輛)隨時自由出入棕色範圍或其任何部分，以便鋪設、安裝、重鋪、改道、拆除、重置、更換、檢查、操作、修理、維護和更新引入線、溝槽和電纜接頭區。」

5. 食水供應自動讀表

修訂函附表一第(23)條規定：

「(a) 承租人應在建築事務監督發出佔用許可證時或之前或署長批准的其他日期，自費以各方面使水務監督(定義見《水務設施條例》、其任何附屬規例及任何修訂法例)滿意的方式在該地段或其任何部分或其上已建或將建的任何建築物內按本條(b)款所述的經批准的自動讀表分站建議及《水務設施條例》、其任何附屬規例及任何修訂法例提供和安裝一個或多個食水供應自動讀表分站及水務監督可能要求的設施和相關設備(該等分站連同上述設施和相關設備以下統稱「自動讀表分站」)。

(b) 承租人應自費並在各方面使水務監督滿意的情況下，向水務監督提交或安排提交有關自動讀表分站的供應和安裝的書面建議(以下簡稱「自動讀表分站建議」)，以供其批准，其中包含水務監督自行決定可能要求的信息和詳情，包括但不限於：

(i) 顯示自動讀表分站位置的佈局圖；

(ii) 建立自動讀表分站的設計、佈局和設備詳情；及

(iii) 指定或將指定用於容納自動讀表分站並便於檢查和維護的區域或空間的詳細信息。

(c) 在水務監督根據本條(b)款書面批准自動讀表分站建議之前，不得在該地段開始自動讀表分站的供應或安裝工程。 根據本條(b)款批准的自動讀表分站建議安裝的自動讀表分站以下稱「經批准自動讀表分站」。

(d) 承租人應自費並在各方面令水務監督滿意的情況下，運營、維護和修理經批准自動讀表分站處於良好維修和運行狀態，直至經批准自動讀表分站根據本條(g) 款交付給水務監督。

(e) 不得在用於容納經批准自動讀表分站並便於對經批准自動讀表分站進行檢查和維護的區域或空間的上方、上方、下方、下方或內部搭建或安置的任何性質的結構、物體或材料，以致可能妨礙或干擾視查、檢查、操作、維護、修理、更新、拆除、拆除、更換及重置經批准自動讀表分站。如果水務監督認為(其意見為最終決定並對承租人具有約束力)，在用於容納經批准自動讀表分站並便於對經批准自動讀表分站進行檢查和維護的區域或空間的上方、上方、下方、下方或內部搭建或安置的任何性質的結構、物體或材料可能會妨礙或干擾經批准自動讀表分站的視查、檢查、操作、維護、修理、更新、拆除、移除、更換或重置，水務監督有權以書面形式通知要求承租人自行承擔費用並在各方面令水務監督滿意的情況下拆除或移除上述結構、物體或材料，並在通知規定的期限內恢復用於容納經批准自動讀表分站並便於檢查和維護的區域或空間。

(f) 如果承租人未履行本條(a)、(d)或(e)款規定的義務，水務監督可進行必要的工程，費用由承租人承擔，承租人應根據要求向水務監督支付相當於工程費用的金額，該金額由水務監督確定，水務監督的決定是最終的並對承租人具有約束力。

(g) 經批准自動讀表分站或其任何要求的分站應由承租人在水務監督書面指定的日期交付給水務監督，並且在任何情況下於署長發來信函之日，表明本文件所載的契諾和條件已得到遵守，令其滿意均，應被視為已交付給水務監督。

(h) 承租人應在本文件批租的整個期限內始終允許水務監督、其官員、承辦商、代理人、其工人以及水務監督授權的任何人員有權帶上或不帶工具、設備、機械、機器或車輛自由和不受限制地進出該地段或該地段的任何部分及在其上建造或將建造的任何建築物、旨在：

(i) 視查、檢查和監督承租人根據本條(a)、(d)和(e)款要求進行的任何工程；

(ii) 進行本條(f)款下的任何工程；及

(iii) 在按照本條(g)款將經批准自動讀表分站或其任何經批准自動讀表分站交付給水務監督後，視查、檢查、操作、維護、修理、更新、拆除、移除、更換或重置經批准自動讀表分站或其任何經批准自動讀表分站，以及水務監督認為有必要進行的任何其他工程。

(i) 政府、水務監督、其官員、承辦商、代理人、其工人以及水務監督授權的任何人士對於承租人履行本條(a)、(d)和(e)款下的任何義務或行使第 本條件的(f)和(h)條或其他條款下的任何權利使承租人或任何其他人造成或遭受的任何損失、損害、滋擾或干擾，概不承擔任何責任，承租人不得就上述任何損失、損壞、滋擾或干擾向其中任何一方提出任何索賠。

(j) 承租人須對提供、安裝、操作、維護和維修經批准自動讀表分站或行使本條(f)和(h)款的任何權利直接或間接產生或與之相關的所有責任、索賠、損失、損害、開支、收費、費用、要求、訴訟和司法程序彌償政府、水務監督、其官員、承辦商、代理人、其工人以及水務監督授權的任何人員並保證其獲得彌償。

6. 改善棕色範圍

修訂函附表一第(24)條規定：

「(a) 承租人須在2022年12月31日或之前或署長批准的其他期限內以其批准的方式自費提交本文件第4(25)條所述棕色範圍的改善建議供署長批准。

(b) 承租人須在2026年6月30日或之前的時限內自費實施並完成由署長批准本條(a)款所述改進方案中包含的改進工程，在所有方面均令署長滿意，此後應自費維護上述工程處於良好和實質性維修狀況，使署長滿意。」

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

7. 批地文件第4(3)條規定：

「承租人特此通過本文件以下列方式與政府立約：

(3) 承租人將不時以及此後的任何時候，根據情況需要經常及隨時以適當及必要的方式自行出資妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗淨、清潔、騰空、改動及其保持宅院、住房或住宅搭建物及建築物和屬於及在任何方面歸屬或附屬該土地之內或旁邊的一切牆壁、水堤、通道、圍欄、壕溝、軌道、燈具、行人路、洗手間、水槽、溝渠、排水渠及水道，並透過適當及必要的安排進行整修、清潔及改動，使政府滿意。

……」

8. 建築契諾

修訂函附表一第(1)條規定：

「承租人應開發該幅或塊土地(以下簡稱「該地段」)，並在其上建造一座或多座建築物，該建築物在各方面均符合本文件所載的契約和條件以及所有條例、細則和於香港現行或可能隨時生效的有關建築、衛生及規劃的規例，該等建築物須於2026年6月30日或之前竣工並適合使用。」

9. 發展條件

批地文件第4(5)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(5) 如發生上述拆除情況，承租人須在拆除後一個月內向署長申請同意進行建築工程，以重建該幅或塊土地上或其任何部分，並在收到同意後三個月內展開必要的重建工程，和在署長規定的時限內完成該工程，使署長滿意

……」

批地文件第4(10)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(10) 在重新開發該幅或塊土地或其任何部分時，承租人不得在其上建造或允許建造任何不符合或不遵從署長規定該幅或塊土地定線的建築物。 如果建造任何建築物或建築物與該定線不符，承租人須在署長要求時拆除該建築物，並在正確的定線上重建。如果承租人未能按照上述規定拆除該建築物，則署長可以合法地拆除該建築物，並且承租人須根據要求向署長支付由署長證明該拆除費用的一筆款項(雙方同意並聲明，由署長或其代表簽署關於任何建築物的定線或拆除費用的證書就雙方之間就其中證明的事實而言應為最終和決定性的證據）。

……」

修訂函附表一第(2)條規定：

「受制於本文件所載的契諾和條件，在開發或重建(該術語僅指本文件第(5)條中預期的重建)該地段或其任何部分時：

(a) 在該地段上已建或擬建的任何建築物不得超過5層，包括地面以下的任何樓層或空間，但為了計算本(a)款中提到的層數，不應考慮僅用於或根據署長的意見(其意見為最終決定並對承租人具有約束力)主要用於直接在該地段和地面層已建或擬建建築物下方提供的一個或多個停車位的任何樓層或空間。

(b) (i) 除非屋宇署署長(以下簡稱「屋宇署署長」)另有同意，否則承租人須自費向屋宇署署長提交一份或多張顯示該地段上已建或擬建的所有建築物或建築群的配置和佈局的圖則，以供其書面批准 ，包括但不限於不間段伸展正面長度、該建築物或建築群之間的間隔距離和滲透性，提交的文件應在所有方面均符合屋宇署署長對建築物的分隔要求，並應包括屋宇署署長長可能要求或自行酌情指定的其他相關信息。

(ii) 經屋宇署署長批准的上述(b)(i)款提交的文件以下稱為「經批准提交的建築物分隔文件」。 該地段上已建或擬建的任何建築物或建築物群應在所有方面符合經批准提交的建築物分隔文件。 就本款而言，屋宇署署長關於是否遵守經批准提交的建築物分隔文件的決定應為最終決定，並對承租人具有約束力。

(iii) 未經屋宇署署長事先書面批准，不得對經批准提交的建築物分隔文件進行修訂、改變、更改、變更或替換，如果需要給予批准，則應按照屋宇署署長自行酌情決定的條款和條件作出。」

10. 批地文件第4(25)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(25) 承租人須在本文件批租的整個期限內自費維護和維修在該棕色範圍上方和沿線提供通行權的棕色範圍的通道、小徑、台階和構成其一部分或與其有關的一切東西，在所有方面使署長滿意，並對其整體負責，如同承租人是棕色範圍的絕對擁有人一樣，並且不會就更改薄扶林道，以納入部分棕色範圍或影響其坡度向政府提出任何種類的索賠或要求，承租人須自行承擔費用對棕色範圍進行所有後續改動。

……」

11. 批地文件第4(42)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(42) 在本文件批租的整個期限內

(i) 承租人須自費並使消防處處長滿意

(a) 在上述整幅或塊土地上已建或安置或擬建或安置的建築物或構築物提供適當的通道，供消防設備和消防人員進入，及

(b) 始終允許消防人員和消防設備自由且不間斷地使用該等通道，及

(c) 維持該等通道不受阻礙。

(ii) 承租人須允許消防處處長、其官員、僱員或代理人在任何合理時間，無論是否發出通知，進入上述整幅或塊土地上已建或安置或擬建或安置的建築物或構築物或其任何部分，為了檢查之目的，以確保符合本條(42)(i)款中提到的要求。

……」

12. 批地文件第4(43)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(43) 承租人須自費在上述整幅或塊土地內(或事先獲得署長書面同意和批准下，在任何毗鄰或毗連的政府土地內)及/或任何已建或擬建的建築物內消防處處長可要求的多個地點提供消防處處長全權酌情決定的消防栓、消防設備、抽水連接及其他消防裝置和設備(定義見《消防處條例》)，使消防處處長滿意，並自費維持上述消防栓、消防器具、抽水連接及其他消防裝置及設備處於良好狀態，使消防處處長滿意。

……」

13. 綠化區

修訂函附表一第(4)條規定：

「(a) 承租人須自費向屋宇署署長提交一份計劃供其書面批准，該計劃表明該地段或在其上已建或擬建的一座或多座建築物的部分之上、之處或之內將提供或維持的綠化(包括但不限於提供有土基的活植物)(以下簡稱「綠化區」)、綠化區的佈局和面積以及屋宇署署長全權酌情規定或指明的其他信息

(包括但不限於綠化區建築工程的位置和詳情)，(上述提交的文件連同圖則在下文簡稱「提交的綠化文件」)。屋宇署署長就提交的綠化文件中甚麼構成提供綠化及該地段或建築物的哪些部分構成綠化區的決定應為最終決定，並對承租人具有約束力。 上述經屋宇署署長批准提交的綠化文件以下簡稱「經批准提交的綠化文件」。 就本條件而言，「建築工程」的定義應符合《建築物條例》、其任何附屬規例以及任何修訂法例；

(b) 承租人應根據經批准提交的綠化文件自費實施和完成綠化區的建築工程，並隨後進行維護，在所有方面使屋宇署署長滿意。未經屋宇署署長事先書面批准，不得對經批准提交的綠化文件或表明綠化面積的圖則進行修訂、變更、更改、修改或替換； 及

(c) 除非事先獲得屋宇署署長的書面批准，經批准提交的綠化文件中所示的綠化區域應指定為公用地方並構公用地方(定義見本文件第(7)(a)(v) 條)一部分，並且不得用於除根據經批准提交的綠化文件中規定的佈局、大小、位置和詳情作為綠化區以外的任何目的。」

14. 景觀美化

修訂函附表一第(5)條規定：

「承租人須在該地段及平台(如有)的任何非建築的部分自費作景觀美化，種植樹木及灌叢並在其後 進行保養和維修，以維持其安全、清潔、整齊、整潔及健康狀態，使署長全面滿意。 」

15. 保養地錨

修訂函附表一第(10)條規定：

「如果在開發或重建該地段或其中任何部分時已安裝預應力地錨，承租人須在預應力地錨的服務年限期間自費定期保養與檢查預應力地錨，使署長滿意並在署長不時行使其絕對酌情要 求時提供上述檢驗工程的報告和資料給署長。如果承租人不理會或未能進行要求的監察工程，署長可立即執行與進行該監察工程。承租人須在要求時歸還政府因此產生的費用。 」

16. 住宅停車位

修訂函附表一第(15)(a)條規定：

「(a) (i) 該地段內須按下列比例提供運輸署署長(以下簡稱「運輸署署長」)滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例(以下簡稱「《道路交通條例》」) 獲發牌的車輛：

(I) 在該地段內提供住宅單位大廈(擬供單一家庭作住所的獨立屋、半獨立屋或排屋除外)時，須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比例計算：

每個住宅單位的面積	根據本(a)(i)(I)款擬提供的住宅停車位數目
少於40平方米	每6.15個住宅單位或其部分一個停車位
不少於40平方米，但少於70平方米	每2.56個住宅單位或其部分一個停車位
不少於70平方米，但少於100平方米	每1.28個住宅單位或其部分一個停車位
不少於100平方米，但少於130平方米	每0.75個住宅單位或其部分一個停車位
不少於130平方米，但少於160平方米	每0.56個住宅單位或其部分一個停車位
不少於160平方米	每0.44個住宅單位或其部分一個停車位

(II) 如果在該地段內提供獨立屋、半獨立屋或排屋擬供單一家庭作住所，按以下比例：

(A) 每棟房屋總樓面面積少於160平方米一個停車位；

(B) 每棟房屋總樓面面積不少於160平方米二個停車位。

在本(a)(i)款中，運輸署署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單一家庭作住所的決定是最終決定並對承租人有約束力。根據本(a)(i)款提供的停車位(可根據本文件第(17)條進行調整)以下簡稱「住宅停車位」)。就本文件所載契諾和條件而言，「機動車輛」的定義應符合《道路交通條例》。

(ii) 在本條(a)(i)(I)款中，按本條(a)(i)(I)款擬提供的住宅停車位總數應是根據本條(a)(i)(I)款的表格列明每個住宅單位的面積計算各個住宅停車位數目的總數。就本文件件而言，「在總樓面面積方面每個住宅單位面積」一詞指以下第(I)及(II)的總數：

(I) 該單位住戶獨家使用與享用的住宅單位總樓面面積，須從該單位的圍牆或護牆外面測量，除了分隔2個連接單位的圍牆，在該種情況下，須從該等牆壁的中心點測量並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入計算本文件第4(16)(iii)條規定的總樓面面積的所有樓面面積；及

(II) 與每個住宅單位成比例的住宅公用地方(按下文界定)的總樓面面積，在計算該面積時，在住宅單位圍牆外面供該地段已建或擬建發展項目的住宅部分的所有住戶共同使用與享用的住宅公用地方的總樓面面積，為免存疑，不包括沒有列入計算本文件第4(16)(iii)條指定的所有樓面面積(該住宅公用地方以下簡稱「住宅公用地方」)的所有樓面面積，在計算時須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的總樓面面積} = X \times \frac{\text{按本條(a)(ii)(I)款計算一個住宅單位的總樓面面積}}{\text{按本條(a)(ii)(I)款計算所有住宅單位的總樓面面積}}$$

(iii) 按以下比例在該地段提供額外的停車位以供停泊根據《道路交通條例》獲發牌的車輛(根據(a)(iii)款提供的停車位(可根據本文件第(17)條進行調整）以下簡稱「訪客停車位」)，使運輸署署長滿意，訪客停車位須按以下表格列明該地段已建或擬建的每座住宅單位大廈的住宅單位數目之比例計算，惟在該地段內至少須提供2個該等停車位：

每座大廈 的住宅單位數目	每座大廈 的訪客停車位數目
30或以下	1
31至45	2
46至60	3
61至75	4
75以上	5

在本(a)(iii)款中，擬供一個單一家庭作住所的獨立屋、半獨立屋或排屋不應被視為住宅單位大廈。運輸署署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單一家庭作住所的決定是最終決定並對承租人有約束力。

(iv) 住宅停車位和訪客停車位不得用作本條(a)(i)和(a)(iii)款指定以外的任何用途，及特別是上述停車位不得用作汽車存放、陳列或展示以作汽車出售或其他用途或提供汽車清潔及美容服務。

17. 裝卸要求

修訂函附表一第(16)條規定：

「(a) 必須按該地段已建或擬建的一座或多座建築物每800個住宅單位或其中部分一個上落貨停車位之比例在該地段內提供運輸署署長滿意的上落貨停車位供貨車裝卸，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個上落貨停車位，該上落貨停車位須設在每座住宅單位大廈旁邊或之內。在本(a)款中，擬供一個單一家庭作住所的獨立屋、半獨立屋或排屋不應被視為住宅單位。運輸署署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單一家庭作住所的決定是最終決定並對承租人有約束力。

(b) 按本條(a)款提供的每個上落貨停車位(可按批地文件特別條款第(17)條作出調整)必須為3.5米闊及11.0米長，最低淨空高度為4.7米。該等上落貨停車位不能用作該地段已建或擬建的任何一座或多座建築物有關的貨車裝卸以外的任何用途。」

18. 建造排水渠和溝渠

修訂函附表一第(25)條規定：

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

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠(如已建及試用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承租人負責。承租人須在要求時向政府支付上述連接工程的費用。或者，該等連接工程可以按署長滿意的方式由承租人自費進行。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承租人自費保養，直至要求時由承租人移交給政府，由政府出資負責今後的保養。承租人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承租人未能保養上述連接工程的任何一段，署長可進行該等工程，承租人須在要求時向政府支付該等工程的費用。」

對買方造成負擔的租契條件：

19. 批地文件第4(7)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(7) 承租人須在本文件批租的期限內承擔根據需要建造、維修和更改歸屬該物業或其與毗鄰或毗連其他物業共用部分的所有或任何道路、巷道、行人道、渠道、柵欄、共用牆、 通風、私人或公共污水渠及排水渠的費用和支付允許合理的份額和比例，而該比例須由署長釐定和確定，並可作為拖欠租金追收。

……」

20. 批地文件第 4(26)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(26) 未經署長事先書面批准，承租人不能切割、移走或退縮該地段毗鄰或毗連的政府土地，署長可以自行酌情給予同意，施加他認為合適的條款及條件，包括按他可決定的地價授予額外的政府土地作為該地段的延伸段。

……」

21. 批地文件第4(27)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(27) 如果已根據本租契第4(26)條同意任何土地需要削土、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論是在該土地內或任何政府土地內，旨在構建、平整或發展該幅或塊土地或其中任何部分或承租人按本文件需要進行的任何其他工程或作任何其他用途，承租人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水工程或今後成為必要的其他工程，以便保護與支撐該幅或塊土地和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承租人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水工程處於修繕妥當的狀態，使署長滿意。倘若因為任何構建、平整、發展或承租人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該幅或塊土地或任何毗鄰或毗連政府土地或出租土地，承租人須自費進行修復或彌補，使署長滿意並對因上述塌方、山泥傾瀉或地陷直接或間接令政府、他的代理人及承辦商承受、遭受或產生的一切費用、收費、損害賠償、要求、索償向政府、他的代理人及承辦商作出彌償。除了本文件規定對違反本文件的任何其他權利或濟助外，署長有權發出書面通知要求承租人進行、修建及保養斜坡處理工程、護土牆或其他支承物、保護物及排水工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承租人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承租人須在要求時歸還政府因此產生的費用。

……」

22. 批地文件第4(28)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(28) 倘若從該幅或塊土地或發展該幅或塊土地所影響的其他範圍腐蝕和沖洗泥土或廢料到公共行人徑、道路或路渠、污水渠、雨水渠、排水渠或明渠或其他政府物業，承租人須負責並按要求向政府支付清除公共行人徑、道路或路渠、污水渠、雨水渠、排水渠或明渠或其他政府物業的泥土或廢料的費用並對上述腐蝕和沖洗造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求對政府作出彌償。

……」

23. 批地文件第4(32)條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

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

……」

24. 批地文件第4(36) 條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(36) 未經環境保護署署長事先書面同意，承租人不得將或導致或允許或容許他人將任何工業廢水、污水、污染水、冷卻水或加熱水直接或間接排放到任何公共排水渠、雨水排水溝或河道。 環境保護署署長可作為授予同意的條件要求承租人自費在該幅或塊土地內或其他地方提供、操作和維護處理和處置工業廢水、污水、污染水、冷卻水或加熱水的適當工程，使環境保護署署長滿意。

……」

25. 港島西雨水排放隧道保護區

修訂函附表一第(14)條規定：

「(a) 不得在位於本文件附錄A 圖上兩條黑虛線之間的港島西雨水排放隧道保護區內的該地段部分(該地段部分在本文件附錄A圖上分別以粉紅色和棕色加綠色邊顯示，僅供識別)進行任何建築或工程地基工程，包括進行土地勘測，除非事先獲得署長書面批准，並遵守署長全權酌情施加的條款和條件。承租人須遵守署長為保護港島西雨水排放隧道而訂立的所有條款及條件。就本條件而言，「土地勘測」應符合《建築物條例》、其任何附屬規例以及任何修訂法例的定義。

(b) 如果署長認為(其意見為最終決定並對承租人具有約束力)港島西雨水排放隧道、其任何部分或其任何結構或裝置或服務的任何損壞和障礙是由於承租人或承租人的工人、代理人、承辦商或分包商或其管理人員或工人根據本條(a)款進行工程或其他工程時造成的，須由承租人自行承擔費用在所指明的期限內進行彌補，在各方面使署長滿意。 如果承租人未能在指定的期限內進行必要的工程以彌補任何損壞或障礙，在各方面使署長滿意或在緊急情況下，政府有權進行必要的工程，費用由承租人承擔，承租人應按要求向政府支付相當於工程費用的一筆款項，該金額由署長決定，其決定為最終決定並對承租人具有約束力。

(c) 承租人須對本條(b)款所述的損害或障礙而直接或間接地造成或與之相關的所有責任、索賠、費用、損害、要求、訴訟和司法程序彌償政府、署長、其官員、承辦商和工人以及其他正式授權人員並確保其獲得彌償。」

26. 綠色邊範圍

修訂函附表一第(13)條規定：

「(a) 承租人須應署長全權酌情要求自費在本文件附錄A圖上以綠色邊顯示的範圍(以下簡稱「綠色邊範圍」)內進行岩土工程勘察、斜坡處理、山泥傾瀉的預防、緩解和補救工程，使署長滿意，並須在本文件批租的期限內始終自費保持綠色邊範圍包括其中及其上的所有土地、斜坡處理工程、擋土結構、排水系統和任何其他工程處於良好和實質性的維修狀況，使署長滿意。如果在本文件批租的期限內的任何時候，綠色邊範圍內發生任何山泥傾瀉、地陷或塌方，承租人應自費對綠色邊範圍連同署長認為(其決定為最終決定並對承租人具有約束力)受到影響的毗鄰區域進行修復及彌補，使署長滿意。 承租人須對上述山泥傾瀉、地陷或塌方而產生的所有索賠、司法程序、費用、損害和開支賠償政府、其代理人和承辦商。承租人應確保在綠色邊範圍內不存在非法挖掘或傾倒行為，並且經署長事先書面批准，承租人可以設置柵欄或其他障礙物以防止此類非法挖掘或傾倒 。 除了署長可就任何違反本文件所載契諾和條件擁有的任何其他權利或補救措施外，署長可隨時通過書面通知要求承租人進行上述岩土工程勘察、斜坡處理、山泥傾瀉的預防、緩解和補救工程，並維護、恢復和修復受山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程，如果承租人疏忽或未能在通知指明的期限內執行通知，使署長滿意，署長可在該期限屆滿後執行和進行所需的工程，承租人應按要求向政府償還其費用。

(b) 即使有本條(a)款的規定，承租人在本條件下對綠色邊範圍或其任何部分的義務和權利將在政府向承租人發出通知後終止， 承租人不得就因該終止而遭受的任何損失、損害或干擾或產生的任何費用向政府或署長或其授權官員提出索賠，但是上述終止不損害政府享有對先前違反、不履行或不遵守上述(a)款的任何權利或補救措施。」

27. 限制轉讓住宅停車位和電單車停車位

修訂函附表一第(20)條規定：

「(a) 在本文件批租的整個期限內，無論是在遵守本文件所載的契諾和條件之前還是之後，在各方面使署長滿意的情況下，住宅停車位和電單車停車位不得轉讓，除非

(i) 連同賦予專屬權使用與管有該地段已建或擬建的一座或多座建築物之一個或多個住宅單位的不分割份數一併轉讓；或

(ii) 承讓人現時已擁有具專屬權使用與管有該地段已建或擬建的一座或多座建築物之一個或多個住宅單位的不分割份數；或

但是於任何情況下，不可轉讓多過總共三個住宅停車位及電單車停車位予該地段已建或擬建的一座或多座建築物內之任何一個住宅單位的業主。

(b) 即使本條(a)款規定，經署長的事先書面同意，承租人可以轉讓所有住宅停車位及電單車停車位整體僅給承租人全資擁有的附屬公司。

(c) 本條(a)款不適用於轉讓、分租、按揭或抵押整個地段。

(d) 本條(a)和(b)款不適用於傷殘人士停車位。」

28. 備存停車場佈局圖

修訂函附表一第(22)條規定：

「(a) 承租人應自費向署長備存並向運輸署署長提交根據本文件第(15)及(16)條(可根據本文件第(17)條分別調整)在該地段內提供標明所有停車位、上落貨停車位的一份或多份佈局圖或經認可人士(定義見《建築物條例》、其任何附屬規例及任何修訂法例）核證的該等圖則的副本(以下簡稱「停車場佈局圖」)，供運輸署署長批准。 未經運輸署署長事先書面批准，不得對停車場佈局圖進行修訂、改變、修改、更改或替換。

(b) 停車場佈局圖上所示的停車位、上落客停車位不得用作本文件第(15)及(16)條分別規定的用途以外的任何用途。承租人應按照停車場佈局圖維護所有停車位、上落貨停車位和其他區域，包括但不限於停車場佈局圖上標明的升降機、平台以及機動區及迴旋處。

(c) 除停車場佈局圖所示的停車位外，該地段的任何部分及其上的任何建築物或構築物不得用作本文件第(15)及(16)條分別規定車輛停泊、上落貨的用途。

(d) 按照本條(a)款備存和提交停車場佈局圖之前，不能對影響該地段或其任何部分或該地段上已建或擬建的任何建築物或任何建築物的部分進行任何交易(除了租賃協議或租約或本文件第(6)(c) 條的租賃協議或租約和本文件第(6)(D)條的建築物抵押或署長可能批准進行的其他交易）。

(e) 承租人特此：

(i) 同意運輸署署長、署長、政府、他們的官員、承辦商、代理人、工人以及他們授權的任何其他人士全權酌情決定查看、使用、複製和修改停車場佈局圖，並在運輸署署長或署長全權酌情決定認為適合時，以任何途徑和方式(包括但不限於電子媒介或通過電子平台)向任何政府部門或第三方(無論是個人、公司、商社、法人團體、公眾人士或其他機構)披露和傳播停車場佈局圖，以便搜索、查看、複製、打印、傳播、利用、分析、研究或其他方式，無論是為了回應公眾或媒體查詢或其他方式目的，或作運輸署署長、署長或政府自己目的；及

(ii) 接受並承認運輸署署長、署長、政府、他們的官員、承辦商、代理人、工人以及他們授權的任何其他人士可全權酌情決定是否按本條(e)(i)款規定查看、使用、複製、修改、披露或傳播停車場佈局圖。

(f) 就本條(e)款而言，承租人應取得或促使取得停車場佈局圖的知識產權所有人的同意，由運輸署署長、署長、政府、他們的官員、承辦商、代理人、工人以及他們授權的任何其他人士查看、使用、複製、修改、披露和傳播停車場佈局圖，並供任何政府部門或第三方搜索、查看、複製、打印、傳播、利用、分析、研究或其他方式處理停車場佈局圖。

(g) 承租人特此接受並承認，根據本條(e)和(f)款給予的同意在本文件批租期滿或提前終止後繼續有效並繼續對承租人具有約束力。

(h) 對於履行或未履行本條(a)、(b)、(c)、(d)及(f)款規定承租人的任何責任；運輸署署長、署長、政府、他們的官員、承辦商、代理人、工人以及他們授權的任何其他人士行使本條(e)款賦予的酌情權和權利；任何政府部門或第三方根據本條(e)(i)款的規定對停車場佈局圖進行搜索、查看、複製、打印、傳播、利用、分析、研究或以其他方式處理直接或間接引起或與履行有關或附帶造成承租人或任何其他人士蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任。承租人不得就上任何損失、損壞、滋擾或干擾向政府要求任何索賠。

(i) 承租人須對履行或不履行本條(a)、(b)、(c)、 (d)及(f)款規定承租人的任何責任； 停車場佈局圖中的任何遺漏或錯誤直接或間接引起或與之相關或附帶的所有責任、索賠、損失、損害、開支、收費、費用、要求、訴訟及司法程序彌償政府並確保其獲得彌償。」

註：請查閱批地文件以了解全部詳情。批地文件全文現存於售樓處，於開放時間可供免費查閱，並可在要求及支付所需影印費後取得批地文件之複印本。

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

Not Applicable

不適用

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; and

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

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

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

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

(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所；及

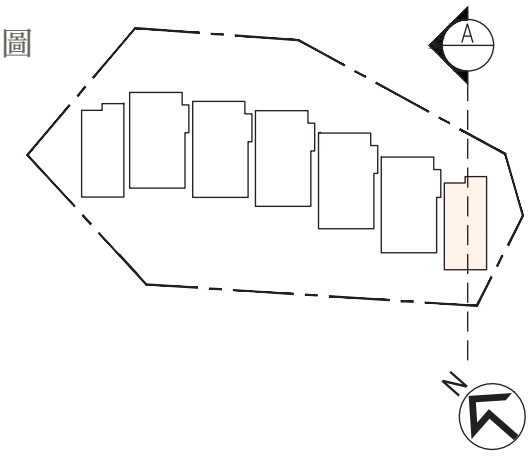
(iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

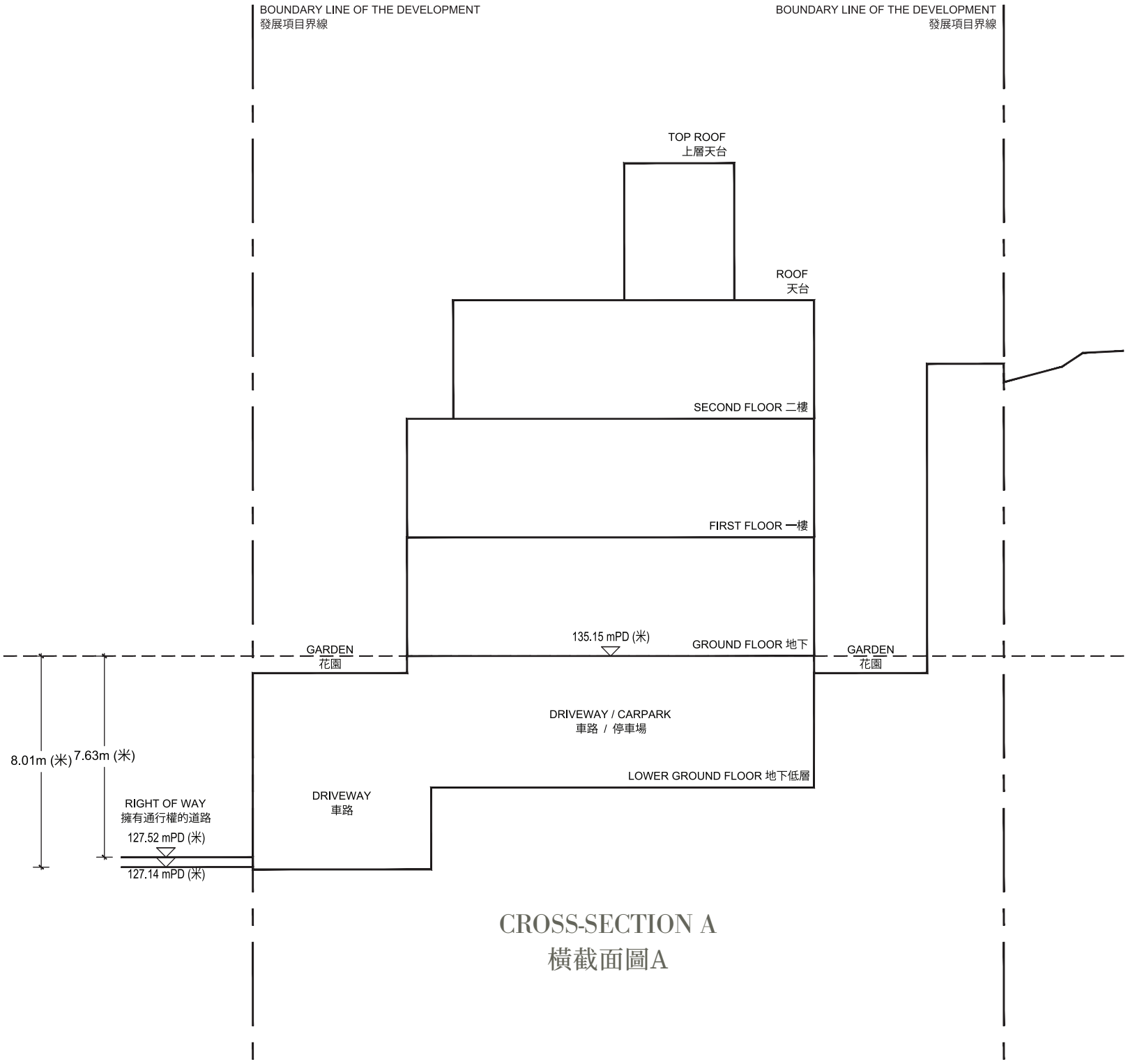
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-section Plan
橫截面圖

86A Pok Fu Lam Road
薄扶林道86A號

Key Plan 索引圖





CROSS-SECTION A
橫截面圖A

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

1. The part of Right of Way adjacent to the building is 127.14 metres to 127.52 metres above the Hong Kong Principal Datum.
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

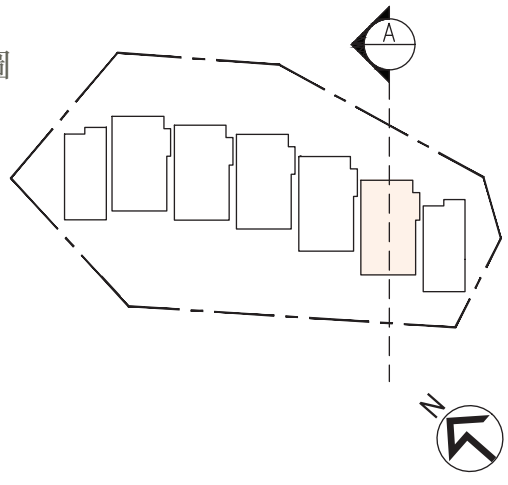
1. 毗連建築物的一段擁有通行權的道路為香港主水平基準以上127.14米至127.52米。
2. ▽ 為香港主水平基準以上高度(米)。

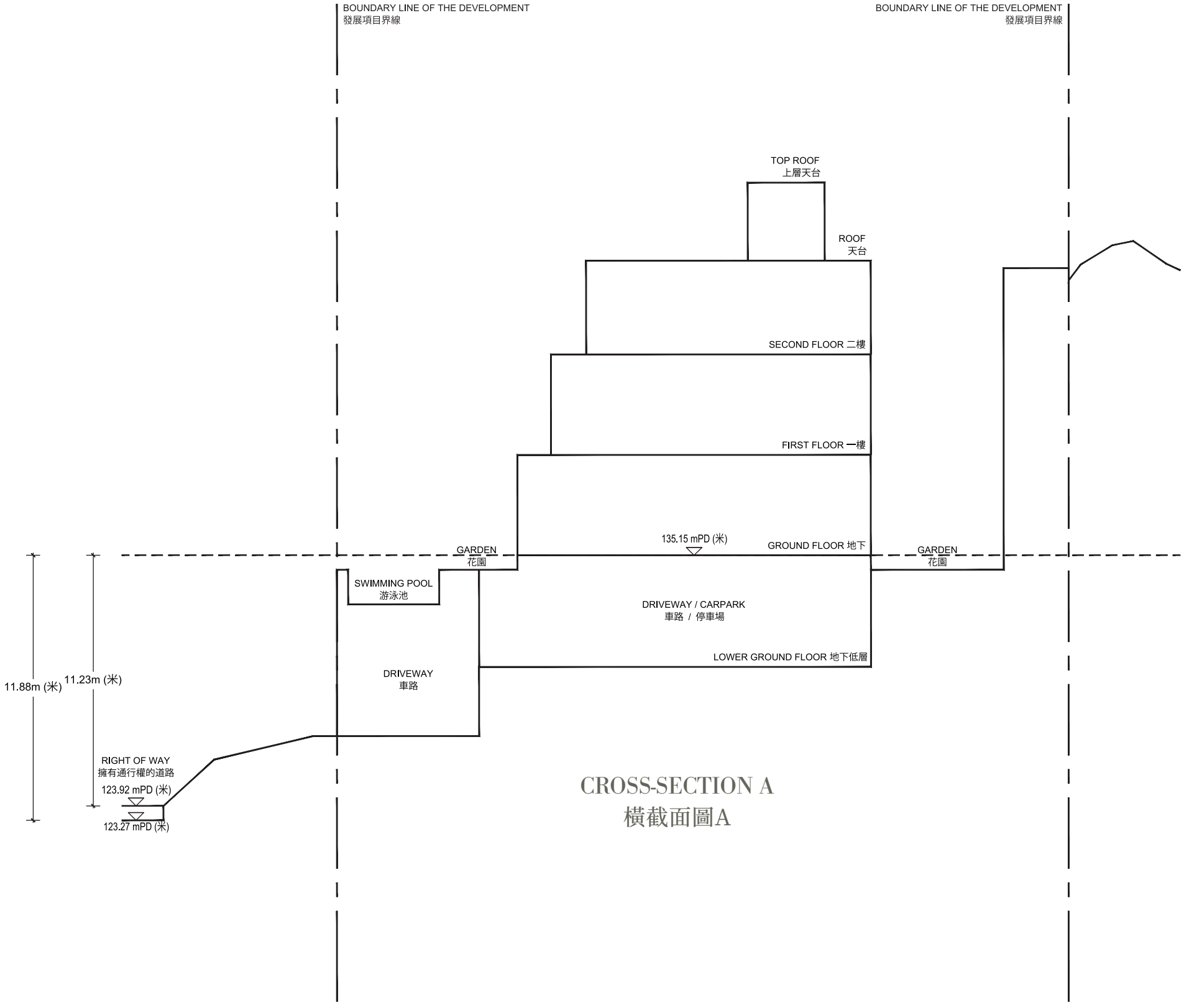
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-section Plan
橫截面圖

86B Pok Fu Lam Road
薄扶林道86B號

Key Plan 索引圖





CROSS-SECTION A
橫截面圖A

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

1. The part of Right of Way adjacent to the building is 123.27 metres to 123.92 metres above the Hong Kong Principal Datum.
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

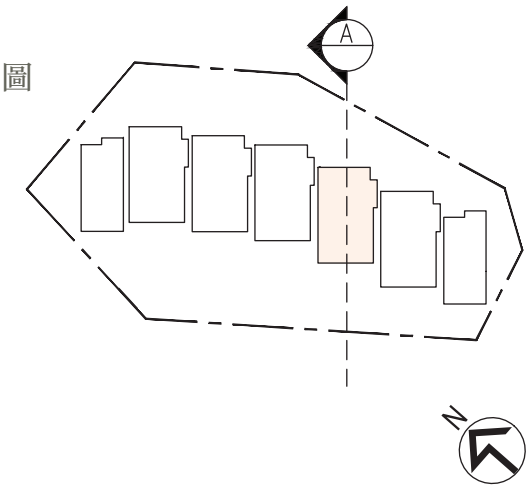
1. 毗連建築物的一段擁有通行權的道路為香港主水平基準以上123.27米至123.92米。
2. ▽ 為香港主水平基準以上高度(米)。

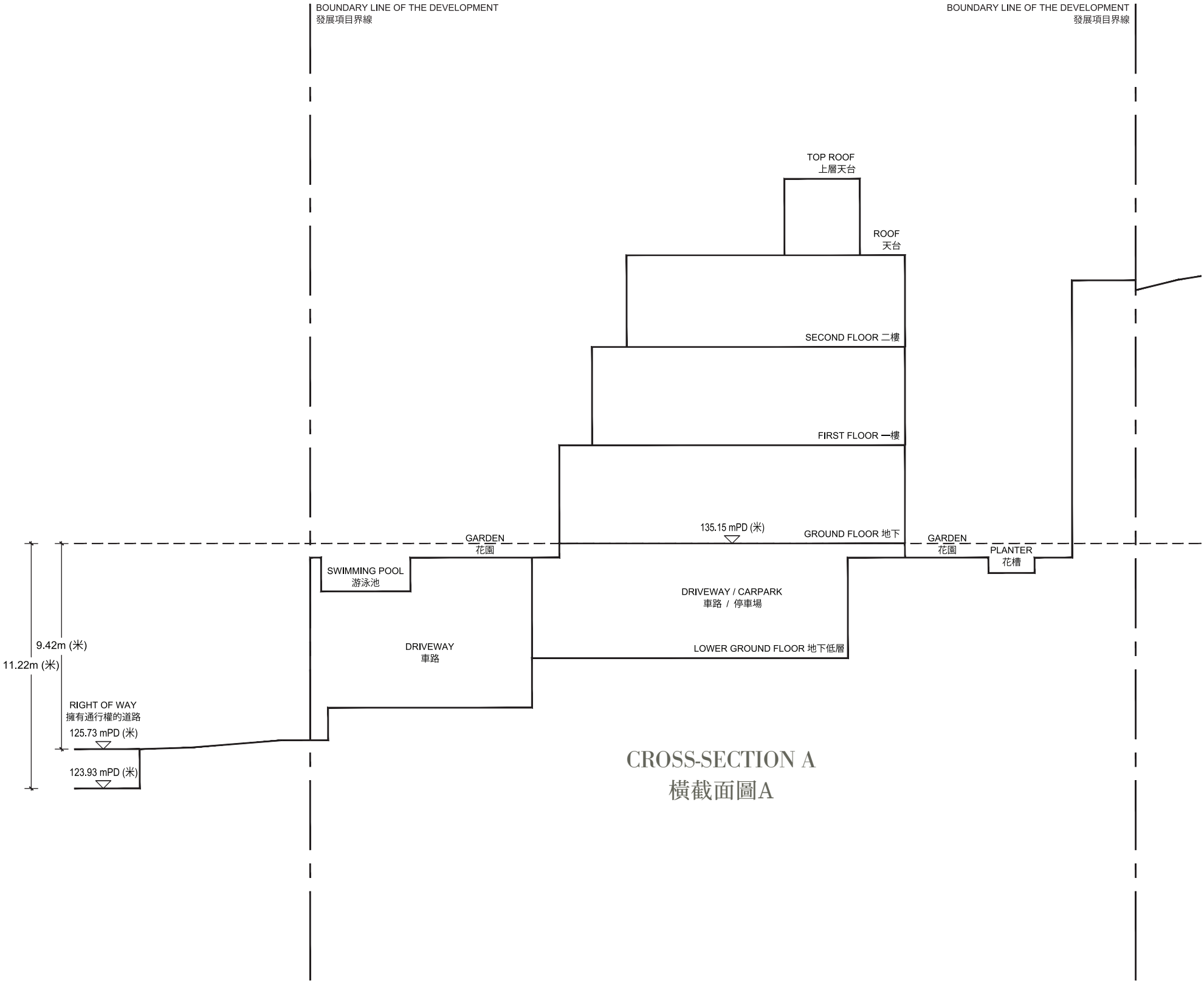
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-section Plan
橫截面圖

86C Pok Fu Lam Road
薄扶林道86C號

Key Plan 索引圖





CROSS-SECTION A
橫截面圖A

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

1. The part of Right of Way adjacent to the building is 123.93 metres to 125.73 metres above the Hong Kong Principal Datum.
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

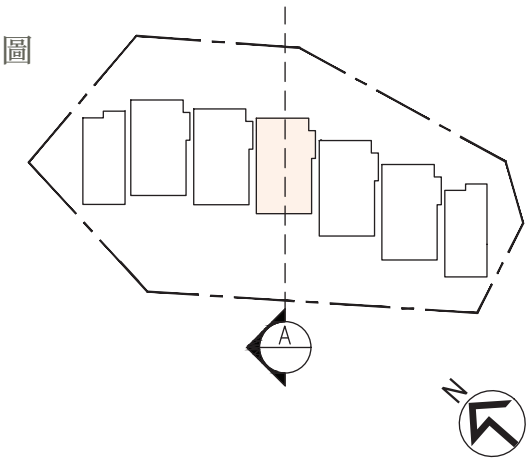
1. 毗連建築物的一段擁有通行權的道路為香港主水平基準以上123.93米至125.73米。
2. ▽ 為香港主水平基準以上高度(米)。

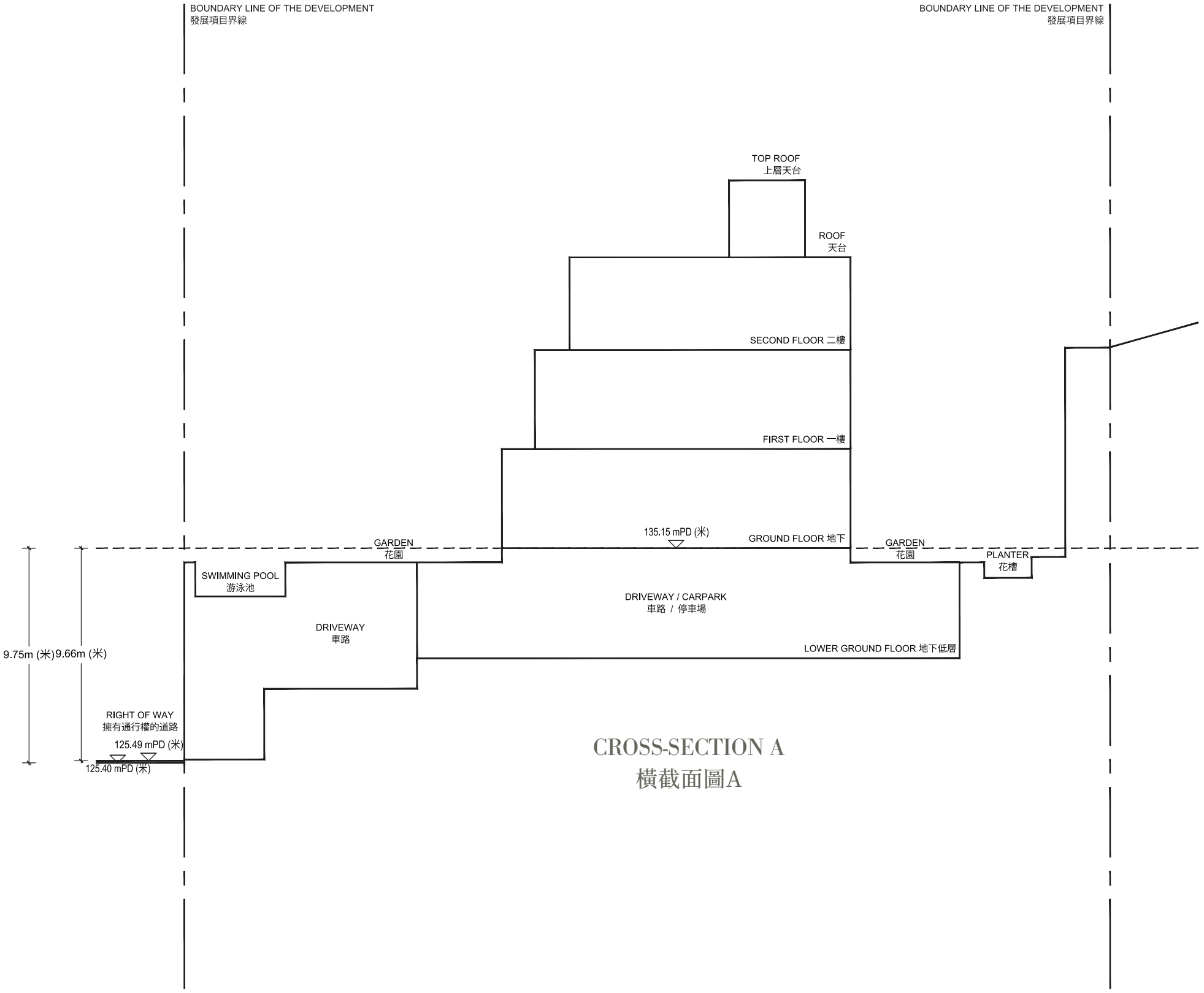
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-section Plan
橫截面圖

86D Pok Fu Lam Road
薄扶林道86D號

Key Plan 索引圖





CROSS-SECTION A
橫截面圖A

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

1. The part of Right of Way adjacent to the building is 125.40 metres to 125.49 metres above the Hong Kong Principal Datum.
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

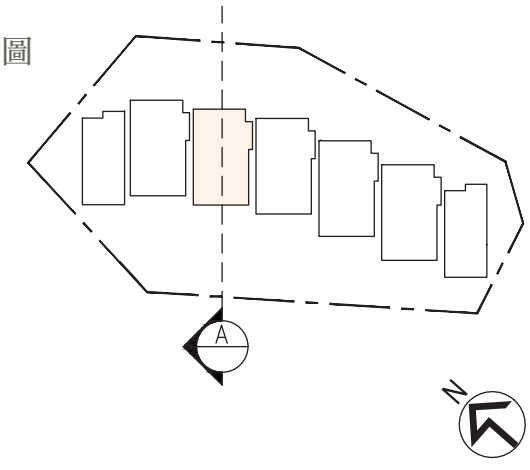
1. 毗連建築物的一段擁有通行權的道路為香港主水平基準以上125.40米至125.49米。
2. ▽ 為香港主水平基準以上高度(米)。

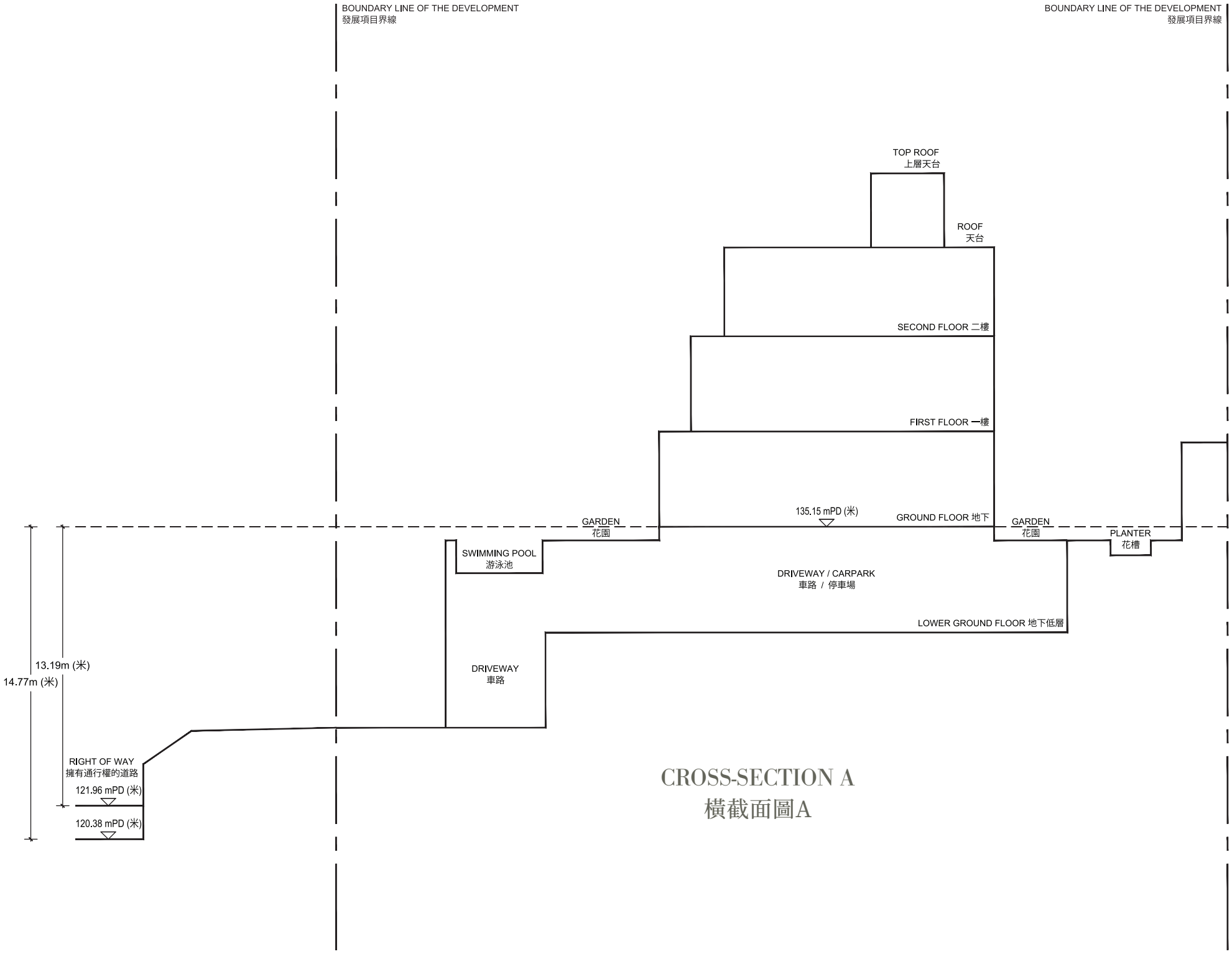
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-section Plan
橫截面圖

86E Pok Fu Lam Road
薄扶林道86E號

Key Plan 索引圖





CROSS-SECTION A
橫截面圖A

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

1. The part of Right of Way adjacent to the building is 120.38 metres to 121.96 metres above the Hong Kong Principal Datum.
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

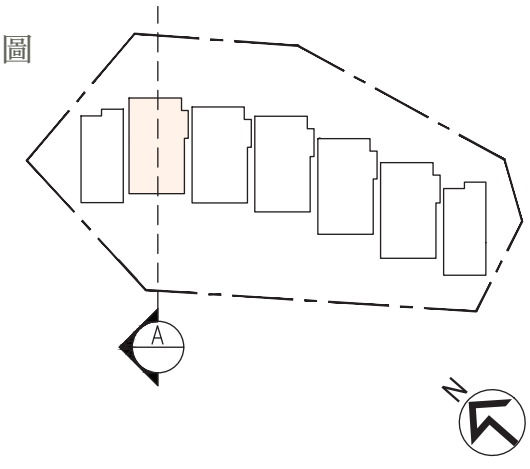
1. 毗連建築物的一段擁有通行權的道路為香港主水平基準以上120.38米至121.96米。
2. ▽ 為香港主水平基準以上高度(米)。

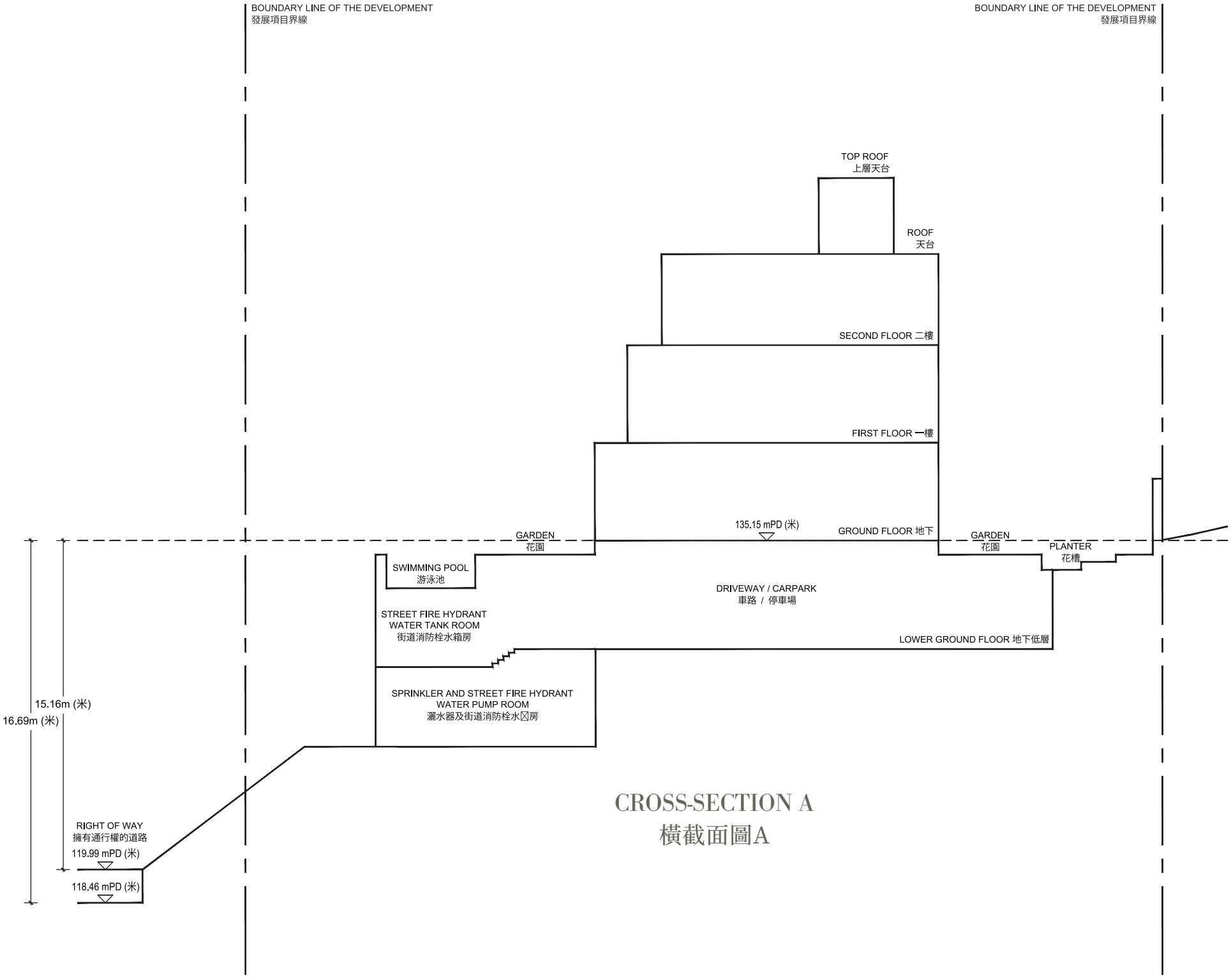
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-section Plan
橫截面圖

86F Pok Fu Lam Road
薄扶林道86F號

Key Plan 索引圖





CROSS-SECTION A
橫截面圖A

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

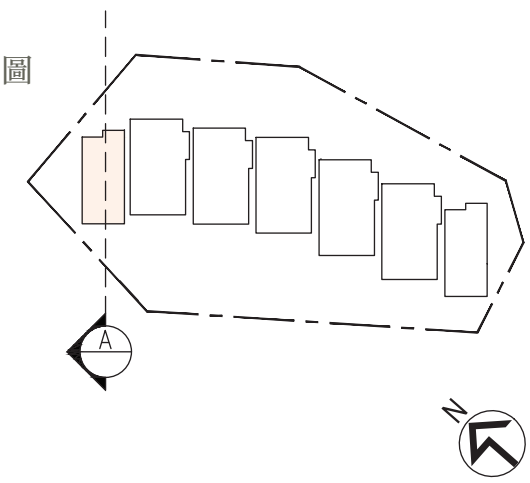
1. The part of Right of Way adjacent to the building is 118.46 metres to 119.99 metres above the Hong Kong Principal Datum.
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

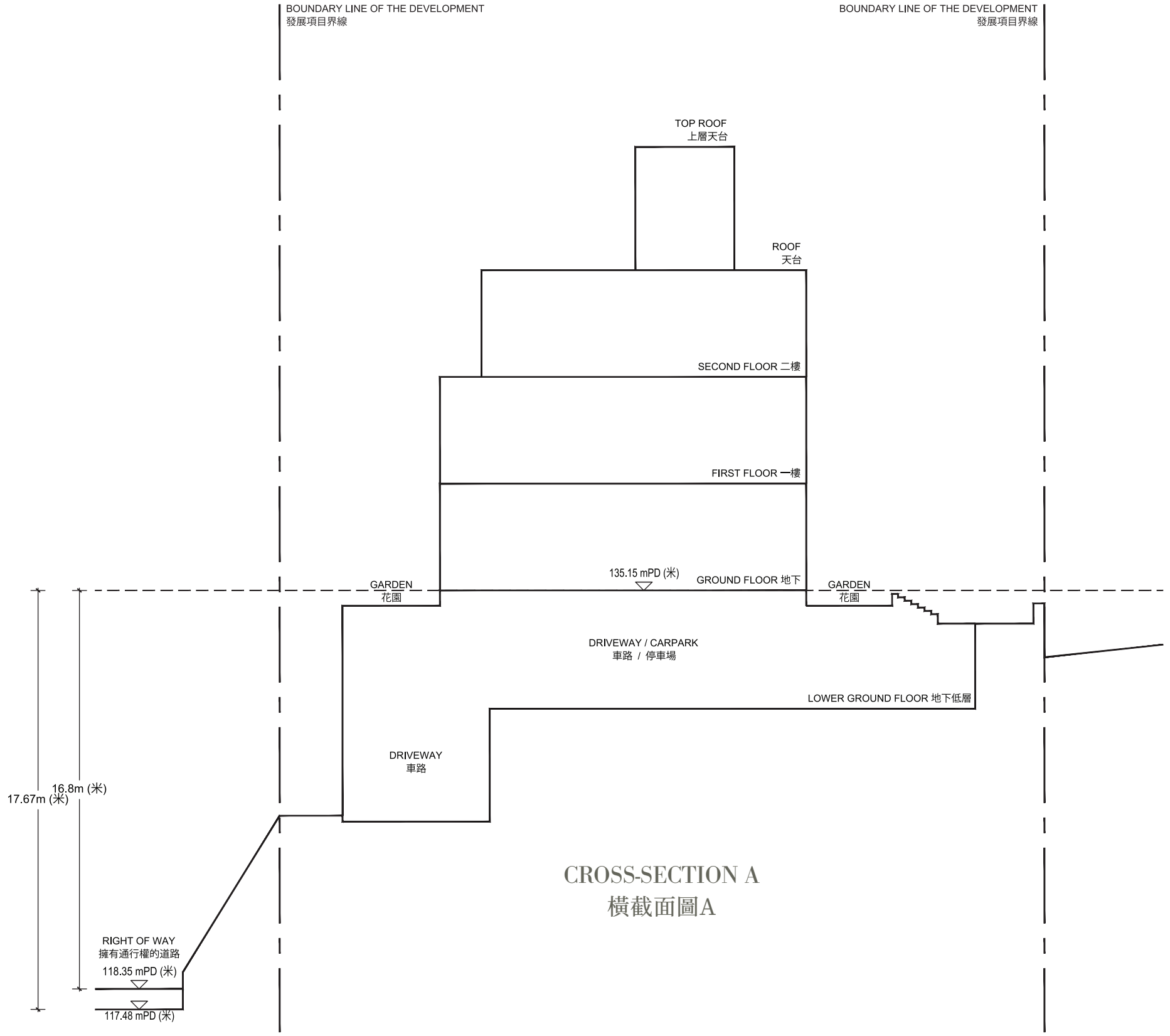
1. 毗連建築物的一段擁有通行權的道路為香港主水平基準以上118.46米至119.99米。
2. ▽ 為香港主水平基準以上高度(米)。

Cross-section Plan
橫截面圖

86G Pok Fu Lam Road
薄扶林道86G號

Key Plan 索引圖





CROSS-SECTION A
橫截面圖A

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

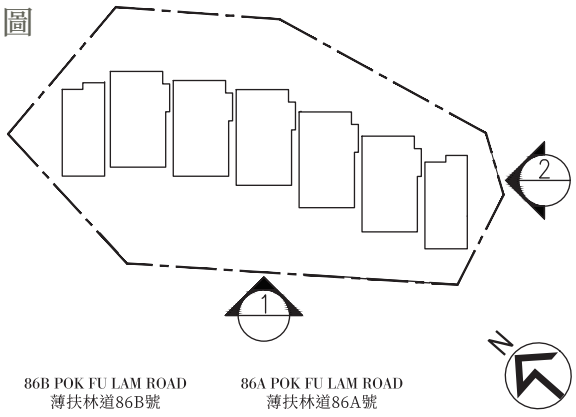
1. The part of Right of Way adjacent to the building is 117.48 metres to 118.35 metres above the Hong Kong Principal Datum.
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

1. 毗連建築物的一段擁有通行權的道路為香港主水平基準以上117.48米至118.35米。
2. ▽ 為香港主水平基準以上高度(米)。

20 ELEVATION PLAN
立面圖

Elevation Plan
立面圖

Key Plan 索引圖

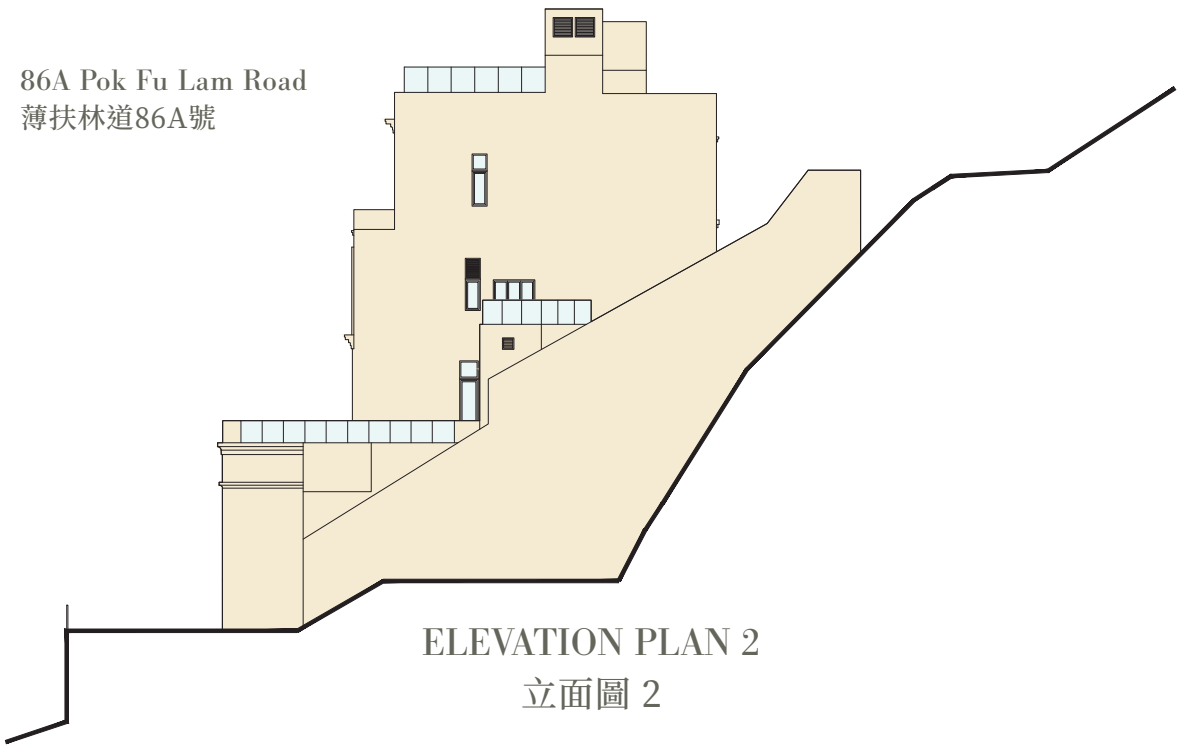


86G POK FU LAM ROAD 薄扶林道86G號 | 86F POK FU LAM ROAD 薄扶林道86F號 | 86E POK FU LAM ROAD 薄扶林道86E號 | 86D POK FU LAM ROAD 薄扶林道86D號 | 86C POK FU LAM ROAD 薄扶林道86C號 | 86B POK FU LAM ROAD 薄扶林道86B號 | 86A POK FU LAM ROAD 薄扶林道86A號



ELEVATION PLAN 1
立面圖 1

86A Pok Fu Lam Road
薄扶林道86A號



ELEVATION PLAN 2
立面圖 2

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

1. are prepared on the basis of the approved building plans for the Development as of 21 September 2023 ; and
2. are in general accordance with the outward appearance of the Development.

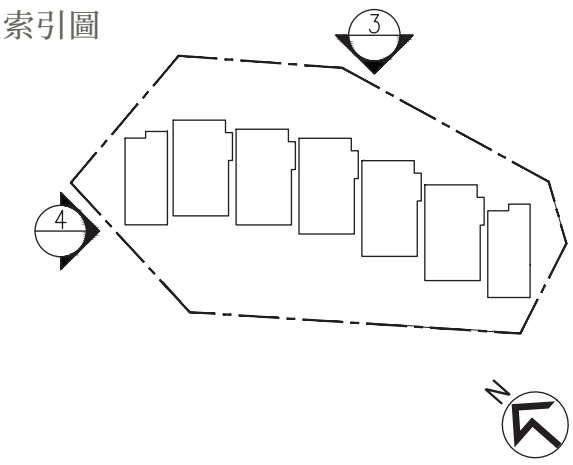
發展項目的認可人士證明本立面圖所顯示的立面：

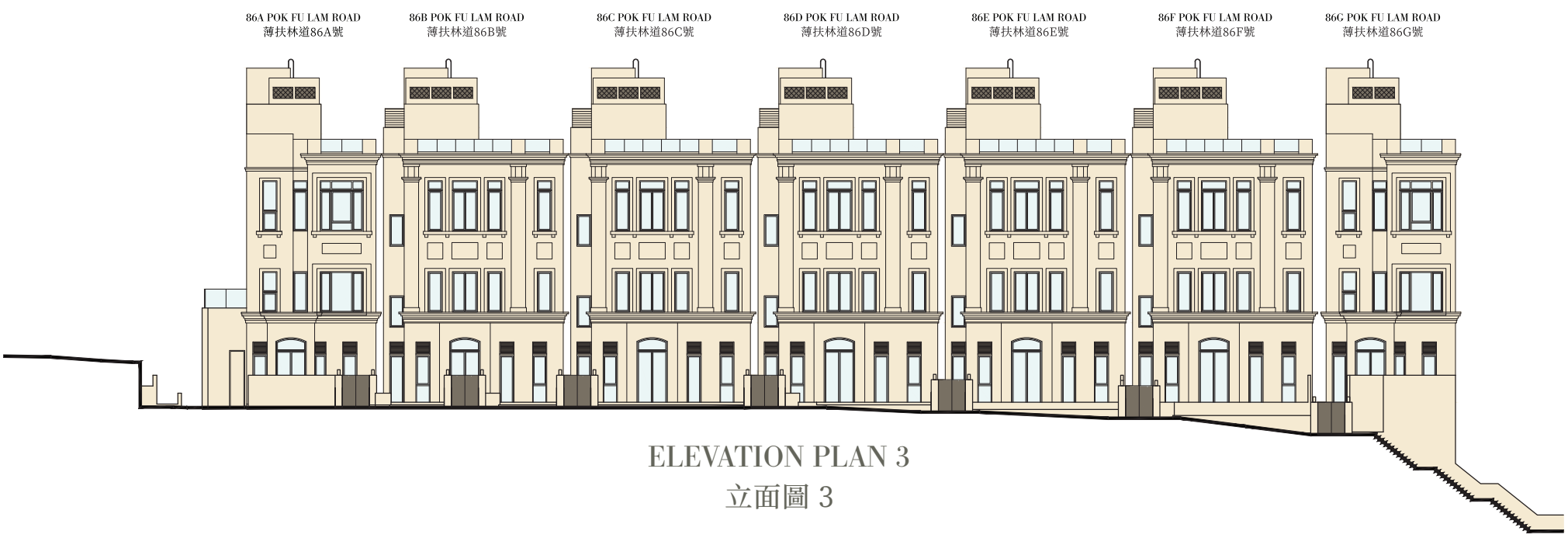
1. 以2023年9月21日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立面圖

Elevation Plan
立面圖

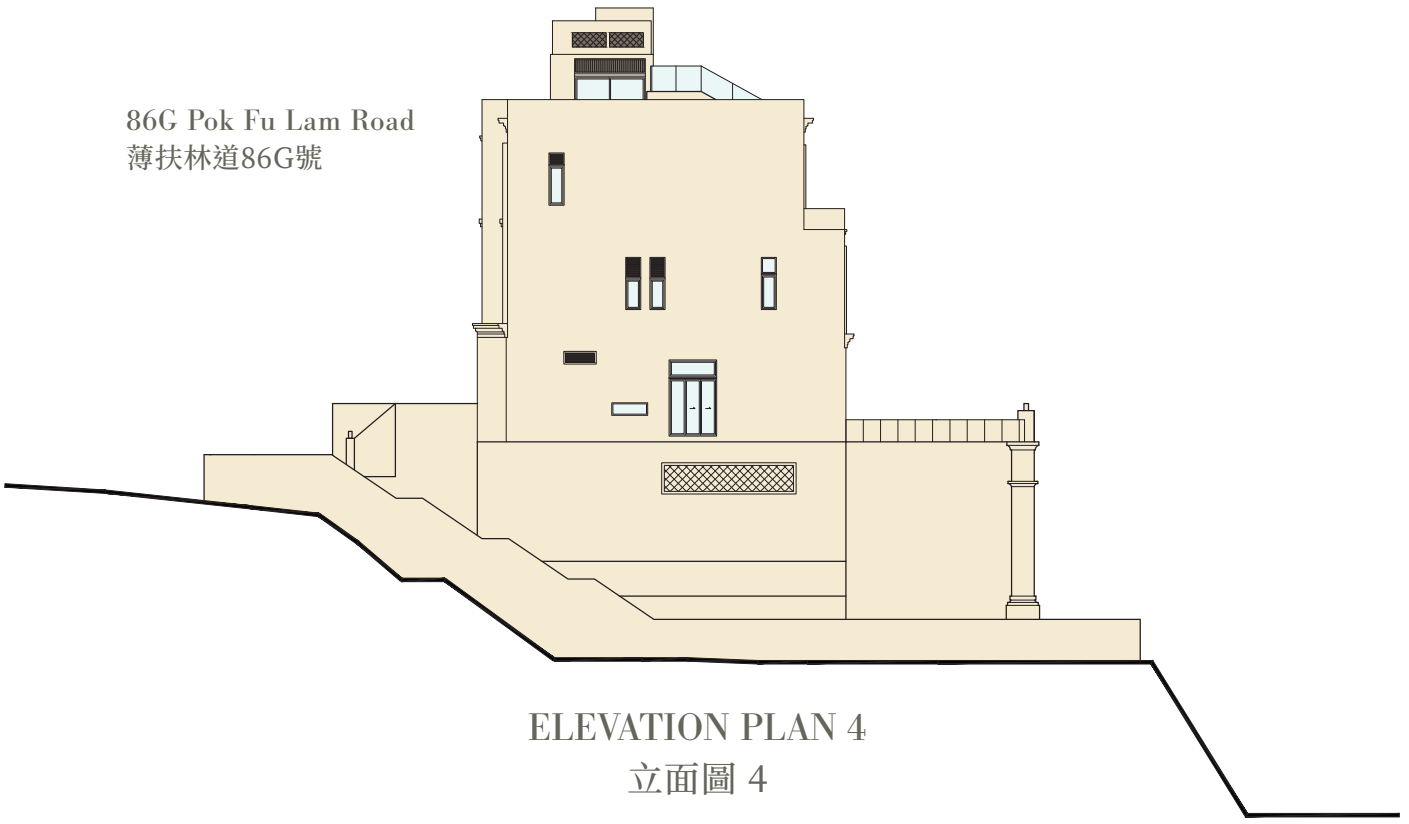
Key Plan 索引圖





ELEVATION PLAN 3
立面圖 3

86G Pok Fu Lam Road
薄扶林道86G號



ELEVATION PLAN 4
立面圖 4

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

1. are prepared on the basis of the approved building plans for the Development as of 21 September 2023 ; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2023年9月21日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Covered Area 有上蓋範圍		Uncovered Area 無上蓋範圍		Total 總面積	
	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 （不論是稱為有蓋及園景的遊樂場或有其他名稱）	Not Applicable 不適用		573.60	6,174	573.60	6,174

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

備註 : 以平方呎顯示之面積均依據1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. The address of the website on which copies of the outline zoning plans and development scheme plans relating to the Development are available is www.ozp.tpb.gov.hk.

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.

3. The inspection is free of charge.

1. 備有關於發展項目的分區計畫大綱圖及發展計劃圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。

2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

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	Finished with natural stone cladding, external paint, metal louvres and grille, vertical greenery
(b)	Window	Material of frame	Aluminium window frame with fluorocarbon coating
		Material of glass	Insulated glass unit
(c)	Bay window	Material	Not Applicable
		Finishes of window sill	Not Applicable
(d)	Planter	Type of finishes	Not Applicable
(e)	Verandah or balcony	Type of finishes	Balcony : Not Applicable
			Floor : Not Applicable
			Wall : Not Applicable
			Ceiling : Not Applicable
		Whether balcony is covered	Not Applicable
		Whether verandah is covered	Not Applicable
(f)	Drying facilities for clothing	Type	Not Applicable
		Material	Not Applicable

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

1. 外部裝修物料

細項		描述	
(a)	外牆	裝修物料的類型	鋪砌天然石蓋板、外牆漆、金屬百葉及欄柵、垂直綠化牆
(b)	窗	框的用料	氟碳噴塗鋁質窗框
		玻璃的用料	絕緣玻璃
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台 : 不適用
			地板 : 不適用
			牆壁 : 不適用
			天花板 : 不適用
		露台是否有蓋	不適用
		陽台是否有蓋	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. INTERIOR FINISHES

86A Pok Fu Lam Road

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of finishes	Lower Ground Floor Lift Lobby	Paint, metal and artificial leather	Natural stone	Gypsum board false ceiling finished with paint, metal and timber veneer
			Entrance Lobby	Paint, metal and timber veneer		
				Wall		Ceiling
(b)	Internal wall and ceiling	Type of finishes	Living Room and Dining Room	Timber veneer, metal, wallpaper, natural stone, paint and artificial leather		Gypsum board false ceiling finished with paint, metal and timber veneer
			Ensuite 1	Timber veneer, metal, mirror and artificial leather		
			Ensuite 2	Timber veneer, metal, glass, mirror, artificial leather and wallpaper		
			Junior Master Chamber	Timber veneer, metal, wallpaper, mirror, glass and artificial leather		
			Master Chamber	Wallpaper, timber veneer, metal, mirror and artificial leather		

2. 室內裝修物料

薄扶林道86A號

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下低層 升降機大堂	油漆、金屬及人造皮	天然石	石膏板假天花 髹油漆、金屬及 木飾面
			入口大堂	油漆、金屬及木飾面		
				牆壁		天花板
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	木飾面、金屬、牆紙、天然石、油漆及人造皮		石膏板假天花 髹油漆、金屬及 木飾面
			套房 1	木飾面、金屬、鏡及人造皮		
			套房 2	木飾面、金屬、玻璃、鏡、人造皮及牆紙		
			少主套房	木飾面、金屬、牆紙、鏡、玻璃及人造皮		
			主人套房	牆紙、木飾面、金屬、鏡及人造皮		

2. INTERIOR FINISHES

86A Pok Fu Lam Road

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living Room and Dining Room	Natural stone and metal	Metal	
			Ensuite 1	Engineered timber flooring and metal		
			Ensuite 2			
			Junior Master Chamber			
			Master Chamber	Natural stone, engineered timber flooring and metal		
				Wall	Floor	Ceiling
(d)	Bathroom	Type of finishes (exposed surfaces)	Powder Room	Natural stone	Natural stone	Gypsum board false ceiling finished with paint and metal
			Bathsuite 2			
			Junior Master Bathsuite			
			Master Bathsuite		Natural stone and metal	
			Bathsuite 1	Natural stone and glass	Natural stone	
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (exposed surfaces)	Natural stone	Natural stone	Gypsum board false ceiling finished with emulsion paint and metal	Natural stone
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

2. 室內裝修物料

薄扶林道86A號

<table>
<tr><td colspan="2">細項</td><td colspan="3">描述</td><td colspan="3"></td></tr>
<tr><td colspan="2"></td><td colspan="2"></td><td>地板</td><td colspan="2">牆腳線</td></tr>
<tr><td rowspan="4">(c)</td><td rowspan="4">內部地板</td><td rowspan="4">用料</td><td>客廳及飯廳</td><td>天然石及金屬</td><td colspan="2">金屬</td></tr>
<tr><td>套房 1</td><td rowspan="3">複合木地板及金屬</td><td colspan="2" rowspan="3">金屬</td></tr>
<tr><td>套房 2</td></tr>
<tr><td>少主套房</td></tr>
<tr><td colspan="2"></td><td>主人套房</td><td>天然石、複合木地板及金屬</td></tr>
<tr><td colspan="2"></td><td colspan="2"></td><td>牆壁</td><td>地板</td><td>天花板</td></tr>
<tr><td rowspan="6">(d)</td><td rowspan="6">浴室</td><td rowspan="4">裝修物料的類型
(外露表面)</td><td>化妝間</td><td rowspan="4">天然石</td><td rowspan="3">天然石</td><td rowspan="4">石膏板假天花
髹油漆及金屬</td></tr>
<tr><td>浴室 2</td></tr>
<tr><td>少主浴室</td></tr>
<tr><td>主人浴室</td><td>天然石及金屬</td></tr>
<tr><td>浴室 1</td><td>天然石及玻璃</td><td>天然石</td></tr>
<tr><td>牆壁的裝修物料
是否鋪至天花板</td><td colspan="4">鋪至假天花水平</td></tr>
<tr><td colspan="2"></td><td colspan="2"></td><td>牆壁</td><td>地板</td><td>天花板</td><td>灶台</td></tr>
<tr><td rowspan="2">(e)</td><td rowspan="2">廚房</td><td>裝修物料的類型
(外露表面)</td><td>天然石</td><td>天然石</td><td>石膏板假天花髹
油漆及金屬</td><td>天然石</td></tr>
<tr><td>牆壁的裝修物料
是否鋪至天花板</td><td colspan="4">鋪至假天花水平</td></tr>
</table>

2. INTERIOR FINISHES

86B Pok Fu Lam Road

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of finishes	Lower Ground Floor Lift Lobby	Cement sand plastering	No Finish	No Finish
			Entrance Lobby			
				Wall		Ceiling
(b)	Internal wall and ceiling	Type of finishes	Living Room and Dining Room	Cement sand plastering		No Finish
			Ensuite 1			
			Ensuite 2			
			Junior Master Chamber			
			Ensuite 3			
			Master Chamber			

2. 室內裝修物料

薄扶林道86B號

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下低層 升降機大堂	英泥沙塘平	沒有裝飾	沒有裝飾
			入口大堂			
				牆壁		天花板
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	英泥沙塘平		沒有裝飾
			套房 1			
			套房 2			
			少主套房			
			套房 3			
			主人套房			

2. INTERIOR FINISHES

86B Pok Fu Lam Road

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living Room and Dining Room	No Finish	Not Applicable	
			Ensuite 1			
			Ensuite 2			
			Ensuite 3			
			Junior Master Chamber			
			Master Chamber			
				Wall	Floor	Ceiling
(d)	Bathroom	Type of finishes (exposed surfaces)	Powder Room	No Finish	No Finish	No Finish
			Bathsuite 1			
			Junior Master Bathsuite			
			Master Bathsuite			
			Bathsuite 2			
			Bathsuite 3			
		Whether the wall finishes run up to the ceiling	No Finish			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (exposed surfaces)	No Finish	No Finish	No Finish	Not Applicable
		Whether the wall finishes run up to the ceiling	No Finish			

2. 室內裝修物料

薄扶林道86B號

細項		描述				
				地板	牆腳線	
(c)	內部地板	用料	客廳及飯廳	沒有裝飾	不適用	
			套房 1			
			套房 2			
			套房 3			
			少主套房			
			主人套房			
				牆壁	地板	天花板
(d)	浴室	裝修物料的類型 (外露表面)	化妝間	沒有裝飾	沒有裝飾	沒有裝飾
			浴室 1			
			少主浴室			
			主人浴室			
			浴室 2			
			浴室 3			
		牆壁的裝修物料 是否鋪至天花板	沒有裝飾			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (外露表面)	沒有裝飾	沒有裝飾	沒有裝飾	不適用
		牆壁的裝修物料 是否鋪至天花板	沒有裝飾			

2. INTERIOR FINISHES

86C Pok Fu Lam Road

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of finishes	Lower Ground Floor Lift Lobby	Timber veneer and metal	Natural stone	Gypsum board false ceiling finished with paint and metal
			Entrance Lobby	Timber veneer, metal, natural stone and wallpaper		Gypsum board false ceiling finished with paint, timber veneer and metal
				Wall		Ceiling
(b)	Internal wall and ceiling	Type of finishes	Living Room and Dining Room	Timber veneer, natural stone, metal and glass		Gypsum board false ceiling finished with paint and timber veneer
			Ensuite 1	Wallpaper, timber veneer and metal		Gypsum board false ceiling finished with paint and timber veneer
			Junior Master Chamber	Wallpaper, timber veneer and metal		
			Master Chamber	Wallpaper, timber veneer, metal and paint		

2. 室內裝修物料

薄扶林道86C號

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下低層 升降機大堂	木飾面及金屬	天然石	石膏板假天花髹上 油漆及金屬
			入口大堂	木飾面、金屬、天然石及牆紙		石膏板假天花髹上 油漆、木飾面及金屬
				牆壁	天花板	
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	木飾面、天然石、金屬及玻璃	石膏板假天花髹上油漆及木飾面	
			套房 1	牆紙、木飾面及金屬	石膏板假天花髹上油漆及木飾面	
			少主套房	牆紙、木飾面及金屬		
			主人套房	牆紙、木飾面、金屬及油漆		

2. INTERIOR FINISHES

86C Pok Fu Lam Road

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living Room and Dining Room	Natural stone	Metal and natural stone	
			Ensuite 1	Engineered timber flooring, natural stone and metal	Metal	
			Junior Master Chamber			
			Master Chamber		Timber and metal	
				Wall	Floor	Ceiling
(d)	Bathroom	Type of finishes (exposed surfaces)	Powder Room	Natural stone	Natural stone	Gypsum board false ceiling finished with paint and metal
			Bathsuite 1	Natural stone and tile	Natural stone and tile	
			Bathsuite 2	Tile		Gypsum board false ceiling finished with paint
			Junior Master Bathsuite	Natural stone and tile		Gypsum board false ceiling finished with paint and metal
			Master Bathsuite	Natural stone, timber veneer and metal	Natural stone	Gypsum board false ceiling finished with paint and timber veneer
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (exposed surfaces)	Natural stone and metal	Natural stone	Gypsum board false ceiling finished with paint and metal	Natural stone
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

2. 室內裝修物料

薄扶林道86C號

<table>
<tr><th colspan="2">細項</th><th colspan="2">描述</th><th>地板</th><th>牆腳線</th><th></th></tr>
<tr><td rowspan="4">(c)</td><td rowspan="4">內部地板</td><td rowspan="4">用料</td><td>客廳及飯廳</td><td>天然石</td><td>金屬及天然石</td><td></td></tr>
<tr><td>套房1</td><td rowspan="3">複合木地板、
天然石及金屬</td><td rowspan="2">金屬</td><td></td></tr>
<tr><td>少主套房</td><td></td></tr>
<tr><td>主人套房</td><td>木及金屬</td><td></td></tr>
<tr><td colspan="3"></td><td>牆壁</td><td>地板</td><td>天花板</td><td></td></tr>
<tr><td rowspan="6">(d)</td><td rowspan="6">浴室</td><td rowspan="5"></td><td>化妝間</td><td>天然石</td><td>天然石</td><td rowspan="2">石膏板假天花髹上
乳膠漆及金屬</td><td></td></tr>
<tr><td>浴室 1</td><td>天然石及瓷磚</td><td rowspan="3">天然石及瓷磚</td><td></td></tr>
<tr><td>浴室 2</td><td>瓷磚</td><td>石膏板假天花髹上
乳膠漆</td><td></td></tr>
<tr><td>少主浴室</td><td>天然石及瓷磚</td><td>石膏板假天花髹上
乳膠漆及金屬</td><td></td></tr>
<tr><td>主人浴室</td><td>天然石、木及
金屬</td><td>天然石</td><td>石膏板假天花髹上
油漆及木飾面</td><td></td></tr>
<tr><td>牆壁的裝修物料
是否鋪至天花板</td><td colspan="4">鋪至假天花水平</td><td></td></tr>
<tr><td colspan="3"></td><td>牆壁</td><td>地板</td><td>天花板</td><td>灶台</td></tr>
<tr><td rowspan="2">(e)</td><td rowspan="2">廚房</td><td>裝修物料的類型
(外露表面)</td><td>天然石及金屬</td><td>天然石</td><td>石膏板假天花髹上
油漆及金屬</td><td>天然石</td></tr>
<tr><td>牆壁的裝修物料
是否鋪至天花板</td><td colspan="4">鋪至假天花水平</td></tr>
</table>

2. INTERIOR FINISHES

86D Pok Fu Lam Road

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of finishes	Lower Ground Floor Lift Lobby	Paint	Natural stone	Gypsum board false ceiling finished with paint and metal
			Entrance Lobby	Paint and metal		
				Wall		Ceiling
(b)	Internal wall and ceiling	Type of finishes	Living Room and Dining Room	Paint		Gypsum board false ceiling finished with paint and metal
			Ensuite 1			
			Ensuite 2			
			Junior Master Chamber			
			Ensuite 3			
			Master Chamber			

2. 室內裝修物料

薄扶林道86D號

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下低層 升降機大堂	油漆	天然石	石膏板假天花髹油漆及金屬
			入口大堂	油漆及金屬		
				牆壁		天花板
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	油漆		石膏板假天花髹油漆及金屬
			套房 1			
			套房 2			
			少主套房			
			套房 3			
			主人套房			

2. INTERIOR FINISHES

86D Pok Fu Lam Road

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living Room and Dining Room	Natural stone	Timber	
			Ensuite 1	Natural stone, engineered timber floor and metal		
			Ensuite 2	Engineered timber floor and metal		
			Junior Master Chamber	Natural stone, engineered timber floor and metal		
			Ensuite 3	Engineered timber floor and metal		
			Master Chamber	Natural stone, engineered timber floor and metal		
				Wall	Floor	Ceiling
(d)	Bathroom	Type of finishes (exposed surfaces)	Powder Room	Natural stone	Natural stone	Gypsum board false ceiling finished with paint and metal
			Bathsuite 1			
			Bathsuite 2			
			Junior Master Bathsuite			
			Bathsuite 3			
			Master Bathsuite			
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (exposed surfaces)	Natural stone	Nature stone and metal	Gypsum board false ceiling finished with paint and metal	Natural stone
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

2. 室內裝修物料

薄扶林道86D號

<table>
<tr><td colspan="2">細項</td><td colspan="3">描述</td><td colspan="2"></td></tr>
<tr><td colspan="2"></td><td colspan="2"></td><td>地板</td><td colspan="2">牆腳線</td></tr>
<tr><td rowspan="6">(c)</td><td rowspan="6">內部地板</td><td rowspan="6">用料</td><td>客廳及飯廳</td><td>天然石</td><td colspan="2" rowspan="6">木</td></tr>
<tr><td>套房 1</td><td>天然石，複合木地板及金屬</td></tr>
<tr><td>套房 2</td><td>複合木地板及金屬</td></tr>
<tr><td>少主套房</td><td>天然石，複合木地板及金屬</td></tr>
<tr><td>套房 3</td><td>複合木地板及金屬</td></tr>
<tr><td>主人套房</td><td>天然石，複合木地板及金屬</td></tr>
<tr><td colspan="2"></td><td colspan="2"></td><td>牆壁</td><td>地板</td><td>天花板</td></tr>
<tr><td rowspan="8">(d)</td><td rowspan="8">浴室</td><td rowspan="7">裝修物料的類型
(外露表面)</td><td>化妝間</td><td rowspan="7">天然石</td><td rowspan="7">天然石</td><td rowspan="7">石膏板假天花
髹油漆及金屬</td></tr>
<tr><td>浴室 1</td></tr>
<tr><td>浴室 2</td></tr>
<tr><td>少主浴室</td></tr>
<tr><td>浴室 3</td></tr>
<tr><td>主人浴室</td></tr>
<tr><td>牆壁的裝修物料
是否鋪至天花板</td><td colspan="3">鋪至假天花水平</td></tr>
<tr><td colspan="2"></td><td colspan="2"></td><td>牆壁</td><td>地板</td><td>天花板</td><td>灶台</td></tr>
<tr><td rowspan="2">(e)</td><td rowspan="2">廚房</td><td>裝修物料的類型
(外露表面)</td><td>天然石</td><td>天然石及金屬</td><td>石膏板假天花
髹油漆及金屬</td><td>天然石</td></tr>
<tr><td>牆壁的裝修物料
是否鋪至天花板</td><td colspan="4">鋪至假天花水平</td></tr>
</table>

2. INTERIOR FINISHES

86E Pok Fu Lam Road

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of finishes	Lower Ground Floor Lift Lobby	Paint	Natural stone	Gypsum board false ceiling finished with paint and metal
			Entrance Lobby	Paint and metal		
				Wall		Ceiling
(b)	Internal wall and ceiling	Type of finishes	Living Room and Dining Room	Paint		Gypsum board false ceiling finished with paint and metal
			Ensuite 1			
			Ensuite 2			
			Junior Master Chamber			
			Ensuite 3			
			Master Chamber			

2. 室內裝修物料

薄扶林道86E號

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下低層 升降機大堂	油漆	天然石	石膏板假天花髹油漆及金屬
			入口大堂	油漆及金屬		
				牆壁		天花板
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	油漆		石膏板假天花髹油漆及金屬
			套房 1			
			套房 2			
			少主套房			
			套房 3			
			主人套房			

2. INTERIOR FINISHES

86E Pok Fu Lam Road

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living Room and Dining Room	Natural stone	Timber	
			Ensuite 1	Natural stone, engineered timber floor and metal		
			Ensuite 2	Engineered timber floor and metal		
			Junior Master Chamber	Natural stone, engineered timber floor and metal		
			Ensuite 3	Engineered timber floor and metal		
			Master Chamber	Natural stone, engineered timber floor and metal		
				Wall	Floor	Ceiling
(d)	Bathroom	Type of finishes (exposed surfaces)	Powder Room	Natural stone	Natural stone	Gypsum board false ceiling finished with paint and metal
			Bathsuite 1			
			Bathsuite 2			
			Junior Master Bathsuite			
			Bathsuite 3			
			Master Bathsuite			
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (exposed surfaces)	Natural stone	Nature stone and metal	Gypsum board false ceiling finished with paint and metal	Natural stone
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

2. 室內裝修物料

薄扶林道86E號

細項		描述			
				地板	牆腳線
(c)	內部地板	用料	客廳及飯廳	天然石	木
			套房 1	天然石，複合木地板及金屬	
			套房 2	複合木地板及金屬	
			少主套房	天然石，複合木地板及金屬	
			套房 3	複合木地板及金屬	
			主人套房	天然石，複合木地板及金屬	
				牆壁	地板	天花板
(d)	浴室	裝修物料的類型(外露表面)	化妝間	天然石	天然石	石膏板假天花髹油漆及金屬
			浴室 1			
			浴室 2			
			少主浴室			
			浴室 3			
			主人浴室			
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型(外露表面)	天然石	天然石及金屬	石膏板假天花髹油漆及金屬	天然石
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

2. INTERIOR FINISHES

86F Pok Fu Lam Road

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of finishes	Lower Ground Floor Lift Lobby	Cement sand plastering	No Finish	No Finish
			Entrance Lobby			
				Wall		Ceiling
(b)	Internal wall and ceiling	Type of finishes	Living Room and Dining Room	Cement sand plastering		No Finish
			Ensuite 1			
			Ensuite 2			
			Junior Master Chamber			
			Ensuite 3			
			Master Chamber			

2. 室內裝修物料

薄扶林道86F號

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下低層 升降機大堂	英泥沙塘平	沒有裝飾	沒有裝飾
			入口大堂			
				牆壁		天花板
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	英泥沙塘平		沒有裝飾
			套房 1			
			套房 2			
			少主套房			
			套房 3			
			主人套房			

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

2. INTERIOR FINISHES

86F Pok Fu Lam Road

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living Room and Dining Room	No Finish	Not Applicable	
			Ensuite 1			
			Ensuite 2			
			Ensuite 3			
			Junior Master Chamber			
			Master Chamber			
				Wall	Floor	Ceiling
(d)	Bathroom	Type of finishes (exposed surfaces)	Powder Room	No Finish	No Finish	No Finish
			Bathsuite 1			
			Junior Master Bathsuite			
			Master Bathsuite			
			Bathsuite 2			
			Bathsuite 3			
		Whether the wall finishes run up to the ceiling	No Finish			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (exposed surfaces)	No Finish	No Finish	No Finish	Not Applicable
		Whether the wall finishes run up to the ceiling	No Finish			

2. 室內裝修物料

薄扶林道86F號

細項		描述			
				地板	牆腳線
(c)	內部地板	用料	客廳及飯廳	沒有裝飾	不適用
			套房 1		
			套房 2		
			套房 3		
			少主套房		
			主人套房		
				牆壁	地板	天花板
(d)	浴室	裝修物料的類型 (外露表面)	化妝間	沒有裝飾	沒有裝飾	沒有裝飾
			套房 1			
			少主浴室			
			主人浴室			
			套房 2			
			套房 3			
		牆壁的裝修物料 是否鋪至天花板	沒有裝飾			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (外露表面)	沒有裝飾	沒有裝飾	沒有裝飾	不適用
		牆壁的裝修物料 是否鋪至天花板	沒有裝飾			

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

2. INTERIOR FINISHES

86G Pok Fu Lam Road

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of finishes	Lower Ground Floor Lift Lobby	Paint	Natural stone	Gypsum board false ceiling finished with paint and metal
			Entrance Lobby			
				Wall		Ceiling
(b)	Internal wall and ceiling	Type of finishes	Living Room and Dining Room	Paint		Gypsum board false ceiling finished with paint and metal
			Ensuite 1			
			Ensuite 2			
			Junior Master Chamber			
			Master Chamber			

2. 室內裝修物料

薄扶林道86G號

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下低層 升降機大堂	油漆	天然石	石膏板假天花髹油漆及金屬
			入口大堂			
				牆壁		天花板
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	油漆		石膏板假天花髹油漆及金屬
			套房 1			
			套房 2			
			少主套房			
			主人套房			

2. INTERIOR FINISHES

86G Pok Fu Lam Road

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living Room and Dining Room	Natural stone	Metal and timber veneer	
			Ensuite 1	Engineered timber floor		
			Ensuite 2			
			Junior Master Chamber			
			Master Chamber	Natural stone and engineered timber floor		
				Wall	Floor	Ceiling
(d)	Bathroom	Type of finishes (exposed surfaces)	Powder Room	Natural stone	Natural stone	Gypsum board false ceiling finished with paint and metal
			Bathsuite 1			
			Bathsuite 2			
			Junior Master Bathsuite			
			Master Bathsuite		Nature stone and metal	
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (exposed surfaces)	Nature stone and timber veneer	Natural stone	Gypsum board false ceiling finished with paint and metal	Natural stone
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

2. 室內裝修物料

薄扶林道86G號

細項		描述				
				地板	牆腳線	
(c)	內部地板	用料	客廳及飯廳	天然石	金屬及木飾面	
			套房 1	複合木地板		
			套房 2			
			少主套房			
			主人套房	天然石及複合木地板		
				牆壁	地板	天花板
(d)	浴室	裝修物料的類型 (外露表面)	化妝間	天然石	天然石	石膏板假天花 髹油漆及金屬
			浴室 1			
			浴室 2			
			少主浴室			
			主人浴室		天然石及金屬	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (外露表面)	天然石及木飾面	天然石	石膏板假天花 髹油漆及金屬	天然石
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

3. INTERIOR FITTINGS

86A Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Lower Ground Floor Lift Lobby door	Fire rated timber door with vision glass panel	Metal	Electronic lock, door closer, door stopper and door hinge
		Ground Floor Front Garden gate	Metal gate	Fluorocarbon coating	Electro-magnetic lock, lockset, door handle, door closer and door hinge
		Ground Floor Main Entrance door	Door with aluminum frame and insulated glass unit		Lockset, door handle, door closer, door stopper and door hinge
		Ground Floor Foyer to Entrance Lobby door	Solid core timber door	Timber veneer and metal	
		Ground Floor Staircase to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Ground Floor Staircase to Foyer door	Solid core timber door	Timber veneer and metal	Sliding track and recess handle
		Kitchen to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Dinning Room to Rear Garden door			
		Living Room to Rear Garden door	Door with aluminum frame and insulated glass unit		Sliding track and lockset with lever handle and door hinge
		Powder Room door	Solid core timber door	Timber veneer and metal	Sliding track, lockset and recess handle
		Kitchen door	Fire rated solid core timber door		Lockset, door handle,door closer, door stopper and door hinge
		Utility Room door			
		Lavatory door	Door with aluminum frame and glass	Aluminum and glass	Sliding track, lockset and door handle
		Family Room to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track and lockset with lever handle and door hinge
		Family Room to Foyer door	Solid core timber door	Artificial leather, metal and wallpaper	Sliding track and recess handle
		Ensuite 1 door		Timber veneer, metal and artificial leather	Lockset, door handle, door closer, door stopper and door hinge
		Ensuite 2 door		Timber veneer and metal	

3. INTERIOR FITTINGS

86A Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Junior Master Chamber door	Solid core timber door	Timber veneer, metal and wallpaper	Lockset, door handle, door closer, door stopper and door hinge
		Bathsuite 1 door	Glass door	Magic glass and metal	Sliding track and recess handle
		Bathsuite 2 door	Solid core timber door	Timber veneer and metal	Lockset, door handle, door closer, door stopper and door hinge
		Junior Master Bathsuite door		Timber veneer, metal and wallpaper	
		Master Chamber to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle
		Master Chamber door	Solid core timber door	Timber veneer, metal and wallpaper	Lockset, door handle, door closer, door stopper and door hinge
		Master Study Room door		Timber veneer and metal	
		Second Floor Foyer to Staircase door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle
		Master Bathsuite door	Solid core timber door	Timber veneer, metal and wallpaper	Lockset, door handle, door stopper and door hinge
		Master Bathsuite Water Closet door	Glass door	Tempered glass and metal	Door handle and door hinge
		Roof Floor Foyer to Staircase door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle
		Roof Floor Foyer to Roof door			Sliding track and lockset with lever handle and door hinge

3. 室內裝置

薄扶林道86A號

細項		描述			
			用料	裝修物料	配件
(a)	門	地下低層升降機大堂門	防火實心木門 配玻璃視窗	玻璃及金屬	電子鎖、氣鼓、門擋及門鉸
		地下前花園閘門	金屬閘門	氟碳噴塗層	電磁鎖、門鎖、門柄、氣鼓及門鉸
		地下主入口門	鋁框配絕緣玻璃門		門鎖、門柄、氣鼓、門擋及門鉸
		地下前廳往入口大堂門	實心木門	木飾面及金屬	
		地下樓梯往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		地下樓梯往前廳門	實心木門	木飾面及金屬	趟路及隱藏式門柄
		廚房往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		飯廳往後花園門			
		客廳往後花園門	鋁框配絕緣玻璃門		趟路、門鎖帶門把手及門鉸
		化妝間門	實心木門	木飾面及金屬	趟路、門鎖及隱藏式門柄
		廚房門	防火實心木門		門鎖、門柄、氣鼓、門擋及門鉸
		工作間門			
		洗手間門	鋁框配玻璃門	鋁及玻璃	趟路、門鎖及門柄
		家庭室往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸
		家庭室往前廳門	實心木門	人造皮、金屬及牆紙	趟路及隱藏式門柄
		套房 1 門		木飾面、金屬及人造皮	門鎖、門柄、氣鼓、門擋及門鉸
		套房 2 門		木飾面及金屬	
		少主套房門	實心木門	木飾面、金屬及牆紙	門鎖、門柄、氣鼓、門擋及門鉸
		浴室 1 門	玻璃門	霧化玻璃及金屬	趟路及隱藏式門柄

3. 室內裝置

薄扶林道86A號

細項		描述			
			用料	裝修物料	配件
(a)	門	浴室 2 門	實心木門	木飾面及金屬	門鎖、門柄、氣鼓、門擋及門鉸
		少主浴室門		木飾面、金屬及牆紙	
		主人套房往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手
		主人套房門	實心木門	木飾面、金屬及牆紙	門鎖、門柄、氣鼓、門擋及門鉸
		主人書房門		木飾面及金屬	
		二樓前廳往樓梯門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手
		主人浴室門	實心木門	木飾面、金屬及牆紙	門鎖、門柄、門擋及門鉸
		主人浴室廁所門	玻璃門	鋼化玻璃及金屬	門柄及門鉸
		天台層前廳往樓梯門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手
		天台層前廳往天台門			趟路、門鎖帶門把手及門鉸

3. INTERIOR FITTINGS

86A Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Natural stone
				Basin cabinet	Bathsuite 1 and Junior Master Bathsuite: natural stone, timber veneer and metal Bathsuite 2: natural stone, timber veneer, artificial leather and metal Master Bathsuite: natural stone, timber veneer, glass and metal
				Mirror cabinet	Bathsuite 1 and Bathsuite 2: mirror and metal Junior Master Bathsuite and Master Bathsuite : glass, mirror and metal
			Bathroom fittings	Hook	Electroplating
				Towel rail	Electroplating
				Shelf	Bathsuite 1 : natural stone Bathsuite 2 : metal Junior Master Bathsuite : metal and glass Master Bathsuite : natural stone, metal and glass
				Basin mixer	Electroplating
				Water closet	Vitreous China
				Basin	Vitreous China
				Paper holder	Electroplating
				Sauna	Timber and glass
			Bathroom appliances	For the brand name and model number of appliances, please refer to the “appliances schedule”	

3. INTERIOR FITTINGS

86A Pok Fu Lam Road

Item		Description		
			Type	Material
(b)	Bathroom	(ii) Type and material of water supply system	Please refer to "3.(j) Water supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Electroplating
			Shower compartment	Tempered glass
			Shower set and bathtub mixer	Electroplating
			Bathtub	Vitreous China
		(iv) Size of bathtub (if applicable)	Bathsuite 1, Bathsuite 2, Junior Master Bathsuite: 1700mm(L) x 426mm(H) x 700mm(W) Master Bathsuite: 1700mm(L) x 525mm(H) x 800mm(W)	

3. 室內裝置

薄扶林道86A號

細項		描述			
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	天然石
				洗手盆櫃	浴室1及少主浴室： 天然石、木飾面及金屬 浴室2： 天然石、木飾面、人造皮及金屬 主人浴室： 天然石、木飾面、玻璃及金屬
				鏡櫃	浴室 1及浴室 2：鏡及金屬 少主浴室及主人浴室：玻璃、鏡及金屬
			潔具	掛鈎	鍍鉻
				毛巾架	鍍鉻
				層架	浴室 1：天然石 浴室 2：金屬 少主浴室：金屬及玻璃 主人浴室：天然石、金屬及玻璃
				洗手盆水龍頭	鍍鉻
				坐廁	陶瓷
				洗手盆	陶瓷
				廁紙架	鍍鉻
				桑拿房	木及玻璃
		(i) 裝置及設備的類型及用料	浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」	

3. 室內裝置

薄扶林道86A號

細項		描述		
			類型	用料
(b)	浴室	(ii) 供水系統的類型及用料	請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))	花灑套裝	鍍鉻
			淋浴間	鋼化玻璃
			花灑套裝及浴缸龍頭	鍍鉻
			浴缸	陶瓷
		(iv) 浴缸大小 (如適用的話)	浴室 1、浴室 2及少主浴室： 1700毫米(長) x 426毫米(高) x 700毫米(闊) 主人浴室： 1700毫米(長) x 525毫米(高) x 800毫米(闊)	

3. INTERIOR FITTINGS

86A Pok Fu Lam Road

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Natural stone	
		(ii) Water supply system	1) Cold water supply - copper 2) Hot water supply - copper 3) Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials.	
			Material	Finishes
		(iii) Kitchen cabinet	Hanging cabinet : glass and metal Cooking bench cabinet : natural stone and metal Full height cabinet : metal	Timber and metal
		(iv) Type of all other fittings and equipment	Sink mixer	
			For the brand name and model number of appliances, please refer to the "appliances schedule"	

3. 室內裝置

薄扶林道86A號

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	天然石	
		(ii) 供水系統	1) 冷水喉 - 銅 2) 熱水喉 - 銅 3) 水管是部分隱藏及部分外露。除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。	
			用料	裝修物料
		(iii) 廚櫃	吊櫃 ： 玻璃及金屬 灶台櫃 ： 天然石及金屬 全高櫃 ： 金屬	木及金屬
		(iv) 所有其他裝置及設備的類型	水龍頭	
			有關設備之品牌及型號，請參閱「設備說明」	

3. INTERIOR FITTINGS

86A Pok Fu Lam Road

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Built-in wardrobe	Ensuite 1: artificial leather, metal and timber Ensuite 2: artificial leather, metal and glass Junior Master Chamber: artificial leather, natural stone, metal and glass Master Chamber: glass, metal, artificial leather and wallpaper
			Other fittings	Cosmetics cabinet and cigar cabinet	
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board is provided	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		

3. 室內裝置

薄扶林道86A號

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	嵌入式衣櫃	套房 1 ： 人造皮、金屬及木 套房 2 ： 人造皮、金屬及玻璃 少主套房 ： 人造皮、天然石、金屬及玻璃 主人套房 ： 玻璃、金屬、人造皮及牆紙
			其他裝置	化妝品櫃及雪茄櫃	
(e)	電話	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	提供三相電力供電並備有配電箱及微型斷路器	
		(ii) 導管是隱藏或外露	電線喉管部分暗藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

3. INTERIOR FITTINGS

86A Pok Fu Lam Road

Item		Description		
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas heater	
		Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drainage connection point and water connection point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper tubes with plastic covered
			Hot water supply	Copper tubes with plastic covered
			Flushing water supply	PVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water supply system is provided for kitchen and all bathrooms	

3. 室內裝置

薄扶林道86A號

細項		描述		
(h)	氣體供應	類型	煤氣	
		系統	提供燃氣供應管，並連接到燃氣灶具和燃氣加熱器	
		位置	請參閱「住宅物業的機電裝置數目表」	
(i)	洗衣機 接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	為洗衣機提供排水連接點和供水連接點	
(j)	供水	(i) 水管的用料	冷水喉	帶塑料覆蓋的銅管
			熱水喉	帶塑料覆蓋的銅管
			沖廁供水系統	膠喉管
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
		(iii) 有否熱水供應	廚房及所有浴室均提供熱水供應系統	

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

3. INTERIOR FITTINGS

86B Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Lower Ground Floor Lift Lobby door	Fire rated timber door with vision glass panel	Metal	Electronic lock, door closer, door stopper and door hinge
		Ground Floor Front Garden gate	Metal gate	Fluorocarbon coating	Electro-magnetic lock, lockset, door handle, door closer and door hinge
		Ground Floor Main Entrance door	Door with aluminum frame and insulated glass unit		Lockset, door handle, door closer, door stopper and door hinge
		Ground Floor Staircase to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Kitchen to Front Garden door			
		Living Room to Rear Garden Side door			
		Living Room and Dining Room to Rear Garden door	Door with aluminum frame and insulated glass unit		Sliding track and lockset with lever handle and door hinge
		Powder Room door	Hollow core timber door	Timber veneer	Door handle
		Kitchen door	Fire rated solid core timber door		Door handle and door closer
		Utility Room door			
		Lavatory door	Hollow core timber door		Door handle
		Bathsuite 1 door (Near corridor)			
		Bathsuite 1 door			
		Bathsuite 2 door			

3. INTERIOR FITTINGS

86B Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Junior Master Chamber and Ensuite 1 to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Junior Master Bathsuite door	Hollow core timber door	Timber veneer	Door handle
		Bathsuit 3 door			
		Master Chamber to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track and lockset with lever handle and door hinge
		Master Bathsuite door	Hollow core timber door	Timber veneer	Door handle
		Roof Floor Foyer to Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track and lockset with lever handle and door hinge

3. 室內裝置

薄扶林道86B號

細項		描述			
			用料	裝修物料	配件
(a)	門	地下低層升降機大堂門	防火實心木門 配玻璃視窗	玻璃及金屬	電子鎖、氣鼓、門擋及門鉸
		地下前花園閘門	金屬閘門	氟碳噴塗層	電磁鎖、門鎖、門柄、氣鼓及門鉸
		地下主入口門	鋁框配絕緣玻璃門		門鎖、門柄、氣鼓、門擋及門鉸
		地下樓梯往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		廚房往前花園門			
		客廳往後花園側門			
		客廳及飯廳往後花園門	鋁框配絕緣玻璃門		趟路、門鎖帶門把手及門鉸
		化妝間門	空心木門	木飾面	門柄
		廚房門	防火實心木門		門柄及氣鼓
		工作間門			
		洗手間門	空心木門		門柄
		浴室 1 門(近走道)			
		浴室 1 門			
		浴室 2 門			
		少主套房及套房1 往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		少主浴室門	空心木門	木飾面	門柄
		浴室 3 門			
		主人套房往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸
		主人浴室門	空心木門	木飾面	門柄
		天台層前廳往天台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸

3. INTERIOR FITTINGS

86B Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Bathroom fittings	Wash basin mixer	Metal
				Water closet	Vitreous China
				Wash basin	Metal
			Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Bathtub	Cast Iron
		(iv) Size of Bathtub (if applicable)		Bathsuite 1, Bathsuite 2, Bathsuite 3, Junior Master Bathsuite and Master Bathsuite: 1200mm(L) x 400mm(H) x 700mm(W)	

3. 室內裝置

薄扶林道86B號

細項		描述			
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	潔具	洗手盆水龍頭	金屬
				坐廁	陶瓷
				洗手盆	金屬
			浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))		浴缸	鑄鐵
		(iv) 浴缸大小 (如適用的話)		浴室 1、浴室 2、浴室3、少主浴室及主人浴室：1200毫米(長) x 400毫米(高) x 700毫米(闊)	

3. INTERIOR FITTINGS

86B Pok Fu Lam Road

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Metal	
		(ii) Water supply system	1) Cold water supply - copper 2) Hot water supply - copper 3) Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials.	
			Material	Finishes
		(iii) Kitchen cabinet	Not Applicable	Not Applicable
		(iv) Type of all other fittings and equipment	Sink mixer	
			For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. 室內裝置

薄扶林道86B號

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	金屬	
		(ii) 供水系統	1) 冷水喉 - 銅 2) 熱水喉 - 銅 3) 水管是部分隱藏及部分外露。除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。	
			用料	裝修物料
		(iii) 廚櫃	不適用	不適用
		(iv) 所有其他裝置及設備的類型	水龍頭	
			有關設備之品牌及型號，請參閱「設備說明」	

3. INTERIOR FITTINGS

86B Pok Fu Lam Road

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not Applicable	Not Applicable
			Other fittings	Not Applicable	Not Applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board is provided	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		

3. 室內裝置

薄扶林道86B號

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	提供三相電力供電並備有配電箱及微型斷路器	
		(ii) 導管是隱藏或外露	電線喉管部分暗藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

3. INTERIOR FITTINGS

86B Pok Fu Lam Road

Item		Description		
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas heater	
		Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drainage connection point and water connection point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper tubes with plastic covered
			Hot water supply	Copper tubes with plastic covered
			Flushing water supply	PVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water supply system is provided for kitchen and all bathrooms	

3. 室內裝置

薄扶林道86B號

細項		描述		
(h)	氣體供應	類型	煤氣	
		系統	提供燃氣供應管，並連接到燃氣灶具和燃氣加熱器	
		位置	請參閱「住宅物業的機電裝置數目表」	
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	為洗衣機提供排水連接點和供水連接點	
(j)	供水	(i) 水管的用料	冷水喉	帶塑料覆蓋的銅管
			熱水喉	帶塑料覆蓋的銅管
			沖廁供水系統	膠喉管
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
		(iii) 有否熱水供應	廚房及所有浴室均提供熱水供應系統	

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Lower Ground Floor Lift Lobby door	Fire rated timber door with vision glass panel	Metal	Electronic lock, door closer, door stopper and door hinge
		Ground Floor Front Garden gate	Metal gate	Fluorocarbon coating	Electro-magnetic lock, lockset, door handle, door closer and door hinge
		Ground Floor Main Entrance door	Door with aluminum frame and insulated glass unit		Lockset, door handle, door closer, door stopper and door hinge
		Ground Floor Foyer to Entrance Lobby door	Solid core timber door	Timber veneer and metal	
		Powder Room door			
		Ground Floor Staircase to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Ground Floor Staircase to Entrance Lobby door	Door with Alumininium frame and glass		Lockset, door handle, door closer, door stopper and door hinge
		Kitchen to Front Garden door	Door with aluminum frame and insulated glass unit		Lockset with lever handle and door hinge
		Living Room to Rear Garden Side door			
		Living Room and Dining Room to Rear Garden door	Door with aluminum frame and insulated glass unit		Sliding track and lockset with lever handle and door hinge
		Kitchen door	Fire rated door with metal frame and glass		Door handle, door closer, door stopper and door hinge
		Utility Room door	Fire rated solid core timber door	Plastic laminate and timber veneer	Lockset, door handle, door closer, door stopper and door hinge
		Lavatory door	Door with aluminum frame and glass	Powder coated aluminium frame	Sliding track, lockset and door handle
		Multimedia Room door (adjoining to Bathsuite 2)	Solid core timber door	Timber veneer and metal	Lockset, door handle, door stopper and door hinge
		Multimedia Room door			
		Ensuite 1 door			

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Junior Master Chamber and Ensuite 1 to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Junior Master Chamber door	Solid core timber door	Timber veneer and metal	Lockset, door handle, door stopper and door hinge
		Bathsuite 2 door			
		Bathsuite 1 door			Sliding track, lockset and door handle
		Junior Master Bathsuite door			
		Master Chamber to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track and lockset with lever handle and door hinge
		Master Chamber door	Solid core timber door	Timber veneer and metal	Lockset, door handle, door closer, door stopper and door hinge
		Master Study Room door	Door with metal frame and glass	Fluorocarbon coating	Sliding track and door handle
		Her Walk In Closet door	Solid core timber door	Timber veneer and metal	Door handle, door closer, door stopper and door hinge
		Master Bathsuite door			
		Master Bathsuite Water Closet door	Door with metal frame and glass	Glass and metal	Door handle and door hinge
		Roof Floor Foyer to Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge

3. 室內裝置

薄扶林道86C號

細項		描述			
			用料	裝修物料	配件
(a)	門	地下低層升降機大堂門	防火實心木門 配玻璃視窗	玻璃及金屬	電子鎖、氣鼓、門擋及門鉸
		地下前花園閘門	金屬閘門	氟碳噴塗層	電磁鎖、門鎖、門柄、氣鼓及門鉸
		地下主入口門	鋁框配絕緣玻璃門		門鎖、門柄、氣鼓、門擋及門鉸
		地下前廳往入口大堂門	實心木門	木飾面及金屬	
		化妝間門			
		地下樓梯往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		地下樓梯往入口大堂門	木框配玻璃門		門鎖、門柄、氣鼓、門擋及門鉸
		廚房往前花園門	鋁框配絕緣玻璃門		門鎖帶門把手及門鉸
		客廳往後花園側門			
		客廳及飯廳往後花園門	鋁框配絕緣玻璃門		趟路、門鎖帶門把手及門鉸
		廚房門	防火金屬框配玻璃門	金屬及玻璃	門柄、氣鼓、門擋及門鉸
		工作間門	防火實心木門	膠板飾面及木飾面	門鎖、門柄、氣鼓、門擋及門鉸
		洗手間門	鋁框配玻璃門	粉末噴塗鋁框	趟路、門鎖及門柄
		多媒體室門(毗連浴室 2)	實心木門	木及金屬	門鎖、門柄、門擋及門鉸
		多媒體室門			
		套房 1 門			
		少主套房及套房1 往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		少主套房門	實心木門	木及金屬	門鎖、門柄、門擋及門鉸
		浴室 2 門			
		浴室 1 門			趟路、門鎖及門柄
		少主浴室門			

3. 室內裝置

薄扶林道86C號

細項		描述			
			用料	裝修物料	配件
(a)	門	主人套房往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸
		主人套房門	實心木門	木飾面及金屬	門鎖、門柄、氣鼓、門擋及門鉸
		主人書房門	金屬框配玻璃門	氟碳噴塗層	趟路及門柄
		女主人衣帽間門	實心木門	木飾面及金屬	門柄、氣鼓、門擋及門鉸
		主人浴室門			
		主人浴室廁所門	金屬框配玻璃門	玻璃及金屬	門柄及門鉸
		天台層前廳往天台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Powder Room: solid surface Bathsuite 1, Bathsuite 2, Junior Master Bathsuite and Master Bathsuite: natural stone
				Basin cabinet	Powder Room: timber veneer, metal and solid surface Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite: timber veneer, artificial leather and metal Master Bathsuite: natural stone, mirror, timber veneer and metal
				Mirror cabinet	Powder Room, Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite: mirror, metal and glass Master Bathsuite: mirror, natural stone, metal and glass
			Bathroom fittings	Wash basin mixer	Electroplating
				Water closet	Vitreous China
				Wash basin	Powder Room: solid surface Lavatory, Bathsuite 1, Bathsuite 2, Junior Master Bathsuite and Master Bathsuite: Vitreous China
				Paper holder	Electroplating
				Shelf	Bathsuite 1: natural stone and metal Master Bathsuite: natural stone
				Hook	Powder Room, Bathsuite 2 and Master Bathsuite: electroplating
				Towel rail	Electroplating
				Sauna	Timber and glass

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set	Electroplating
				Shower compartment	Master Bathsuite, Junior Bathsuite and Bathsuite 1: tempered glass and metal Bathsuite 2: tempered glass
				Shower set and bathtub mixer	Electroplating
				Bathtub	Bathsuite 1 and Junior Master Bathsuite: cast iron Master Bathsuite: acrylic
		(iv) Size of bathtub (if applicable)		Bathsuite 1 and Junior Master Bathsuite: 1600mm(L) x 700mm(W) x 418mm(D) Master Bathsuite: 1900mm(L) x 1600mm(W) x 610mm(D)	

3. 室內裝置

薄扶林道86C號

細項		描述			
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	化妝間：人造石 浴室 1、浴室 2、少主浴室及主人浴室：天然石
				洗手盆櫃	化妝間： 木飾面、金屬及人造石 浴室1、浴室2及少主浴室： 木飾面、人造皮及金屬 主人浴室： 天然石、鏡、木飾面及金屬
				鏡櫃	化妝間、浴室1、浴室2及少主浴室： 鏡、金屬及玻璃 主人浴室： 鏡、天然石、金屬及玻璃
			潔具	洗手盆水龍頭	鍍鉻
				坐廁	陶瓷
				洗手盆	化妝間：人造石 洗手間、浴室 1、浴室 2、少主浴室及主人浴室：陶瓷
				廁紙架	鍍鉻
				層架	浴室1：天然石及金屬 主人浴室：天然石
				掛勾	化妝間、浴室2及主人浴室：鍍鉻
				毛巾架	鍍鉻
				桑拿房	木及玻璃
		(i) 裝置及設備的類型及用料	浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」	

3. 室內裝置

薄扶林道86C號

細項		描述		
			類型	用料
(b)	浴室	(ii) 供水系統的類型及用料	請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))	花灑套裝	鍍鉻
			淋浴間	主人浴室、少主浴室及浴室1：鋼化玻璃及金屬 浴室2：鋼化玻璃
			花灑套裝及浴缸龍頭	鍍鉻
			浴缸	浴室 1及少主浴室：鑄鐵 主人浴室：纖維
		(iv) 浴缸大小 (如適用的話)	浴室 1及少主浴室：1600毫米(長) x 700毫米(闊) x 418毫米(深) 主人浴室：1900毫米(長) x 1600毫米(闊) x 610毫米(深)	

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	1) Cold water supply - copper 2) Hot water supply - copper 3) Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials.	
			Material	Finishes
		(iii) Kitchen cabinet	Timber and metal	Timber veneer and metal
		(iv) Type of all other fittings and equipment	Sink mixer and metal	
			For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. 室內裝置

薄扶林道86C號

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	1) 冷水喉 - 銅 2) 熱水喉 - 銅 3) 水管是部分隱藏及部分外露。除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。	
			用料	裝修物料
		(iii) 廚櫃	木及金屬	木飾面及金屬
		(iv) 所有其他裝置及設備的類型	水龍頭及金屬	
			有關設備之品牌及型號，請參閱「設備說明」	

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Built-in wardrobe	Ensuite 1: paint, metal and timber Junior Master Chamber: paint, metal, timber and rattan
			Other fittings	AV cabinet	Multimedia Room: metal and timber
				Partition panel	Multimedia Room: wallpaper, timber and metal
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical Installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board is provided	
		(ii) Whether conduits are concealed or exposed	Conduits are 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 of Residential Properties"		

3. 室內裝置

薄扶林道86C號

<table>
<tr><th colspan="2">細項</th><th colspan="4">描述</th></tr>
<tr><td colspan="2"></td><td></td><td>裝置</td><td>類型</td><td>用料</td></tr>
<tr><td rowspan="3">(d)</td><td rowspan="3">睡房</td><td rowspan="3">裝置 (包括嵌入式衣櫃)
的類型及用料</td><td>嵌入式衣櫃</td><td>嵌入式衣櫃</td><td>套房1：
油漆、金屬及木
少主浴室：
油漆、金屬、木及藤</td></tr>
<tr><td rowspan="2">其他裝置</td><td>影音櫃</td><td>多媒體室：金屬及木</td></tr>
<tr><td>間隔板</td><td>多媒體室：牆紙、木及金屬</td></tr>
<tr><td>(e)</td><td>電話</td><td>接駁點的位置及數目</td><td colspan="3">請參閱 「住宅物業的機電裝置說明表」</td></tr>
<tr><td>(f)</td><td>天線</td><td>接駁點的位置及數目</td><td colspan="3">請參閱 「住宅物業的機電裝置說明表」</td></tr>
<tr><td rowspan="4">(g)</td><td rowspan="4">電力裝置</td><td rowspan="2">(i) 供電附件
(包括安全裝置)</td><td>供電附件</td><td colspan="2">提供電掣及電插座之面板</td></tr>
<tr><td>安全裝置</td><td colspan="2">提供三相電力供電並備有配電箱及微型斷路器</td></tr>
<tr><td>(ii) 導管是隱藏或外露</td><td colspan="3">電線喉管部分暗藏及部分外露</td></tr>
<tr><td>(iii) 電插座及空調機
接駁點的位置及數目</td><td colspan="3">請參閱「住宅物業的機電裝置數目表」</td></tr>
</table>

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description		
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas heater	
		Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drainage connection point and water connection point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper tubes with plastic covered
			Hot water supply	Copper tubes with plastic covered
			Flushing water supply	PVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed	
		(iii) Whether hot water is available	Hot water supply system is provided for kitchen and all bathrooms	

3. 室內裝置

薄扶林道86C號

細項		描述		
(h)	氣體供應	類型	煤氣	
		系統	提供燃氣供應管，並連接到燃氣灶具和燃氣加熱器	
		位置	請參閱「住宅物業的機電裝置數目表」	
(i)	洗衣機 接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	為洗衣機提供排水連接點和供水連接點	
(j)	供水	(i) 水管的用料	冷水喉	帶塑料覆蓋的銅管
			熱水喉	帶塑料覆蓋的銅管
			沖廁供水系統	膠喉管
		(ii) 水管是隱藏或外露	水管部分隱藏，部分外露	
		(iii) 有否熱水供應	廚房及所有浴室均提供熱水供應系統	

3. INTERIOR FITTINGS

86D Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Lower Ground Floor Lift Lobby door	Fire rated timber door with vision glass panel	Metal	Electronic lock, door closer, door stopper and door hinge
		Ground Floor Front Garden gate	Metal gate	Fluorocarbon coating	Electro-magnetic lock, lockset, door handle, door closer and door hinge
		Ground Floor Main Entrance door	Door with aluminum frame and insulated glass unit		Lockset, door handle, door closer, door stopper and door hinge
		Ground Floor Foyer to Entrance Lobby door	Solid core timber door	Timber veneer and metal	
		Ground Floor Staircase to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Ground Floor Staircase to Entrance Lobby door	Solid core timber door	Timber veneer	Lockset, door handle, door closer, door stopper and door hinge
		Kitchen to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Living Room to Rear Garden Side door			
		Living Room and Dining Room to Rear Garden door			Sliding track and lockset with lever handle
		Kitchen door	Fire rated solid core timber door	Timber veneer	Lockset, door handle, door closer, door stopper and door hinge
		Utility Room door			
		Powder Room door	Solid core timber door		Lockset, door handle, door stopper and door hinge
		Lavatory door	Door with aluminum frame and glass	Powder coated aluminium frame	Sliding track, lockset and door handle
		Walk In Closet to Foyer door	Solid core timber door	Timber veneer and metal	Sliding track and recess handle
		Junior Master Chamber and Ensuite 1 to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Ensuite 1, Ensuite 2 and Junior Master Chamber door	Solid core timber door	Timber veneer	Lockset, door handle, door stopper and door hinge

3. INTERIOR FITTINGS

86D Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite door	Solid core timber door	Timber veneer	Lockset, door handle, door stopper and door hinge
		Bathsuite 1 (near corridor)			
		Ensuite 3 door			
		Bathsuite 3 door			
		Master Chamber to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track, lockset with lever handle and door hinge
		Master Chamber door	Solid core timber door	Timber veneer	Lockset, door handle, door stopper and door hinge
		Master Bathsuite door			
		Store Room door			
		Master Bathsuite Water Closet door	Glass door	Tempered glass	Door handle and door hinge
		Roof Floor Foyer to Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track, lockset with lever handle and door hinge

3. 室內裝置

薄扶林道86D號

細項		描述			
			用料	裝修物料	配件
(a)	門	地下低層升降機大堂門	防火實心木門 配玻璃視窗	金屬	電子鎖、門鉸、氣鼓及門擋
		地下前花園閘門	金屬閘門	氟碳噴塗層	電磁鎖、門鎖、門柄、氣鼓及門鉸
		地下主入口門	鋁框配絕緣玻璃門		門鎖、門柄、氣鼓、門擋及門鉸
		地下前廳往入口大堂門	實心木門	木飾面及金屬	
		地下樓梯往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		地下樓梯往入口大堂門	實心木門	木飾面	門鎖、門柄、氣鼓、門擋及門鉸
		廚房往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		客廳往後花園側門			
		客廳及飯廳往後花園門			趟路、門鎖帶門把手及門鉸
		廚房門	防火實心木門	木飾面	門鎖、門柄、氣鼓、門擋及門鉸
		工作間門			
		化妝間門	實心木門		門鎖、門柄、門擋及門鉸
		洗手間門	鋁框配玻璃門	鋁及玻璃	趟路、門鎖及門柄
		衣帽間往前廳門	實心木門	木飾面及金屬	趟路及隱藏式門柄
		少主套房及套房1 往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		套房 1、套房 2 及往少主套房門	實心木門	木飾面	門鎖、門柄、門擋及門鉸
		浴室 1、浴室 2 及往少主浴室門			
		浴室 1 (近走道)			
		套房 3 門			

3. 室內裝置

薄扶林道86D號

細項		描述			
			用料	裝修物料	配件
(a)	門	浴室 3 門	實心木門	木飾面	門鎖、門柄、門擋及門鉸
		主人套房往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸
		主人套房門	實心木門	木飾面	門鎖、門柄、門擋及門鉸
		主人浴室門			
		儲物房門			
		主人浴室廁所門	玻璃門	鋼化玻璃及金屬	門柄及門鉸
		天台層前廳往天台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸

3. INTERIOR FITTINGS

86D Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Natural stone
				Basin cabinet	Powder Room, Bathsuite 1, Bathsuite 2, Bathsuite 3 and Junior Master Bathsuite: timber veneer and metal Master Bathsuite: natural stone, timber veneer, artificial leather, glass and metal
				Mirror cabinet	Glass, mirror and metal
			Bathroom fittings	Hook	Electroplating
				Towel rail	Electroplating
				Basin mixer	Electroplating
				Water closet	Viteous China
				Basin	Viteous China
				Paper holder	Electroplating
				Sauna	Timber and glass
		(i) Type and material of fittings and equipment	Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set	Electroplating
				Shower compartment	Tempered glass
				Shower set and bathtub mixer	Electroplating
				Bathtub	Bathsuite 1, Bathsuite 2, Bathsuite 3 and Junior Master Bathsuite: cast Iron Master Bathsuite: acrylic
		(iv) Size of bathtub (if applicable)		Bathsuite 1, Bathsuite 2, Bathsuite 3 and Junior Master Bathsuite: 1700mm(L) x 418mm(H) x 700mm(W) Master Bathsuite: 1900mm(L) x 610mm(H) x 1600mm(W)	

3. 室內裝置

薄扶林道86D號

細項		描述			
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	天然石
				洗手盆櫃	化妝間、浴室 1、浴室 2、浴室 3及少主浴室：木飾面及金屬 主人浴室：天然石 、木飾面、人造皮、玻璃及金屬
				鏡櫃	玻璃、鏡及金屬
			潔具	掛鈎	鍍鉻
				毛巾架	鍍鉻
				洗手盆水龍頭	鍍鉻
				坐廁	陶瓷
				洗手盆	陶瓷
				廁紙架	鍍鉻
				桑拿房	木及玻璃
			浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))		花灑套裝	鍍鉻
				淋浴間	鋼化玻璃
				花灑套裝及浴缸龍頭	鍍鉻
				浴缸	浴室 1、浴室 2、浴室 3及少主人浴室：鑄鐵 主人浴室：纖維
		(iv) 浴缸大小 (如適用的話)		浴室1 、浴室2 、浴室3及少主浴室： 1700毫米(長) x 418毫米(深) x 700毫米(闊) 主人浴室：1900毫米(長) x 610毫米(深) x 1600毫米(闊)	

3. INTERIOR FITTINGS

86D Pok Fu Lam Road

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	1) Cold water supply - copper 2) Hot water supply - copper 3) Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials.	
			Material	Finishes
		(iii) Kitchen cabinet	Hanging cabinet: glass, metal and timber	Timber veneer and metal
			Cooking bench cabinet: natural stone, metal and timber	Natural stone and metal
			Full height cabinet: timber	Timber veneer
		(iv) Type of all other fittings and equipment	Sink mixer	
			For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. 室內裝置

薄扶林道86D號

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	1) 冷水喉 - 銅 2) 熱水喉 - 銅 3) 水管是部分隱藏及部分外露。除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。	
			用料	裝修物料
		(iii) 廚櫃	吊櫃　：玻璃、金屬及木	木飾面及金屬
			灶台櫃：天然石、金屬及木	天然石及金屬
			全高櫃：木	木飾面
		(iv) 所有其他裝置及設備的類型	水龍頭	
			有關設備之品牌及型號，請參閱「設備說明」	

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

3. INTERIOR FITTINGS

86D Pok Fu Lam Road

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not Applicable	Not Applicable
			Other fittings	Not Applicable	Not Applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board is provided	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		

3. 室內裝置

薄扶林道86D號

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	提供三相電力供電並備有配電箱及微型斷路器	
		(ii) 導管是隱藏或外露	電線喉管部分暗藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

3. INTERIOR FITTINGS

86D Pok Fu Lam Road

Item		Description		
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas heater	
		Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drainage connection point and water connection point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper tubes with plastic covered
			Hot water supply	Copper tubes with plastic covered
			Flushing water supply	PVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water supply system is provided for kitchen and all bathrooms	

3. 室內裝置

薄扶林道86D號

細項		描述		
(h)	氣體供應	類型	煤氣	
		系統	提供燃氣供應管，並連接到燃氣灶具和燃氣加熱器	
		位置	請參閱「住宅物業的機電裝置數目表」	
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	為洗衣機提供排水連接點和供水連接點	
(j)	供水	(i) 水管的用料	冷水喉	帶塑料覆蓋的銅管
			熱水喉	帶塑料覆蓋的銅管
			沖廁供水系統	膠喉管
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
		(iii) 有否熱水供應	廚房及所有浴室均提供熱水供應系統	

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

3. INTERIOR FITTINGS

86E Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Lower Ground Floor Lift Lobby door	Fire rated timber door with vision glass panel	Metal	Electronic lock, door closer, door stopper and door hinge
		Ground Floor Front Garden gate	Metal gate	Fluorocarbon coating	Electro-magnetic lock, lockset, door handle, door closer and door hinge
		Ground Floor Main Entrance door	Door with aluminum frame and insulated glass unit		Lockset, door handle, door closer, door stopper and door hinge
		Ground Floor Foyer to Entrance Lobby door	Solid core timber door	Timber veneer and metal	
		Ground Floor Staircase to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Ground Floor Staircase to Entrance Lobby door	Solid core timber door	Timber veneer	Lockset, door handle, door closer, door stopper and door hinge
		Kitchen to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Living Room to Rear Garden Side door			
		Living Room and Dining Room to Rear Garden door			Sliding track and lockset with lever handle
		Kitchen door	Fire rated solid core timber door	Timber veneer	Lockset, door handle, door closer, door stopper and door hinge
		Utility Room door			
		Powder Room door	Solid core timber door		Lockset, door handle, door stopper and door hinge
		Lavatory door	Door with aluminum frame and glass	Powder coated aluminium frame	Sliding track, lockset and door handle
		Walk In Closet to Foyer door	Solid core timber door	Timber veneer and metal	Sliding track and recess handle
		Junior Master Chamber and Ensuite 1 to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Ensuite 1, Ensuite 2 and Junior Master Chamber door	Solid core timber door	Timber veneer	Lockset, door handle, door stopper and door hinge

3. INTERIOR FITTINGS

86E Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite door	Solid core timber door	Timber veneer	Lockset, door handle, door stopper and door hinge
		Bathsuite 1 (near corridor)			
		Ensuite 3 door			
		Bathsuite 3 door			
		Master Chamber to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track, lockset with lever handle and door hinge
		Master Chamber door	Solid core timber door	Timber veneer	Lockset, door handle, door stopper and door hinge
		Master Bathsuite door			
		Store Room door			
		Master Bathsuite Water Closet door	Glass door	Tempered glass	Door handle and door hinge
		Roof Floor Foyer to Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track, lockset with lever handle and door hinge

3. 室內裝置

薄扶林道86E號

細項		描述			
			用料	裝修物料	配件
(a)	門	地下低層升降機大堂門	防火實心木門 配玻璃視窗	金屬	電子鎖、門鉸、氣鼓及門擋
		地下前花園閘門	金屬閘門	氟碳噴塗層	電磁鎖、門鎖、門柄、氣鼓及門鉸
		地下主入口門	鋁框配絕緣玻璃門		門鎖、門柄、氣鼓、門擋及門鉸
		地下前廳往入口大堂門	實心木門	木飾面及金屬	
		地下樓梯往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		地下樓梯往入口大堂門	實心木門	木飾面	門鎖、門柄、氣鼓、門擋及門鉸
		廚房往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		客廳往後花園側門			
		客廳及飯廳往後花園門			趟路、門鎖帶門把手及門鉸
		廚房門	防火實心木門	木飾面	門鎖、門柄、氣鼓、門擋及門鉸
		工作間門			
		化妝間門	實心木門		門鎖、門柄、門擋及門鉸
		洗手間門	鋁框配玻璃門	鋁及玻璃	趟路、門鎖及門柄
		衣帽間往前廳門	實心木門	木飾面及金屬	趟路及隱藏式門柄
		少主套房及套房1 往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		套房 1、套房 2 及往少主套房門	實心木門	木飾面	門鎖、門柄、門擋及門鉸
		浴室 1、浴室 2 及往少主浴室門			
		浴室 1 (近走道)			
		套房 3 門			

3. 室內裝置

薄扶林道86E號

細項		描述			
			用料	裝修物料	配件
(a)	門	浴室 3 門	實心木門	木飾面	門鎖、門柄、門擋及門鉸
		主人套房往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸
		主人套房門	實心木門	木飾面	門鎖、門柄、門擋及門鉸
		主人浴室門			
		儲物房門			
		主人浴室廁所門	玻璃門	鋼化玻璃及金屬	門柄及門鉸
		天台層前廳往天台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸

3. INTERIOR FITTINGS

86E Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Natural stone
				Basin cabinet	Powder Room, Bathsuite 1, Bathsuite 2, Bathsuite 3 and Junior Master Bathsuite: timber veneer and metal Master Bathsuite: timber veneer, artificial leather, glass and metal
				Mirror cabinet	Glass, mirror and metal
			Bathroom fittings	Hook	Electroplating
				Towel rail	Electroplating
				Basin mixer	Electroplating
				Water closet	Viteous China
				Basin	Viteous China
				Paper holder	Electroplating
				Sauna	Timber and glass
		(i) Type and material of fittings and equipment	Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set	Electroplating
				Shower compartment	Tempered glass
				Shower set and bathtub mixer	Electroplating
				Bathtub	Bathsuite 1, Bathsuite 2, Bathsuite 3 and Junior Master Bathsuite: cast iron Master Bathsuite: acrylic
		(iv) Size of bathtub (if applicable)		Bathsuite 1, Bathsuite 2, Bathsuite 3 and Junior Master Bathsuite: 1700mm(L) x 418mm(H) x 700mm(W) Master Bathsuite: 1900mm(L) x 610mm(H) x 1600mm(W)	

3. 室內裝置

薄扶林道86E號

細項		描述			
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	天然石
				洗手盆櫃	化妝間、浴室 1、浴室 2、浴室 3及少主浴室：木飾面及金屬 主人浴室：木飾面、人造皮、玻璃及金屬
				鏡櫃	玻璃、鏡及金屬
			潔具	掛鈎	鍍鉻
				毛巾架	鍍鉻
				洗手盆水龍頭	鍍鉻
				坐廁	陶瓷
				洗手盆	陶瓷
				廁紙架	鍍鉻
				桑拿房	木及玻璃
			浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))		花灑套裝	鍍鉻
				淋浴間	鋼化玻璃
				花灑套裝及浴缸龍頭	鍍鉻
				浴缸	浴室 1、浴室 2、浴室 3及少主人浴室：鑄鐵 主人浴室：纖維
		(iv) 浴缸大小 (如適用的話)		浴室1 、浴室2 、浴室3及少主浴室： 1700毫米(長) x 418毫米(深) x 700毫米(闊) 主人浴室：1900毫米(長) x 610毫米(深) x 1600毫米(闊)	

3. INTERIOR FITTINGS

86E Pok Fu Lam Road

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	1) Cold water supply - copper 2) Hot water supply - copper 3) Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials.	
			Material	Finishes
		(iii) Kitchen cabinet	Hanging cabinet: glass, metal and timber	Glass, timber veneer and metal
			Cooking bench cabinet: natural stone, metal and timber	Natural stone and metal
			Full height cabinet: timber	Timber veneer
		(iv) Type of all other fittings and equipment	Sink mixer	
			For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. 室內裝置

薄扶林道86E號

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	1) 冷水喉 - 銅 2) 熱水喉 - 銅 3) 水管是部分隱藏及部分外露。除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。	
			用料	裝修物料
		(iii) 廚櫃	吊櫃　：玻璃、金屬及木	玻璃、金屬及木飾面
			灶台櫃：天然石、金屬及木	天然石及金屬
			全高櫃：木	木飾面
		(iv) 所有其他裝置及設備的類型	水龍頭	
			有關設備之品牌及型號，請參閱「設備說明」	

3. INTERIOR FITTINGS

86E Pok Fu Lam Road

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not Applicable	Not Applicable
			Other fittings	Not Applicable	Not Applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board is provided	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		

3. 室內裝置

薄扶林道86E號

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	提供三相電力供電並備有配電箱及微型斷路器	
		(ii) 導管是隱藏或外露	電線喉管部分暗藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

3. INTERIOR FITTINGS

86E Pok Fu Lam Road

Item		Description		
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas heater	
		Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drainage connection point and water connection point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper tubes with plastic covered
			Hot water supply	Copper tubes with plastic covered
			Flushing water supply	PVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water supply system is provided for kitchen and all bathrooms	

3. 室內裝置

薄扶林道86E號

細項		描述		
(h)	氣體供應	類型	煤氣	
		系統	提供燃氣供應管，並連接到燃氣灶具和燃氣加熱器	
		位置	請參閱「住宅物業的機電裝置數目表」	
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	為洗衣機提供排水連接點和供水連接點	
(j)	供水	(i) 水管的用料	冷水喉	帶塑料覆蓋的銅管
			熱水喉	帶塑料覆蓋的銅管
			沖廁供水系統	膠喉管
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
		(iii) 有否熱水供應	廚房及所有浴室均提供熱水供應系統	

3. INTERIOR FITTINGS

86F Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Lower Ground Floor Lift Lobby door	Fire rated timber door with vision glass panel	Metal	Electronic lock, door closer, door stopper and door hinge
		Ground Floor Front Garden gate	Metal gate	Fluorocarbon coating	Electro-magnetic lock, lockset, door handle, door closer and door hinge
		Ground Floor Main Entrance door	Door with aluminum frame and insulated glass unit		Lockset, door handle, door closer, door stopper and door hinge
		Ground Floor Staircase to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Kitchen to Front Garden door			
		Living Room to Rear Garden Side door			
		Living Room and Dining Room to Rear Garden door	Door with aluminum frame and insulated glass unit		Sliding track and lockset with lever handle and door hinge
		Powder Room door	Hollow core timber door	Timber veneer	Door handle
		Kitchen door	Fire rated solid core timber door		Door handle and door closer
		Utility Room door			
		Lavatory door	Hollow core timber door		Door handle
		Bathsuite 1 door (Near corridor)			
		Bathsuite 1 door			
		Bathsuite 2 door			

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

3. INTERIOR FITTINGS

86F Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Junior Master Chamber and Ensuite 1 to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Junior Master Bathsuite door	Hollow core timber door	Timber veneer	Door handle
		Bathsuit 3 door			
		Master Chamber to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track and lockset with lever handle and door hinge
		Master Bathsuite door	Hollow core timber door	Timber veneer	Door handle
		Roof Floor Foyer to Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track and lockset with lever handle and door hinge

3. 室內裝置

薄扶林道86F號

細項		描述			
			用料	裝修物料	配件
(a)	門	地下低層升降機大堂門	防火實心木門 配玻璃視窗	玻璃及金屬	電子鎖、氣鼓、門擋及門鉸
		地下前花園閘門	金屬閘門	氟碳噴塗層	電磁鎖、門鎖、門柄、氣鼓及門鉸
		地下主入口門	鋁框配絕緣玻璃門		門鎖、門柄、氣鼓、門擋及門鉸
		地下樓梯往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		廚房往前花園門			
		客廳往後花園側門			
		客廳及飯廳往後花園門	鋁框配絕緣玻璃門		趟路、門鎖帶門把手及門鉸
		化妝間門	空心木門	木飾面	門柄
		廚房門	防火實心木門		門柄及氣鼓
		工作間門			
		洗手間門	空心木門		門柄
		浴室 1 門(近走道)			
		浴室 1 門			
		浴室 2 門			
		少主套房及套房1 往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		少主浴室門	空心木門	木飾面	門柄
		浴室 3 門			
		主人套房往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸
		主人浴室門	空心木門	木飾面	門柄
		天台層前廳往天台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸

3. INTERIOR FITTINGS

86F Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Bathroom fittings	Wash basin mixer	Metal
				Water closet	Vitreous China
				Wash basin	Metal
			Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Bathtub	Cast Iron
		(iv) Size of Bathtub (if applicable)		Bathsuite 1, Bathsuite 2, Bathsuite 3, Junior Master Bathsuite and Master Bathsuite: 1200mm(L) x 400mm(H) x 700mm(W)	

3. 室內裝置

薄扶林道86F號

細項		描述			
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	潔具	洗手盆水龍頭	金屬
				坐廁	陶瓷
				洗手盆	金屬
			浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))		浴缸	鑄鐵
		(iv) 浴缸大小 (如適用的話)		浴室 1、浴室 2、浴室3、少主浴室及主人浴室：1200毫米(長) x 400毫米(高) x 700毫米(闊)	

3. INTERIOR FITTINGS

86F Pok Fu Lam Road

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Metal	
		(ii) Water supply system	1) Cold water supply - copper 2) Hot water supply - copper 3) Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials.	
			Material	Finishes
		(iii) Kitchen cabinet	Not Applicable	Not Applicable
		(iv) Type of all other fittings and equipment	Sink mixer	
			For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. 室內裝置

薄扶林道86F號

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	金屬	
		(ii) 供水系統	1) 冷水喉 - 銅 2) 熱水喉 - 銅 3) 水管是部分隱藏及部分外露。除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。	
			用料	裝修物料
		(iii) 廚櫃	不適用	不適用
		(iv) 所有其他裝置及設備的類型	水龍頭	
			有關設備之品牌及型號，請參閱「設備說明」	

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

3. INTERIOR FITTINGS

86F Pok Fu Lam Road

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not Applicable	Not Applicable
			Other fittings	Not Applicable	Not Applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board is provided	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		

3. 室內裝置

薄扶林道86F號

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	提供三相電力供電並備有配電箱及微型斷路器	
		(ii) 導管是隱藏或外露	電線喉管部分暗藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

3. INTERIOR FITTINGS

86F Pok Fu Lam Road

Item		Description		
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas heater	
		Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drainage connection point and water connection point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper tubes with plastic covered
			Hot water supply	Copper tubes with plastic covered
			Flushing water supply	PVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water supply system is provided for kitchen and all bathrooms	

3. 室內裝置

薄扶林道86F號

細項		描述		
(h)	氣體供應	類型	煤氣	
		系統	提供燃氣供應管，並連接到燃氣灶具和燃氣加熱器	
		位置	請參閱「住宅物業的機電裝置數目表」	
(i)	洗衣機 接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	為洗衣機提供排水連接點和供水連接點	
(j)	供水	(i) 水管的用料	冷水喉	帶塑料覆蓋的銅管
			熱水喉	帶塑料覆蓋的銅管
			沖廁供水系統	膠喉管
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
		(iii) 有否熱水供應	廚房及所有浴室均提供熱水供應系統	

3. INTERIOR FITTINGS

86G Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Lower Ground Floor Lift Lobby door	Fire rated timber door with vision glass panel	Metal	Electronic lock, door closer, door stopper and door hinge
		Ground Floor Front Garden gate	Metal gate	Fluorocarbon coating	Electro-magnetic lock, lockset, door handle, door closer and door hinge
		Ground Floor Main Entrance door	Door with aluminum frame and insulated glass unit		Lockset and door handle
		Ground Floor Foyer to Entrance Lobby door	Solid core timber door	Timber veneer and metal	Lockset, door handle, door closer, door stopper and door hinge
		Ground Floor Staircase to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle
		Ground Floor Staircase to Foyer door	Solid core timber door	Timber veneer and metal	Sliding track and recess handle
		Kitchen to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle
		Living Room and Dining Room to Rear Garden Side door			
		Dining Room door			Sliding track, lockset with lever handle
		Living Room to Rear Garden door			
		Utility Room door	Fire rated solid core timber door	Timber veneer and metal	Lockset, door handle, door closer, door stopper and door hinge
		Kitchen door		Timber veneer, metal and glass	
		Powder Room door	Solid core timber door	Timber veneer and metal	Sliding track, lockset and recess handle
		Lavatory door	Door with aluminum frame and glass	Aluminum and glass	Sliding track, lockset and door handle
		Walk In Closet to Foyer door	Solid core timber door	Timber veneer and metal	Sliding track and recess handle

3. INTERIOR FITTINGS

86G Pok Fu Lam Road

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Ensuite 1, Ensuite 2 and Junior Master Chamber door	Solid core timber door	Timber veneer	Lockset, door handle, door stopper and door hinge
		Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite door			
		Master Chamber to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle
		Master Chamber door	Solid core timber door	Timber veneer	Lockset, door handle, door closer, door stopper and door hinge
		Master Study Room door			Lockset, door handle, door stopper and door hinge
		Second Floor Foyer to Staircase door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle
		Master Bathsuite door	Solid core timber door	Timber veneer	Lockset, door handle, door stopper and door hinge
		Master Bathsuite Water Closet door	Glass door	Tempered glass and metal	Door handle and door hinge
		Roof Floor Foyer to Staircase door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle
		Roof Floor Foyer to Roof door			Sliding track and lockset with lever handle

3. 室內裝置

薄扶林道86G號

細項		描述			
			用料	裝修物料	配件
(a)	門	地下低層升降機大堂門	防火實心木門 配玻璃視窗	玻璃及金屬	電子鎖、氣鼓、門擋及門鉸
		地下前花園閘門	金屬閘門	氟碳噴塗層	電磁鎖、門鎖、門柄、氣鼓及門鉸
		地下主入口門	鋁框配絕緣玻璃門		門鎖及門柄
		地下前廳往入口大堂門	實心木門	木飾面及金屬	門鎖、門柄、氣鼓、門擋及門鉸
		地下樓梯往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手
		地下樓梯往前廳門	實心木門	木飾面及金屬	趟路及隱藏式門柄
		廚房往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手
		客廳及飯廳往後花園側門			
		飯廳門			趟路、門鎖帶門把手
		客廳往後花園門			
		工作間門	防火實心木門	木飾面及金屬	門鎖、門柄、氣鼓、門擋及門鉸
		廚房門		木飾面、金屬及玻璃	
		化妝間門	實心木門	木飾面及金屬	趟路,門鎖及隱藏式門柄
		洗手間門	鋁框配玻璃門	鋁及玻璃	趟路、門鎖及門柄
		衣帽間往前廳門	實心木門	木飾面及金屬	趟路及隱藏式門柄
		套房 1、套房 2 及少主套房門		木飾面	門鎖、門柄、門擋及門鉸
		浴室 1、浴室 2 及少主浴室門			
		主人套房往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手
		主人套房門	實心木門	木飾面	門鎖、門柄、氣鼓、門擋及門鉸
		主人書房門			門鎖、門柄、門擋及門鉸

3. 室內裝置

薄扶林道86G號

細項		描述			
			用料	裝修物料	配件
(a)	門	二樓前廳往樓梯門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手
		主人浴室門	實心木門	木飾面	門鎖、門柄、門擋及門鉸
		主人浴室廁所門	玻璃門	鋼化玻璃及金屬	門柄及門鉸
		天台層前廳往樓梯門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手
		天台層前廳往天台門			趟路、門鎖帶門把手

3. INTERIOR FITTINGS

86G Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Natural stone
				Basin cabinet	Powder Room, Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite: timber, glass and metal Master Bathsuite: natural stone, timber, artificial leather, glass and metal
				Mirror cabinet	Glass, mirror, and metal
			Bathroom fittings	Hook	Electroplating
				Towel rail	Electroplating
				Basin mixer	Electroplating
				Water closet	Viteous China
				Basin	Viteous China
				Paper holder	Electroplating
				Sauna	Timber and glass
		(i) Type and material of fittings and equipment	Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water supply" below	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set	Electroplating
				Shower compartment	Tempered glass
				Shower set and bathtub mixer	Electroplating
				Bathtub	Viteous China
		(iv) Size of bathtub (if applicable)		Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite: 1700mm(L) x 426mm(H) x 700mm(W) Master Bathsuite: 1700mm(L) x 525mm(H) x 800mm(W)	

3. 室內裝置

薄扶林道86G號

細項		描述			
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	天然石
				洗手盆櫃	化妝間、浴室 1、浴室 2及少主浴室： 木、玻璃及金屬 主人浴室：然石 、木、人造皮、玻璃及金屬
				鏡櫃	玻璃、鏡及金屬
			潔具	掛鈎	鍍鉻
				毛巾架	鍍鉻
				洗手盆水龍頭	鍍鉻
				坐廁	陶瓷
				洗手盆	陶瓷
				廁紙架	鍍鉻
				桑拿房	木及玻璃
			浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施(包括花灑或浴缸 (如適用的話))		花灑套裝	鍍鉻
				淋浴間	鋼化玻璃
				花灑套裝 及浴缸龍頭	鍍鉻
				浴缸	陶瓷
		(iv) 浴缸大小 (如適用的話)		浴室 1、浴室 2及少主浴室： 1700毫米(長) x 426毫米(高) x 700毫米(闊) 主人浴室：1700毫米(長) x 525毫米(高) x 800毫米(闊)	

3. INTERIOR FITTINGS

86G Pok Fu Lam Road

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Natural stone	
		(ii) Water supply system	1) Cold water supply - copper 2) Hot water supply - copper 3) Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials.	
			Material	Finishes
		(iii) Kitchen cabinet	Hanging cabinet : glass and metal Cooking bench cabinet : natural stone, metal and timber Full height cabinet : timber	Timber veneer and metal
		(iv) Type of all other fittings and equipment	Sink mixer	
			For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. 室內裝置

薄扶林道86G號

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	天然石	
		(ii) 供水系統	1) 冷水喉 - 銅 2) 熱水喉 - 銅 3) 水管是部分隱藏及部分外露。除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。	
			用料	裝修物料
		(iii) 廚櫃	吊櫃 ： 玻璃及金屬 灶台櫃 ： 天然石、金屬及木 全高櫃 ： 木	木飾面及金屬
		(iv) 所有其他裝置及設備的類型	水龍頭	
			有關設備之品牌及型號，請參閱「設備說明」	

3. INTERIOR FITTINGS

86G Pok Fu Lam Road

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of Fittings (including built-in wardrobe)	Built-in wardrobe	Not Applicable	Not Applicable
			Other fittings	Not Applicable	Not Applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical Installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board is provided	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		

3. 室內裝置

薄扶林道86G號

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱 「住宅物業的機電裝置說明表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	提供三相電力供電並備有配電箱及微型斷路器	
		(ii) 導管是隱藏或外露	電線喉管部分暗藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

3. INTERIOR FITTINGS

86G Pok Fu Lam Road

Item		Description		
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas heater	
		Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drainage connection point and water connection point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper tubes with plastic covered
			Hot water supply	Copper tubes with plastic covered
			Flushing water supply	PVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water supply system is provided for kitchen and all bathrooms	

3. 室內裝置

薄扶林道86G號

細項		描述		
(h)	氣體供應	類型	煤氣	
		系統	提供燃氣供應管，並連接到燃氣灶具和燃氣加熱器	
		位置	請參閱「住宅物業的機電裝置數目表」	
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	為洗衣機提供排水連接點和供水連接點	
(j)	供水	(i) 水管的用料	冷水喉	帶塑料覆蓋的銅管
			熱水喉	帶塑料覆蓋的銅管
			沖廁供水系統	膠喉管
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
		(iii) 有否熱水供應	廚房及所有浴室均提供熱水供應系統	

4. MISCELLANEOUS

Item		Description			
			Residential lift		
(a)	Lifts	(i) Brand name and model number	Brand name	Fujitec	
			Model number	REXIA	
		(ii) Number and floors served by them	Number of lifts	1 no. for each house. 1 no. for communal use.	
			Floors served by the lifts	Lift for each houses - lower ground floor, ground floor, first floor, second floor and roof floor. Lift for communal use - entrance level floor, lower ground floor and ground floor.	
(b)	Letter box	Material	Metal		
(c)	Refuse collection	(i) Means of refuse collection	Refuse will be collected by cleaner		
		(ii) Location of refuse room	Entrance level floor (for public)		
			Water meter	Electricity meter	Gas meter
(d)	Water meter, electricity meter and gas meter	(i) Location	Lower Ground Floor water meter cabinet	Lower Ground Floor LV Switch Room	Lower Ground Floor above water meter cabinet
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項		描述			
			住宅升降機		
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達	
			產品型號	REXIA	
		(ii) 升降機的數目及到達的樓層	升降機的數目	每間獨立屋配備一部升降機 配備一部公用升降機	
			到達的樓層	每間獨立屋升降機 - 地下低層、地下、一樓、二樓及天台 公用升降機 - 入口樓層、地下低層及地下	
(b)	信箱	用料	金屬		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	入口樓層(公眾)		
			水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	(i) 位置	地下低層水錶櫃	地下低層低壓電掣房	地下低層水錶櫃上方
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor panel for access control are provided at entrance lobby, Lower ground floor carpark, house front garden entrance and connected to the door phone panel in each house. Card reader for access control is provided at entrance lobby, common corridor and common lift. Face recognition system is provided at the lift for each house. Carpark control system is provided at carpark. Electric fence system is provided at site boundary. D-fence system is provided at each house fence wall on ground floor.
	CCTV	CCTV system is provided at carpark entrance, carpark, entrance lobby, common lift lobby, common corridor, site boundary and common lift car. Separate CCTV system is provided in the lift for each house.

5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	入口大堂、地下低層停車場、獨立屋前花園門口，均提供視像對講機，並連接至每間獨立屋之視像對講機。 入口大堂，公用走廊及公用升降機均提供智能卡系統。 每間獨立屋的升降機均提供人面識別系統。 停車場提供停車場控制系統。 屋苑邊界提供電圍欄系統。 每間獨立屋的地下圍牆均提供D-fence系統。
	閉路電視	停車場入口、停車場、入口大堂、公用升降機大堂、公用走廊、屋苑邊界及公用升降機，裝有閉路電視監察系統。 每間獨立屋的升降機均裝有獨立閉路電視監察系統。

6. APPLIANCES

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

6. 設備

細項	描述
品牌名稱及產品型號	有關設備之品牌名稱及產品型號，請參閱「設備說明表」

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

就上表所指明的發展項目中的第4(a)及6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86A Pok Fu Lam Road 薄扶林道86A號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Parking Space 停車位	Electric Vehicle Charger 電動車充電器	Cornerstone 基石	CHARGIC CG12EE-CXMS (1-Phase)
Kitchen 廚房	Refrigerator 雪櫃	Sub-Zero	ICBBI-36S
	Warming Drawer 暖碟機	Gaggenau	WS461112
	Vacuum Drawer 真空機	Gaggenau	DV461110
	Steam Oven 蒸爐	Gaggenau	BS470112
	Oven 焗爐	Gaggenau	BO470112
	Dishwasher 洗碗碟機	Gaggenau	DF210100
	Coffee Machine 咖啡機	Gaggenau	CM450112
	Hood 抽油煙機	Gaggenau	AW442190
	Wok Burner 單頭氣體煮食爐	Gaggenau	VG231320HK
	Two Burners 雙頭氣體煮食爐	Gaggenau	VG232320HK
	Barbecue Grill 燒烤爐	Gaggenau	VR230120
Utility Room 工作間	Washing Machine 洗衣機	Gaggenau	WM260164
	Dryer 乾衣機	Gaggenau	WT260110
Foyer 前廳	Wine Cabinet 酒櫃	Sensis - Signature	CC330-H1
Master Chamber 主人套房	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
	Cigar Humidor 雪茄櫃	Liebherr	Zkes 453
	Cosmetics Cabinet 化妝品櫃	BISZET	B7
Living and Dining Room 客廳及飯廳	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
	Fireplace 火爐	Eco Smart Fire	XL1200
Master Bathsuite 主人浴室	Smart Mirror 智能鏡	Oolaa	SM21(7416)HD39
Lift 升降機	Face Recognizer 人臉識別器	ZKTeco 熵基	SpeedFace-V5L
Roof 天台	BBQ Grill 燒烤爐	Beef Eater Serious Barbecues	S3000s, 4 Burner
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86A Pok Fu Lam Road 薄扶林道86A號

VRV Multi Air Conditioning System VRV 分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin Air-conditioning 大金空調	RJZQ5BAV
	RJZQ10CAY
	FJRP28CAP
	FJRP45CAP
	FJRP56CAP
	FJRP71CAP
	FXAQ25AVM
	FXMFP140AB

Exhaust Fan 抽氣扇			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Parking Space 停車位	System Air	SCF1500
Ground Floor 地下	Lavatory 洗手間	Panasonic 樂聲	FV-15NS3H
	Kitchen 廚房		FV-18NF3H
	Powder Room 化妝間		FV-12NS3H
First Floor 一樓	Junior Master Bathsuite 少主浴室	Panasonic 樂聲	FV-18NS3H
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		FV-20NS3H

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86A Pok Fu Lam Road 薄扶林道86A號

Dehumidifier 抽濕機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cold Magic 高美	CDH-22R2B1
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

NCCO Air Treatment Unit NCCO 空氣淨化機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	RHT 信山實業	RH-220
	Foyer 前廳		
Ground Floor 地下	Living Room 客廳		

Towngas Water Heater 煤氣熱水爐			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Roof 天台	Roof 天台	Blueflame	NJW321TFL

Video Door Phone Panel 視像對講機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Entrance Lobby 入口大堂	Aiphone 愛峰	IXG-2C7
	Utility Room 工作間		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor Heating System 地暖系統			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cozy Life 舒適生活	EC Series
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

Water Leakage Sensor 漏水感應器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Kitchen 廚房	Honeywell 霍尼韋爾	470-12
	Powder Room 化妝間		
First Floor 一樓	Junior Master Bathsuite 少主浴室		
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

Speaker 揚聲器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Front Garden 前花園	TOA	TZ-206WWP
	Rear Garden 後花園		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86B Pok Fu Lam Road 薄扶林道86B號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Parking Space 停車位	Electric Vehicle Charger 電動車充電器	Cornerstone 基石	CHARGIC CG12EE-CXMS (1-Phase)
Lift 升降機	Face Recognizer 人臉識別器	ZKTeco 熵基	SpeedFace-V5L

VRV Multi Air Conditioning System VRV 分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin Air-conditioning 大金空調	RJZQ5BAV
	RJZQ12CAY
	FJRP28CAP
	FJRP45CAP
	FJRP56CAP
	FJRP71CAP
	FXAQ25AVM
	FXMFP140AB

Exhaust Fan 抽氣扇			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Parking Space 停車位	System Air	SCF1500
Ground Floor 地下	Lavatory 洗手間	Panasonic 樂聲	FV-12NS3H
	Kitchen 廚房		FV-20NS3H
	Powder Room 化妝間		FV-15NS3H
First Floor 一樓	Junior Master Bathsuite 少主浴室	Panasonic 樂聲	FV-18NS3H
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
	Bathsuite 3 浴室 3		
Second Floor 二樓	Master Bathsuite 主人浴室		FV-20NS3H

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
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6. APPLIANCES SCHEDULE 設備說明表

86B Pok Fu Lam Road 薄扶林道86B號

Dehumidifier 抽濕機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cold Magic 高美	CDH-22R2B1
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
	Bathsuite 3 浴室 3		

NCCO Air Treatment Unit NCCO 空氣淨化機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	RHT 信山實業	RH-220
	Foyer 前廳		
Ground Floor 地下	Living Room 客廳		

Towngas Water Heater 煤氣熱水爐			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Roof 天台	Roof 天台	Blueflame	NJW321TFL

Video Door Phone Panel 視像對講機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Entrance Lobby 入口大堂	Aiphone 愛峰	IXG-2C7
	Utility Room 工作間		

Speaker 揚聲器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Front Garden 前花園	TOA	TZ-206WWP
	Rear Garden 後花園		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86C Pok Fu Lam Road 薄扶林道86C號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Parking Space 停車位	Electric Vehicle Charger 電動車充電器	Cornerstone 基石	CHARGIC CG12EE-CXMS (1-Phase)
Kitchen 廚房	Refrigerator/Freezer 雪櫃/冰箱	Sub-Zero	ICBBI-36S
	Warming Drawer 暖碟機	Gaggenau	WS 461112
	Vacuum Drawer 真空機	Gaggenau	DV 461110
	Steam Oven 蒸爐	Gaggenau	BS 450 111
	Dishwasher 洗碗碟機	Gaggenau	DF210100
	Coffee Machine 咖啡機	Gaggenau	CM 450112
	Hood 抽油煙機	Officine Gullo	CPP001_168
	Combi-Set-Gas hob (s double), Gas hob (single), Grill, Oven and Teppanyakii 組合式炒鑊雙頭、單頭氣體煮食爐、燒烤爐、焗爐及鐵板燒	Officine Gullo	OGS168
	Faucet and Filter 水龍頭及濾水器	Quooker	COMBI+EQ B HK - Tap Classic Fusion Square
	Garbage Disposal 食物垃圾處理機	InSinkErator	Evolution 200
	Glass Chiller 冷凝器	Thrill	VORTEX SBI
Utility Room 工作間	Washer Machine 洗衣機	Gaggenau	WM 260 164
	Dryer Machine 乾衣機		WT 260 110
Entrance Lobby 入口大堂	Wine Cabinet 酒櫃	Sensis - Signature	CC330-H3
Living and Dining Room 客廳及飯廳	Fireplace 火爐	ecosmar fire	XL1200
	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
First Floor Foyer 一樓前廳	Fridge-freezer 雪櫃-冰櫃	Gaggenau	RT 200 203
Master Chamber 主人套房	Fridge-freezer 雪櫃-冰櫃	Gaggenau	RT 200 203

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86C Pok Fu Lam Road 薄扶林道86C號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Master Bathsuite 主人浴室	Smart Mirror 智能鏡	Oolaa	SM21(6017)HD39
Her Walk In Closet 女主人衣帽間	Safe 保險箱	Yale	YSELC/680/B1
	Cosmetics Cabinet 化妝品櫃	BISZET	B7
	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
Master Study Room 主人書房	Cigar Humidor 雪茄櫃	Liebherr	Zkes 453
Built-in Wardrobe 嵌入式衣櫃	Electrical Damp-Repellent inside Built-in Wardrobe 嵌入式衣櫃內的防潮管	Cheung On	CHR-01A
Lift 升降機	Face Recognizer 人臉識別器	ZKTeco 熵基	SpeedFace-V5L
Rear Garden 後花園	BBQ Grill 燒烤爐	Beef Eater Serious Barbecues	S3000s, 4 Burner
Roof 天台	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U

VRV Multi Air Conditioning System VRV 分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin Air-conditioning 大金空調	RJZQ5BAV
	RJZQ12CAY
	FJRP28CAP
	FJRP45CAP
	FJRP56CAP
	FJRP71CAP
	FXAQ25AVM
	FXMFP140AB

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
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6. APPLIANCES SCHEDULE 設備說明表

86C Pok Fu Lam Road 薄扶林道86C號

Exhaust Fan 抽氣扇			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Parking Space 停車位	System Air	SCF1500
Ground Floor 地下	Lavatory 洗手間	Panasonic 樂聲	FV-12NS3H
	Kitchen 廚房		FV-20NS3H
	Powder Room 化妝間		FV-15NS3H
First Floor 一樓	Junior Master Bathsuite 少主浴室	Panasonic 樂聲	FV-18NS3H
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		FV-20NS3H

Dehumidifier 抽濕機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cold Magic 高美	CDH-22R2B1
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

NCCO Air Treatment Unit NCCO 空氣淨化機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	RHT 信山實業	RH-220
	Foyer 前廳		
Ground Floor 地下	Living Room 客廳		

Towngas Water Heater 煤氣熱水爐			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Roof 天台	Roof 天台	Blueflame	NJW321TFL

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86C Pok Fu Lam Road 薄扶林道86C號

Video Door Phone Panel 視像對講機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Entrance Lobby 入口大堂	Aiphone 愛峰	IXG-2C7
	Utility Room 工作間		

Floor Heating System 地暖系統			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cozy Life 舒適生活	EC Series
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

Water Leakage Sensor 漏水感應器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Kitchen 廚房	Honeywell 霍尼韋爾	470-12
	Powder Room 化妝間		
First Floor 一樓	Junior Master Bathsuite 少主浴室		
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

Speaker 揚聲器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Front Garden 前花園	TOA	TZ-206WWP
	Rear Garden 後花園		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
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6. APPLIANCES SCHEDULE 設備說明表

86D Pok Fu Lam Road 薄扶林道86D號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Parking Space 停車位	Electric Vehicle Charger 電動車充電器	Cornerstone 基石	CHARGIC CG12EE-CXMS (1-Phase)
Kitchen 廚房	Refrigerator 雪櫃	Sub-zero	ICBBI-36S
	Warming Drawer 暖碟機	Gaggenau	WS461112
	Vacuum Drawer 真空機	Gaggenau	DV461110
	Steam Oven 蒸爐	Gaggenau	BS470112
	Oven 焗爐	Gaggenau	BO471112
	Dishwasher 洗碗碟機	Gaggenau	DF210100
	Coffee Machine 咖啡機	Gaggenau	CM450112
	Wok Burner 單頭氣體煮食爐	Gaggenau	VG231320HK
	Two Burners 雙頭氣體煮食爐	Gaggenau	VG232320HK
	Barbecue Grill 燒烤爐	Gaggenau	VR230120
	Countertop Wok Range 座枱式中炒爐	UNICO	Module A
	Exhaust Hood 抽油煙機	UNICO	Custom made
Utility Room 工作間	Washing Machine 洗衣機	Gaggenau	WM260164
	Dryer 乾衣機	Gaggenau	WT260110
Foyer 前廳	Wine Cabinet 酒櫃	Sensis - Signature	CC330-H5
Master Chamber 主人套房	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
Living and Dining Room 客廳及飯廳			
Master Bathsuite 主人浴室	Smart Mirror 智能鏡	Oolaa	SM21(7615)HD39
Lift 升降機	Face Recognizer 人臉識別器	ZKTeco 熵基	SpeedFace-V5L
Rear Garden 後花園	BBQ Grill 燒烤爐	Beef Eater Serious Barbecues	S3000s, 4 Burner
Roof 天台	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
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6. APPLIANCES SCHEDULE 設備說明表

86D Pok Fu Lam Road 薄扶林道86D號

VRV Multi Air Conditioning System VRV 分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin Air-conditioning 大金空調	RJZQ5BAV
	RJZQ12CAY
	FJRP28CAP
	FJRP45CAP
	FJRP56CAP
	FJRP71CAP
	FXAQ25AVM
	FXMFP140AB

Exhaust Fan 抽氣扇			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Parking Space 停車位	System Air	SCF1500
Ground Floor 地下	Lavatory 洗手間	Panasonic 樂聲	FV-15NS3H
	Kitchen 廚房		FV-18NF3H
	Powder Room 化妝間		FV-12NS3H
First Floor 一樓	Junior Master Bathsuite 少主浴室	Panasonic 樂聲	FV-18NS3H
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		FV-20NS3H
	Bathsuite 3 浴室 3		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86D Pok Fu Lam Road 薄扶林道86D號

Dehumidifier 抽濕機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cold Magic 高美	CDH-22R2B1
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
	Bathsuite 3 浴室 3		

NCCO Air Treatment Unit NCCO 空氣淨化機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	RHT 信山實業	RH-220
	Foyer 前廳		
Ground Floor 地下	Living Room 客廳		

Towngas Water Heater 煤氣熱水爐			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Roof 天台	Roof 天台	Blueflame	NJW321TFL

Video Door Phone Panel 視像對講機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Entrance Lobby 入口大堂	Aiphone 愛峰	IXG-2C7
	Utility Room 工作間		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor Heating System 地暖系統			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cozy Life 舒適生活	EC Series
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
	Bathsuite 3 浴室 3		
Water Leakage Sensor 漏水感應器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Kitchen 廚房	Honeywell 霍尼韋爾	470-12
	Powder Room 化妝間		
First Floor 一樓	Junior Master Bathsuite 少主浴室		
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
	Bathsuite 3 浴室 3		
Speaker 揚聲器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Front Garden 前花園	TOA	TZ-206WWP
	Rear Garden 後花園		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86E Pok Fu Lam Road 薄扶林道86E號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Parking Space 停車位	Electric Vehicle Charger 電動車充電器	Cornerstone 基石	CHARGIC CG12EE-CXMS (1-Phase)
Kitchen 廚房	Refrigerator 雪櫃	Sub-zero	ICBBI-36S
	Warming Drawer 暖碟機	Gaggenau	WS461112
	Vacuum Drawer 真空機	Gaggenau	DV461110
	Steam Oven 蒸爐	Gaggenau	BS470112
	Oven 焗爐	Gaggenau	BO471112
	Dishwasher 洗碗碟機	Gaggenau	DF210100
	Coffee Machine 咖啡機	Gaggenau	CM450112
	Wok Burner 單頭氣體煮食爐	Gaggenau	VG231320HK
	Two Burners 雙頭氣體煮食爐	Gaggenau	VG232320HK
	Barbecue Grill 燒烤爐	Gaggenau	VR230120
	Countertop Wok Range 座枱式中炒爐	UNICO	Module A
	Exhaust Hood 抽油煙機	UNICO	Custom made
Utility Room 工作間	Washing Machine 洗衣機	Gaggenau	WM260164
	Dryer 乾衣機	Gaggenau	WT260110
Foyer 前廳	Wine Cabinet 酒櫃	Sensis - Signature	CC330-H6
Master Chamber 主人套房	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
Living and Dining Room 客廳及飯廳			
Master Bathsuite 主人浴室	Smart Mirror 智能鏡	Oolaa	SM21(7615)HD39
Lift 升降機	Face Recognizer 人臉識別器	ZKTeco 熵基	SpeedFace-V5L
Rear Garden 後花園	BBQ Grill 燒烤爐	Beef Eater Serious Barbecues	S3000s, 4 Burner
Roof 天台	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
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6. APPLIANCES SCHEDULE 設備說明表

86E Pok Fu Lam Road 薄扶林道86E號

VRV Multi Air Conditioning System VRV 分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin Air-conditioning 大金空調	RJZQ5BAV
	RJZQ12CAY
	FJRP28CAP
	FJRP45CAP
	FJRP56CAP
	FJRP71CAP
	FXAQ25AVM
	FXMFP140AB

Exhaust Fan 抽氣扇			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Parking Space 停車位	System Air	SCF1500
Ground Floor 地下	Lavatory 洗手間	Panasonic 樂聲	FV-15NS3H
	Kitchen 廚房		FV-18NF3H
	Powder Room 化妝間		FV-12NS3H
First Floor 一樓	Junior Master Bathsuite 少主浴室	Panasonic 樂聲	FV-18NS3H
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		FV-20NS3H
	Bathsuite 3 浴室 3		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86E Pok Fu Lam Road 薄扶林道86E號

Dehumidifier 抽濕機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cold Magic 高美	CDH-22R2B1
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
	Bathsuite 3 浴室 3		

NCCO Air Treatment Unit NCCO 空氣淨化機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	RHT 信山實業	RH-220
	Foyer 前廳		
Ground Floor 地下	Living Room 客廳		

Towngas Water Heater 煤氣熱水爐			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Roof 天台	Roof 天台	Blueflame	NJW321TFL

Video Door Phone Panel 視像對講機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Entrance Lobby 入口大堂	Aiphone 愛峰	IXG-2C7
	Utility Room 工作間		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
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6. APPLIANCES SCHEDULE 設備說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor Heating System 地暖系統			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cozy Life 舒適生活	EC Series
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
	Bathsuite 3 浴室 3		

Water Leakage Sensor 漏水感應器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Kitchen 廚房	Honeywell 霍尼韋爾	470-12
	Powder Room 化妝間		
First Floor 一樓	Junior Master Bathsuite 少主浴室		
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
	Bathsuite 3 浴室 3		

Speaker 揚聲器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Front Garden 前花園	TOA	TZ-206WWP
	Rear Garden 後花園		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86F Pok Fu Lam Road 薄扶林道86F號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Parking Space 停車位	Electric Vehicle Charger 電動車充電器	Cornerstone 基石	CHARGIC CG12EE-CXMS (1-Phase)
Lift 升降機	Face Recognizer 人臉識別器	ZKTeco 熵基	SpeedFace-V5L

VRV Multi Air Conditioning System VRV 分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin Air-conditioning 大金空調	RJZQ5BAV
	RJZQ12CAY
	FJRP28CAP
	FJRP45CAP
	FJRP56CAP
	FJRP71CAP
	FXAQ25AVM
	FXMFP140AB

Exhaust Fan 抽氣扇			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Parking Space 停車位	System Air	SCF1500
Ground Floor 地下	Lavatory 洗手間	Panasonic 樂聲	FV-12NS3H
	Kitchen 廚房		FV-20NS3H
	Powder Room 化妝間		FV-15NS3H
First Floor 一樓	Junior Master Bathsuite 少主浴室	Panasonic 樂聲	FV-18NS3H
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
	Bathsuite 3 浴室 3		
Second Floor 二樓	Master Bathsuite 主人浴室		FV-20NS3H

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86F Pok Fu Lam Road 薄扶林道86F號

Dehumidifier 抽濕機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cold Magic 高美	CDH-22R2B1
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
	Bathsuite 3 浴室 3		
NCCO Air Treatment Unit NCCO 空氣淨化機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	RHT 信山實業	RH-220
	Foyer 前廳		
Ground Floor 地下	Living Room 客廳		
Towngas Water Heater 煤氣熱水爐			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Roof 天台	Roof 天台	Blueflame	NJW321TFL
Video Door Phone Panel 視像對講機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Entrance Lobby 入口大堂	Aiphone 愛峰	IXG-2C7
	Utility Room 工作間		
Speaker 揚聲器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Front Garden 前花園	TOA	TZ-206WWP
	Rear Garden 後花園		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. APPLIANCES SCHEDULE 設備說明表

86G Pok Fu Lam Road 薄扶林道86G號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Parking Space 停車位	Electric Vehicle Charger 電動車充電器	Cornerstone 基石	CHARGIC CG12EE-CXMS (1-Phase)
Kitchen 廚房	Refrigerator 雪櫃	Sub-Zero	ICBBI-36S
	Warming Drawer 暖碟機	Gaggenau	WS461112
	Vacuum Drawer 真空機	Gaggenau	DV461110
	Steam Oven 蒸爐	Gaggenau	BS470112
	Oven 焗爐	Gaggenau	BO470112
	Dishwasher 洗碗碟機	Gaggenau	DF210100
	Coffee Machine 咖啡機	Gaggenau	CM450112
	Hood 抽油煙機	Gaggenau	AW442120
	Wok Burner 單頭氣體煮食爐	Gaggenau	VG231320HK
	Two Burners 雙頭氣體煮食爐	Gaggenau	VG232320HK
	Barbecue Grill 燒烤爐	Gaggenau	VR230120
	Washing Machine 洗衣機	Gaggenau	WM260164
	Dryer 乾衣機	Gaggenau	WT260110
Foyer 前廳	Wine Cabinet 酒櫃	Sensis - Signature	CC330-H8
Master Chamber 主人套房	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
Living and Dining Room 客廳及飯廳			
Master Bathsuite 主人浴室	Smart Mirror 智能鏡	Oolaa	SM21(7115)HD39
Lift 升降機	Face Recognizer 人臉識別器	ZKTeco 熵基	SpeedFace-V5L
Roof 天台	BBQ Grill 燒烤爐	Beef Eater Serious Barbecues	S3000s, 4 Burner
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U

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6. APPLIANCES SCHEDULE 設備說明表

86G Pok Fu Lam Road 薄扶林道86G號

VRV Multi Air Conditioning System VRV 分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin Air-conditioning 大金空調	RJZQ5BAV
	RJZQ10CAY
	FJRP28CAP
	FJRP45CAP
	FJRP56CAP
	FJRP71CAP
	FXAQ25AVM
	FXMFP140AB

Exhaust Fan 抽氣扇			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Parking Space 停車位	System Air	SCF1500
Ground Floor 地下	Lavatory 洗手間	Panasonic 樂聲	FV-15NS3H
	Kitchen 廚房		FV-18NF3H
	Powder Room 化妝間		FV-12NS3H
First Floor 一樓	Junior Master Bathsuite 少主浴室	Panasonic 樂聲	FV-18NS3H
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		FV-20NS3H

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6. APPLIANCES SCHEDULE 設備說明表

86G Pok Fu Lam Road 薄扶林道86G號

Dehumidifier 抽濕機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cold Magic 高美	CDH-22R2B1
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

NCCO Air Treatment Unit NCCO 空氣淨化機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	RHT 信山實業	RH-220
	Foyer 前廳		
Ground Floor 地下	Living Room 客廳		

Towngas Water Heater 煤氣熱水爐			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Roof 天台	Roof 天台	Blueflame	NJW321TFL

Video Door Phone Panel 視像對講機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Entrance Lobby 入口大堂	Aiphone 愛峰	IXG-2C7
	Utility Room 工作間		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
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6. APPLIANCES SCHEDULE 設備說明表

86G Pok Fu Lam Road 薄扶林道86G號

Floor Heating System 地暖系統			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cozy Life 舒適生活	EC Series
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

Water Leakage Sensor 漏水感應器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Kitchen 廚房	Honeywell 霍尼韋爾	470-12
	Powder Room 化妝間		
First Floor 一樓	Junior Master Bathsuite 少主浴室		
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		

Speaker 揚聲器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Front Garden 前花園	TOA	TZ-206WWP
	Rear Garden 後花園		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	2	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	2	–	1	–
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	1
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	1
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	1
	Bathsuite 2 浴室 2	–	–	–	–
	Family Room 家庭室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	1
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	–	–	–
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	7	2	–	–	–
	Staircase 樓梯	15	–	–	–	–
	Parking Space 停車位	24	–	–	–	–
Ground Floor 地下	Kitchen 廚房	6	10	–	2	1
	Foyer 前廳	4	2	–	–	–
	Staircase 樓梯	10	10	–	–	–
	Living and Dining Room 客廳及飯廳	19	16	–	–	–
	Lavatory 洗手間	1	–	–	–	–
	Utility Room 工作間	1	4	–	–	–
	Entrance Lobby 入口大堂	2	–	–	–	–
	Powder Room 化妝間	4	–	–	–	–
	Front Garden 前花園	3	–	2	–	–
	Rear Garden 後花園	2	–	3	–	–

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Parking Space 停車位	–	–	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	1	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	2	2	2
	Lavatory 洗手間	–	–	–	–	–	–
	Utility Room 工作間	–	–	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–	–	–
	Powder Room 化妝間	–	–	1	–	–	–
	Front Garden 前花園	–	–	–	–	–	–
	Rear Garden 後花園	–	–	–	–	–	–

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
First Floor 一樓	Junior Master Chamber 少主套房	11	10	–	–	–
	Junior Master Bathsuite 少主浴室	9	2	–	–	–
	Ensuite 1 套房 1	11	10	–	–	–
	Bathsuite 1 浴室 1	9	–	1	–	–
	Ensuite 2 套房 2	12	10	–	–	–
	Bathsuite 2 浴室 2	9	2	–	–	–
	Family Room 家庭室	9	6	–	–	–
	Foyer 前廳	3	4	–	–	–
	Staircase 樓梯	10	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	18	18	–	–	–
	Master Bathsuite 主人浴室	16	4	1	–	–
	Master Study Room 主人書房	6	4	–	–	–
	Foyer 前廳	2	2	–	–	–
	Staircase 樓梯	–	–	–	–	–
Roof Floor 天台	Roof 天台	10	–	5	–	–
	Foyer 前廳	3	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	3	–	1	–	–

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
First Floor 一樓	Junior Master Chamber 少主套房	–	–	1	1	1	1
	Junior Master Bathsuite 少主浴室	–	–	1	–	–	–
	Ensuite 1 套房 1	–	–	1	–	1	2
	Bathsuite 1 浴室 1	–	–	1	–	–	–
	Ensuite 2 套房 2	–	–	1	–	1	1
	Bathsuite 2 浴室 2	–	–	1	–	–	–
	Family Room 家庭室	–	–	–	1	1	1
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	1	–	1	1
	Master Bathsuite 主人浴室	–	–	1	–	–	1
	Master Study Room 主人書房	–	–	1	–	1	1
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Roof Floor 天台	Roof 天台	2	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	4	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	–	–	–	1
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(入水位)	Thermostat for A/C Indicator 空調溫度控顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位及其接駁點
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	1	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	5	3	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	1	3	–	–
	Entrance Lobby 入口大堂	–	–	1	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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23 FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Family Room 家庭室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	–
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	1	2	1
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86A Pok Fu Lam Road 薄扶林道86A號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
First Floor 一樓	Junior Master Chamber 少主套房	–	2	1	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	2	1	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	2	1	–
	Bathsuite 2 浴室 2	–	–	–	–
	Family Room 家庭室	–	1	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	3	3	–
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	1	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	1	–	–	–
	Foyer 前廳	–	1	1	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	4

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–
	Staircase 樓梯	–	–
	Parking Space 停車位	2	–
Ground Floor 地下	Kitchen 廚房	–	–
	Foyer 前廳	–	–
	Staircase 樓梯	–	–
	Living and Dining Room 客廳及飯廳	–	–
	Lavatory 洗手間	–	–
	Utility Room 工作間	–	1
	Entrance Lobby 入口大堂	–	–
	Powder Room 化妝間	–	–
	Front Garden 前花園	–	–
	Rear Garden 後花園	–	–

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23 FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機
First Floor 一樓	Junior Master Chamber 少主套房	–	–
	Junior Master Bathsuite 少主浴室	–	–
	Ensuite 1 套房 1	–	–
	Bathsuite 1 浴室 1	–	–
	Ensuite 2 套房 2	–	–
	Bathsuite 2 浴室 2	–	–
	Walk In Closet 衣帽間	–	–
	Foyer 前廳	–	–
	Staircase 樓梯	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–
	Walk In Closet 衣帽間		
	Master Bathsuite 主人浴室	–	–
	Ensuite 3 套房 3	–	–
	Bathsuite 3 浴室 3	–	–
	Storeroom 儲物室	–	–
	Foyer 前廳	–	–
	Staircase 樓梯	–	–
Roof Floor 天台	Roof 天台	–	–
	Foyer 前廳	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	1	2	–	–	–
	Staircase 樓梯	5	–	–	–	–
	Parking Space 停車位	18	–	–	–	–
Ground Floor 地下	Kitchen 廚房	3	15	–	–	3
	Foyer 前廳	1	4	–	–	–
	Staircase 樓梯	2	–	–	–	–
	Living and Dining Room 客廳及飯廳	4	14	–	–	–
	Lavatory 洗手間	1	–	–	–	–
	Utility Room 工作間	1	6	–	–	–
	Entrance Lobby 入口大堂	3	6	–	–	–
	Powder Room 化妝間	1	2	–	–	–
	Front Garden 前花園	3	–	2	–	–
	Rear Garden 後花園	3	–	3	–	–

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86B Pok Fu Lam Road 薄扶林道86B號

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Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Parking Space 停車位	–	–	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	2	2	2
	Lavatory 洗手間	–	–	–	–	–	–
	Utility Room 工作間	–	–	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–	–	–
	Powder Room 化妝間	–	–	1	–	–	–
	Front Garden 前花園	–	–	–	–	–	–
	Rear Garden 後花園	–	–	–	–	–	–

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23 FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
First Floor 一樓	Junior Master Chamber 少主套房	3	12	–	–	–
	Junior Master Bathsuite 少主浴室	3	2	–	–	–
	Ensuite 1 套房 1	2	10	–	–	–
	Bathsuite 1 浴室 1	2	4	–	–	–
	Ensuite 2 套房 2	2	12	–	–	–
	Bathsuite 2 浴室 2	2	3	–	–	–
	Walk In Closet 衣帽間	2	12	–	–	–
	Foyer 前廳	2	6	–	–	–
	Staircase 樓梯	2	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	3	18	–	–	–
	Walk In Closet 衣帽間					
	Master Bathsuite 主人浴室	5	7	–	–	–
	Ensuite 3 套房 3	1	12	–	–	–
	Bathsuite 3 浴室 3	2	3	–	–	–
	Storeroom 儲物室	1	2	–	–	–
	Foyer 前廳	2	6	–	–	–
	Staircase 樓梯	2	–	–	–	–
Roof Floor 天台	Roof 天台	11	–	5	–	–
	Foyer 前廳	2	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	3	–	1	–	–

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備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
First Floor 一樓	Junior Master Chamber 少主套房	–	–	1	1	1	1
	Junior Master Bathsuite 少主浴室	–	–	1	–	–	–
	Ensuite 1 套房 1	–	–	1	1	1	1
	Bathsuite 1 浴室 1	–	–	1	–	–	–
	Ensuite 2 套房 2	–	–	1	1	1	1
	Bathsuite 2 浴室 2	–	–	1	–	–	–
	Walk In Closet 衣帽間	–	–	–	2	2	2
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	1	2	2	2
	Walk In Closet 衣帽間						
	Master Bathsuite 主人浴室	–	–	1	–	–	–
	Ensuite 3 套房 3	–	–	1	1	1	1
	Bathsuite 3 浴室 3	–	–	1	–	–	–
	Storeroom 儲物室	–	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Roof Floor 天台	Roof 天台	3	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–	–	–

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	4	–	–	1
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	1	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	4	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	1	3	1	–
	Entrance Lobby 入口大堂	–	6	1	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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23 FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	–
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	–	–	–
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	1	3	1
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86B Pok Fu Lam Road 薄扶林道86B號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
First Floor 一樓	Junior Master Chamber 少主套房	–	3	3	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	3	3	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	2	2	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	1	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	3	3	–
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	2	2	–
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	1	–	–	–
	Foyer 前廳	–	1	1	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	4

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	2	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	2	–	1	–
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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23 FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	1
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	1
	Bathsuite 1 浴室 1	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Multimedia Room 多媒體室	–	–	–	1
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	–
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	–	–	–
	His Walk In Closet 男主人衣帽間	–	–	–	–
	Her Walk In Closet 女主人衣帽間	–	–	–	1
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	–	–	–
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	9	2	–	–	–
	Staircase 樓梯	12	–	–	–	–
	Parking Space 停車位	16	–	–	–	–
Ground Floor 地下	Kitchen 廚房	14	–	–	–	–
	Foyer 前廳	1	–	–	–	–
	Staircase 樓梯	12	–	–	–	–
	Living and Dining Room 客廳及飯廳	28	11	–	–	–
	Lavatory 洗手間	2	–	–	–	–
	Utility Room 工作間	2	2	–	–	–
	Entrance Lobby 入口大堂	7	1	–	–	–
	Powder Room 化妝間	3	–	–	–	–
	Front Garden 前花園	6	–	2	–	–
	Rear Garden 後花園	8	–	3	–	–

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Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Parking Space 停車位	–	–	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	3	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	2	2	2
	Lavatory 洗手間	–	–	–	–	–	–
	Utility Room 工作間	–	–	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–	–	–
	Powder Room 化妝間	–	–	–	–	–	–
	Front Garden 前花園	–	–	–	–	–	–
	Rear Garden 後花園	–	–	–	–	–	–

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First Floor 一樓	Junior Master Chamber 少主套房	14	6	–	–	–
	Junior Master Bathsuite 少主浴室	4	1	–	–	–
	Ensuite 1 套房 1	11	10	–	–	–
	Bathsuite 1 浴室 1	4	1	–	–	–
	Bathsuite 2 浴室 2	3	1	–	–	–
	Multimedia Room 多媒體室	16	4	–	–	–
	Foyer 前廳	8	2	–	–	–
	Staircase 樓梯	11	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	13	4	–	–	–
	Master Bathsuite 主人浴室	10	1	–	–	–
	Master Study Room 主人書房	6	3	–	–	–
	His Walk In Closet 男主人衣帽間	1	1	–	–	–
	Her Walk In Closet 女主人衣帽間	7	1	–	–	–
	Foyer 前廳	6	–	–	–	–
	Staircase 樓梯	11	1	–	–	–
Roof Floor 天台	Roof 天台	11	–	5	–	–
	Foyer 前廳	3	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	3	–	1	–	–

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86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	1	2	1
	Junior Master Bathsuite 少主浴室	–	–	1	–	–	–
	Ensuite 1 套房 1	–	–	–	1	3	1
	Bathsuite 1 浴室 1	–	–	1	–	–	–
	Bathsuite 2 浴室 2	–	–	1	–	–	–
	Multimedia Room 多媒體室	–	–	1	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	1	–	1
	Master Bathsuite 主人浴室	–	–	–	–	–	–
	Master Study Room 主人書房	–	–	–	–	–	1
	His Walk In Closet 男主人衣帽間	–	–	1	–	–	–
	Her Walk In Closet 女主人衣帽間	–	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Roof Floor 天台	Roof 天台	3	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–	–	–

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	4	–	–	1
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(入水位)	Thermostat for A/C Indicator 空調溫度控顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位及其接駁點
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	1	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	9	4	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	1	–	–	–
	Entrance Lobby 入口大堂	–	–	1	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	–
	Bathsuite 1 浴室 1	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Multimedia Room 多媒體室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	–
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	–	–	–
	His Walk In Closet 男主人衣帽間	–	–	–	–
	Her Walk In Closet 女主人衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	1	3	1
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(入水位)	Thermostat for A/C Indicator 空調溫度控顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位及其接駁點
First Floor 一樓	Junior Master Chamber 少主套房	–	2	2	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	2	2	–
	Bathsuite 1 浴室 1	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Multimedia Room 多媒體室	–	3	3	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	4	2	–
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	–	1	–
	His Walk In Closet 男主人衣帽間	–	–	–	–
	Her Walk In Closet 女主人衣帽間	–	–	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	1	–	–	–
	Foyer 前廳	–	1	1	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	4

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裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	2	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	–	–	1	–
	Entrance Lobby 入口大堂	2	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	1
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	1
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	1
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	1
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	–	–	1
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	–	–	–
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	5	2	–	–	–
	Staircase 樓梯	12	–	–	–	–
	Parking Space 停車位	18	–	–	–	–
Ground Floor 地下	Kitchen 廚房	13	11	–	2	1
	Foyer 前廳	4	4	–	–	–
	Staircase 樓梯	7	–	–	–	–
	Living and Dining Room 客廳及飯廳	20	14	–	–	–
	Lavatory 洗手間	1	–	–	–	–
	Utility Room 工作間	2	4	–	–	–
	Entrance Lobby 入口大堂	5	2	–	–	–
	Powder Room 化妝間	1	4	–	–	–
	Front Garden 前花園	21	–	2	–	–
	Rear Garden 後花園	16	–	3	–	–

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23 FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Parking Space 停車位	–	–	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	1	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	2	2	2
	Lavatory 洗手間	–	–	–	–	–	–
	Utility Room 工作間	–	–	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–	–	–
	Powder Room 化妝間	–	–	1	–	–	–
	Front Garden 前花園	–	–	–	–	–	–
	Rear Garden 後花園	–	–	–	–	–	–

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First Floor 一樓	Junior Master Chamber 少主套房	13	12	–	–	–
	Junior Master Bathsuite 少主浴室	6	2	–	–	–
	Ensuite 1 套房 1	9	10	–	–	–
	Bathsuite 1 浴室 1	6	2	–	–	–
	Ensuite 2 套房 2	11	12	–	–	–
	Bathsuite 2 浴室 2	6	2	–	–	–
	Walk In Closet 衣帽間	10	12	–	–	–
	Foyer 前廳	5	6	–	–	–
	Staircase 樓梯	7	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	23	18	–	–	–
	Walk In Closet 衣帽間					
	Master Bathsuite 主人浴室	15	4	1	–	–
	Ensuite 3 套房 3	11	16	–	–	–
	Bathsuite 3 浴室 3	6	2	–	–	–
	Storeroom 儲物室	1	2	–	–	–
	Foyer 前廳	3	6	–	–	–
	Staircase 樓梯	8	–	–	–	–
Roof Floor 天台	Roof 天台	11	–	5	–	–
	Foyer 前廳	3	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	3	–	1	–	–

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Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
First Floor 一樓	Junior Master Chamber 少主套房	–	–	1	1	1	1
	Junior Master Bathsuite 少主浴室	–	–	1	–	–	–
	Ensuite 1 套房 1	–	–	1	1	1	1
	Bathsuite 1 浴室 1	–	–	1	–	–	–
	Ensuite 2 套房 2	–	–	1	1	1	1
	Bathsuite 2 浴室 2	–	–	1	–	–	–
	Walk In Closet 衣帽間	–	–	–	2	2	2
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	1	2	2	2
	Walk In Closet 衣帽間						
	Master Bathsuite 主人浴室	–	–	1	–	–	1
	Ensuite 3 套房 3	–	–	1	1	1	1
	Bathsuite 3 浴室 3	–	–	1	–	–	–
	Storeroom 儲物室	–	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Roof Floor 天台	Roof 天台	3	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–	–	–

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Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	4	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	–	–	–	1
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	1	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	4	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	1	3	–	–
	Entrance Lobby 入口大堂	–	6	1	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	–
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	–	–	–
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	1	3	1
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86D Pok Fu Lam Road 薄扶林道86D號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
First Floor 一樓	Junior Master Chamber 少主套房	–	3	3	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	3	3	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	2	2	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	1	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	3	3	–
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	2	2	–
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	1	–	–	–
	Foyer 前廳	–	1	1	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	4

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	2	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	–	–	1	–
	Entrance Lobby 入口大堂	2	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	1
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	1
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	1
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	1
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	–	–	1
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	–	–	–
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	5	2	–	–	–
	Staircase 樓梯	12	–	–	–	–
	Parking Space 停車位	16	–	–	–	–
Ground Floor 地下	Kitchen 廚房	13	11	–	2	1
	Foyer 前廳	4	4	–	–	–
	Staircase 樓梯	8	–	–	–	–
	Living and Dining Room 客廳及飯廳	18	14	–	–	–
	Lavatory 洗手間	1	–	–	–	–
	Utility Room 工作間	1	4	–	–	–
	Entrance Lobby 入口大堂	6	2	–	–	–
	Powder Room 化妝間	1	4	–	–	–
	Front Garden 前花園	4	–	2	–	–
	Rear Garden 後花園	6	–	3	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Parking Space 停車位	–	–	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	1	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	2	2	2
	Lavatory 洗手間	–	–	–	–	–	–
	Utility Room 工作間	–	–	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–	–	–
	Powder Room 化妝間	–	–	1	–	–	–
	Front Garden 前花園	–	–	–	–	–	–
	Rear Garden 後花園	–	–	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

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First Floor 一樓	Junior Master Chamber 少主套房	13	12	–	–	–
	Junior Master Bathsuite 少主浴室	7	2	–	–	–
	Ensuite 1 套房 1	9	10	–	–	–
	Bathsuite 1 浴室 1	7	2	–	–	–
	Ensuite 2 套房 2	11	12	–	–	–
	Bathsuite 2 浴室 2	7	2	–	–	–
	Walk In Closet 衣帽間	10	12	–	–	–
	Foyer 前廳	4	6	–	–	–
	Staircase 樓梯	8	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	23	18	–	–	–
	Walk In Closet 衣帽間					
	Master Bathsuite 主人浴室	14	4	1	–	–
	Ensuite 3 套房 3	11	16	–	–	–
	Bathsuite 3 浴室 3	7	2	–	–	–
	Storeroom 儲物室	1	2	–	–	–
	Foyer 前廳	3	6	–	–	–
	Staircase 樓梯	8	–	–	–	–
Roof Floor 天台	Roof 天台	11	–	5	–	–
	Foyer 前廳	3	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	3	–	1	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
First Floor 一樓	Junior Master Chamber 少主套房	–	–	1	1	1	1
	Junior Master Bathsuite 少主浴室	–	–	1	–	–	–
	Ensuite 1 套房 1	–	–	1	1	1	1
	Bathsuite 1 浴室 1	–	–	1	–	–	–
	Ensuite 2 套房 2	–	–	1	1	1	1
	Bathsuite 2 浴室 2	–	–	1	–	–	–
	Walk In Closet 衣帽間	–	–	–	2	2	2
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	1	2	2	2
	Walk In Closet 衣帽間						
	Master Bathsuite 主人浴室	–	–	1	–	–	1
	Ensuite 3 套房 3	–	–	1	1	1	1
	Bathsuite 3 浴室 3	–	–	1	–	–	–
	Storeroom 儲物室	–	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Roof Floor 天台	Roof 天台	3	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–	–	–

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備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	4	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	–	–	–	1
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(入水位)	Thermostat for A/C Indicator 空調溫度控顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位及其接駁點
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	1	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	4	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	1	3	–	–
	Entrance Lobby 入口大堂	–	6	1	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	–
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	–	–	–
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	1	3	1
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86E Pok Fu Lam Road 薄扶林道86E號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
First Floor 一樓	Junior Master Chamber 少主套房	–	3	3	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	3	3	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	2	2	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	1	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	3	3	–
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	2	2	–
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	1	–	–	–
	Foyer 前廳	–	1	1	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	4

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–
	Staircase 樓梯	–	–
	Parking Space 停車位	2	–
Ground Floor 地下	Kitchen 廚房	–	–
	Foyer 前廳	–	–
	Staircase 樓梯	–	–
	Living and Dining Room 客廳及飯廳	–	–
	Lavatory 洗手間	–	–
	Utility Room 工作間	–	1
	Entrance Lobby 入口大堂	–	–
	Powder Room 化妝間	–	–
	Front Garden 前花園	–	–
	Rear Garden 後花園	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機
First Floor 一樓	Junior Master Chamber 少主套房	–	–
	Junior Master Bathsuite 少主浴室	–	–
	Ensuite 1 套房 1	–	–
	Bathsuite 1 浴室 1	–	–
	Ensuite 2 套房 2	–	–
	Bathsuite 2 浴室 2	–	–
	Walk In Closet 衣帽間	–	–
	Foyer 前廳	–	–
	Staircase 樓梯	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–
	Walk In Closet 衣帽間		
	Master Bathsuite 主人浴室	–	–
	Ensuite 3 套房 3	–	–
	Bathsuite 3 浴室 3	–	–
	Storeroom 儲物室	–	–
	Foyer 前廳	–	–
	Staircase 樓梯	–	–
Roof Floor 天台	Roof 天台	–	–
	Foyer 前廳	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	1	2	–	–	–
	Staircase 樓梯	5	–	–	–	–
	Parking Space 停車位	18	–	–	–	–
Ground Floor 地下	Kitchen 廚房	3	11	–	–	3
	Foyer 前廳	1	4	–	–	–
	Staircase 樓梯	1	–	–	–	–
	Living and Dining Room 客廳及飯廳	4	12	–	–	–
	Lavatory 洗手間	1	2	–	–	–
	Utility Room 工作間	1	5	–	–	–
	Entrance Lobby 入口大堂	2	2	–	–	–
	Powder Room 化妝間	1	4	–	–	–
	Front Garden 前花園	4	–	2	–	–
	Rear Garden 後花園	3	–	3	–	–

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Parking Space 停車位	–	–	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	2	2	2
	Lavatory 洗手間	–	–	–	–	–	–
	Utility Room 工作間	–	–	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–	–	–
	Powder Room 化妝間	–	–	1	–	–	–
	Front Garden 前花園	–	–	–	–	–	–
	Rear Garden 後花園	–	–	–	–	–	–

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裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

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Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
First Floor 一樓	Junior Master Chamber 少主套房	3	12	–	–	–
	Junior Master Bathsuite 少主浴室	3	2	–	–	–
	Ensuite 1 套房 1	2	10	–	–	–
	Bathsuite 1 浴室 1	2	2	–	–	–
	Ensuite 2 套房 2	2	12	–	–	–
	Bathsuite 2 浴室 2	2	2	–	–	–
	Walk In Closet 衣帽間	2	10	–	–	–
	Foyer 前廳	2	4	–	–	–
	Staircase 樓梯	2	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	2	16	–	–	–
	Walk In Closet 衣帽間					
	Master Bathsuite 主人浴室	3	4	2	–	–
	Ensuite 3 套房 3	2	12	–	–	–
	Bathsuite 3 浴室 3	2	2	–	–	–
	Storeroom 儲物室	1	–	–	–	–
	Foyer 前廳	2	6	–	–	–
	Staircase 樓梯	2	–	–	–	–
Roof Floor 天台	Roof 天台	11	–	6	–	–
	Foyer 前廳	2	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	3	–	1	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
First Floor 一樓	Junior Master Chamber 少主套房	–	–	1	1	1	1
	Junior Master Bathsuite 少主浴室	–	–	1	–	–	–
	Ensuite 1 套房 1	–	–	1	1	1	1
	Bathsuite 1 浴室 1	–	–	1	–	–	–
	Ensuite 2 套房 2	–	–	1	1	1	1
	Bathsuite 2 浴室 2	–	–	1	–	–	–
	Walk In Closet 衣帽間	–	–	–	2	2	2
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	1	2	2	2
	Walk In Closet 衣帽間						
	Master Bathsuite 主人浴室	–	–	1	–	–	–
	Ensuite 3 套房 3	–	–	1	1	1	1
	Bathsuite 3 浴室 3	–	–	1	–	–	–
	Storeroom 儲物室	–	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Roof Floor 天台	Roof 天台	3	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–	–	–

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23 FITTINGS, FINISHES AND APPLIANCES
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86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	4	–	–	1
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(入水位)	Thermostat for A/C Indicator 空調溫度控顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位及其接駁點
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	1	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	–	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	4	–
	Lavatory 洗手間	–	–	–	–
	Utility Room 工作間	1	3	1	–
	Entrance Lobby 入口大堂	–	6	1	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

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23 FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	–
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	–	–	–
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	1	3	1
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86F Pok Fu Lam Road 薄扶林道86F號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
First Floor 一樓	Junior Master Chamber 少主套房	–	3	3	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	3	3	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	2	2	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	1	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	3	3	–
	Walk In Closet 衣帽間				
	Master Bathsuite 主人浴室	–	–	–	–
	Ensuite 3 套房 3	–	2	2	–
	Bathsuite 3 浴室 3	–	–	–	–
	Storeroom 儲物室	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	1	–	–	–
	Foyer 前廳	–	1	1	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	4

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86G Pok Fu Lam Road 薄扶林道86G號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	2	–	–
Ground Floor 地下	Kitchen 廚房	2	–	1	–
	Utility Room 工作間				
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度控顯示器
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	1
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	1
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	1
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	1
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	–	–	–
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

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Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	7	2	–	–	–
	Staircase 樓梯	15	–	–	–	–
	Parking Space 停車位	19	–	–	–	–
Ground Floor 地下	Kitchen 廚房	19	12	–	2	1
	Utility Room 工作間					
	Foyer 前廳	4	2	–	–	–
	Staircase 樓梯	8	–	–	–	–
	Living and Dining Room 客廳及飯廳	20	12	–	–	–
	Lavatory 洗手間	1	–	–	–	–
	Entrance Lobby 入口大堂	9	–	–	–	–
	Powder Room 化妝間	1	–	–	–	–
	Front Garden 前花園	10	–	2	–	–
	Rear Garden 後花園	3	–	3	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

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Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Parking Space 停車位	–	–	–	–	–	–
Ground Floor 地下	Kitchen 廚房	–	1	–	–	–	–
	Utility Room 工作間						
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	2	2	2
	Lavatory 洗手間	–	–	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–	–	–
	Powder Room 化妝間	–	–	–	–	–	–
	Front Garden 前花園	–	–	–	–	–	–
	Rear Garden 後花園	–	–	–	–	–	–

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86G Pok Fu Lam Road 薄扶林道86G號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培接線座
First Floor 一樓	Junior Master Chamber 少主套房	8	12	–	–	–
	Junior Master Bathsuite 少主浴室	7	2	–	–	–
	Ensuite 1 套房 1	8	10	–	–	–
	Bathsuite 1 浴室 1	7	2	–	–	–
	Ensuite 2 套房 2	8	10	–	–	–
	Bathsuite 2 浴室 2	7	2	–	–	–
	Walk In Closet 衣帽間	10	6	–	–	–
	Foyer 前廳	3	4	–	–	–
	Staircase 樓梯	8	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	19	21	–	–	–
	Master Bathsuite 主人浴室	16	6	1	–	–
	Master Study Room 主人書房	6	6	–	–	–
	Foyer 前廳	2	–	–	–	–
	Staircase 樓梯	–	–	–	–	–
Roof Floor 天台	Roof 天台	10	–	5	–	–
	Foyer 前廳	3	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	3	–	1	–	–

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Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水接線座	20A Connection Unit 20安培接線位座	Panic Alarm Push Button 緊急警報按鈕	TV Outlet 電視天線插座	Tele- phone Outlet 電話插座	Data Outlet 數據插座
First Floor 一樓	Junior Master Chamber 少主套房	–	–	1	1	1	1
	Junior Master Bathsuite 少主浴室	–	–	–	–	–	–
	Ensuite 1 套房 1	–	–	1	1	1	1
	Bathsuite 1 浴室 1	–	–	1	–	–	–
	Ensuite 2 套房 2	–	–	1	1	1	1
	Bathsuite 2 浴室 2	–	–	1	–	–	–
	Walk In Closet 衣帽間	–	–	–	1	1	1
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	1	2	2	2
	Master Bathsuite 主人浴室	–	–	1	–	–	1
	Master Study Room 主人書房	–	–	–	1	1	1
	Foyer 前廳	–	–	–	–	–	–
	Staircase 樓梯	–	–	–	–	–	–
Roof Floor 天台	Flat Roof 天台	2	–	–	–	–	–
	Foyer 前廳	–	–	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–	–	–

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Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	4	–	–	1
	Utility Room 工作間				
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	–	–
	Lavatory 洗手間	–	–	–	–
	Entrance Lobby 入口大堂	–	–	–	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86G Pok Fu Lam Road 薄扶林道86G號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	–	–	1	–
	Staircase 樓梯	–	–	–	–
	Parking Space 停車位	–	–	–	–
Ground Floor 地下	Kitchen 廚房	1	3	1	–
	Utility Room 工作間				
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
	Living and Dining Room 客廳及飯廳	–	–	3	–
	Lavatory 洗手間	–	–	–	–
	Entrance Lobby 入口大堂	–	–	1	–
	Powder Room 化妝間	–	–	–	–
	Front Garden 前花園	–	–	–	–
	Rear Garden 後花園	–	–	–	–

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86G Pok Fu Lam Road 薄扶林道86G號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
First Floor 一樓	Junior Master Chamber 少主套房	–	–	–	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	–	–	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	–	–	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	–	–	–
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	–	–	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	–	1	2	1
	Foyer 前廳	–	–	–	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	–

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86G Pok Fu Lam Road 薄扶林道86G號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
First Floor 一樓	Junior Master Chamber 少主套房	–	2	2	–
	Junior Master Bathsuite 少主浴室	–	–	–	–
	Ensuite 1 套房 1	–	2	2	–
	Bathsuite 1 浴室 1	–	–	–	–
	Ensuite 2 套房 2	–	2	2	–
	Bathsuite 2 浴室 2	–	–	–	–
	Walk In Closet 衣帽間	–	1	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Second Floor 二樓	Master Chamber 主人套房	–	3	3	–
	Master Bathsuite 主人浴室	–	–	–	–
	Master Study Room 主人書房	–	1	1	–
	Foyer 前廳	–	–	–	–
	Staircase 樓梯	–	–	–	–
Roof Floor 天台	Roof 天台	1	–	–	–
	Foyer 前廳	–	1	1	–
Top Roof 上層天台	Top Roof 上層天台	–	–	–	4

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號 "—" 表示 "不提供"。

24 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地稅

The Vendor is liable for the government rent payable for a residential property up to and including the date of completion of the sale and purchase of that residential property.

賣方有法律責任繳付住宅物業直至該住宅物業買賣完成日(包括該日)爲止之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

(a) On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

(b) On that delivery, the purchaser is also liable to pay a debris removal fee, equivalent to the manager of the development, but not to the developer.

Notes :
1. The purchaser shall in fact pay the deposits for water, electricity and gas to the manager of the Development.
2. The purchaser shall in fact pay the debris removal fee to the manager of the Development.

(a) 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。

(b) 在交付時，買方應該將清理廢料的費用支付給管理人而非擁有人。

備註:
1. 買方事實上須向發展項目的管理人支付水、電力及氣體的按金。
2. 買方事實上須向發展項目的管理人支付清理廢料的費用。

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

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

按買賣合約的規定，住宅物業及其裝置、裝修物料或設備之欠妥之處的保養責任期為住宅物業之成交日期起計爲期6個月內。

28 MAINTENANCE OF SLOPES 斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own cost.

   Clause 4(27) of the Land Grant stipulates that:-

   "THE LESSEE DOTH HEREBY COVENANT with the Government by these presents in manner following that is to say that :

   ...

   (27) where consent has been given pursuant to Clause 4(26) of this Lease for 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 within the said piece or parcel of ground or on any Government land which is required for the purpose of or in connection with the formation levelling or development of the said piece or parcel of ground or any part thereof or any other works required to be done by the Lessee under the terms and covenants herein contained the Lessee will carry out construct or bear the cost of the carrying out or construction of such slope treatment works retaining walls or other support protection drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away landslip or subsidence occurring thereafter and will at all times during the term hereby granted maintain at its own expense the said slope treatment works retaining walls land or other support protection and drainage works in good and substantial repair and condition to the satisfaction of the Director and in the event that as a result or arising out of any formation levelling or development or other works done by the Lessee any falling away landslip or subsidence occurs at any time whether in or from any land within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land the Lessee will at its own expense reinstate and make good the same to the satisfaction of the Director and will 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 and in addition to any other rights or remedies herein provided for breach of any of the covenants herein contained the Director shall be entitled by notice in writing to call upon the Lessee to carry out construct and maintain the said slope treatment works retaining walls land or other support protection and drainage works or to reinstate and make good any falling away landslip or subsidence and if the Lessee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein the Director may forthwith execute and carry out the work and the Lessee will on demand repay to the Government the cost thereof

   ..."

Condition No. (13) of the First Schedule to the Modification Letter stipulates that:-

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

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

28 MAINTENANCE OF SLOPES 斜坡維修

2. Each of the owners is obliged to contribute towards the costs of the maintenance work.

3. The plan showing the slopes and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated is set out at the end of this section.

4. Owner's undertaking to maintain any slope in relation to the Development at the owner's own costs: Not Applicable.

5. Under the DMC, the manager of the Development has the owners' authority to carry out the maintenance work.

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斜坡。

批地文件第 4（27） 條規定：

「承租人特此通過本文件以下列方式與政府立約：

……

(27) 如果已根據本租契第4(26)條同意任何土地需要削土、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論是在該土地內或任何政府土地內，旨在構建、平整或發展該幅或塊土地或其中任何部分或承租人按本文件需要進行的任何其他工程或作任何其他用途，承租人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水工程或今後成為必要的其他工程，以便保護與支撐該幅或塊土地和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承租人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水工程處於修繕妥當的狀態，使署長滿意。倘若因為任何構建、平整、發展或承租人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該幅或塊土地或任何毗鄰或毗連政府土地或出租土地，承租人須自費進行修復或彌補，使署長滿意並對因上述塌方、山泥傾瀉或地陷直接或間接令政府、他的代理人及承辦商承受、遭受或產生的一切費用、收費、損害賠償、要求、索償向政府、他的代理人及承辦商作出彌償。除了本文件規定對違反本文件的任何其他權利或濟助外，署長有權發出書面通知要求承租人進行、修建及保養斜坡處理工程、護土牆或其他支承物、保護物及排水工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承租人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承租人須在要求時歸還政府因此產生的費用。」

……」

修訂函附表一第 （13）條規定：

「（a) 承租人須應署長全權酌情要求自費在本文件附錄 A圖上以綠色邊顯示的範圍(以下簡稱「綠色邊範圍」)內進行岩土工程勘察、斜坡處理、山泥傾瀉的預防、緩解和補救工程，使署長滿意，並須在本文件批租的期限內始終自費保持綠色邊範圍包括其中及其上的所有土地、斜坡處理工程、擋土結構、排水系統和任何其他工程處於良好和實質性的維修狀況，使署長滿意。如果在本文件批租的期限內的任何時候，綠色邊範圍內發生任何山泥傾瀉、地陷或塌方，承租人應自費對綠色邊範圍連同署長認為(其決定為最終決定並對承租人具有約束力)受到影響的毗鄰區域進行修復及彌補，

28 MAINTENANCE OF SLOPES 斜坡維修

使署長滿意。 承租人須對上述山泥傾瀉、地陷或塌方而產生的所有索賠、司法程序、費用、損害和開支賠償政府、其代理人和承辦商。承租人應確保在綠色邊範圍內不存在非法挖掘或傾倒行為，並且經署長事先書面批准，承租人可以設置柵欄或其他障礙物以防止此類非法挖掘或傾倒 。除了署長可就任何違反本文件所載契諾和條件擁有的任何其他權利或補救措施外，署長可隨時通過書面通知要求承租人進行上述岩土工程勘察、斜坡處理、山泥傾瀉的預防、緩解和補救工程，並維護、恢復和修復受山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程，如果承租人疏忽或未能在通知指明的期限內執行通知，使署長滿意，署長可在該期限屆滿後執行和進行所需的工程，承租人應按要求向政府償還其費用。

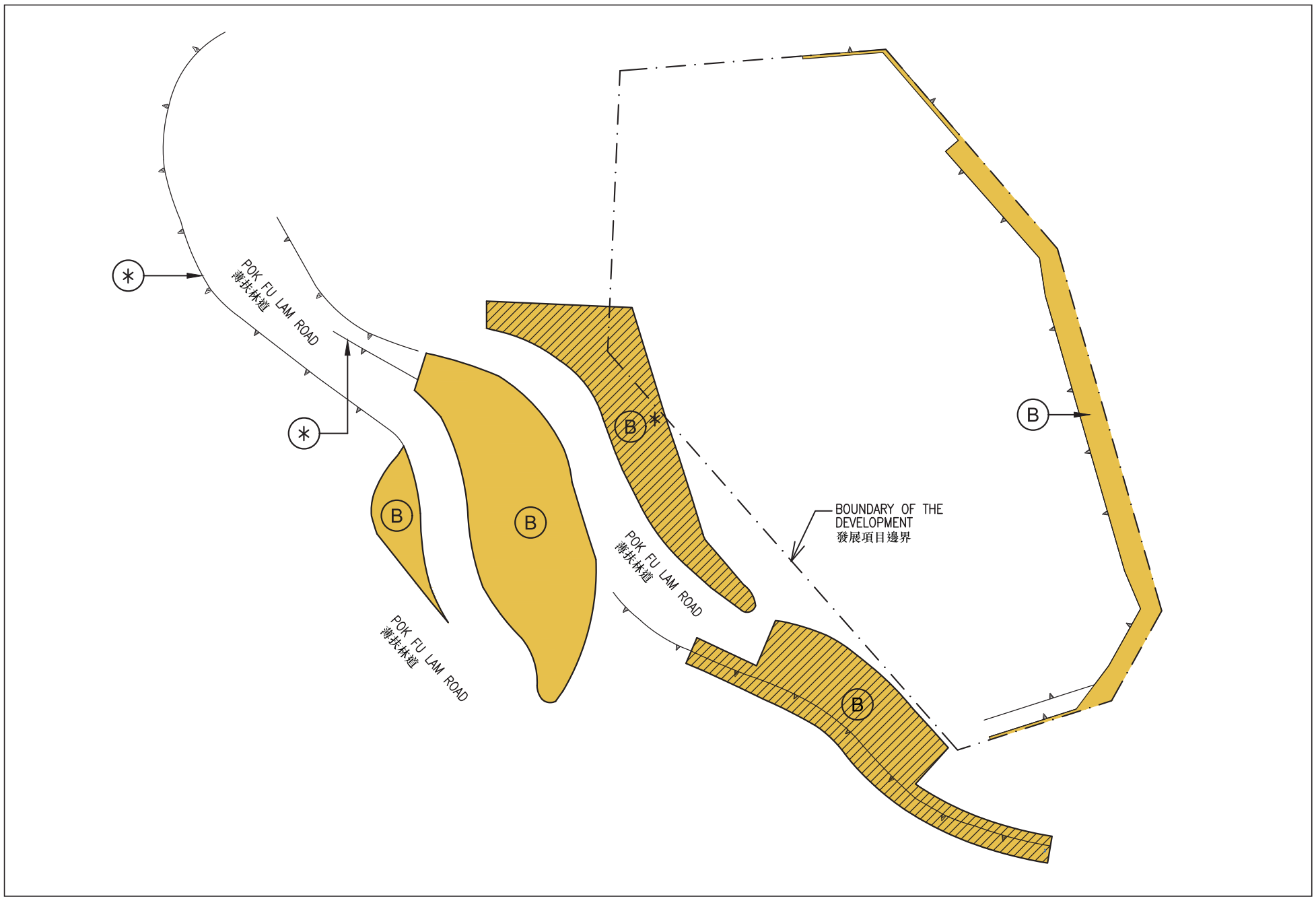
(b) 即使有本條(a)款的規定，承租人在本條件下對綠色邊範圍或其任何部分的義務和權利將在政府向承租人發出通知後終止， 承租人不得就因該終止而遭受的任何損失、損害或干擾或產生的任何費用向政府或署長或其授權官員提出索賠，但是上述終止不損害政府享有對先前違反、不履行或不遵守上述 (a) 款的任何權利或補救措施。」

2. 每名擁有人均須分擔維修工程項目的費用。

3. 在本節末有顯示斜坡及已經或將會在該項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則。

4. 擁有人自費就發展項目維修任何斜坡的承諾: 不適用。

5. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。



LEGENDS 圖例：

B SLOPE STRUCTURES / RETAINING STRUCTURE AT EDGED GREEN AREA - BROWN HATCHED BLACK AREA
綠色邊範圍的斜坡構築物/擋土構築物–棕色間黑斜線範圍

B SLOPE STRUCTURE - BROWN AREA
斜坡構築物–棕色範圍

RETAINING STRUCTURE
擋土構築物

MAINTENANCE RESPONSIBILITY SHARED WITH OWNERS OF INLAND LOT NO. 8320
與內地段第8320號的業主共同承擔的維修責任

29 MODIFICATION 修訂

Not Applicable

不適用

30 RELEVANT INFORMATION
有關資料

Not Applicable

不適用

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

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: http://www.mountpokfulam.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：http://www.mountpokfulam.com

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	1135.026
2.	**Plant rooms and similar services**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	18.45
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.	607.426
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	Not Applicable
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	Not Applicable
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	Not Applicable
9.	Utility platform	Not Applicable
10.	Noise barrier	Not Applicable
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners'corporation office	Not Applicable
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	Not Applicable
13.	Covered landscaped and play area	Not Applicable
14.	Horizontal screens/covered walkways and trellis	Not Applicable
15.	Larger lift shaft	Not Applicable

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

		Area (m^2)
Amenity Features		
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	36.061
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Sunshade and reflector	Not Applicable
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	Not Applicable
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	Not Applicable
26.	Covered area under large projecting/ overhanging feature	Not Applicable
27.	Public transport terminus	Not Applicable
28.(#)	Party structure and common staircase	Not Applicable
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	266.461
30.	Public passage	Not Applicable
31.	Covered set back area	Not Applicable
Bonus GFA		
32.	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Intergrated Construction	Not Applicable

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

Environmental Assessment of the Building and Estimated Energy Performance or Consumption for the Development

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

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

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物 (規劃) 規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方（公共交通總站除外）	1135.026
2.	**機房及相類設施**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	18.45
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施及必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	607.426
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	露台	不適用
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用
適意設施		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衞室和廁所，以及業主立案法團辦事處	不適用
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	不適用
13.	有蓋園景區及遊樂場地	不適用
14.	橫向屏障/有蓋人行道及花棚	不適用
15.	擴大升降機槽	不適用

		面積 (平方米)
適意設施		
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽及氣槽	36.061
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23.(#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	不適用
其他項目		
25.(#)	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出/外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.(#)	共用構築物及公用樓梯	不適用
29.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	266.461
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		
32.	額外總樓面面積	不適用
根據聯合作業備考(第 8 號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	不適用

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

建築物的環境評估及發展項目的預計能量表現或消耗

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

33 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
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 ("ASP") 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 ASP, sub-sell that Residential Unit or transfer the benefit of the ASP 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 ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the ASP 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 ASP.

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 ASP 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.

1. 買方須於正式買賣合約(「買賣合約」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位之轉讓、轉售該住宅單位或以任何形式轉移該住宅單位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任， 賣方有權保留等同買賣合約指明之住宅單位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。

3. 賣方將會或已經(視屬何情況而定)支付所有有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期(包括該兩日)期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用(按每次要求計)，有權獲取(而當其要求時將獲提供)以下資料之最新紀錄印本完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之月份完結時已支出和繳付之總建築費用及總專業費用。

The date on which this Sales Brochure is printed is 11 January 2024.

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

本售樓說明書印製日期為2024年1月11日。

發展項目及其周邊地區日後可能出現改變。

