GRANDVIEW OCEANIA

嘉富海灣

— 368 —

SALES BROCHURE

售樓說明書

GRANDVIEW OCEANIA

嘉富海灣

— 368 —

* 「368」之描述為宣傳推廣之用，並非發展項目的名稱，有可能更改，且不會用於或出現在發展項目的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件中。

* The description of "368" is promotional purpose, which is not the name of the development and may subject to change. Such description will not be used or appear in the building plans, sales and purchase agreements, deed of mutual covenant, assignments or other title deeds or legal documents of the development.

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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.

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

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

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

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

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

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

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

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

8. Register of Transactions

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

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

9. Agreement for sale and purchase

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

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

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

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

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

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

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

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

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

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

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

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

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

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

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

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified

show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

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

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

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

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

15. Estimated material date and handing over date

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

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

- Handing over date

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

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

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

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

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

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

    - strike or lock-out of workmen;

    - riots or civil commotion;

    - force majeure or Act of God;

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

    - war; or

    - inclement weather.

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

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
March 2023

Remark:

[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.

[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.

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：（i）露台；（ii）工作平台；以及（iii）陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭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」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

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

- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱 。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該—

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

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

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

- 認可人士可批予在預計關鍵日期之後完成發展項目

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

    - ➢ 工人罷工或封閉工地；

    - ➢ 暴動或內亂；

    - ➢ 不可抗力或天災；

    - ➢ 火警或其他賣方所不能控制的意外；

    - ➢ 戰爭；或

    - ➢ 惡劣天氣。

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

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

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

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

其他相關聯絡資料：

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

一手住宅物業銷售監管局
2023 年 3 月

備註:

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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。

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
Grandview Oceania

發展項目名稱
嘉富海灣

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
368 Castle Peak Road Ting Kau

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
青山公路汀九段368號

The Development consists of houses

發展項目包括多於一座洋房

Total number of houses
There are 13 houses in total

洋房的總數
共13座洋房

House numbering as provided in the approved building plans for the Development
House A, House B, House C, House D, House E, House F, House G, House H, House I, House J, House K, House L and House M

發展項目的經批准的建築圖則所規定的門牌號數
A座洋房、B座洋房、C座洋房、D座洋房、E座洋房、F座洋房、G座洋房、H座洋房、I座洋房、J座洋房、K座洋房、L座洋房及M座洋房

Omitted house numbers
Not Applicable

被略去的門牌號數
不適用

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
Team Victor Development Limited

賣方
偉達地產有限公司

Holding companies of the Vendor
Team King Ventures Limited

賣方之控權公司
Team King Ventures Limited

Authorized Person for the Development
Mr. Fung Yik Chun

發展項目的認可人士
馮奕駿先生

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
Fruit Design & Build Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
豐展設計及營造有限公司

Building Contractor for the Development
Fruit Design & Build Limited

發展項目的承建商
豐展設計及營造有限公司

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Howse Williams

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
何韋律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not Applicable

已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構
不適用

Any other person who has made a loan for the construction of the Development
PACM NL Capital Limited

已為發展項目的建造提供貸款的其他人
PACM NL Capital Limited

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; Note: Mr. Fung Yik Chun (i.e. the Authorized Person for the Development) is an employee of Fruit Design & Build Limited (i.e. the building contractor for the Development).	Yes
(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;	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(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;	Not Applicable
(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.	Not Applicable

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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；認可人士 馮奕駿先生是承建商豐展設計及營造有限公司的僱員 備註：馮奕駿先生(即發展項目的認可人士)為豐展設計及營造有限公司(即發展項目的承建商)的僱員。	是
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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。	不適用

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

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

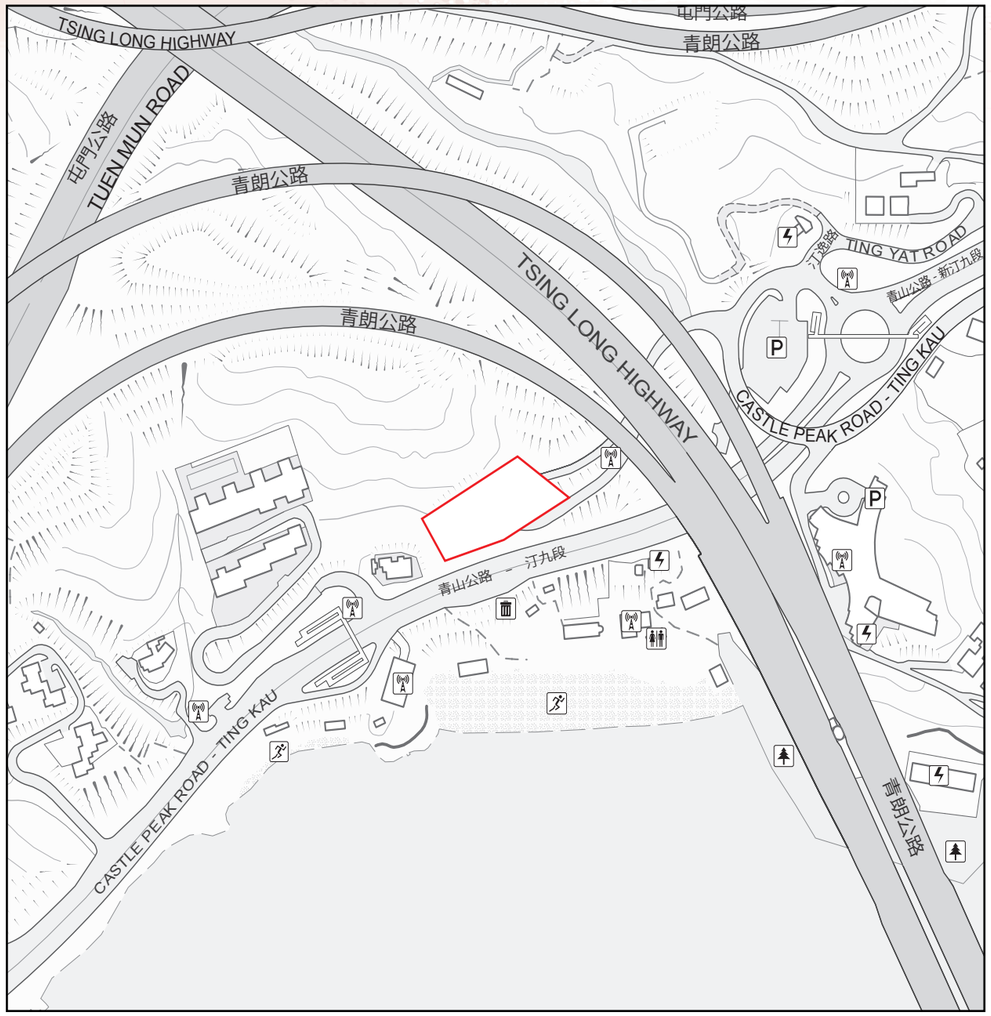
There is no curtain wall forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆的一部分的幕牆。

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager of the Development to be appointed under the latest draft of deed of mutual covenant in respect of the Development:
Savills Property Management Limited

根據有關發展項目公契的最新擬稿將獲委任的發展項目的管理人：
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



Boundary Line of the Development
發展項目的邊界線

Scale :
比例 0M(米) 250M(米)

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T6-SE-C dated 26 March 2026 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2026年3月26日出版之數碼地形圖，圖幅編號T6-SE-C，有需要處經修正處理。

N

Notation 圖例

- Power Plant (including Electricity Sub-stations)
  發電廠(包括電力分站)
- Refuse Collection Point
  垃圾收集站
- Public Carpark (including a Lorry Park)
  公眾停車場(包括貨車停泊處)
- Public Convenience
  公廁
- Public Utility Installation
  公用事業設施裝置
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施(包括運動場及游泳池)
- Public Park
  公園

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:

CASTLE PEAK ROAD - NEW TING KAU 青山公路- 新汀九段

Notes:

1. The location plan is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR. License No. 100/2016
2. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

附註：

1. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號100/2016。
2. 賣方亦建議準買家到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
3. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

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. E261964C, date of flight: 14 September 2025.

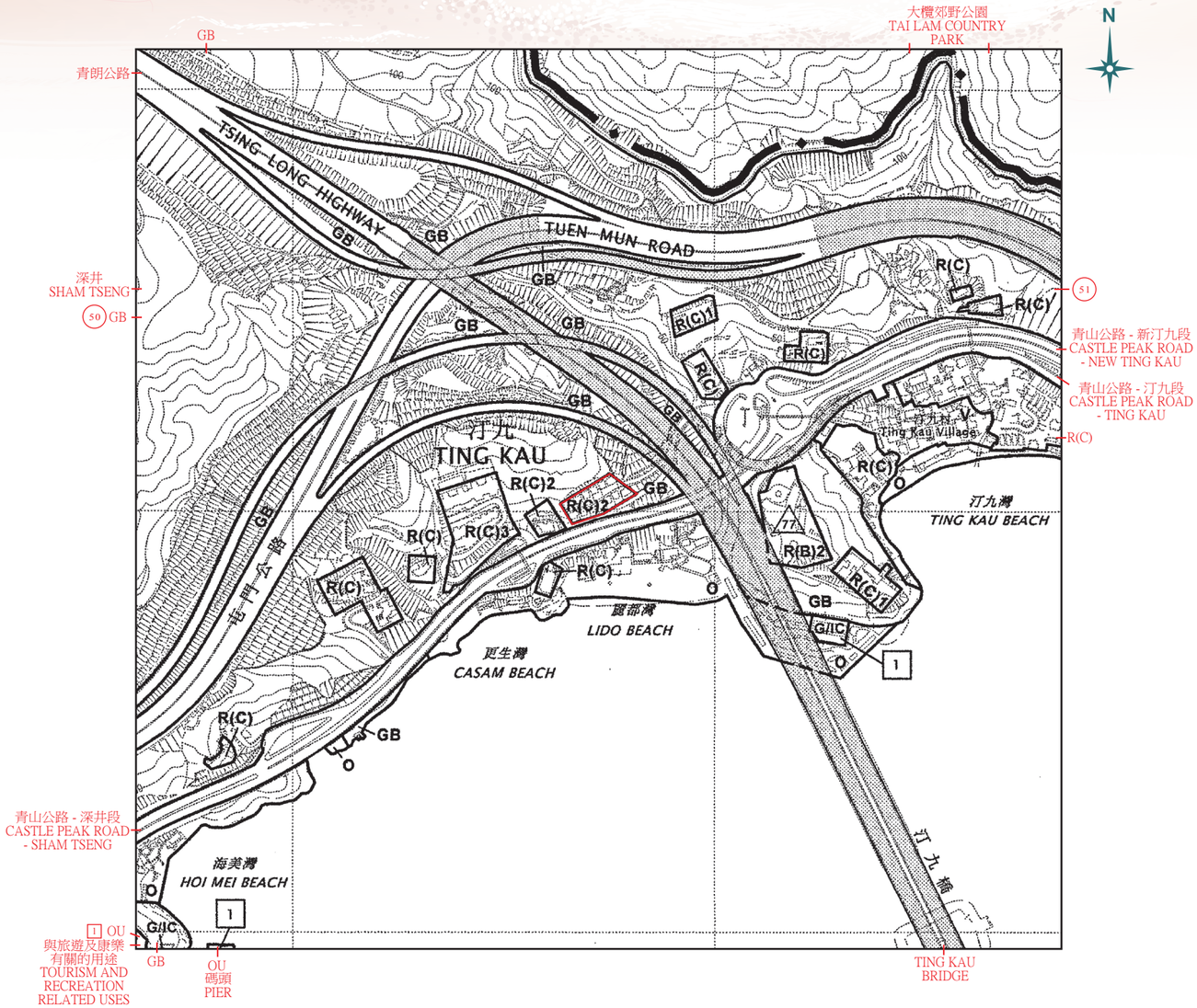
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E213256C，飛行日期: 2025年9月14日。

Survey and Mapping Office, Lands Department, The Government of HKSAR© Copyright reserved - reproduction by permission only.
香港特別行政區政府地政總署測繪處版權所有 - 未經許可，不得複印。

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

附註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Boundary Line of the Development
發展項目的邊界線

Scale :
比例 0M(米) 500M(米)

Extract from the approved Tsuen Wan West Outline Zoning Plan (Plan no. S/TWW/21), gazetted on 24 November 2023, with adjustments where necessary as shown in red.
摘錄自2023年11月24日刊憲之荃灣西部分區計劃大綱核准圖(圖則編號S/TWW/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。

Legend 圖例

Zones 地帶

- R(B) Residential (Group B) 住宅(乙類)
- R(C) Residential (Group C) 住宅(丙類)
- V Village Type Development 鄉村式發展
- G/IC Government, Institution or Community 政府、機構或社區
- O Open Space 休憩用地
- OU Other Specified Users 其他指明用途
- GB Green Belt 綠化地帶

Communications 交通

- 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
- 50 Planning Area Number 規劃區編號
- 3 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)

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

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

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



Boundary Line of the Development
發展項目的邊界線

Scale :
比例

0M(米) 20M(米)

Note: The layout of Houses A, B, C, D, E and F of the Development shown in the plan is based on the layout applicable to G/F. The layout of Houses G, H, I, J, K, L & M of the Development shown in the plan is from an aerial view.
附註:圖中所示發展項目之A座、B座、C座、D座、E座及F座洋房布局，參照適用於地下之間隔。圖中所示發展項目之G座、H座、I座、J座、K座、L座及M座洋房布局，乃從上空鳥瞰所見。

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

Legend of the Terms and Abbreviation Used in Floor Plan
樓面平面圖所使用之名詞及簡稱之圖例

BALCONY = 露台	COVER OF BALCONY = 露台上蓋	LAV. = Lavatory 洗手間
B.W. = BAY WINDOW = 窗台	DN = Down 落	UP = 上
CAT LADDER = 豎梯		

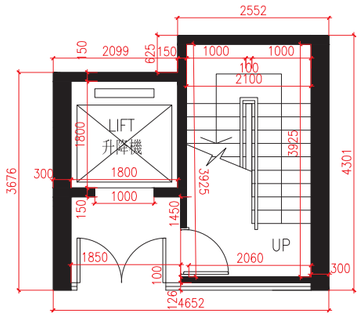
Houses A, B, C, D, E & F A座, B座, C座, D座, E座及F座洋房	Upper Carport 上層車庫	G/F 地下	1/F 1樓	2/F 2樓	Roof 天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度為(毫米)	150	125, 150	125	150	Not Applicable 不適用
The floor-to-floor height of each residential property is (m) 每個住宅物業的層與層之間的高度為(米)	6.15	3.9	3.3	3.3	Not Applicable 不適用

Houses G, H, I, J, K, L & M G座, H座, I座, J座, K座, L座及M座洋房	Lower Carport 下層車庫	G/F 地下	1/F 1樓	2/F 2樓	Roof 天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度為(毫米)	150	125, 150	125	150	Not Applicable 不適用
The floor-to-floor height of each residential property is (m) 每個住宅物業的層與層之間的高度為(米)	5.85	3.9	3.0	3.0	Not Applicable 不適用

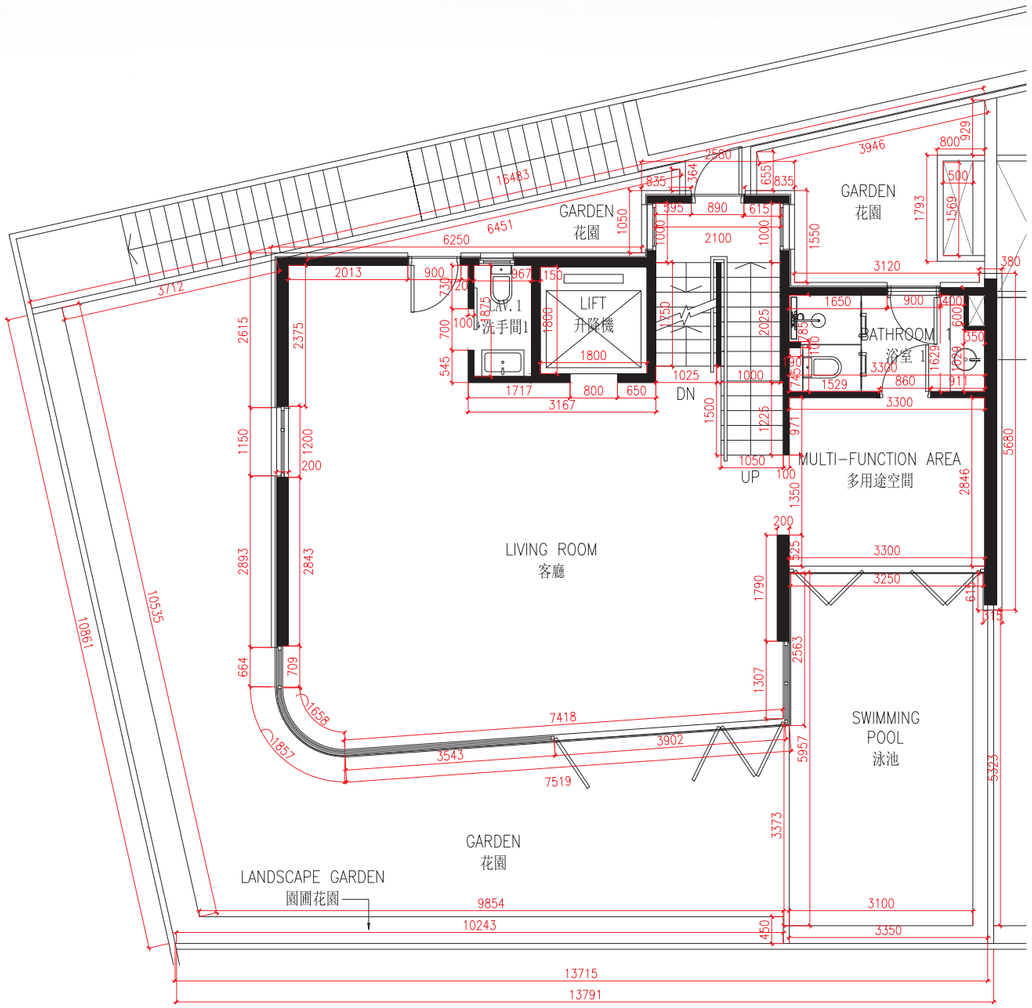
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The dimensions in the floor plans are all structural dimensions in millimetre.
樓面平面圖所列之尺寸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

House A
A座洋房



Lift Lobby on Carport Floor for House A
A座車庫層之入口大堂



G/F For House A
A座洋房地下

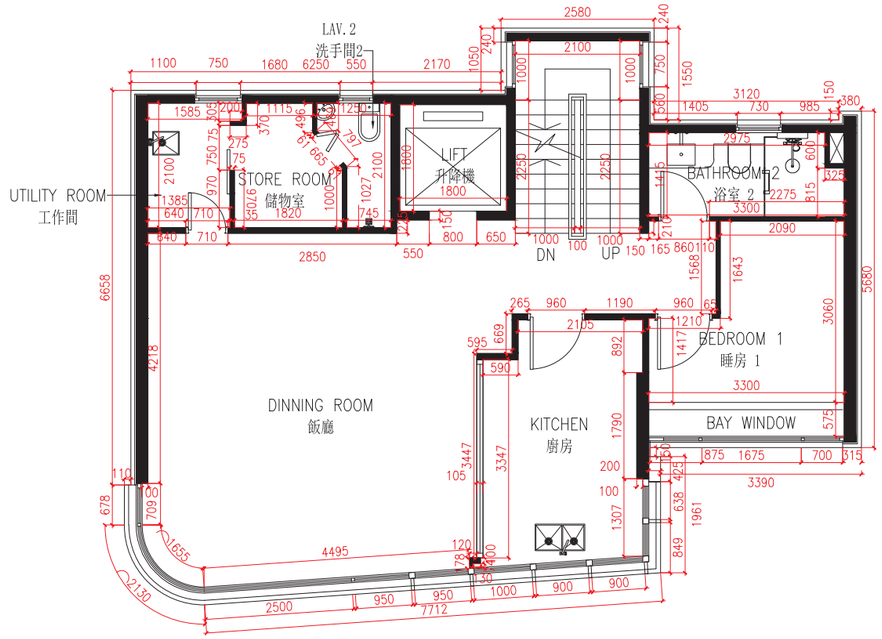
Scale :
比例
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House A is now undergoing alteration works in accordance with the said approved building plans.

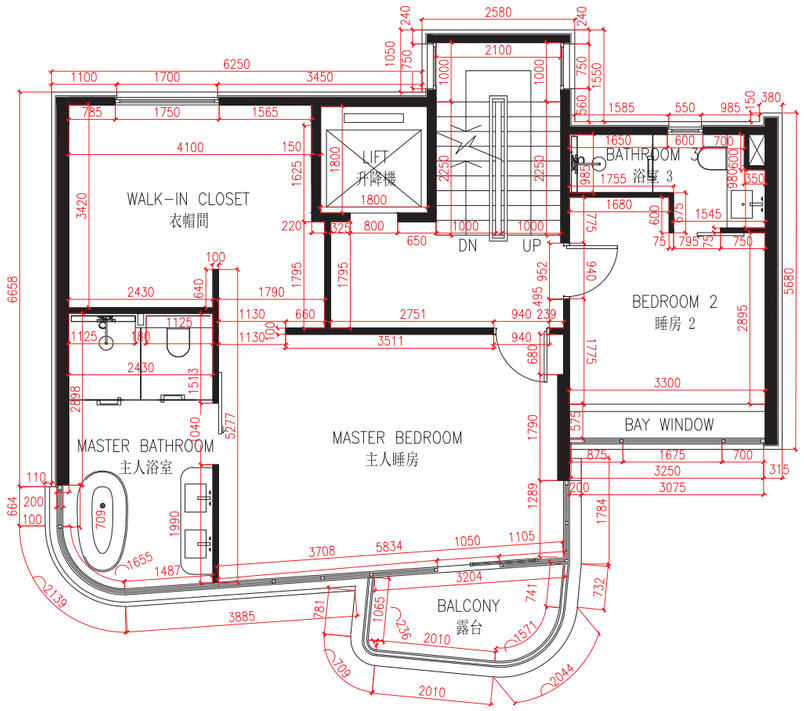
上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。A座洋房現正按照該等批准圖則進行改動工程。

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

House A
A座洋房



1/F For House A
A座洋房1樓



2/F For House A
A座洋房2樓

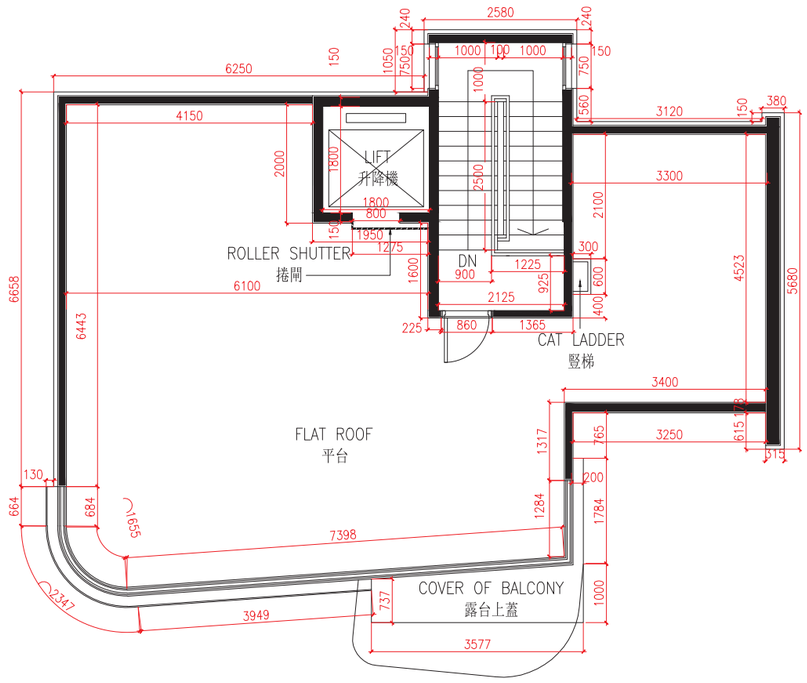
Scale :
比例
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House A is now undergoing alteration works in accordance with the said approved building plans.

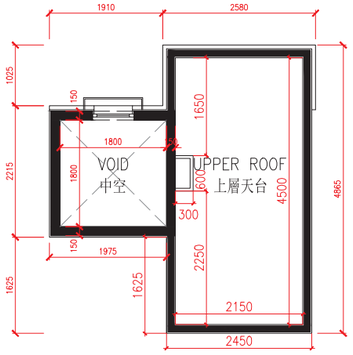
上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。A座洋房現正按照該等批准圖則進行改動工程。

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

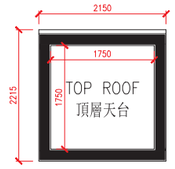
House A
A座洋房



R/F For House A
A座洋房天台



Upper R/F For House A
A座洋房上層天台



Top R/F For House A
A座洋房頂層天台

Scale :
比例

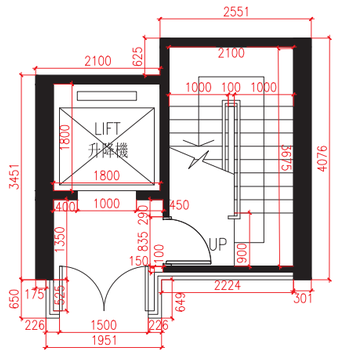
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House A is now undergoing alteration works in accordance with the said approved building plans.

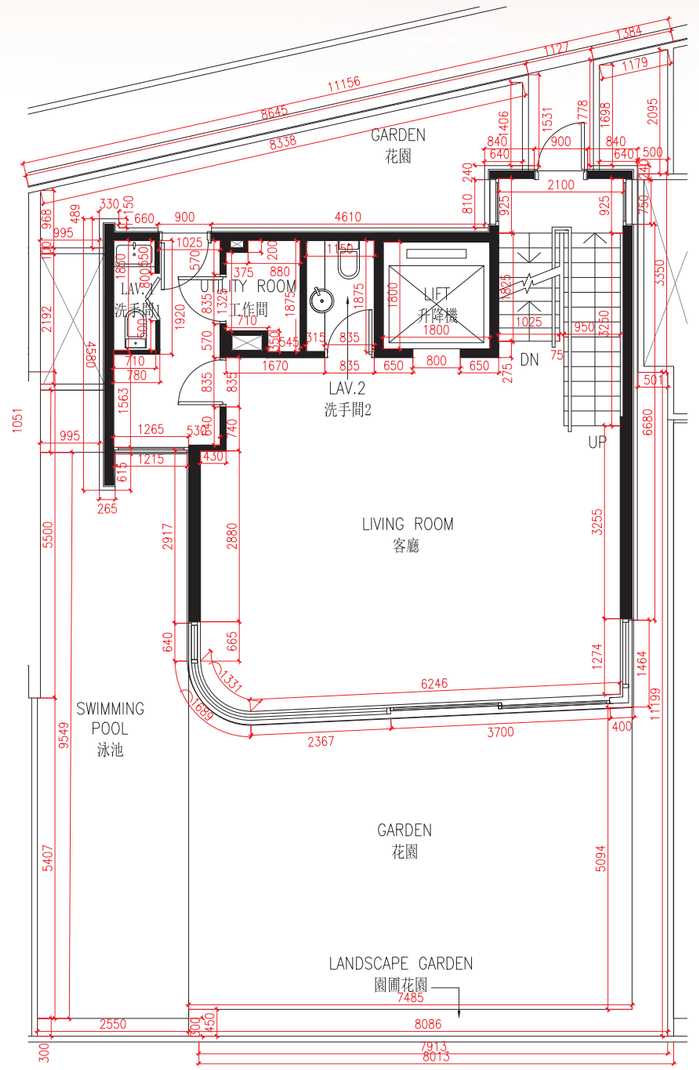
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House B
B座洋房



Lift Lobby on Carport Floor for House B
B座車庫層之入口大堂



G/F For House B
B座洋房地下

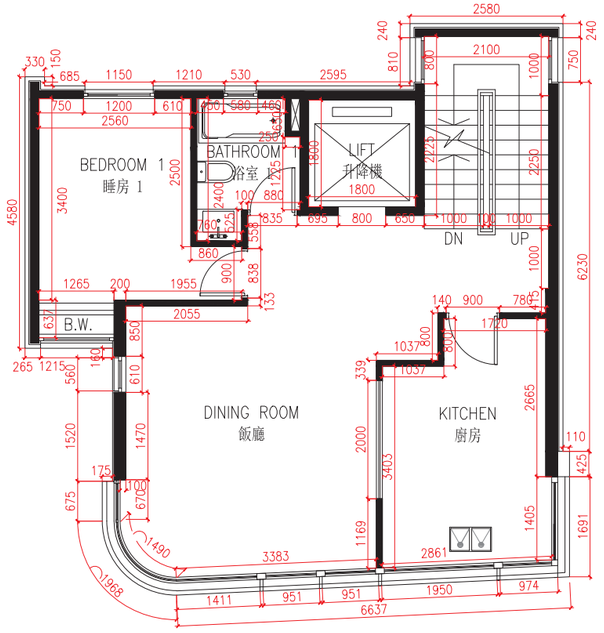
Scale : 比例
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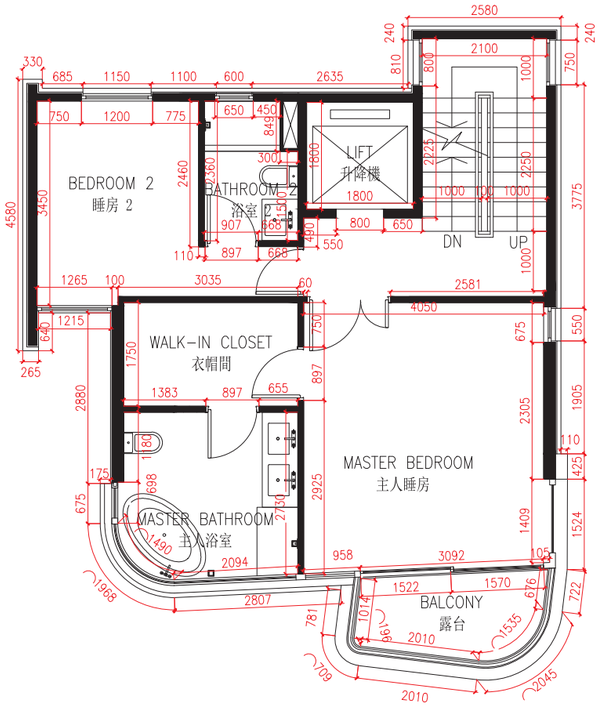
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House B
B座洋房



1/F For House B
B座洋房1樓



2/F For House B
B座洋房2樓

Scale :
比例

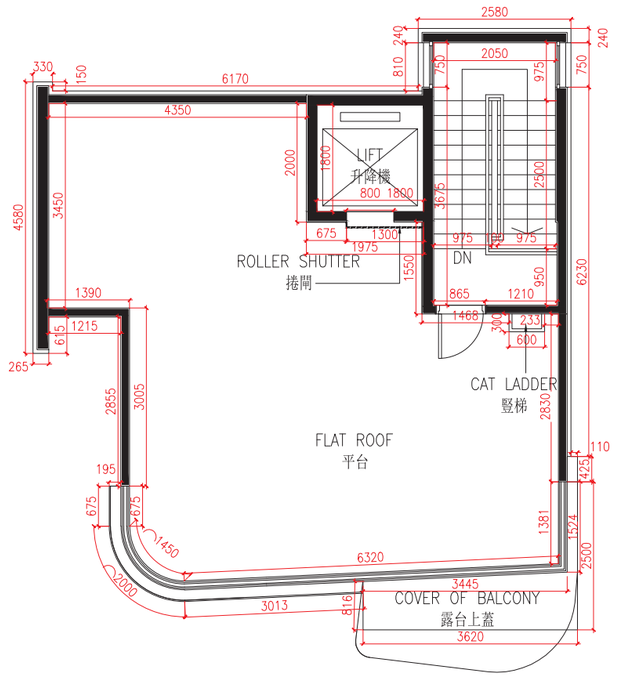
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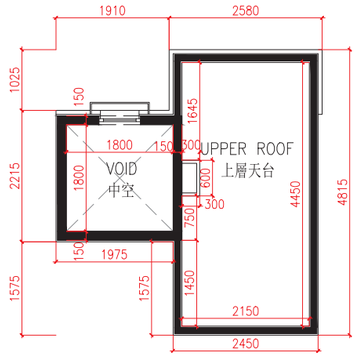
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發展項目的住宅物業的樓面平面圖

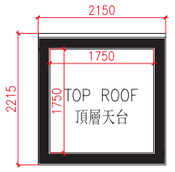
House B
B座洋房



R/F For House B
B座洋房天台



Upper R/F For House B
B座洋房上層天台



Top R/F For House B
B座洋房頂層天台

Scale :
比例

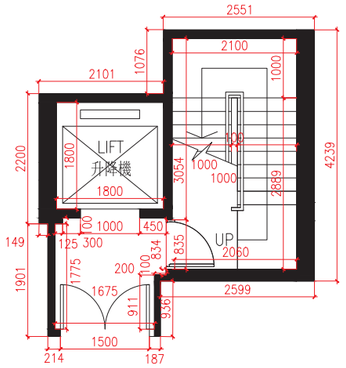
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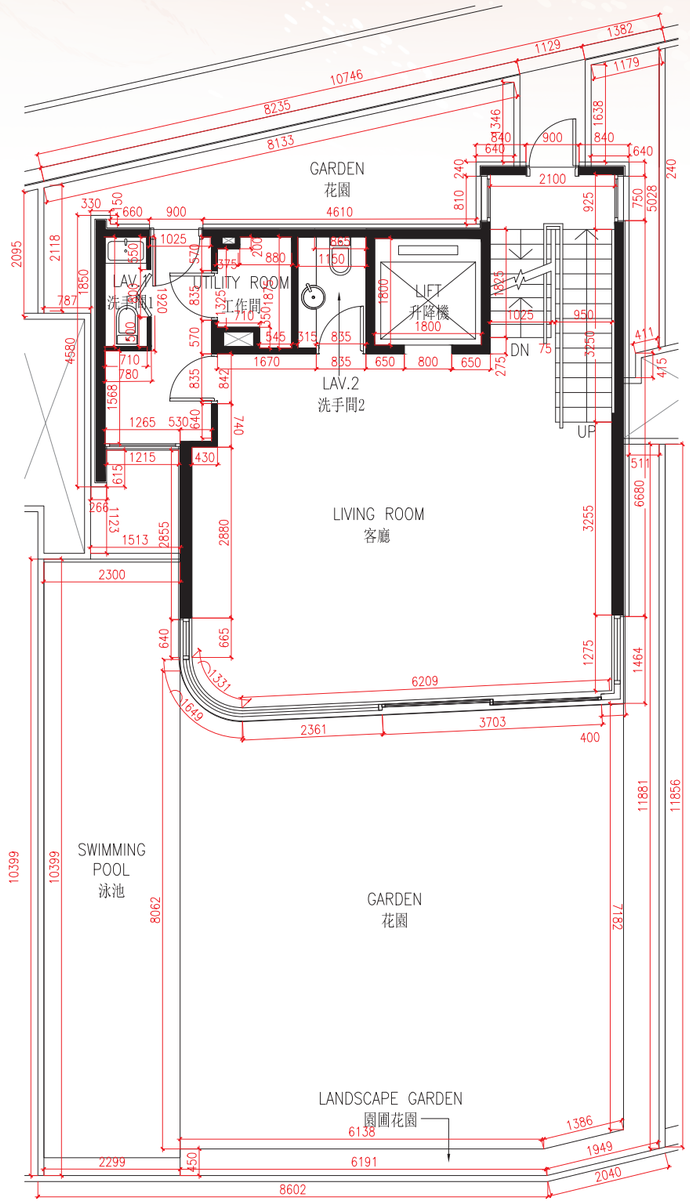
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House C
C座洋房



Lift Lobby on Carport Floor for House C
C座車庫層之入口大堂



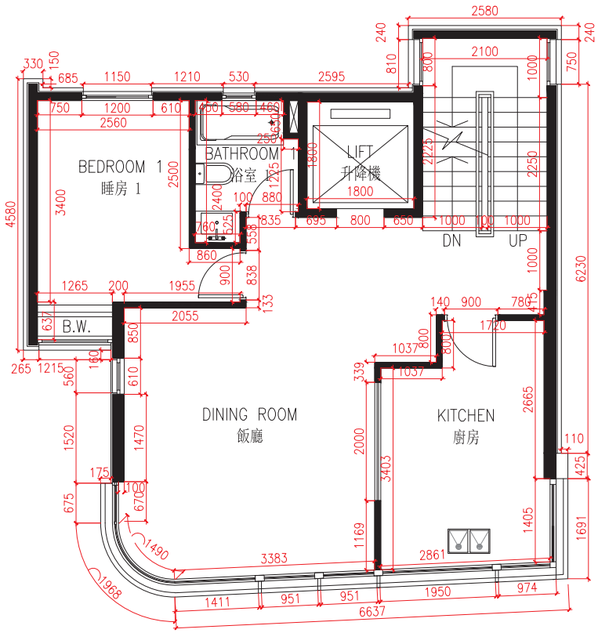
G/F For House C
C座洋房地下

Scale : 比例
0M(米) 5M(米)

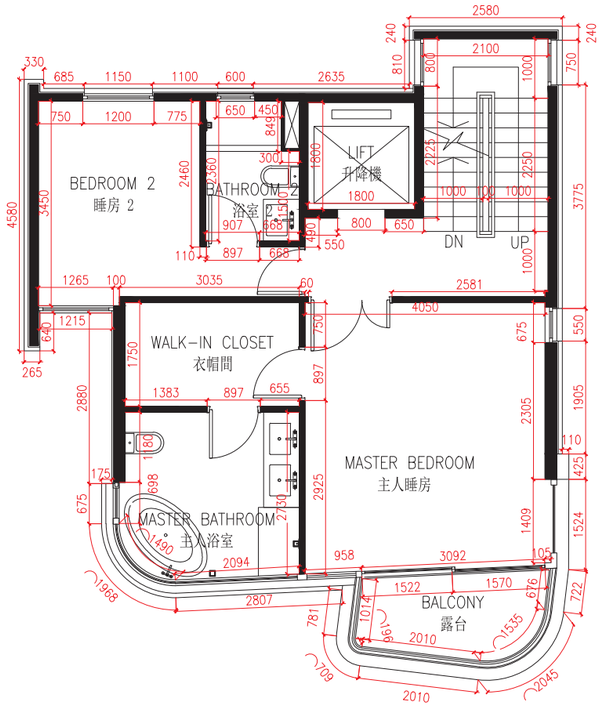
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上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。C座洋房現正按照該等批准圖則進行改動工程。

House C
C座洋房



1/F For House C
C座洋房1樓



2/F For House C
C座洋房2樓

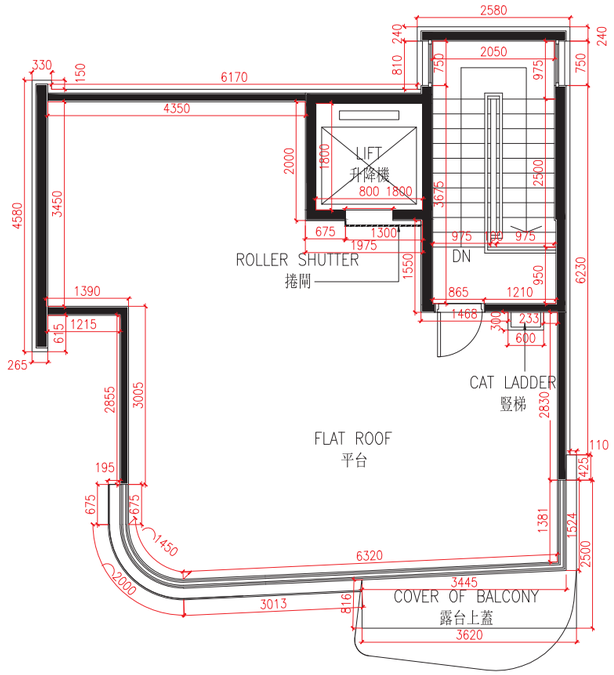
Scale : 比例
0M(米) 5M(米)

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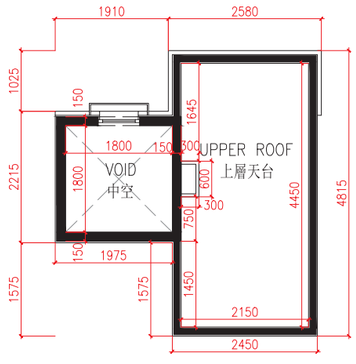
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

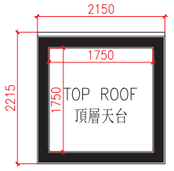
House C
C座洋房



R/F For House C
C座洋房天台



Upper R/F For House C
C座洋房上層天台



Top R/F For House C
C座洋房頂層天台

Scale :
比例

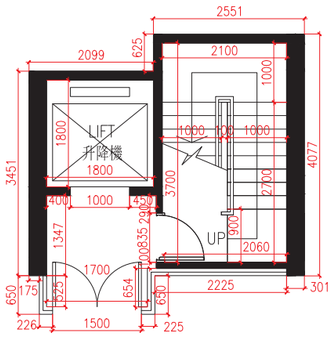
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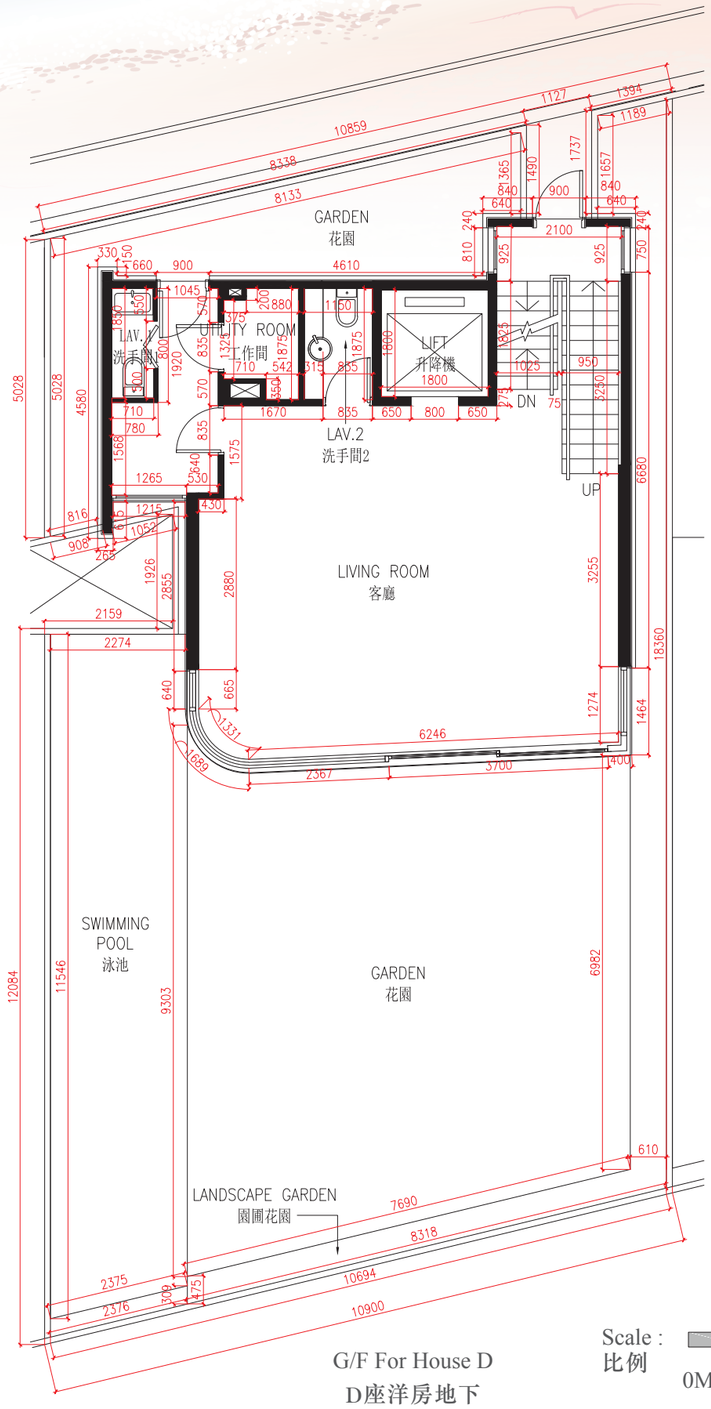
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House D
D座洋房



Lift Lobby on Carport Floor for House D
D座車庫層之入口大堂



G/F For House D
D座洋房地下

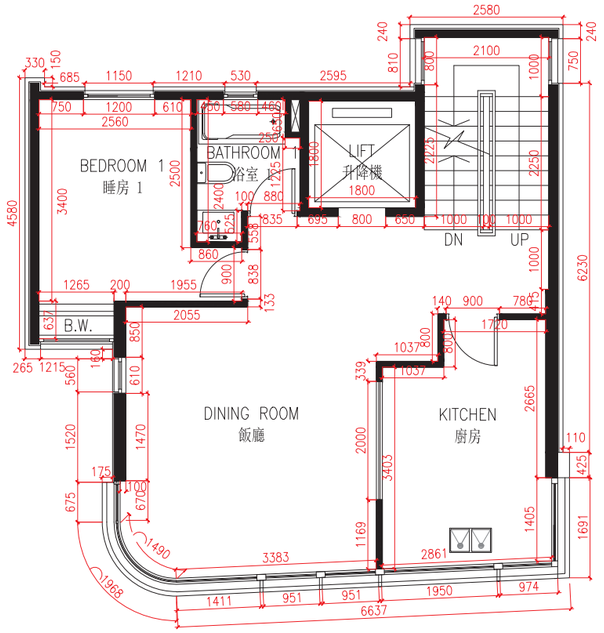
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比例
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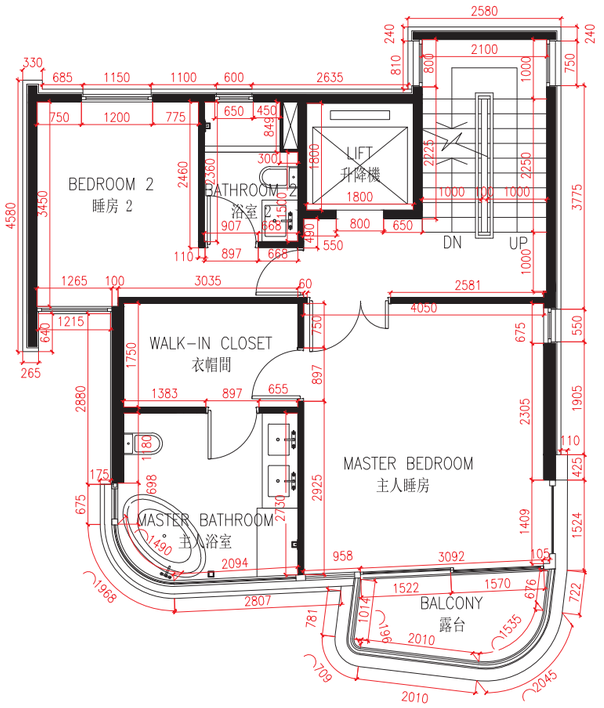
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House D
D座洋房



1/F For House D
D座洋房1樓



2/F For House D
D座洋房2樓

Scale :
比例

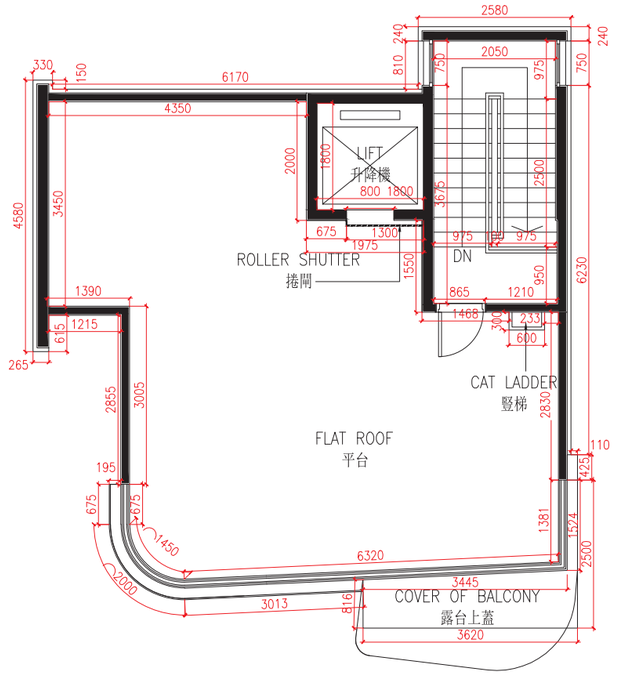
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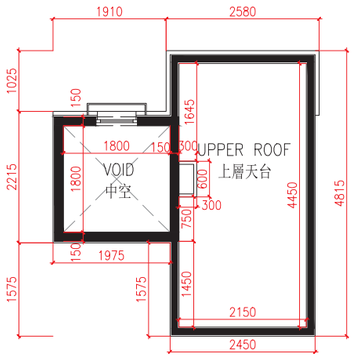
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發展項目的住宅物業的樓面平面圖

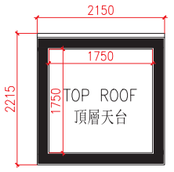
House D
D座洋房



R/F For House D
D座洋房天台



Upper R/F For House D
D座洋房上層天台



Top R/F For House D
D座洋房頂層天台

Scale :
比例

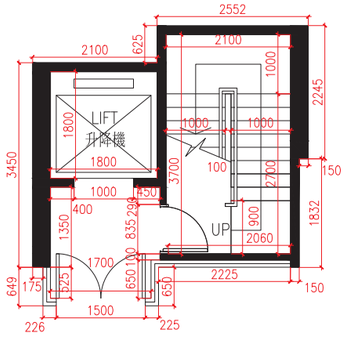
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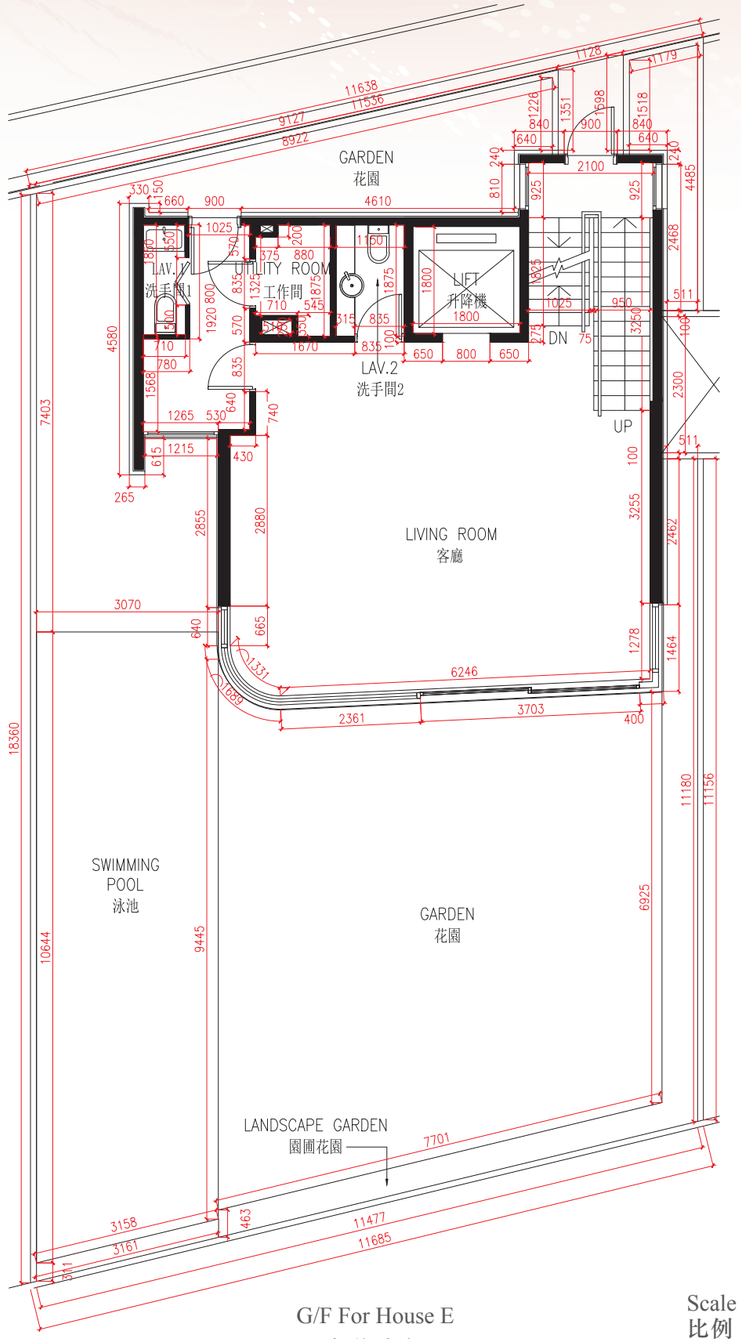
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House E
E座洋房



Lift Lobby on Carport Floor for House E
E座車庫層之入口大堂



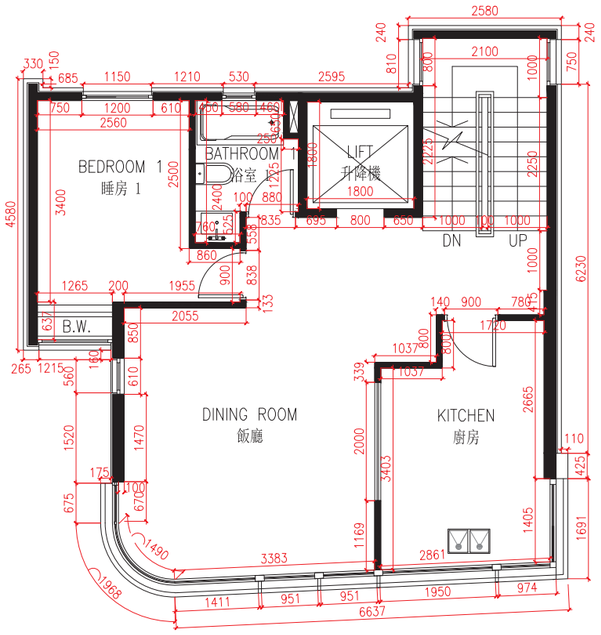
G/F For House E
E座洋房地下

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House E is now undergoing alteration works in accordance with the said approved building plans.

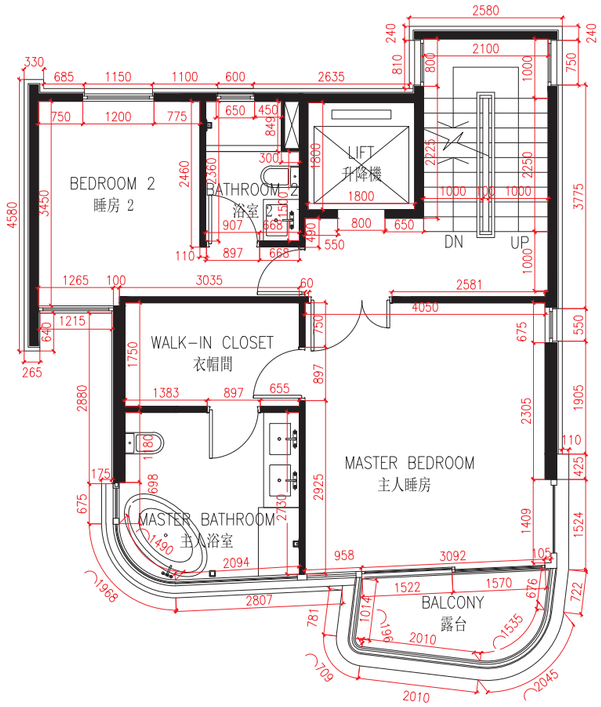
上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。E座洋房現正按照該等批准圖則進行改動工程。

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

House E
E座洋房



1/F For House E
E座洋房1樓



2/F For House E
E座洋房2樓

Scale :
比例

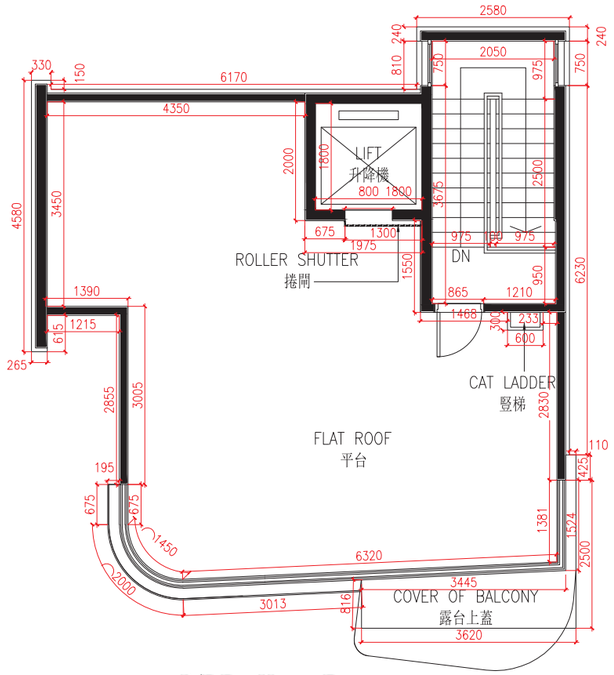
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House E is now undergoing alteration works in accordance with the said approved building plans.

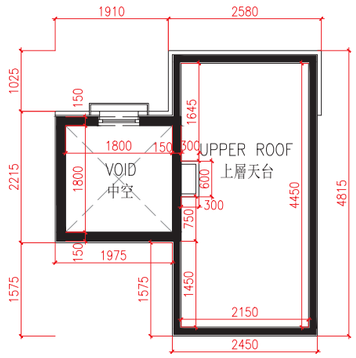
上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。E座洋房現正按照該等批准圖則進行改動工程。

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

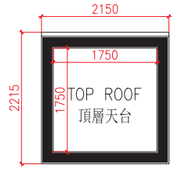
House E
E座洋房



R/F For House E
E座洋房天台



Upper R/F For House E
E座洋房上層天台



Top R/F For House E
E座洋房頂層天台

Scale :
比例

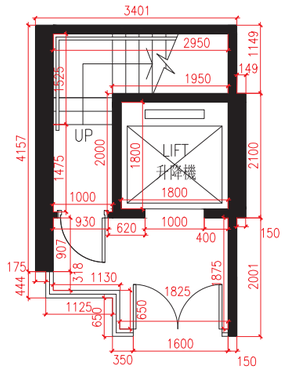
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House E is now undergoing alteration works in accordance with the said approved building plans.

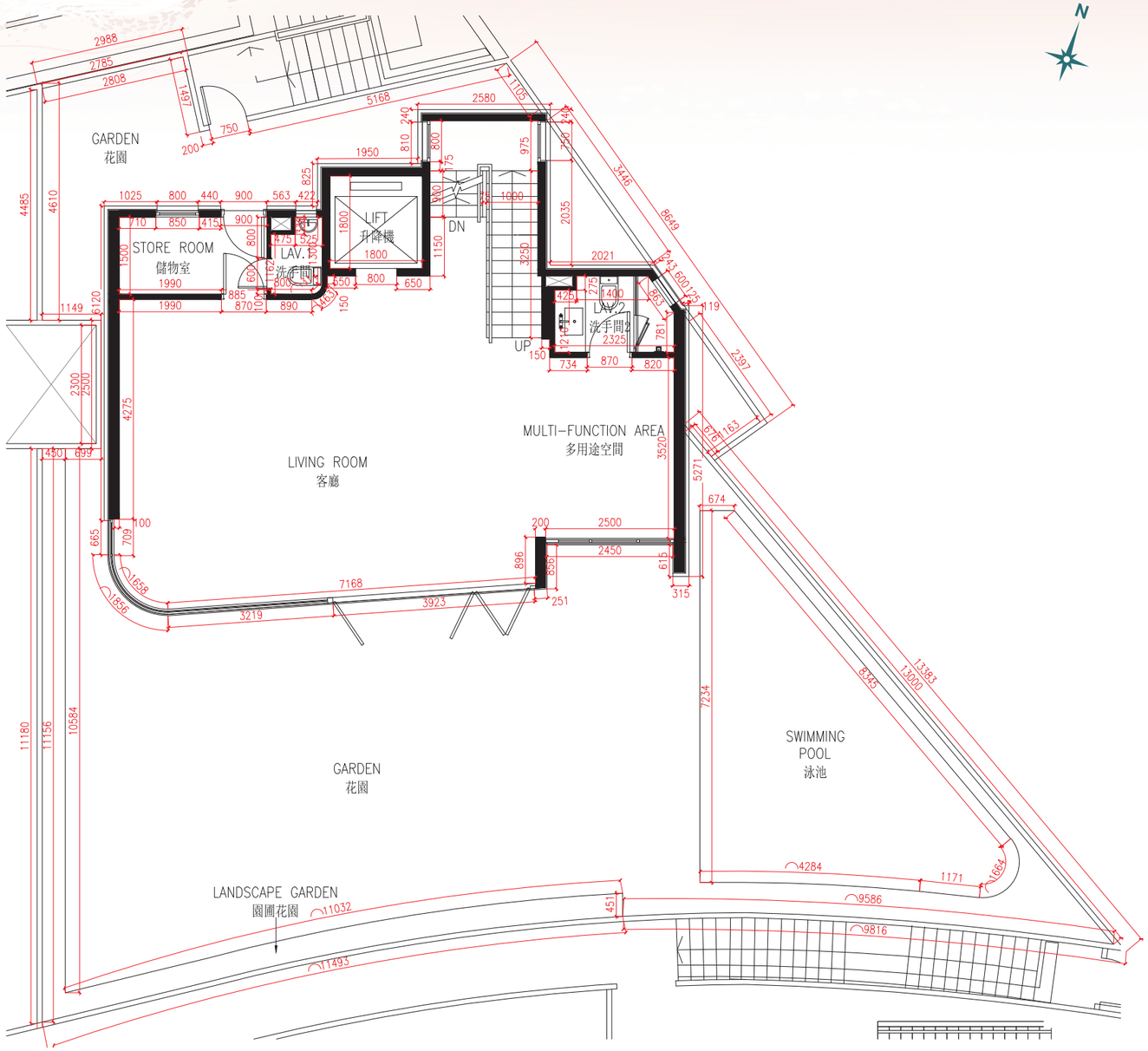
上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。E座洋房現正按照該等批准圖則進行改動工程。

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

House F
F座洋房



Lift Lobby on Carport Floor for House F
F座車庫層之入口大堂



G/F For House F
F座洋房地下

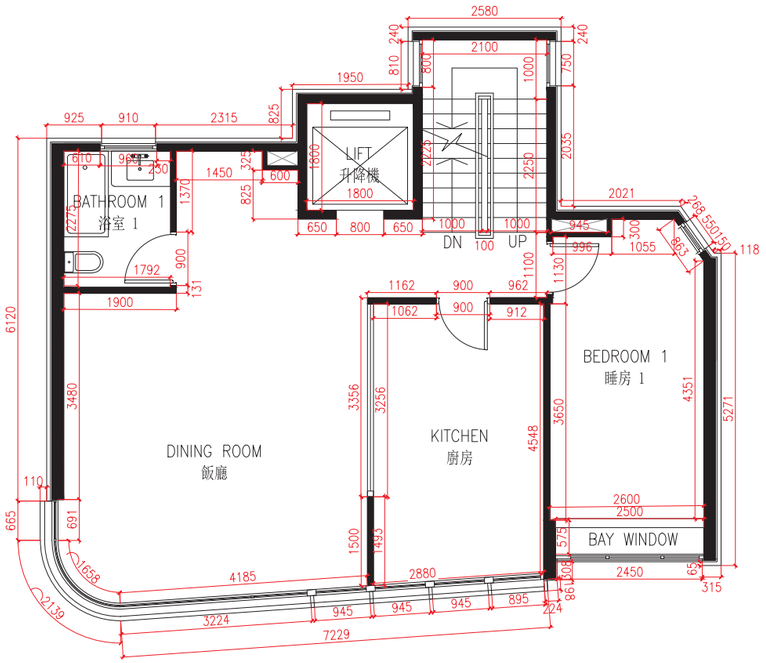
Scale :
比例
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House F is now undergoing alteration works in accordance with the said approved building plans.

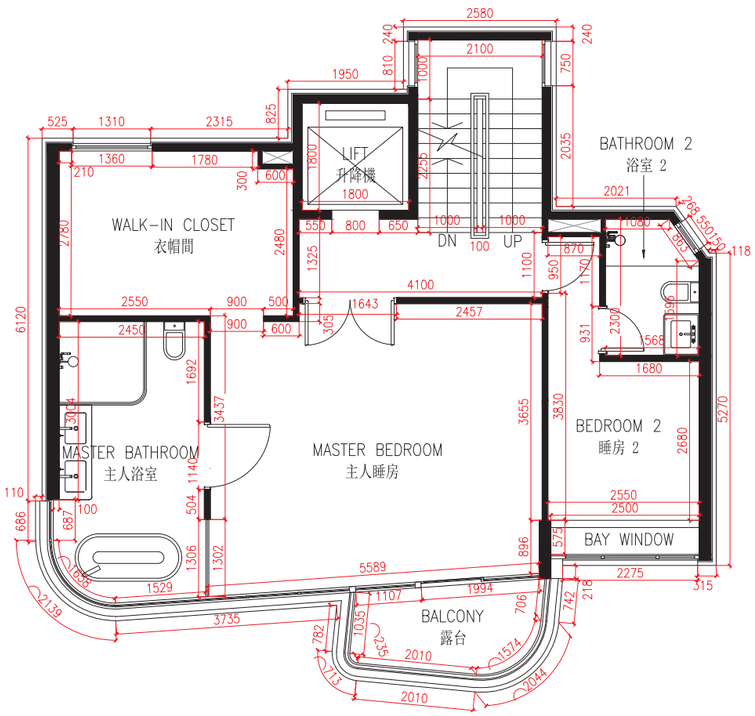
上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。F座洋房現正按照該等批准圖則進行改動工程。

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

House F
F座洋房



1/F For House F
F座洋房1樓



2/F For House F
F座洋房2樓

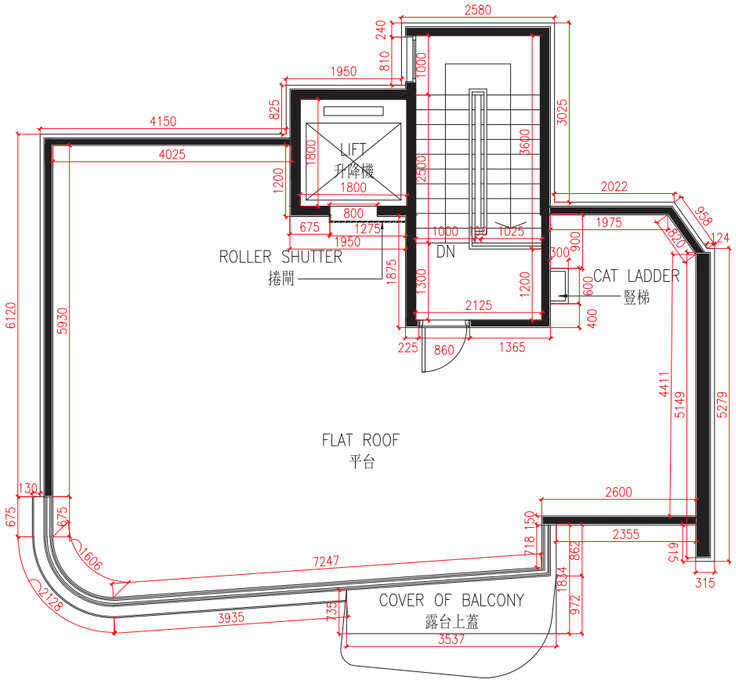
Scale :
比例
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House F is now undergoing alteration works in accordance with the said approved building plans.

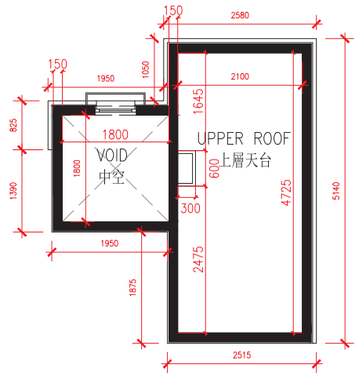
上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。F座洋房現正按照該等批准圖則進行改動工程。

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

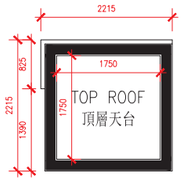
House F
F座洋房



R/F For House F
F座洋房天台



Upper R/F For House F
F座洋房上層天台



Top R/F For House F
F座洋房頂層天台

Scale :
比例

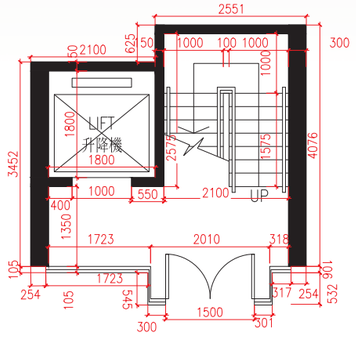
0M(米) 5M(米)

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上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。F座洋房現正按照該等批准圖則進行改動工程。

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

House G
G座洋房



Lift Lobby on Carport Floor for House G
G座車庫層之入口大堂

The above floor plans (save for the as-is part plans on this page) are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House G is now undergoing alteration works in accordance with the said approved building plans.

Alteration works have been made to G/F of House G, and such alteration works (a) and (b) (as listed below) are minor works under the Buildings Ordinance (Cap. 123); such alteration works (c) (as listed below) are exempted building works under the Buildings Ordinance (Cap. 123). The as-is part plan of G/F on this page shows the approximate location of the alteration. Details of the relevant alterations are as follows:

(a): Removal of planter wall

(b): Replacement of window

(c): Erection of non-loadbearing block wall

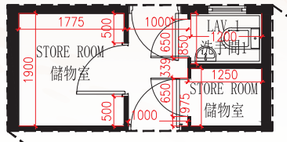
上述平面圖(除本頁的現狀部分平面圖)以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。G座洋房現正按照該等批准圖則進行改動工程。

G座洋房地下已被作出改動工程，該改動工程(a)及(b) (如下所列)屬於《建築物條例》(第123章)下的小型工程；該改動工程(c) (如下所列)屬於《建築物條例》(第123章)下的豁免工程。本頁的地下現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

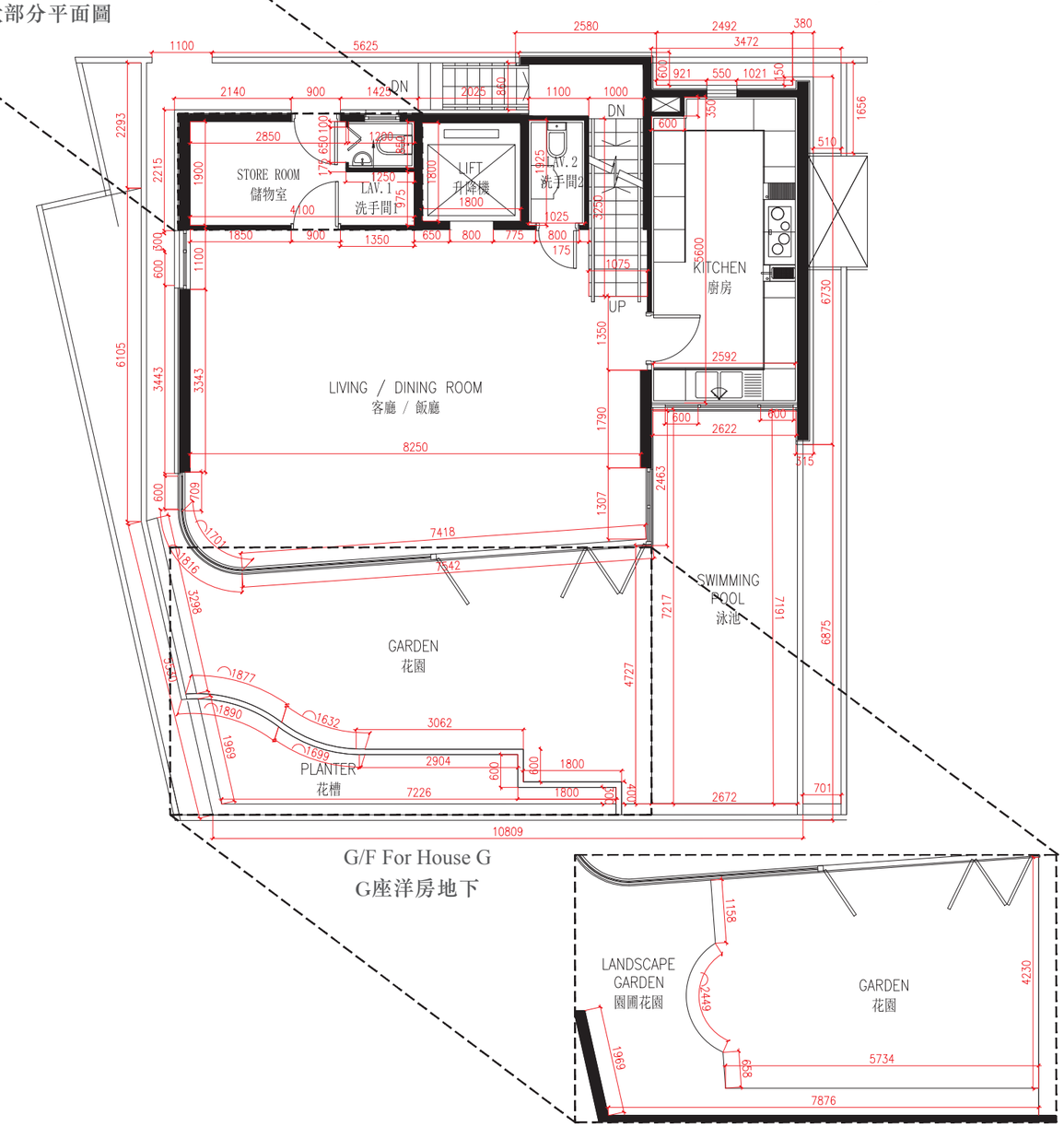
(a): 移除花槽牆身

(b): 更換窗戶

(c): 興建非承重牆身



As-is Part Plan of G/F
地下現狀部分平面圖



G/F For House G
G座洋房地下

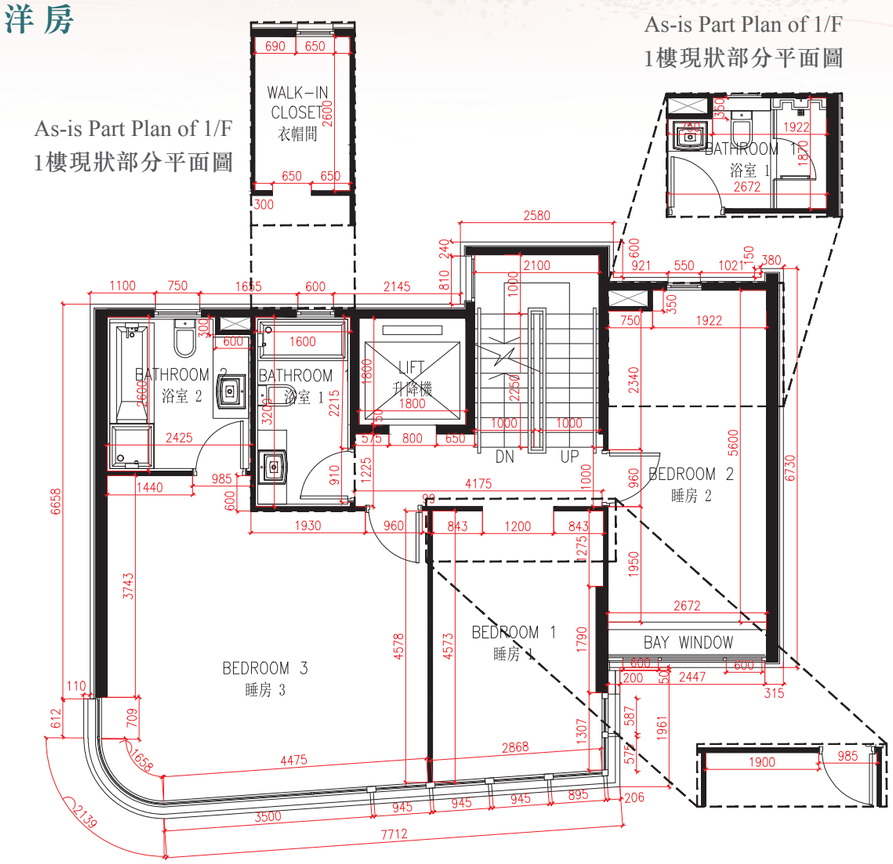
Scale :
比例
0M(米) 5M(米)

As-is Part Plan of G/F
地下現狀部分平面圖

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

House G
G座洋房

As-is Part Plan of 1/F
1樓現狀部分平面圖

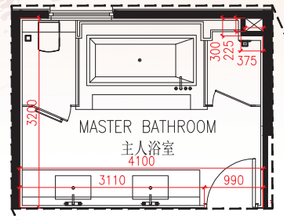


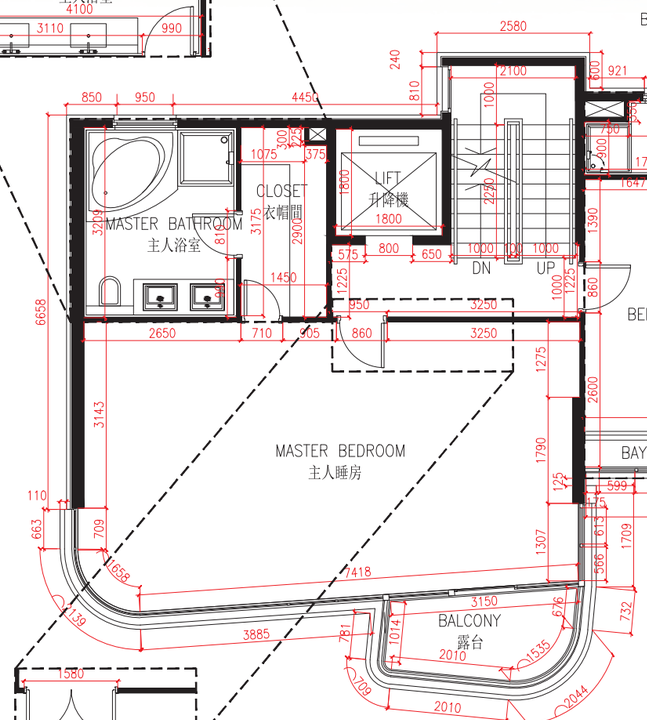
1/F For House G
G座洋房1樓

As-is Part Plan of 1/F
1樓現狀部分平面圖

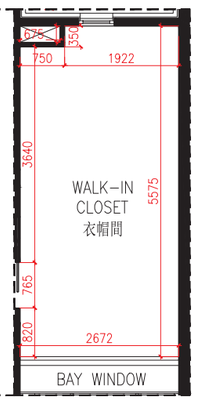
As-is Part Plan of 1/F
1樓現狀部分平面圖

As-is Part Plan of 2/F
2樓現狀部分平面圖





As-is Part Plan of 2/F
2樓現狀部分平面圖



As-is Part Plan of 2/F
2樓現狀部分平面圖

2/F For House G
G座洋房2樓

The above floor plans (save for the as-is part plans on this page) are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House G is now undergoing alteration works in accordance with the said approved building plans.

Alteration works have been made to 1/F and 2/F of House G, and such alteration works (a) and (b) (as listed below) are minor works under the Buildings Ordinance (Cap. 123); such alteration works (c) (as listed below) are exempted building works under the Buildings Ordinance (Cap. 123). The as-is part plan of 1/F and 2/F on this page shows the approximate location of the alteration. Details of the relevant alterations are as follows:

(a): Removal of existing bathroom

(b): Erection of new bathroom

(c): Alteration of Internal partition of bedroom 1

上述平面圖(除本頁的現狀部分平面圖)以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。G座洋房現正按照該等批准圖則進行改動工程。

G座洋房的1樓及2樓已被作出改動工程，該改動工程(a)及(b)(如下所列)屬於《建築物條例》(第123章)下的小型工程；該改動工程(c)(如下所列)屬於《建築物條例》(第123章)下的豁免工程。本頁的1樓及2樓現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

(a): 移除現有的浴室

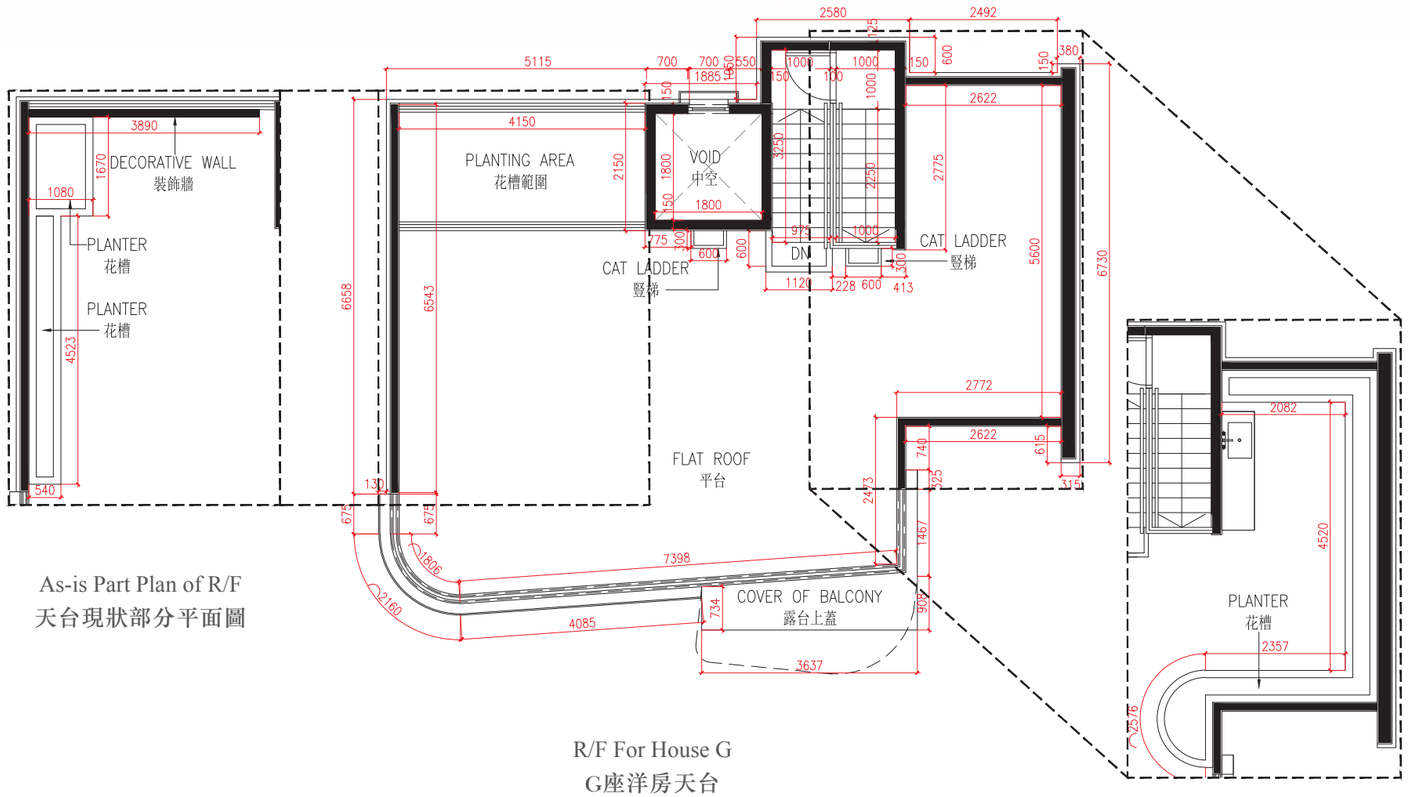
(b): 興建新浴室

(c): 改動睡房1的內部間隔

Scale :
比例

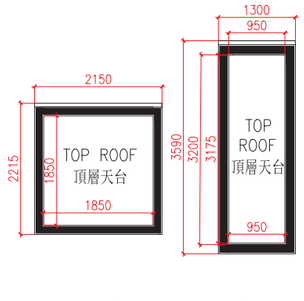
0M(米) 5M(米)

House G
G座洋房



As-is Part Plan of R/F
天台現狀部分平面圖

R/F For House G
G座洋房天台



Top R/F For House G
G座洋房頂層天台

As-is Part Plan of R/F
天台現狀部分平面圖

The above floor plans (save for the as-is part plans on this page) are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House G is now undergoing alteration works in accordance with the said approved building plans.

Alteration works have been made to R/F of House G, and such alteration works (a) and (b) (as listed below) are minor works under the Building Ordinance (Cap. 123). The as-is part plan of G/F on this page shows the approximate location of the alteration. Details of the relevant alterations are as follows:

(a): Erection of planter

(b): Erection of decorative wall

上述平面圖(除本頁的現狀部分平面圖)以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。G座洋房現正按照該等批准圖則進行改動工程。

G座洋房天台已被作出改動工程，該改動工程(a)及(b) (如下所列)屬於《建築物條例》(第123章)下的小型工程。本頁的天台現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

(a): 興建花槽

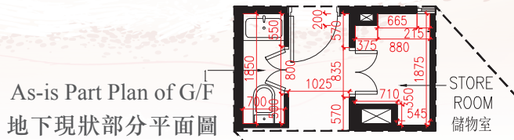
(b): 興建裝飾牆

Scale :
比例

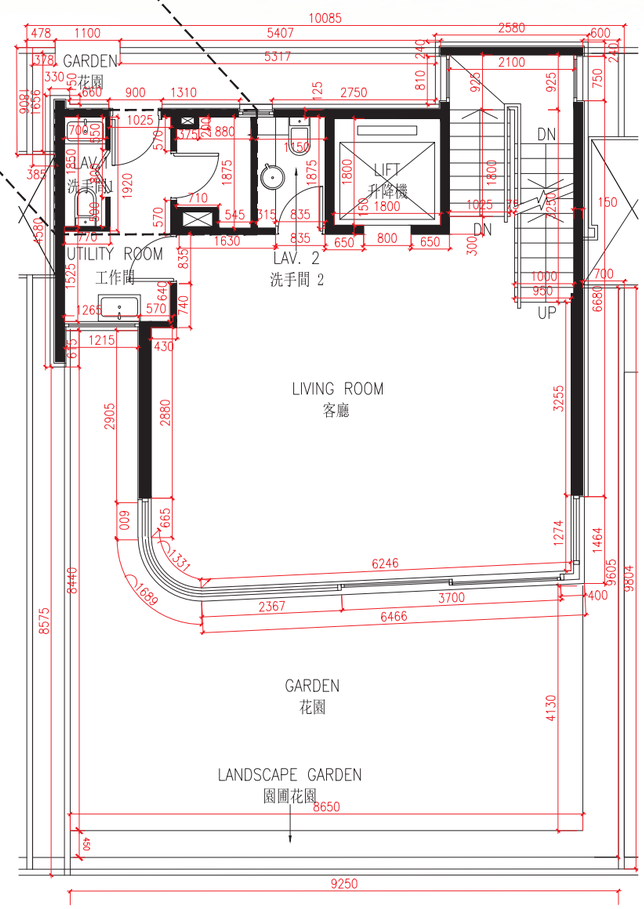
0M(米) 5M(米)

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

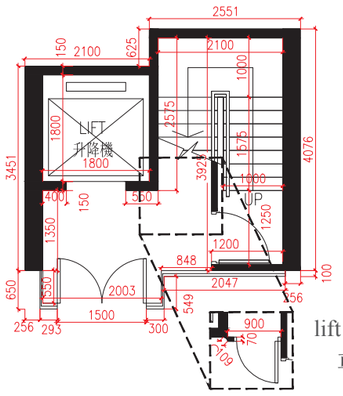
House H
H座洋房



As-is Part Plan of G/F
地下現狀部分平面圖



G/F For House H
H座洋房地下



As-is Part Plan of
lift lobby on carport floor
車庫層之入口大堂
現狀部分平面圖

Lift Lobby on Carport Floor for House H
H座車庫層之入口大堂

The above floor plans (save for the as-is part plans on this page) are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House H is now undergoing alteration works in accordance with the said approved building plans.

Alteration works have been made to Lift Lobby on Carport Floor and G/F of House H, and such alteration works (a), (b) & (c) (as listed below) are exempted building works under the Buildings Ordinance (Cap. 123). The as-is part plan of Lift Lobby on Carport Floor and G/F on this page shows the approximate location of the alteration. Details of the relevant alterations are as follows:

(a): Installation of access door

(b): Replacement of bi-folding door to double leaf door

(c): Replacement of single leaf door to double leaf door

上述平面圖(除本頁的現狀部分平面圖)以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。H座洋房現正按照該等批准圖則進行改動工程。

H座洋房車庫層之入口大堂及地下已被作出改動工程，(a)、(b)及(c)(如下所列)屬於《建築物條例》(第123章)下的豁免工程。本頁的車庫層之入口大堂及地下現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

(a): 安裝檢修門

(b): 更換雙摺門至雙扇門

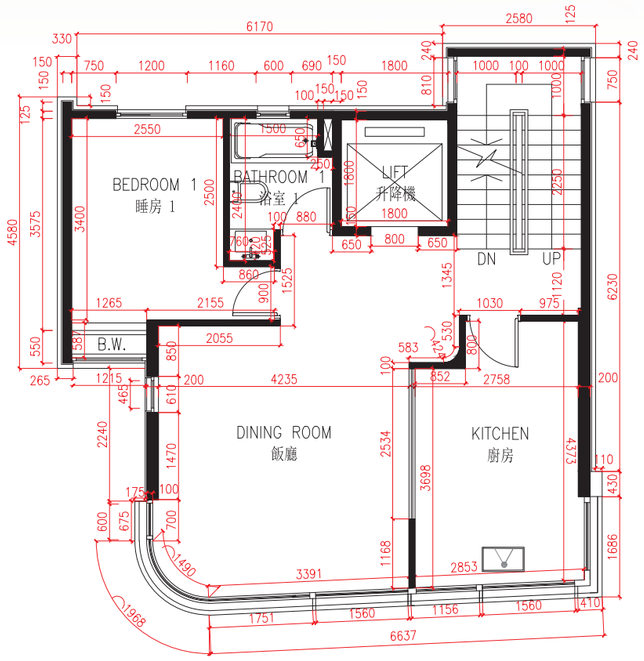
(c): 更換單扇門至雙扇門

Scale :
比例

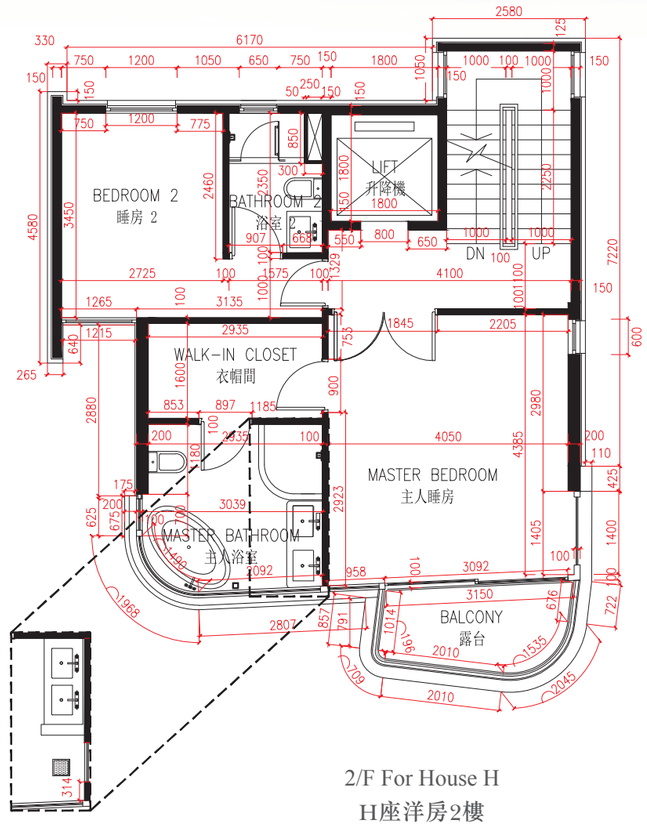
0M(米) 5M(米)

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

House H
H座洋房



1/F For House H
H座洋房1樓



2/F For House H
H座洋房2樓

As-is Part Plan of 2/F
2樓現狀部分平面圖

The above floor plans (save for the as-is part plans on this page) are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House H is now undergoing alteration works in accordance with the said approved building plans.

Alteration works have been made to 2/F of House H, and such alteration works (a) (as listed below) are minor works under the Buildings Ordinance (Cap. 123); such alteration works (b) (as listed below) are exempted building works under the Buildings Ordinance (Cap. 123). The as-is part plan of 2/F on this page shows the approximate location of the alteration. Details of the relevant alterations are as follows:

(a): Relocation of shower cubicles and basins

(b): Replacement of solid block partition to glass partitions

上述平面圖(除本頁的現狀部分平面圖)以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。H座洋房現正按照該等批准圖則進行改動工程。

H座洋房2樓已被作出改動工程，該改動工程(a) (如下所列)屬於《建築物條例》(第123章)下的小型工程；該改動工程(b) (如下所列)屬於《建築物條例》(第123章)下的豁免工程。本頁的地下現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

(a): 企缸及洗手盤位置調動

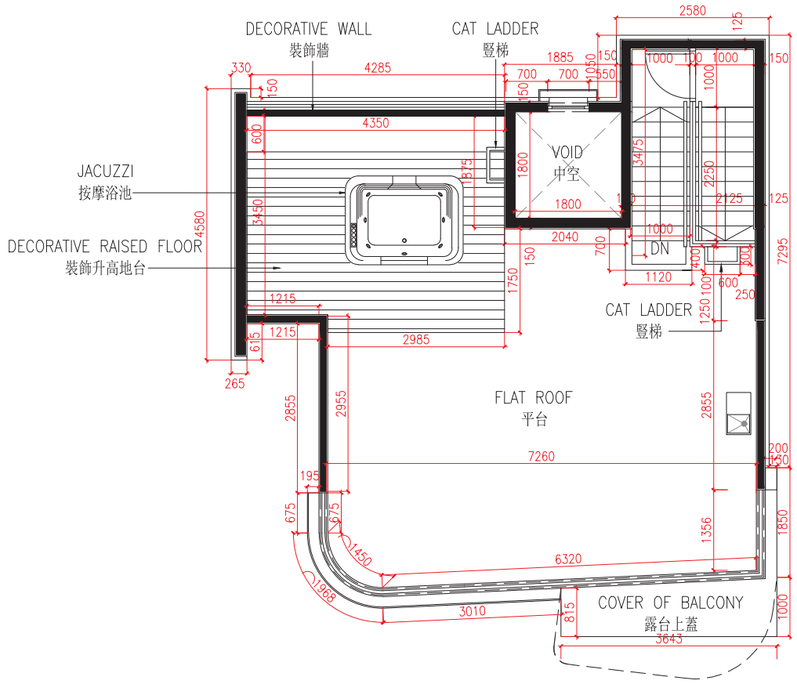
(b): 實心間隔牆更換至玻璃間隔牆

Scale :
比例

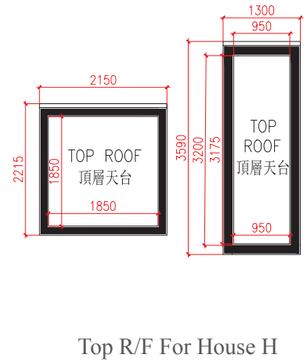
0M(米) 5M(米)

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

House H
H座洋房



R/F For House H
H座洋房天台



Top R/F For House H
H座洋房頂層天台

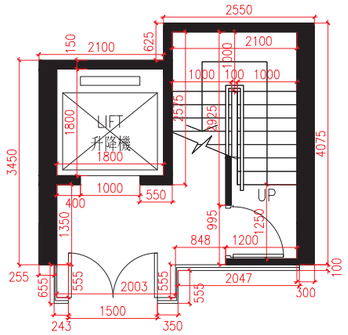
Scale :
比例
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House H is now undergoing alteration works in accordance with the said approved building plans.

上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。H座洋房現正按照該等批准圖則進行改動工程。

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

House I
I座洋房



Lift Lobby on Carport Floor for House I
I座車庫層之入口大堂

The above floor plans (save for the as-is part plans on this page) are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House I is now undergoing alteration works in accordance with the said approved building plans.

Alteration works have been made to G/F of House I, and such alteration works (a), (b), (c) & (d) (as listed below) are exempted building works under the Buildings Ordinance (Cap. 123). The as-is part plan of G/F on this page shows the approximate location of the alteration. Details of the relevant alterations are as follows:

(a): Removal of room door

(b): Removal of non-loadbearing partition walls

(c): Installation of padding pool

(d): Replacement of bi-folding door

上述平面圖(除本頁的現狀部分平面圖)以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。I座洋房現正按照該等批准圖則進行改動工程。

I座洋房地下已被作出改動工程，(a)、(b) 、(c) 及 (d) (如下所列)屬於《建築物條例》(第123章)下的豁免工程。本頁的地下現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

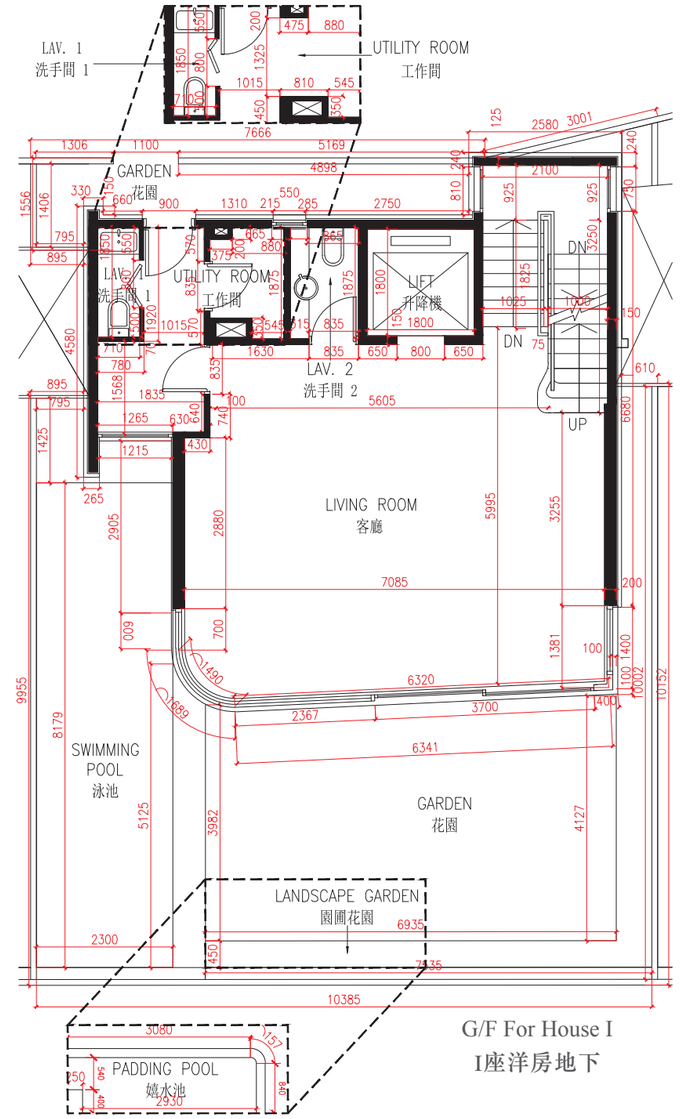
(a): 拆除房門

(b): 拆除非承重間隔牆

(c): 安裝嬉水池

(d): 更換雙摺門

As-is Part Plan of G/F
地下現狀部分平面圖



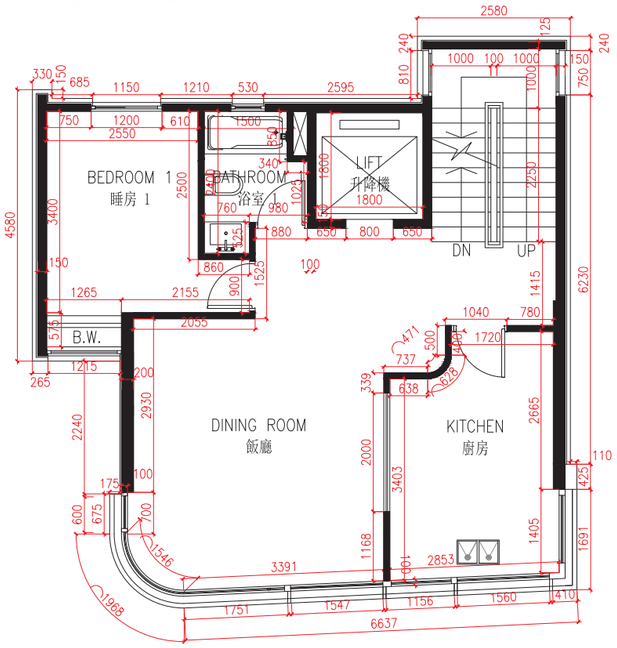
G/F For House I
I座洋房地下

As-is Part Plan of G/F
地下現狀部分平面圖

Scale :
比例
0M(米) 5M(米)

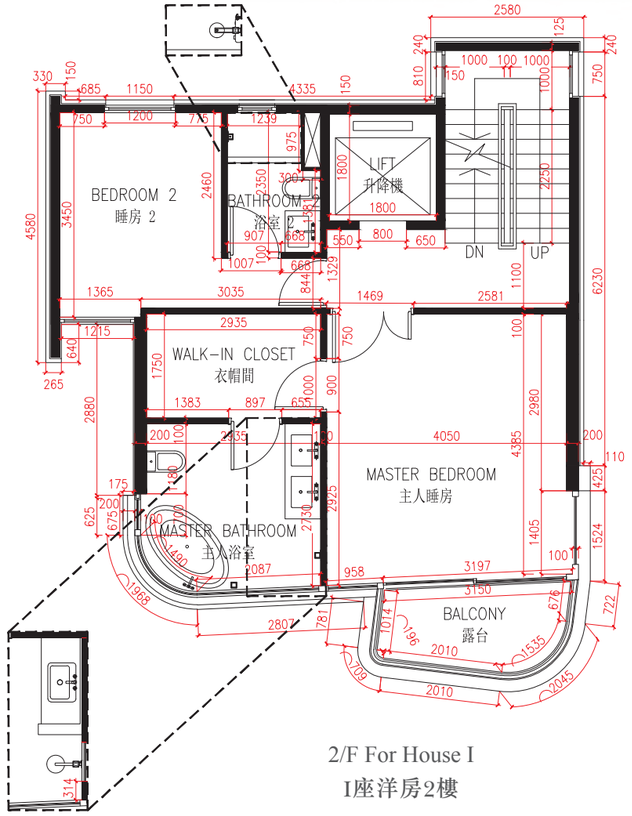
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House I
I座洋房



1/F For House I
I座洋房1樓

As-is Part Plan of 2/F
2樓現狀部分平面圖



2/F For House I
I座洋房2樓

The above floor plans (save for the as-is part plans on this page) are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House I is now undergoing alteration works in accordance with the said approved building plans.

Alteration works have been made to 2/F of House I, and such alteration works (a) (as listed below) are minor works under the Buildings Ordinance (Cap. 123); such alteration works (b) (as listed below) are exempted building works under the Buildings Ordinance (Cap. 123). The as-is part plan of 2/F on this page shows the approximate location of the alteration. Details of the relevant alterations are as follows:

(a): Relocation of shower cubicles and basins

(b): Replacement of solid block partition to glass partitions

上述平面圖(除本頁的現狀部分平面圖)以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。I座洋房現正按照該等批准圖則進行改動工程。

I座洋房2樓已被作出改動工程，該改動工程(a) (如下所列)屬於《建築物條例》(第123章)下的小型工程；該改動工程(b) (如下所列)屬於《建築物條例》(第123章)下的豁免工程。本頁的地下現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

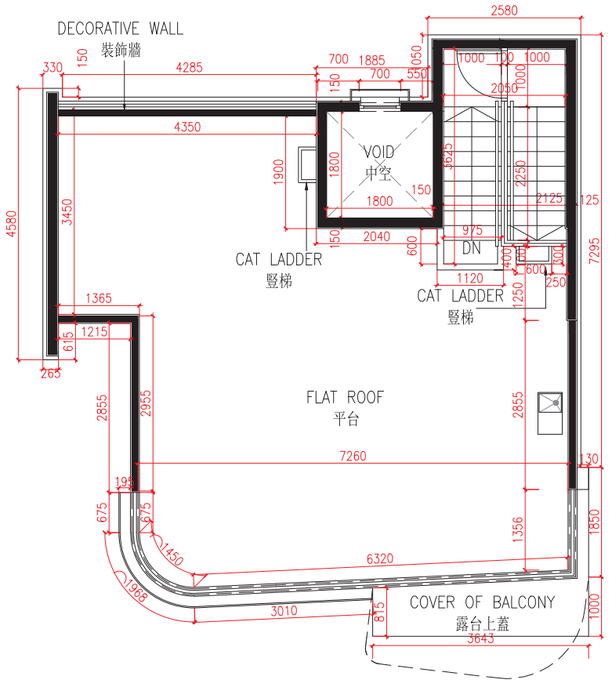
(a): 企缸及洗手盤位置調動

(b): 實心間隔牆更換至玻璃間隔牆

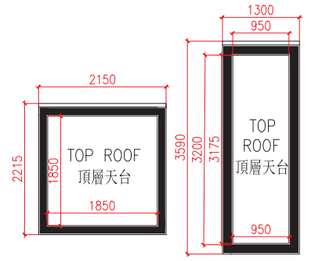
Scale :
比例

0M(米) 5M(米)

House I
I座洋房



R/F For House I
I座洋房天台



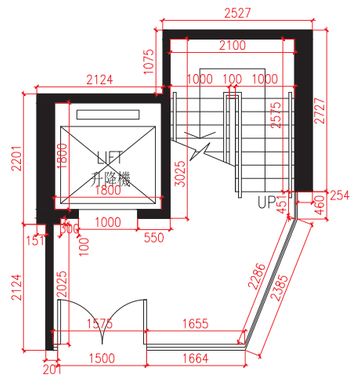
Top R/F For House I
I座洋房頂層天台

Scale : 比例
0M(米) 5M(米)

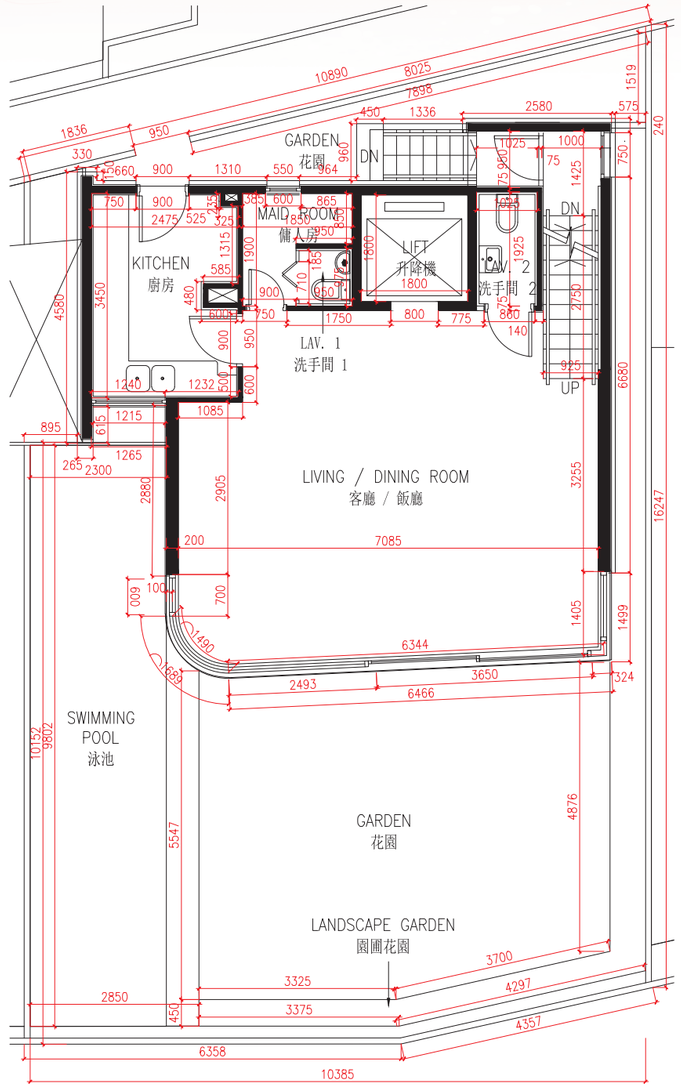
The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House I is now undergoing alteration works in accordance with the said approved building plans.

上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。I座洋房現正按照該等批准圖則進行改動工程。

House J
J座洋房



Lift Lobby on Carport Floor for House J
J座車庫層之入口大堂



G/F For House J
J座洋房地下

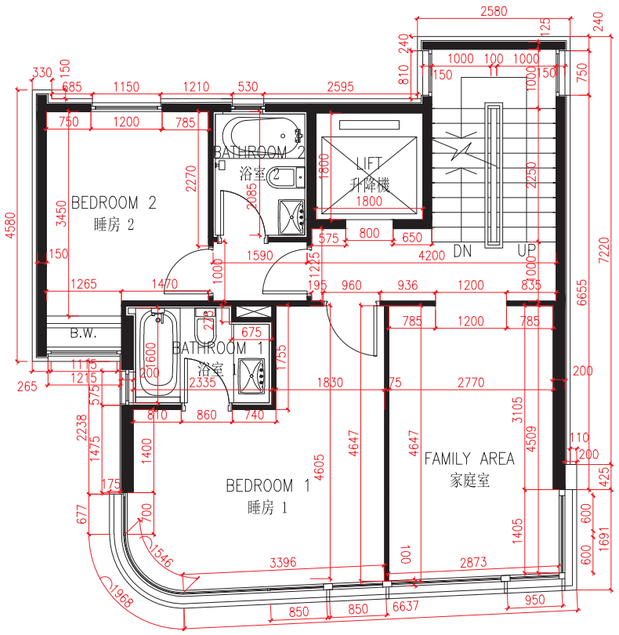
Scale :
比例
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House J is now undergoing alteration works in accordance with the said approved building plans.

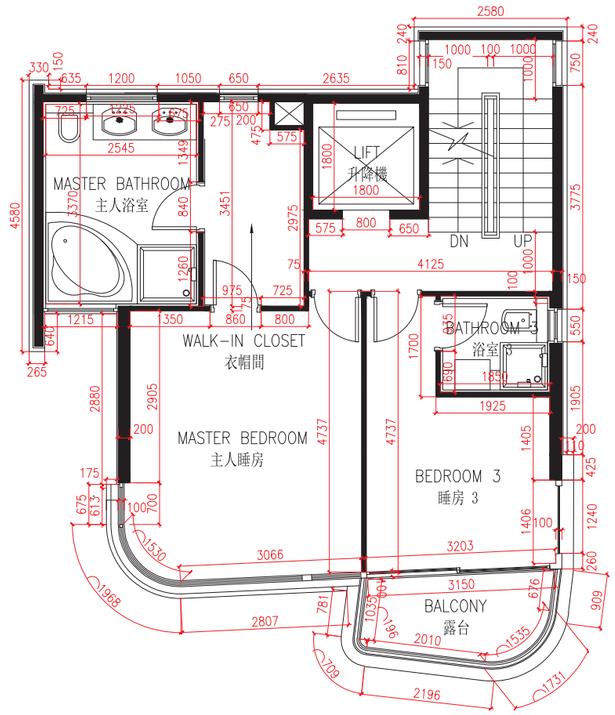
上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。J座洋房現正按照該等批准圖則進行改動工程。

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

House J
J座洋房



1/F For House J
J座洋房1樓



2/F For House J
J座洋房2樓

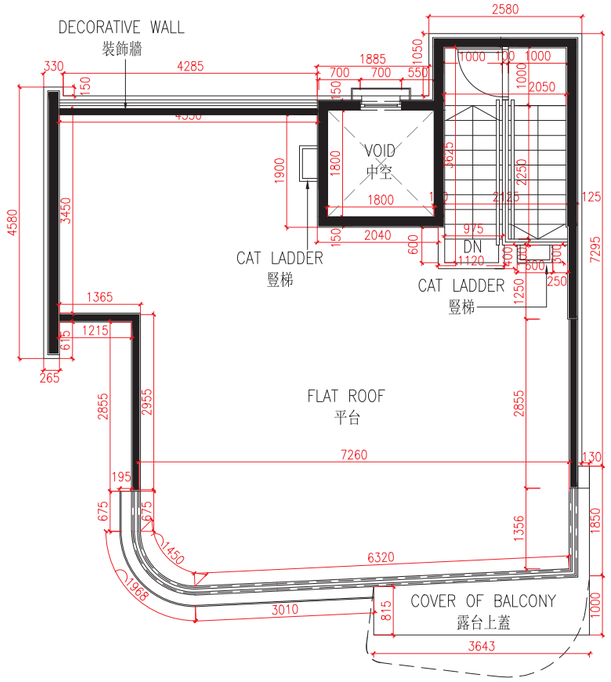
Scale : 比例
0M(米) 5M(米)

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025. House J is now undergoing alteration works in accordance with the said approved building plans.

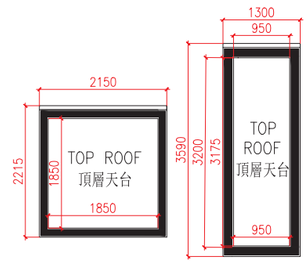
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House J
J座洋房



R/F For House J
J座洋房天台



Top R/F For House J
J座洋房頂層天台

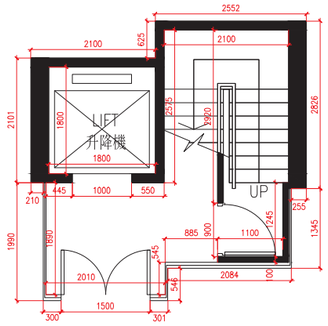
Scale :
比例
0M(米) 5M(米)

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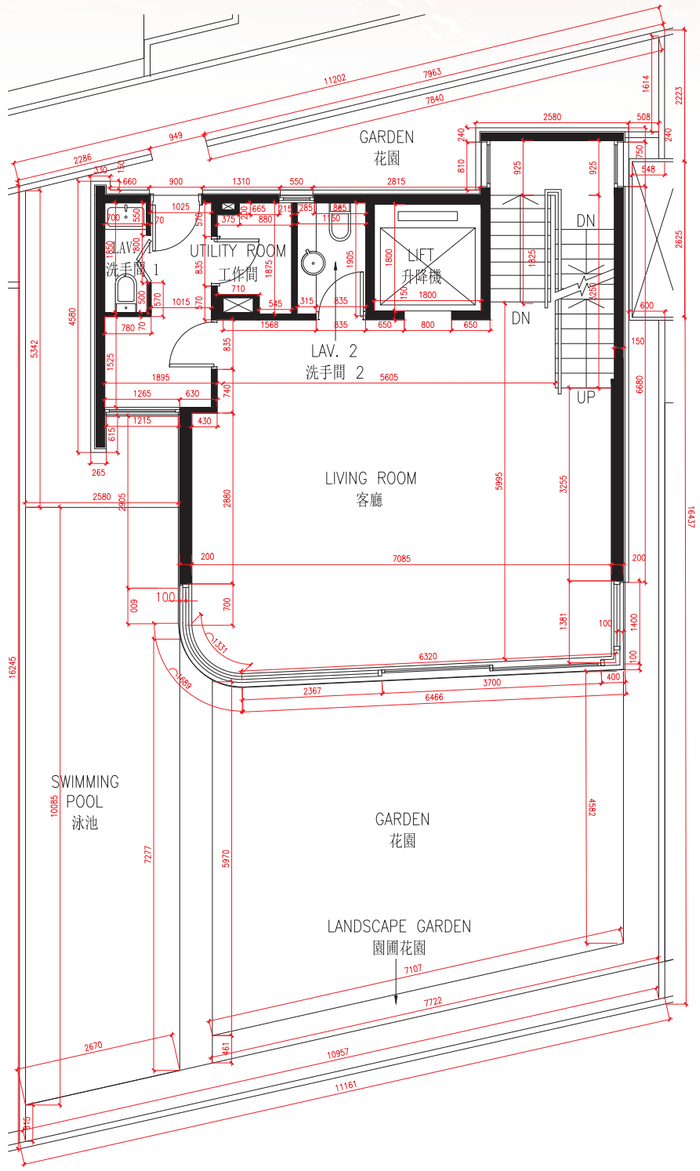
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House K
K座洋房



Lift Lobby on Carport Floor for House K
K座車庫層之入口大堂



G/F For House K
K座洋房地下

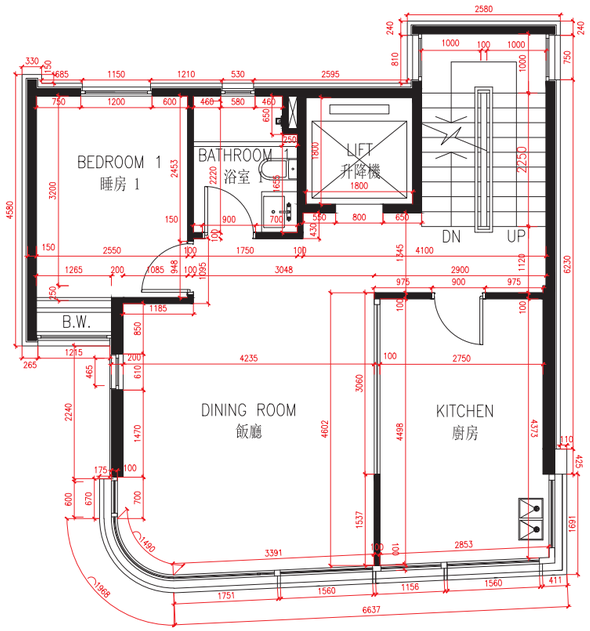
Scale :
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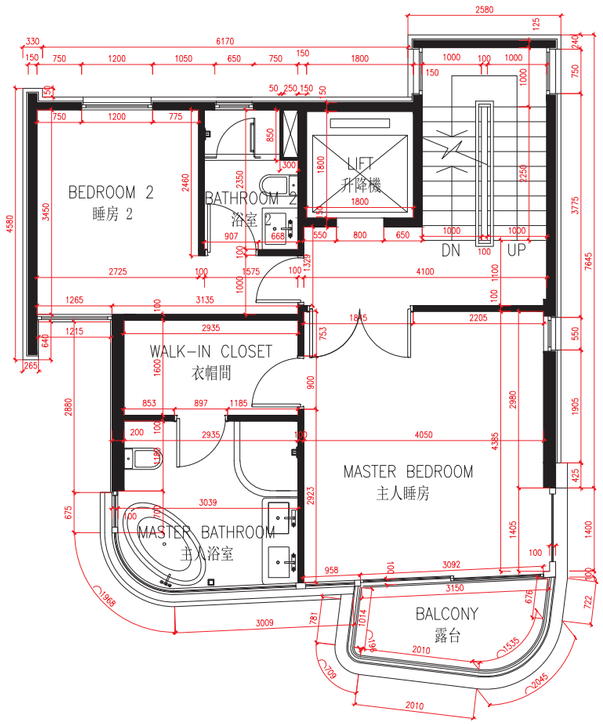
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House K
K座洋房



1/F For House K
K座洋房1樓



2/F For House K
K座洋房2樓

Scale :
比例

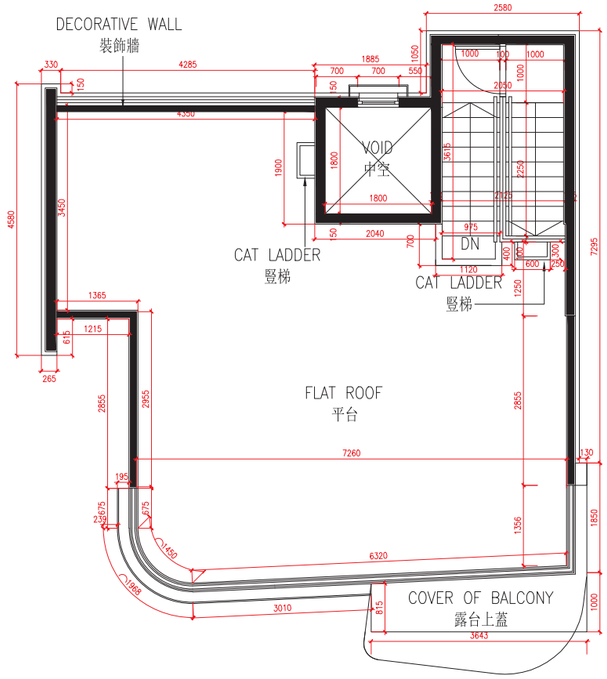
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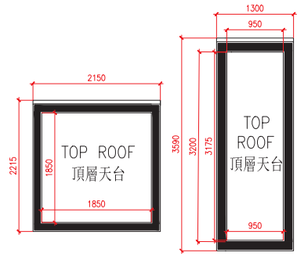
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House K
K座洋房



R/F For House K
K座洋房天台



Top R/F For House K
K座洋房頂層天台

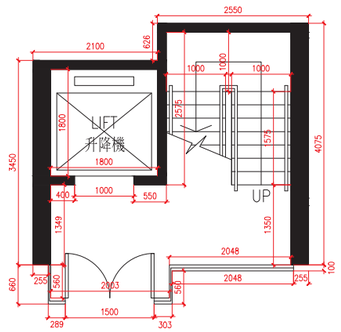
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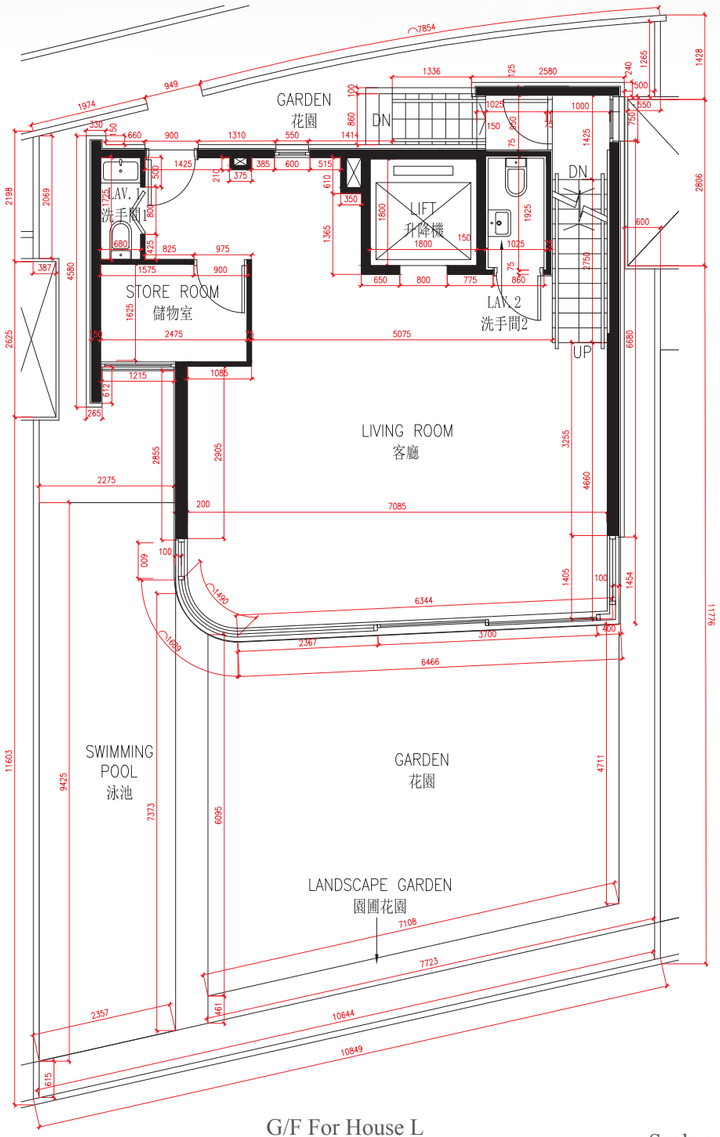
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House L
L座洋房



Lift Lobby on Carport Floor for House L
L座車庫層之入口大堂



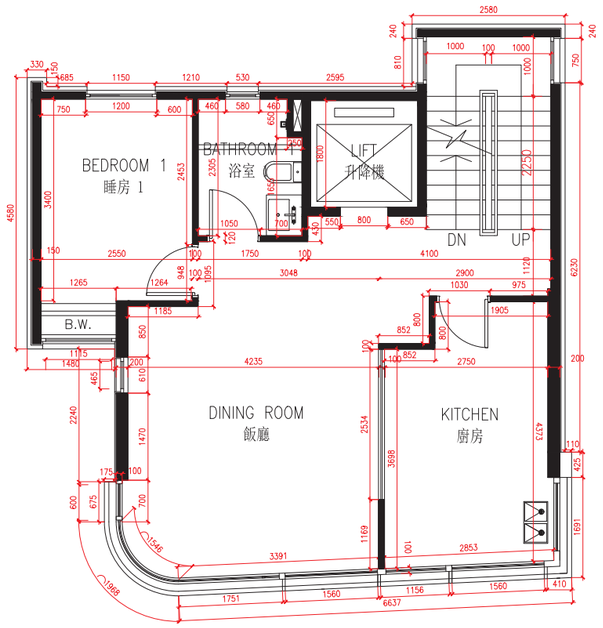
G/F For House L
L座洋房地下

Scale :
比例
0M(米) 5M(米)

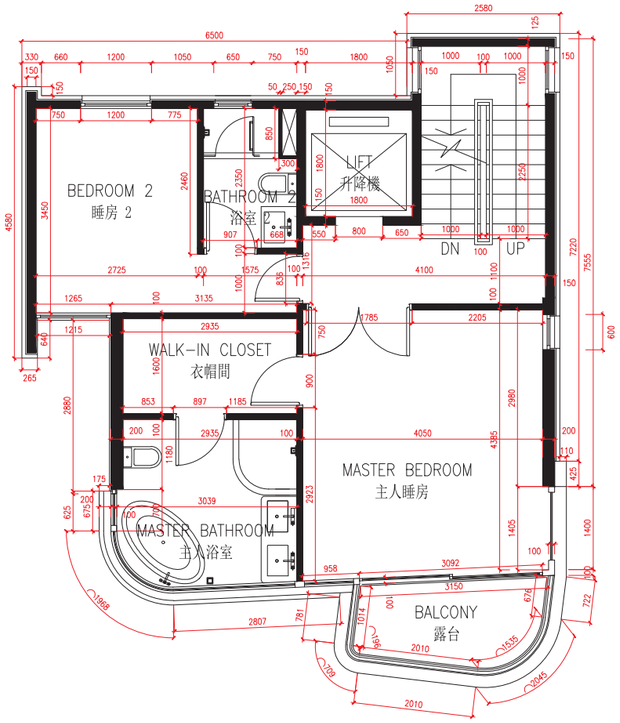
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上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。L座洋房現正按照該等批准圖則進行改動工程。

House L
L座洋房



1/F For House L
L座洋房1樓



2/F For House L
L座洋房2樓

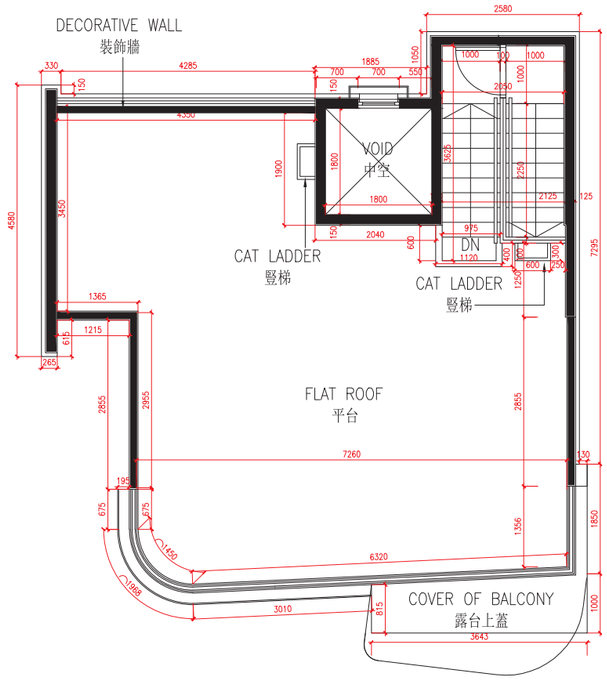
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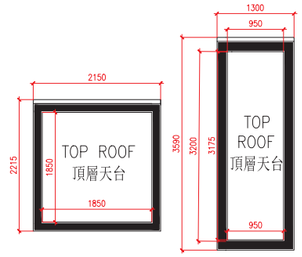
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House L
L座洋房



R/F For House L
L座洋房天台



Top R/F For House L
L座洋房頂層天台

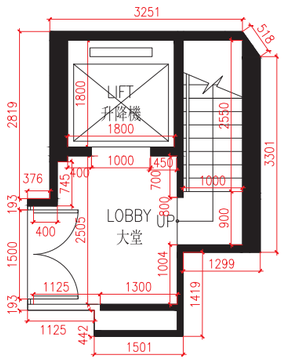
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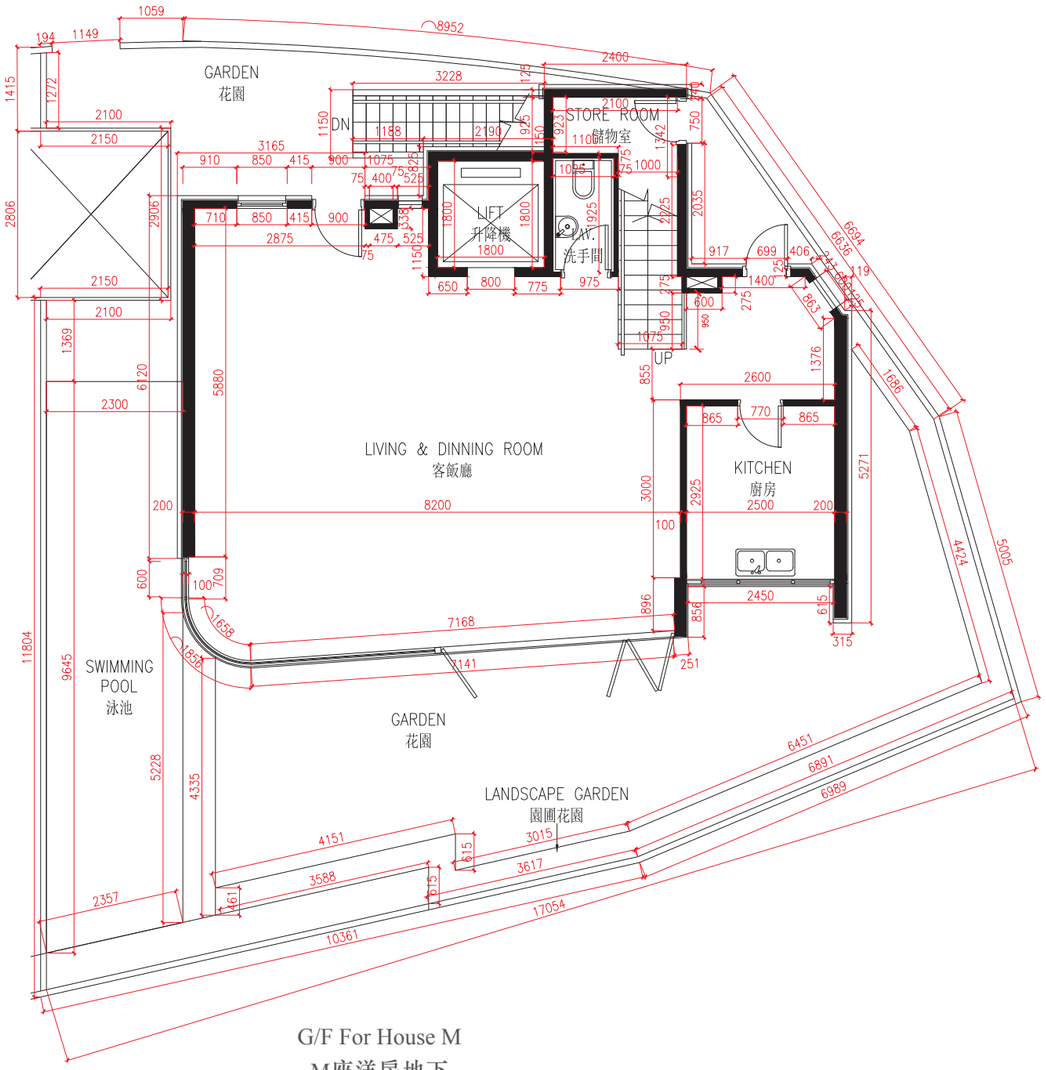
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House M
M座洋房



Lift Lobby on Carport Floor for House M
M座車庫層之入口大堂



G/F For House M
M座洋房地下

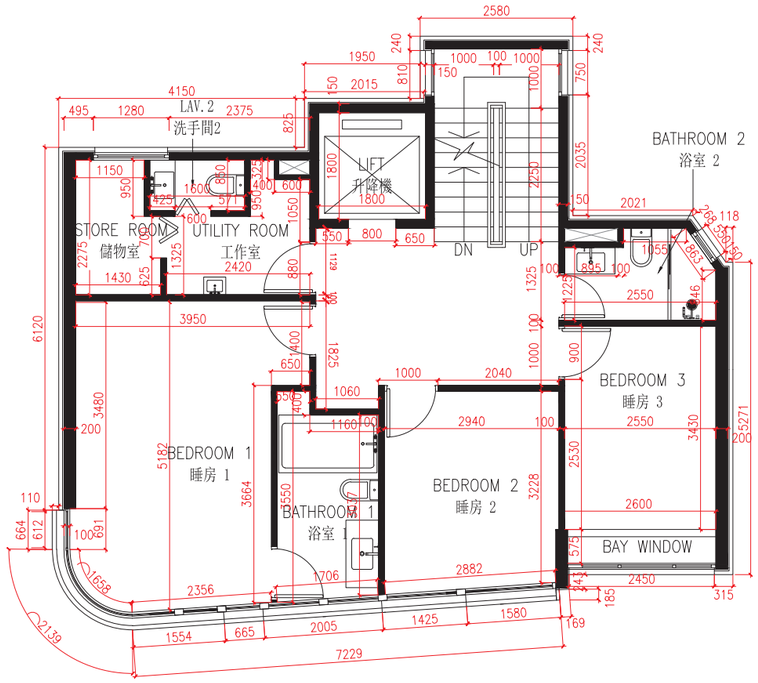
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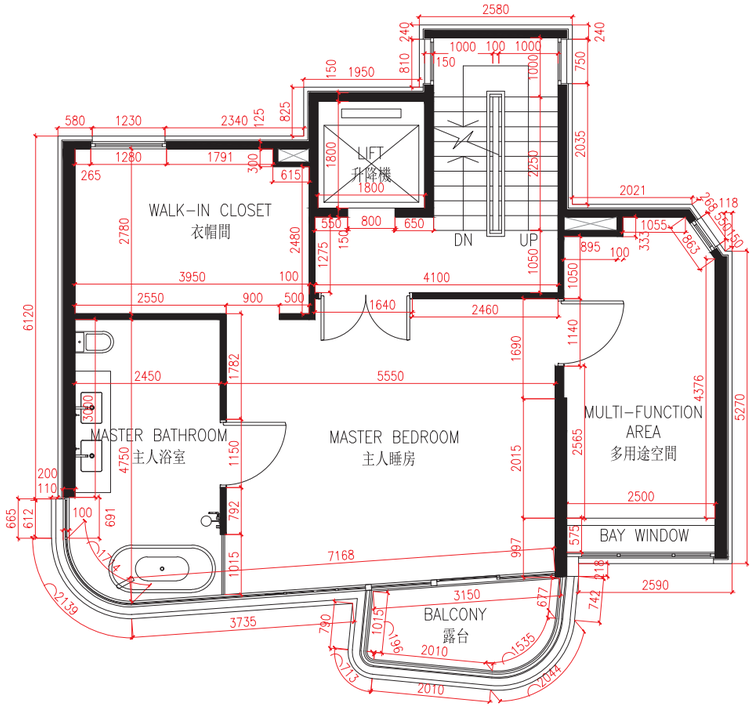
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House M
M座洋房



1/F For House M
M座洋房1樓



2/F For House M
M座洋房2樓

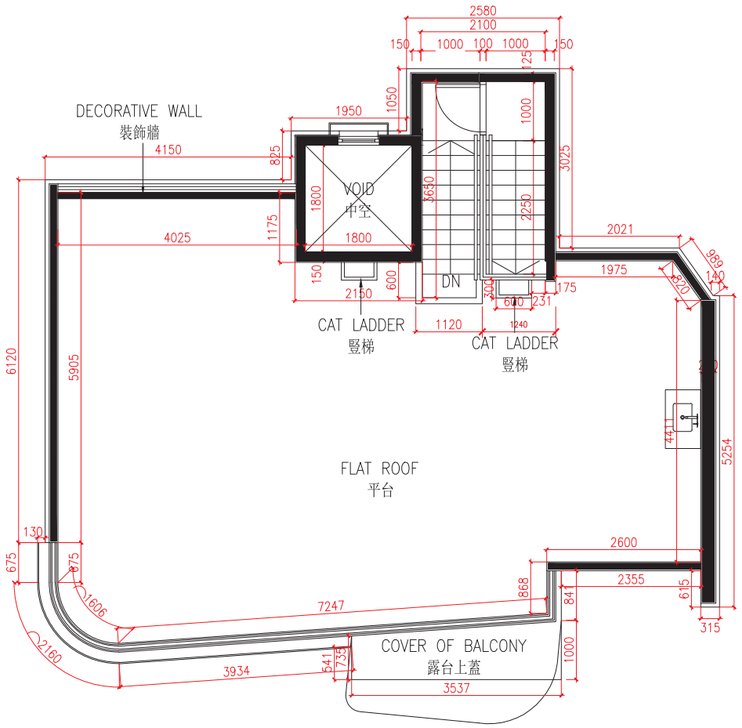
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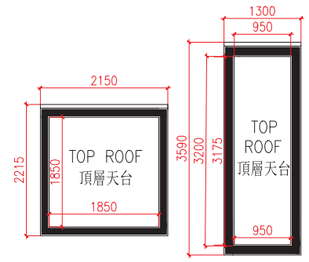
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

House M
M座洋房



R/F For House M
M座洋房天台



Top R/F For House M
M座洋房頂層天台

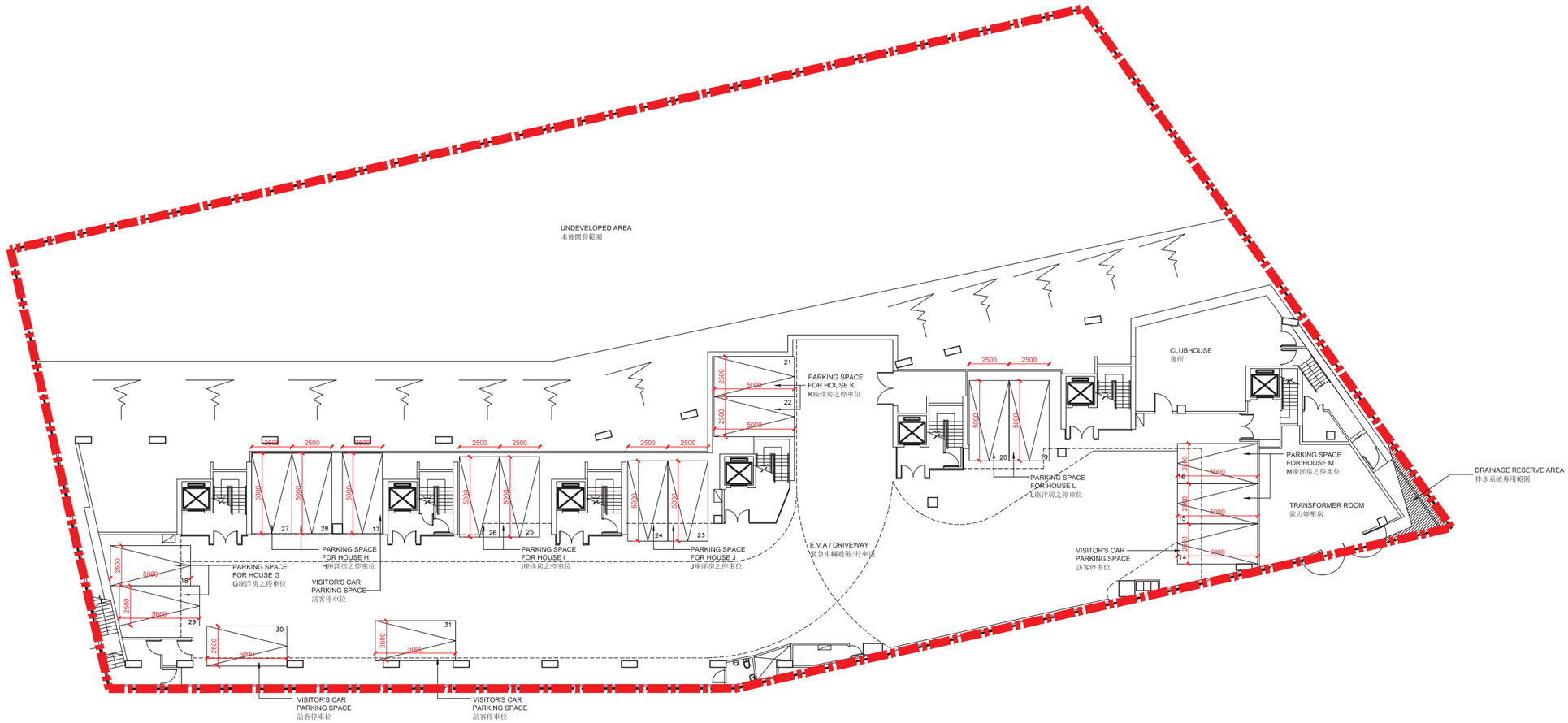
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Part Plan of Lower Carport Floor Plan
下層車庫部分平面圖



The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025.

上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。

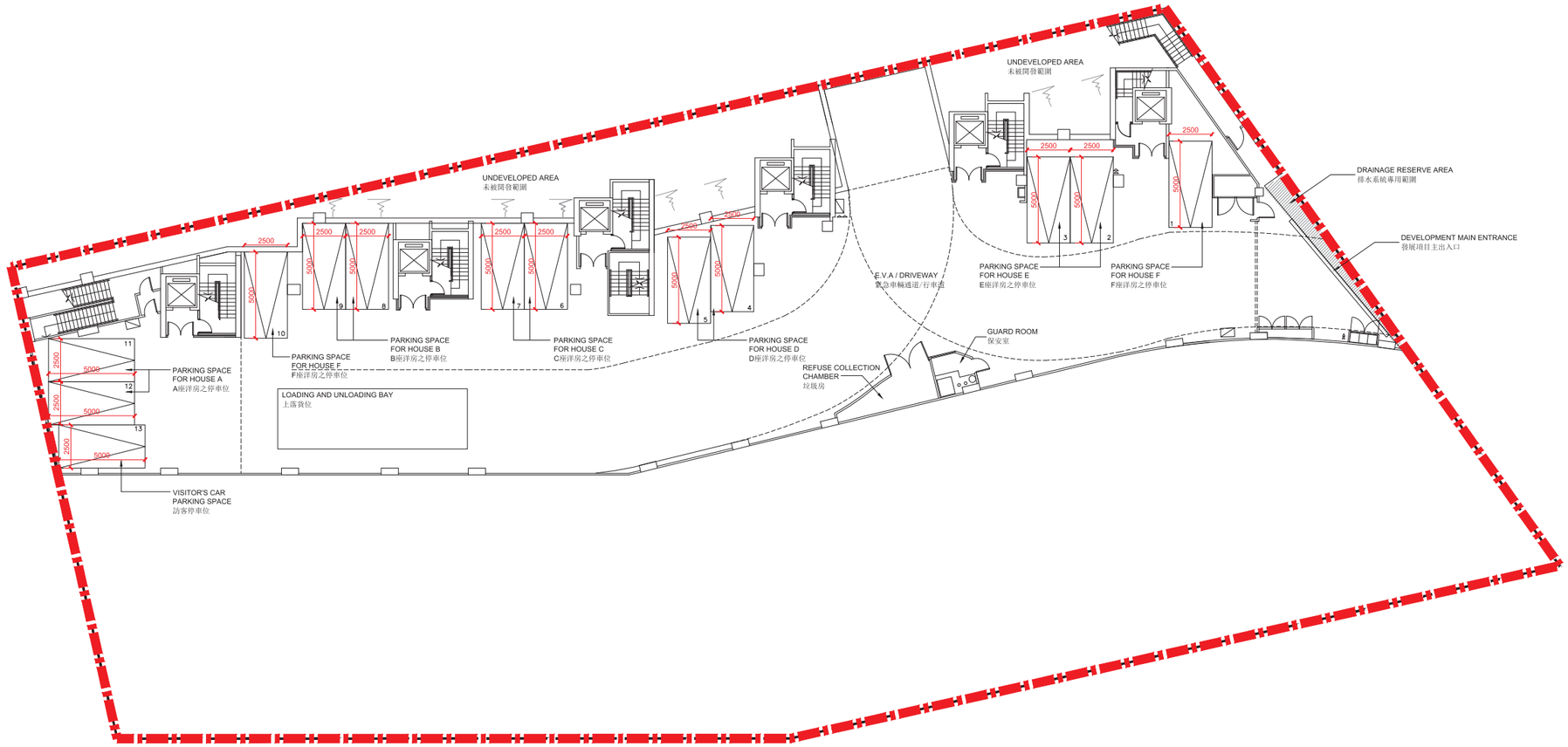
Scale :
比例

0M(米) 20M(米)

Boundary Line of the Development
發展項目的邊界線

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

Part Plan of Upper Carport Floor Plan
上層車庫部分平面圖



The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025.

上述平面圖以2012年10月16日發展項目獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則為基礎擬備。

Scale :
比例

0M(米) 20M(米)

Boundary Line of the Development
發展項目的邊界線

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Development Name 發展項目名稱	House Number 洋房編號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Grandview Oceania 嘉富海灣	House A A座洋房	292.544 (3149) Balcony 露台 : 4.968 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	3.850 (41)	-	68.990 (743)	93.929 (1011)	25 (269)	12.738 (137)	9.540 (103)	-	-
	House B B座洋房	229.728 (2473) Balcony 露台 : 4.919 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	49.810 (536)	86.118 (927)	25 (269)	12.630 (136)	9.433 (102)	-	-
	House C C座洋房	229.915 (2475) Balcony 露台 : 4.919 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	49.810 (536)	107.573 (1158)	25 (269)	12.630 (136)	9.433 (102)	-	-
	House D D座洋房	229.729 (2473) Balcony 露台 : 4.919 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	49.810 (536)	114.542 (1233)	25 (269)	12.630 (136)	9.433 (102)	-	-
	House E E座洋房	229.729 (2473) Balcony 露台 : 4.919 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	49.810 (536)	129.433 (1393)	25 (269)	12.630 (136)	9.433 (102)	-	-
	House F F座洋房	275.984 (2971) Balcony 露台 : 4.966 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	2.970 (32)	-	64.236 (691)	153.464 (1652)	25 (269)	12.986 (140)	10.124 (109)	-	-
	House G G座洋房	292.607 (3150) Balcony 露台 : 4.970 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	3.049 (33)	-	71.754 (772)	89.998 (987)	25 (269)	6.647 (72)	7.428 (80)	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First- hand Sales) Ordinance.
住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算。

The areas of other specific items (not included in the saleable area), to the extent that it forms part of the residential property, are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First- hand Sales) Ordinance.
構成住宅物業的一部份範圍內的其他指明項目的面積(不包括在實用面積內)是按照《一手住宅物業銷售條例》附表2第2部計算。

Notes:
1. The areas in square metres are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. There are no utility platform and verandah in the residential properties of the Development.
3. The area of Garden includes the area of a swimming pool within the Garden (except House H).

附註：
1. 以平方米列出的面積均以1平方米＝10.764平方呎換算至平方呎，並四捨五入至整數。
2. 發展項目住宅物業並無工作平台及陽台。
3. 花園的面積包括花園內的游泳池面積(H座洋房除外)。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Development Name 發展項目名稱	House Number 洋房編號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Grandview Oceania 嘉富海灣	House H H座洋房	230.036 (2476) Balcony 露台 : 4.968 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	52.232 (562)	63.415 (683)	25 (269)	6.020 (65)	7.428 (80)	-	-
	House I I座洋房	229.926 (2475) Balcony 露台 : 4.919 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	52.232 (562)	69.045 (743)	25 (269)	6.047 (65)	7.428 (80)	-	-
	House J J座洋房	231.673 (2494) Balcony 露台 : 4.919 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	52.232 (562)	85.604 (921)	25 (269)	6.020 (65)	7.428 (80)	-	-
	House K K座洋房	229.400 (2469) Balcony 露台 : 4.919 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	52.232 (562)	99.886 (1075)	25 (269)	6.020 (65)	7.428 (80)	-	-
	House L L座洋房	230.036 (2476) Balcony 露台 : 4.919 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	0.778 (8)	-	52.232 (562)	93.308 (1004)	25 (269)	6.020 (65)	7.428 (80)	-	-
	House M M座洋房	275.473 (2965) Balcony 露台 : 4.966 (53) Utility Platform 工作平台 : -- Verandah 陽台 : --	-	2.970 (32)	-	67.573 (727)	103.728 (1117)	25 (269)	5.641 (61)	7.428 (80)	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First- hand Sales) Ordinance.
住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算。

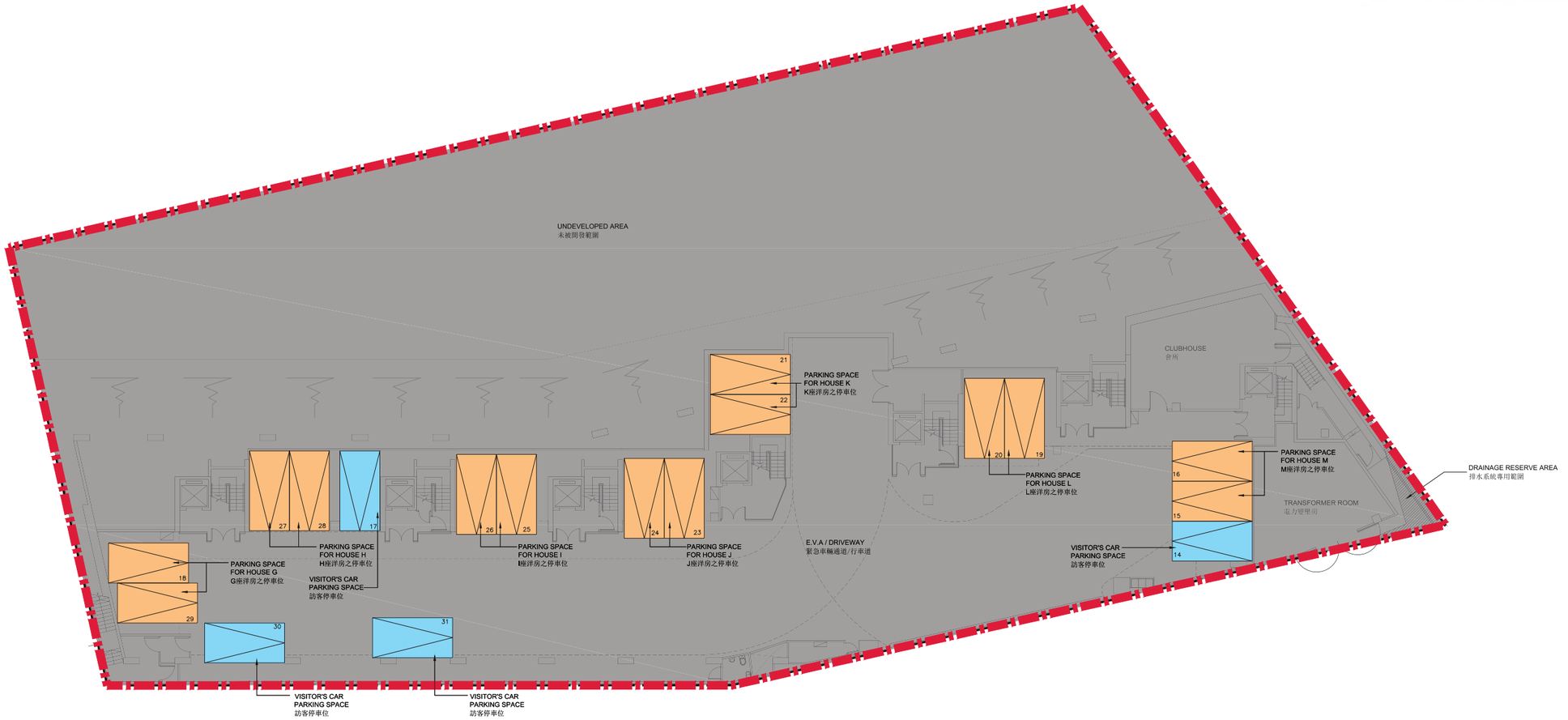
The areas of other specific items (not included in the saleable area), to the extent that it forms part of the residential property, are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First- hand Sales) Ordinance.
構成住宅物業的一部份範圍內的其他指明項目的面積(不包括在實用面積內)是按照《一手住宅物業銷售條例》附表2第2部計算。

Notes:
1. The areas in square metres are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. There are no utility platform and verandah in the residential properties of the Development.
3. The area of Garden includes the area of a swimming pool within the Garden (except House H).

附註：
1. 以平方米列出的面積均以1平方米＝10.764平方呎換算至平方呎，並四捨五入至整數。
2. 發展項目住宅物業並無工作平台及陽台。
3. 花園的面積包括花園內的游泳池面積(H座洋房除外)。

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

Part Plan of Lower Carport Floor Plan
下層車庫部分平面圖



Parking Space for House 洋房之停車位

Visitor's Car Parking Space 訪客停車位

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025.

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Scale :
比例

0M(米) 20M(米)

Boundary Line of the Development
發展項目的邊界線

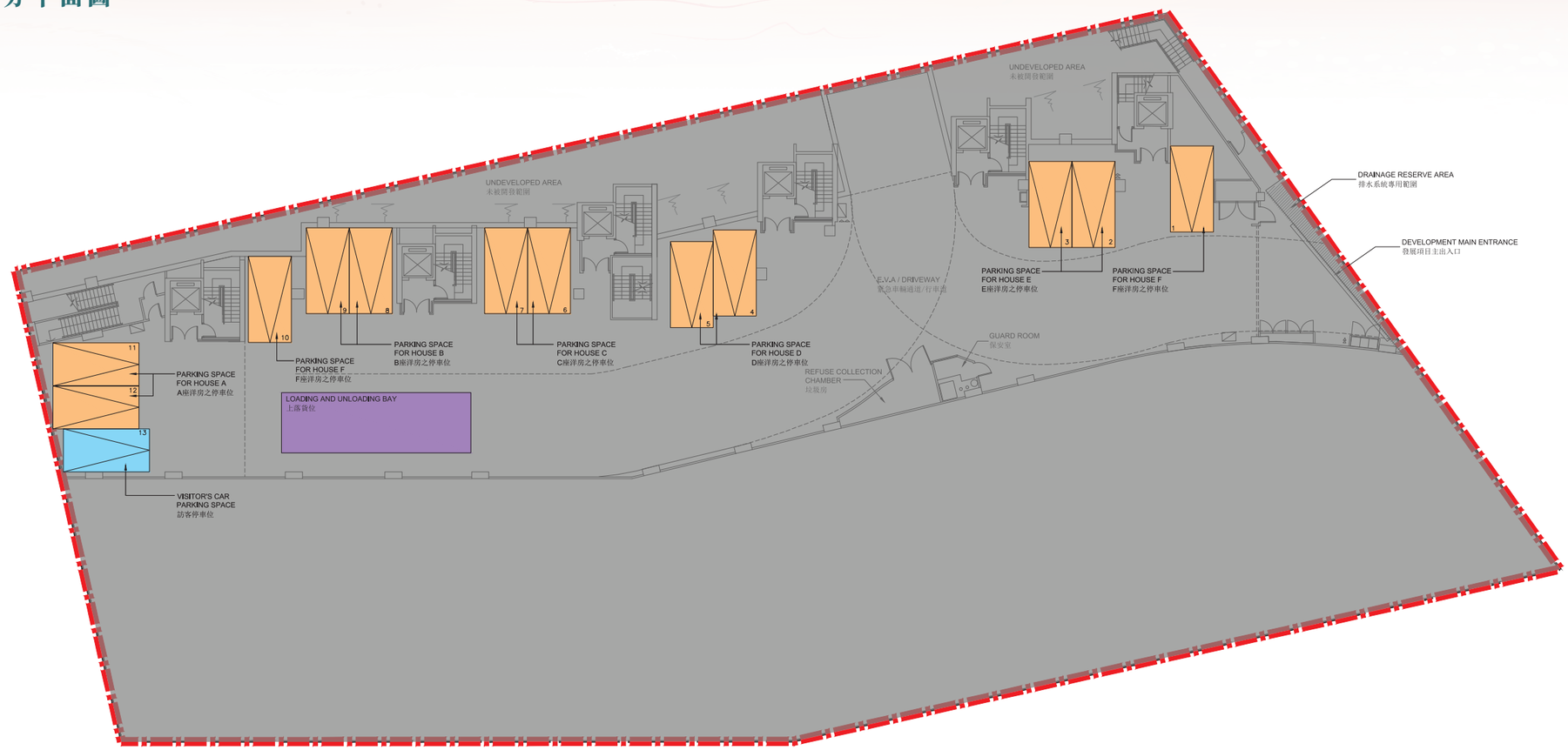
13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

Location, Numbers, Dimensions and Areas of Parking Spaces
停車位的位置、數目、尺寸及面積

Type of Parking Space/House Number 停車位類別/洋房編號	Parking Space Number 停車位編號	Number 數目	Dimensions of each Parking Space (Length x Width)(m) 每個停車位的尺寸（長 x 闊）(米)	Area of each Parking Space (sq.m) 每個停車位面積（平方米）
Visitor's Car Parking Space 訪客停車位	14, 17, 30, 31	4	5 x 2.5	12.5
Parking Space for House G G 座洋房之停車位	18, 29	2	5 x 2.5	12.5
Parking Space for House H H 座洋房之停車位	27, 28	2	5 x 2.5	12.5
Parking Space for House I I 座洋房之停車位	25, 26	2	5 x 2.5	12.5
Parking Space for House J J 座洋房之停車位	23, 24	2	5 x 2.5	12.5
Parking Space for House K K 座洋房之停車位	21, 22	2	5 x 2.5	12.5
Parking Space for House L L 座洋房之停車位	19, 20	2	5 x 2.5	12.5
Parking Space for House M M 座洋房之停車位	15, 16	2	5 x 2.5	12.5

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

Part Plan of Upper Carport Floor Plan
上層車庫部分平面圖



Parking Space for House 洋房之停車位

Visitor's Car Parking Space 訪客停車位

Loading and Unloading Bay 上落貨位

The above floor plans are prepared on the basis of the approved building plans for the development approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025.

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Scale :
比例

0M(米) 20M(米)

Boundary Line of the Development
發展項目的邊界線

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

Location, Numbers, Dimensions and Areas of Parking Spaces
停車位的位置、數目、尺寸及面積

Type of Parking Space/House Number 停車位類別/洋房編號	Parking Space Number 停車位編號	Number 數目	Dimensions of each Parking Space (Length x Width)(m) 每個停車位的尺寸（長 x 闊）(米)	Area of each Parking Space (sq.m) 每個停車位面積（平方米）
Visitor's Car Parking Space 訪客停車位	13	1	5 x 2.5	12.5
Loading and Unloading Bay 上落貨位	-	1	11 x 3.5	38.5
Parking Space for House A A 座洋房之停車位	11, 12	2	5 x 2.5	12.5
Parking Space for House B B 座洋房之停車位	8, 9	2	5 x 2.5	12.5
Parking Space for House C C 座洋房之停車位	6, 7	2	5 x 2.5	12.5
Parking Space for House D D 座洋房之停車位	4, 5	2	5 x 2.5	12.5
Parking Space for House E E 座洋房之停車位	2, 3	2	5 x 2.5	12.5
Parking Space for House F F 座洋房之停車位	1, 10	2	5 x 2.5	12.5

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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase;

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;

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

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金。

2. 買方在簽署該臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。

3. 如買方沒有於訂立該臨時買賣合約的日期之後五個工作日內簽立買賣合約 –
   i) 該臨時買賣合約即告終止；
   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

A. Common Parts of the Development

The Deed of Mutual Covenant and Management Agreement of the Development (the "DMC") provides for the following Common Areas and Facilities :-

"Common Areas and Facilities" means the Recreational Facilities and other recreational and communal areas and facilities, Visitors' Parking Spaces, Loading and Unloading Bay, the Pink Hatched Black Areas, such parts of the Slopes and Retaining Walls within the Lot, foundation columns, beams, other structural supports and elements, the external walls of all buildings and structures (other than those external walls which form parts of the Houses), guard room, sprinkler pump room, air- conditioning units, electrical rooms, boiler rooms, filtration plant rooms, main distribution frame, transformer room, switch room, fire services water tank, fire services pump room, fire services check meter cabinet, flushing water pump room, fire services inlets, sprinkler inlets, sprinkler control valve, hose reel, sprinkler water tank, fibre glass tank and pump, refuse collection chambers, fence walls of the Development, cat ladders, metal working platform, metal gates, metal railings, covered surface channels, water check meter cabinet, parapet walls, ramps, access roads, driveway, passages, footpaths, entrances, pumps, tanks, petrol interceptor, sanitary fittings, electrical installations, fittings, equipment and apparatus, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, lavatory (LAV.), emergency vehicular access (E.V.A.), flat roof, water meter cabinet, means of escape route (M.O.E.) and the associated stairs and those common parts specified in Schedule 1 to the Building Management Ordinance and such other areas and 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 Occupiers and their bona fide visitors and are now (if and where capable of being shown on plans) shown for identification purposes on the set of plans showing the Common Areas and Facilities (if and where capable of being shown on plans) certified as to their accuracy by the Authorized Person and annexed to the DMC and thereon coloured orange and such other areas within the Lot and such other systems, devices and facilities within the Development as are now or from time to time designated for common use and benefit of the Development in accordance with the DMC EXCLUDING such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

"Clubhouse" means and includes, the gym room, customer's switch room on the lower carport level at +34.50 of the Development.

"Loading and Unloading Bay" means the space within the Development provided pursuant to Special Condition (26)(a)(ii) of the Conditions and shown on the layout plan deposited with the Director of Lands pursuant to Special Condition (28) of the Conditions.

"Pink Hatched Black Areas" means such portions of areas shown coloured pink hatched black on Plan I (Plan No.TW2745-DIb) annexed to the Conditions and as more particularly defined in Special Condition (38)(a) of the Conditions.

"Recreational Facilities" means such of the recreational facilities at the lower carport level at level +34.50 including Clubhouse.

A. 發展項目的公用部分

發展項目的大廈公契及管理協議(「公契」)規定下列公用地方及設施：-

「公用地方及設施」指康樂設施及其他康樂及公用地方及設施，訪客車位，上落貨停車區，粉紅色間黑色斜線區域，於該地段內建有之斜坡及護土牆之有關部份，地基柱，樑，其他結構性支撐件及構件，所有建築物及構築物的外牆(構成洋房一部分的外牆除外)，門衛室，花灑泵房，空調機組，電力室，鍋爐房，過濾機房，總配線架，變壓器房，電掣房，消防水箱，消防泵房，消防檢錶櫃，沖廁水泵房，消防入水口，花灑入水口，花灑控制閥櫃，消防喉轆，花灑水箱，玻璃纖維箱及泵，垃圾收集室，發展項目圍牆，爬梯，金屬工作平台，金屬閘，金屬扶手，有蓋渠道，水檢錶櫃，護牆，坡道，出入道路，車道，通道，行人路，入口，水泵，水箱，隔油池，衛生裝置，電力裝置，裝置，設備及器具，用作安裝或使用天線廣播分導系統或電訊網絡設備的區域，消防及滅火設備及器具，保安系統及器具，通風系統，廁所，緊急車輛通道，平台，水錶櫃，逃生途徑及相關樓梯，及其他於建築物管理條例附表一中所列的公用部份及所有其他提供予或安裝於發展項目內以供其業主、佔用人及其真正訪客使用及受益，現(如及能以圖則顯示)顯示於經認可人士核證其準確性並夾附於公契內的公用地方及設施的圖則(如及能以圖則顯示)，以橙色顯示作識別的地方，系統，裝置或設施及所有於公契內訂明為發展項目的公用地方或作為發展項目內公用的系統，裝置或設施，但不包括於發展項目內由任何特定業主擁有專有權利及特權持有，使用、佔用和享用的地方，以及在發展項目內只為任何特定業主服務的設施。

「會所」指及包括健身室，位於發展項目+34.50水平的低層停車場的用戶電掣房。

「上落貨停車區」指根據條款中特別條款第(26)(a)(ii)條所提供位於發展項目的空間並顯示於特別條款第(28)條遞交地政總署署長備存之圖則內。

「粉紅色間黑色斜線區域」指夾附於條款的圖則I(圖則編號為TW2745-DIb)以粉紅色間黑色斜線顯示的部份，並在條款中的特別條款第(38)(a)條更為明確界定。

「康樂設施」指位於+34.50水平的低層停車場的康樂設施，包括會所。

"Slopes and Retaining Walls" means the Green Hatched Black Areas and all slopes, slope treatment works, retaining walls including the footing thereof and other structures within or outside the Lot and are now more particularly shown for identification purposes coloured green hatched black and pink cross-hatched black on the Slope Structure Plan (Plan No.: P-03 of a scale of not less than 1:500 certified by the Authorised Person that it shows and includes all the Slopes and Retaining Walls at the date of the DMC) annexed to the DMC, the maintenance of which is the liability of the Owners under the provisions of the Conditions or the DMC.

"Visitors' Parking Spaces" means the car parking spaces within the Development provided pursuant to Special Condition (26)(a)(i) of the Conditions and shown on the layout plan deposited with the Director of Lands pursuant to Special Condition (28) of the Conditions not being the car parking spaces allotted to a House.

B. Number of Undivided Shares allocated to each residential property in the Development:-

House No.	No. of Undivided Shares
A (together with Car Parking Spaces Nos.11 and 12)	338/3,767
B (together with Car Parking Spaces Nos.8 and 9)	271/3,767
C (together with Car Parking Spaces Nos.6 and 7)	273/3,767
D (together with Car Parking Spaces Nos.4 and 5)	273/3,767
E (together with Car Parking Spaces Nos.2 and 3)	275/3,767
F (together with Car Parking Spaces Nos.1 and 10)	327/3,767
G (together with Car Parking Spaces Nos.18 and 29)	338/3,767
H (together with Car Parking Spaces Nos.27 and 28) *	268/3,767
I (together with Car Parking Spaces Nos.25 and 26)	269/3,767
J (together with Car Parking Spaces Nos.23 and 24)	272/3,767
K (together with Car Parking Spaces Nos.21 and 22)	271/3,767
L (together with Car Parking Spaces Nos.19 and 20)	271/3,767
M (together with Car Parking Spaces Nos.15 and 16)	320/3,767

*: There is no swimming pool for House H.

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

The Manager will be appointed for an initial term of not exceeding two (2) years from the date of appointment under the DMC and such appointment shall continue until and unless terminated as provided in the DMC.

「斜坡及護土牆」指綠色間黑色斜線區域及所有位於該地段範圍內或外的所有斜坡，斜坡處理工程，護土牆及其基礎及其他構築物並於夾附在公契之斜坡結構圖則(圖則編號：P-03，比例不少於1:500，並經認可人士核證於公契簽訂之日，顯示及包括所有斜坡及護土牆)中以綠色間黑色斜線和粉紅間黑色交叉劃線顯示以作識別。根據條款或公契之規定，其維持由擁有人負責。

「訪客車位」指根據條款中特別條款第(26)(a)(i)條在發展項目內所提供的車位，並顯示於根據條款中特別條款第(28)條遞交地政總署署長備存之圖則內，但不包括分配給洋房的車位。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目:-

洋房號碼	不可分割份數
A（包括車位11號及12號）	338/3,767
B（包括車位8號及9號）	271/3,767
C（包括車位6號及7號）	273/3,767
D（包括車位4號及5號）	273/3,767
E（包括車位2號及3號）	275/3,767
F（包括車位1號及10號）	327/3,767
G（包括車位18號及29號）	338/3,767
H（包括車位27號及28號）*	268/3,767
I（包括車位25號及26號）	269/3,767
J（包括車位23號及24號）	272/3,767
K（包括車位21號及22號）	271/3,767
L（包括車位19號及20號）	271/3,767
M（包括車位15號及16號）	320/3,767

***: H座洋房不設游泳池。**

C. 有關發展項目的管理人的委任年期

本發展項目的管理人最初任期由公契的日期起計兩年，並於期滿後獲繼續委任，直至及除非根據公契條款終止為止。

D. **Basis on which the Management Expenses are shared among the Owners of the Residential Properties in the Development**

Each Owner shall contribute towards the management expenses (which shall be the costs, charges and expenses necessarily and reasonably incurred in the management and maintenance of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's Remuneration) of the Development according to the proportions borne by the number of the Management Shares(#) of their respective houses to the total number of Management Shares allocated to the Development.

Note (#): The number of Undivided Shares allocated to each of the houses is the same as the number of Management Shares allocated to each of the houses in the Development. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Undivided Shares of the Development is 3,767 and the total number of Management Shares of the Development is 3,766.

E. **Basis on which the Management Fee Deposit is Fixed**

The amount of Management Fees deposit is 3 months' Management Fee.

F. **The area (if any) in the Development retained by the Vendor for the Vendor's own use**

Not applicable.

D. 在發展項目住宅物業的業主之間分擔管理開支的基準

每位業主須按其洋房之管理份數(#)佔發展項目所有管理份數的比例計算，分擔發展項目的管理開支(指管理及維持發展項目時必須及合理地招致的費用、收費及開支，及須以管理人編制的預算作根據)(包括管理人的酬金)。

附註(#)：每個發展項目洋房獲分配的不分割業權份數與每個發展項目洋房獲分配的管理份數相同，但整個發展項目之不分割業權份數總數與整個發展項目之管理份數總數不同。整個發展項目之不分割業權份數總數為3,767，而整個發展項目之管理份數總數為3,766。

E. 計算管理費按金的基準

管理費按金相當於三個月的管理費。

F. 賣方在發展項目中保留作自用的範圍(如有的話)

不適用。

Note: For full details please refer to the DMC. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopy charges.
附註：請查閱公契以了解全部詳情。完整公契可在作出有關請求後提供查閱，並可在支付所需影印費後取得公契之複印本。

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is constructed on Lot No.496 in Demarcation District No.399 ("the Lot") which is held under New Grant No.20804 ("the Land Grant") dated 25th September 2009

2. The term of the Land Grant of the Lot is 50 years commencing from 25th September 2009.

3. General Condition No. 6 of the Land Grant stipulates that:-

   (a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions (as defined in General Condition No.12): (i) maintain all buildings in accordance with the approved design, disposition and height and any approved building plans without variation or modification thereto; and (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

   (b) in the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director of Lands ("the Director"). In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the Lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to, the satisfaction of and within such time limit as is laid down by the Director.

4. General Condition No. 8 of the Land Grant stipulates that any private streets, roads and lanes which by these Conditions are and lanes required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

5. Special Condition No.(2) provides that the Grantee acknowledges that there are some buildings and structures existing on the old lots to be surrendered to the Government. The Grantee undertakes to remove at his own expense the said buildings and structures. The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the said buildings and structures and the Grantee shall indemnify and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition of the said buildings and structures.

1. 該發展項目興建於丈量約份第399號地段第496號(「該地段」)，該地段根據2009年9月25日的第20804號新批租約(「批地文件」)持有。

2. 批地文件的年期由2009年9月25日起計50年。

3. 批地文件一般條款第6條規定：

   (a) 承批人須在整個租期期間按批地文件該等條款對已建或重建建築物(該詞指本一般條款第(b)條預期的重建)(定義見一般條款第12條)：(i) 按經批准的設計、配置、高度及任何經批准圖則保養一切建築物，不得對其作出修訂或更改；及 (ii) 保養按批地文件該等條款已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態直至租約結束或提前終止租約為止。

   (b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，承批人須興建相同類型和不少於其總樓面面積的品質良好的建築物或地政總署署長(「署長」)批准的類型及價值的建築物作為代替。如果進行上述清拆，承批人須在上述清拆的一個曆月內向署長申請其同意進行重建該地段的建築工程。當收到上述同意後必須在三個曆月內開展重建工程及在署長規定的期限內完成，使署長滿意。

4. 批地文件一般條款第8條規定任何根據批地文件該等條款要求而建造的私家街道、道路及巷道必須設置於署長滿意並可能由其決定位於批租範圍內或外的位置，並須在上述的任何一種情況下於署長要求時無償交還予政府。若該等私家街道、道路及巷道已交還予政府，其鋪設表面、建造路緣、渠道(包括污水及雨水渠)、排水渠及街燈將由政府進行，費用由承批人承擔，而此後之保養則由公帑支付。若該等私家街道、道路及巷道保留為批租範圍之一部分，承批人則須自費負責其照明、鋪設表面、建造路緣、渠道及排水渠及保養，以使署長全面滿意，署長亦可以公眾利益需要為由進行或使他人進行街燈的設置及保養。承批人須承擔設置街燈的建設成本並准許工人及車輛以設置及保養街燈為目的免費進出批租範圍。

5. 特別條款第(2)條規定，承批人確認須交回給政府的舊地段上有若干建築物及構築物。承批人承諾將自費移除該等建築物及構築物。政府就該等建築物及構築物對承批人所造成或蒙受的損害、滋擾或騷擾不負任何責任或法律責任。承批人須彌償並繼續向政府彌償所有法律責任、申索、費用、索求、訴訟或任何其他法律程序，不論是否直接或間接由該等建築物及構築物的存在及其後之清拆導致或與其相關。

6. Special Condition No.(5)(a)(i) provides that the Grantee shall within 48 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards and design as the Director shall approve and in all respects to the satisfaction of the Director (1) lay and form such portion of future public road shown coloured green on Plan 1 annexed to the Land Grant ("the Green Area") and (2) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director may require (collectively "the Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Area. Special Condition No.(5)(a)(ii) provides that the Grantee shall within 48 calendar months from the date of the Land Grant, at his own expense, and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require. Special Condition No.(5)(a)(iii) provides that the Grantee shall at his own expense maintain the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (6) of the Land Grant.

7. Special Condition No.(6) provides that for the purpose only of carrying out the necessary works specified in Special Condition No. (5) of the Land Grant, the Grantee shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (5) hereof or otherwise.

8. Special Condition No.(7) provides that the Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (5) of the Land Grant.

9. Special Condition No.(8) provides that :-

   (a) The Grantee shall at all reasonable times while he is in the possession of the Green Area (i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(b) and any other works which the Director may consider necessary in the Green Area; (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises. The Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried, out within the Green Area; and (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing replacement and alteration of any other waterworks installations within the Green Area.

   (b) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, its officers agents, contractors and any other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

6. 特別條款第(5)(a)(i)條規定，承批人須於批地文件日期起48個歷月內(或署長批准的其他延長期間)，自費按署長批准的方式、材料、標準及設計，並在各方面使署長滿意下(1)鋪設及平整批地文件所夾附的附圖I上以綠色顯示的未來公共道路部分(「綠色區域」)及(2)提供及建造橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或按署長要求的其他構築物(統稱「該等構築物」)，使綠色區域可容納建築物、車輛及行人交通。特別條款第(5)(a)(ii)條規定，承批人須於批地文件日期起48個歷月內(或署長批准的其他延長期間)，自費在綠色區域鋪設路面、建造路緣及渠道，並提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以使署長滿意。特別條款第(5)(a)(iii)條規定，承批人須自費保養綠色區域連同該等構築物，以及在該等區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、路面標記及機器，以使署長滿意，直至按照批地文件特別條款第(6)條交還綠色區域的管有權給政府為止。

7. 特別條款第(6)條規定，僅為了進行特別條款第(5)條指明的所需工程，綠色區域的管有權將會在批地文件之日期授予承批人。綠色區域須於要求時交還給政府，而在任何情況下於由署長發信表示此等條款已獲執行並使其滿意的日期時視為已交還給政府。承批人須在其管有綠色區域的所有合理時候內允許所有政府及公共車輛及行人自由進入及通過綠色區域，並確保執行根據特別條款第(5)條或其他規定指定的工程不會干擾或阻礙該處的出入通行權。

8. 特別條款第(7)條規定，未經署長事先書面同意，承批人不得將綠色區域用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(5)條指明的工程以外的任何其他用途。

9. 特別條款第(8)條規定:-

   (a) 承批人須在管有綠色區域的所有合理時候(i) 准許署長、其官員、承辦商及獲署長授權的任何其他人士行使權利進出、經過及往返該地段、綠色區域，以便視察、檢查及監督任何遵照特別條款第(5)(a)條規定進行的工程，以及進行、視察、檢查和監督根據特別條款第(5)(b)條規定進行的工程及任何其他署長認為在綠色區域必要的工程；(ii) 在政府或獲其授權的相關公用事業公司要求時，准許其行使權利進出、經過及往返該地段、綠色區域，以便在綠色區域或任何毗鄰的土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗鄰或相鄰土地或場所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳送媒介及附帶設備。承批人須就以上在綠色區域內進行的任何所述工程的所有相關事宜，與政府及獲其授權的相關公用事業公司充分合作；及(iii) 在水務監督的人員或獲其授權的其他人士要求時，准許他們行使權利進出、經過及往返該地段及綠色區域，以便進行任何有關綠色區域內任何其他水務設施的運作、保養、修理、更換及改動工程。

   (b) 政府無須因政府、其官員、代理、承辦商及任何根據本特別條款(a)條獲授權的人士或公用事業公司行使權利所引起或連帶引起而對承批人或任何其他人士招致或蒙受的任何損失、損害、滋擾或騷擾承擔責任。

10. Special Condition No.(10) provides that the Lot or any buildings erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

10. 特別條款第(10)條規定，該地段上已建或將會興建的任何建築物，將不得作私人住宅以外之用途。

11. Special Condition No.(13)(a) provides that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto ("the Facilities") as may be approved in writing by the Director. Special Condition No.(13)(c)(i) provides that the Facilities exempted from the gross floor area and site coverage calculations under Special Condition No.(13)(b) ("the Exempted Facilities') shall be designated as and form part of the common areas for the common use and benefit of the owners of the Lot. Special Condition No.(13)(c)(ii) provides that the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. Special Condition No.(13)(c)(iii) provides that the Exempted Facilities shall only be used by the residents of the Lot and their bona fide visitors and by no other persons.

11. 特別條款第(13)(a)條規定，承批人可於該地段內興建、建造及提供經署長書面批准的康樂設施及其附屬設施(「該等設施」)。特別條款第(13)(c)(i)條規定， 根據特別條款第(13)(b)條獲豁免計入可總樓面面積及上蓋面積的該等設施(「豁免設施」)需劃定成為公用地方的一部分，只供該地段的業主共同使用及受益。特別條款第(13)(c)(ii)條規定，承批人須自費維持豁免設施使其修葺良好堅固，同時妥善運作，並使署長滿意。特別條款第(13)(c)(iii)條規定，只有該地段之住客及其真正訪客可使用豁免設施，其他人士不得使用。

12. Special Condition No.(14) provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

12. 特別條款第(14)條規定，除獲署長事先書面同意外，不得移除或干擾屬於該地段或毗連土地生長的樹木。署長發出有關書面同意時，可在認為合適的情況下，施加有關移植、補償性環境美化工程或重植的條件。

13. Special Condition No.(15) provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot 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.

13. 特別條款第(15)條規定，承批人需自費於該地段內未有建設之部分進行園景美化及種植樹木及灌叢，及之後將其維持及保持在安全、清潔、整潔、整齊及健康的狀況，並使署長滿意。

14. Special Condition No.(16)(a) stipulates that office accommodation for watchmen or caretakers or both may be provided within the Lot, subject to the conditions that (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the Lot; (ii) such office accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed within the Lot; and (iii) the location of any such accommodation shall first be approved in writing by the Director.

14. 特別條款第(16)(a)條規定，該地段內可設有看守員或管理員或兩者的辦公室，但須遵從以下條件：(i) 署長認為該等辦公室對該地段已建或擬建的建築物的安全、保安及良好管理為必要的；(ii) 該等辦公室不得用作除完全及必要地受聘於該地段的看守員或管理員或兩者的辦公室以外的用途及(iii) 該等辦公室的位置須先經署長書面批准。

15. Special Condition No.(17)(a) stipulates that quarters for watchmen or caretakers or both may be provided within the Lot, subject to the conditions that (i) such quarters shall be located in one of the blocks of residential units erected on the Lot or in such other location as may be approved in writing by the Director; and (ii) any such quarters shall not be used for any purpose other than residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Lot.

15. 特別條款第(17)(a)條規定，該地段內可設有看守員或管理員或兩者的宿舍，但須遵從以下條件：(i) 該等宿舍須設在該地段已建的其中一座住宅單位大廈或署長書面批准的其他位置；及(ii) 該等宿舍不得用作除完全及必要地受聘於該地段的看守員或管理員或兩者的宿舍以外的用途。

16. Special Condition No.(18)(a) stipulates that one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Lot, subject to the conditions that (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the Lot and the buildings erected or to be erected thereon; and (ii) the location of any such office shall first be approved in writing by the Director.

16. 特別條款第(18)(a)條規定，該地段內可設有一個供業主立案法團或業主委員會使用的辦公室，但須遵從以下條件：(i) 該辦公室不得用作就該地段及在其上已建或擬建的建築物所成立或擬成立的業主立案法團或業主委員會開會及行政工作以外的其他用途及(ii) 該辦公室的位置須先經署長書面批准。

17. Special Condition No.(19) provides that no building shall be erected on the Lot of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance is exempted from the provisions of the Buildings Ordinance.

17. 特別條款第(19)條規定，該地段不得興建依據《建築物條例(新界適用)條例》獲豁免受《建築物條例》條文規管類型的建築物。

18. Special Condition No.(25)(a) provides that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles ("the Residential Parking Spaces") at the rate of (i) 2 spaces for every residential unit in the building or buildings erected or to be erected on the Lot and (ii) 2 spaces for every detached unit provided within the Lot. Special Condition No.(25)(c) provides that the Residential Parking Space shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

18. 特別條款第(25)(a)條規定，該地段內須提供署長滿意的車位(「住戶車位」)，其比例為(i) 於該地段上已建或擬建的一座或多座建築物內每一個住宅單位獲配2個車位及(ii) 該地段所提供的每一個獨立單位獲配2個車位。特別條款第(25)(c)條規定，住戶車位除用作供停泊根據《道路交通條例》獲發牌而屬於該地段上已建或擬建的一座或多座建築物的住戶及其真正來賓、訪客或獲邀人士的車輛外，不可用作其它用途，尤其不得用作存放、陳列或展示車輛以供出售或其他用途。

19. Special Condition No.(26)(a)(i) provides that 5 spaces shall be provided to the satisfaction of the Director for parking motor vehicles belonging to the bona fide guests, visitors and invitees of the residents of the building or buildings erected or to be erected on the Lot and such spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

19. 特別條款第(26)(a)(i)條規定，於該地段內提供5個署長滿意的車位用作停泊供該地段已建或擬建的一座或多座建築物住戶的真正來賓、訪客或獲邀人士的車輛。該等車位不得用作存放、陳列或展示車輛以供出售或其他用途。

20. Special Condition No.(26)(a)(ii) provides that 1 space in the form of lay-by shall be provided to the satisfaction of the Director for loading and unloading of goods vehicles and such space shall not be used for any purpose other than for the loading and unloading of goods vehicles.

20. 特別條款第(26)(a)(ii)條規定，於該地段內提供一個署長滿意的路旁停車處形式的空間供上落貨貨車，以及該空間不得用作供上落貨貨車外的其它用途。

21. Special Condition No.(27)(a) provides that the Residential Parking Spaces shall not be (i) 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, or (ii) underlet except to residents of the residential units in the Lot provided that in any event not more than two of the Residential Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

21. 特別條款第(27)(a)條規定，住戶車位不可(i) 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)轉讓給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的承讓人；或(ii) 分租(租予該地段已建或擬建的一座或多座建築物內之住宅單位的住客除外)。在任何情況下，不得將多於兩個「住戶車位」轉讓或分租予任何一個建於該地段的住宅單位的業主或住戶。

22. Special Condition No. (28) provides that a plan approved by the Director indicating the layout of Residential Parking Spaces, the visitors' parking spaces and the loading and unloading spaces to be provided within the Lot in accordance with Special Condition Nos.(25) and (26), or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance) shall be deposited with the Director. The said parking spaces, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out in Special Condition Nos.(25) and (26). The Grantee shall maintain the said parking spaces, the loading and unloading spaces and other spaces in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

22. 特別條款第(28)條規定，經署長批准顯示於根據特別條款第(25)及(26)條在該地段內提供的住戶車位、訪客車位及上落貨車位的佈局的圖則，或由認可人士(按《建築物條例》定義)核證的該圖則副本須遞交署長備存。上述批准圖則中載明的車位及上落貨車位不得用作除特別條款第(25)及(26)條訂明以外的其他用途。承批人必須根據上述的批准圖則維持上述車位、上落貨車位及其他地方。除非獲署長事先書面同意外，承批人不可改變布局。除該經批准圖則上載明的車位外，該地段的任何部分或任何建於其上的建築物或構築物不得作車輛停泊用途。

23. Special Condition No.(29)(a) provides that the Lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the Lot to pass and repass, on, along, over, by and through the area shown coloured brown on Plan I annexed to the Land Grant (hereinafter referred to as "the Brown Area") at such levels as may be approved by the Director. Special Condition No.(29)(b) provides that the Grantee shall within 48 calendar months from the date of the Land Grant, at his own expense, in such manner with such materials and to such standards as the Director shall require, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Area. Special Condition No.(29)(c) provides that the Grantee shall at his own expense maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owners thereof.

23. 特別條款第(29)(a)條規定，該地段批出時附帶一項權利，授予承批人、其僱員、訪客、工人及其就獲承批人授權的人士可不時及隨時於批授年期內就恰當使用及享用該地段的所有相關事宜，於署長批准的水平往返、進出及通過夾附於批地文件的附圖I以棕色顯示的範圍(以下稱「棕色區域」)。特別條款第(29)(b)條規定，承批人須於批地文件日期起48個歷月內，自費按署長批准的方式、材料及標準，於棕色區域建造一條路面道路，連同相關的街道設施、輔助交通設施、街燈、污水渠、排水渠及其他構築物。特別條款第(29)(c)條規定，承批人須能夠猶如絕對擁有人般自費維持及修理棕色區域，連同一切構成及相關部份，以在各方面達至署長滿意程度。

24. Special Condition No.(29)(g) provides that the Government shall have full right and power, upon giving to the Grantee not less than fourteen days' written notice (except in case of emergency), to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain including the Drainage Outfall as defined in Special Condition No.(39), culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, utility service or any other works or installations ("the Brown Areas Services") which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, and to make good any and all damage caused thereby and the Director, his officers, contractors and other authorized persons with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress to and from the Brown Areas for the purpose aforesaid. The Grantee shall not disturb or allow anybody to disturb the Brown Area Services without the prior written approval of the Director.

24. 特別條款第(29)(g)條規定，政府有充分的權利和權力，在給予承批人不少於十四天書面通知(緊急情況下除外)後，鋪設、安裝、重鋪、改道、拆除、重置、更換、視察、操作、維修，保養及更新任何署長有絕對酌情權認為合適的，而現時或今後可能在棕色區域之上、上面、之下或毗連的政府或其他排水渠(定義見特別條款第(39)條)、下水道、水道或渠道、污水渠、明渠、總水管、管道、電纜、電線、公用事業設施或任何其他工程或裝置(「棕色區域服務設施」)，及修復任何和所有因此造成的損害。為以上目的，署長、其官員、承辦商及其他獲授權人士，不論攜帶工具、設備、機器或駕車與否，可自由地進出、經過及往返棕色區域。未經署長事先書面批准，承批人不得騷擾或允許任何人士騷擾棕色區域服務設施。

25. Special Condition No.(32)(a) provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director. Special Condition No.(32)(c) provides that in the event that as a result or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No.(32)(d) provides that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee neglects or fails to comply with the notice to the satisfaction to the Director within the period specified, the Director may execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

25. 特別條款第(32)(a)條規定，如果任何土地需要或已經被削土、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，不論有否經署長事先書面同意，亦不論是在該土地內或任何政府土地內，旨在構建、平整或發展該地段或其中任何部分或承批人按批地文件該等條款需要進行的任何其他工程或作任何其他用途，承批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、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段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。承批人須時刻自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。特別條款第(32)(c)條規定，倘若因為任何構建、平整、發展或承批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地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批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、遭受或產生的一切責任、索償、損失、損害、開支、訴訟、費用、要求、法律及司法程序向政府作出彌償，並確保其獲彌償保障。特別條款第(32)(d)條規定，署長有權發出書面通知要求承批人進行、建造及維持該地段、斜坡處理工程、護土牆或其他支承結構、防護結構、排水附屬工程或其他工程，或修復並修葺任何滑土、山泥傾瀉或地陷。倘若承批人忽視或未能於指定的期限內執行該通知要求，使署長滿意，署長可自行執行及進行任何必要的工程，承批人需在要求時連同任何行政和專業費用及收費償還予政府。

26. Special Condition No.(34) provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director 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 Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

26. 特別條款第(34)條規定，如果在發展或重新發展該地段或其中任何部分時已安裝預應力地錨，承批人須在預應力地錨的服務年限期間定期保養與檢查預應力地錨，使署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果承批人不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。承批人須在要求時歸還政府因此產生的費用。

27. Special Condition No.(35)(a) provides that the Grantee 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 areas shown coloured green hatched black on Plan I annexed to the Land Grant ("the Green Hatched Black Areas") as the Director in his absolute discretion may require and shall, at all times during the term agreed to be granted by the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Areas at any time during the term agreed to be granted by the Land Grant, the Grantee 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 Grantee), have also been affected. The Grantee 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 Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the Grantee 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 Conditions of the Land Grant, the Director may at any time by notice in writing call upon the Grantee 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 Grantee 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 Grantee shall on demand repay to the Government the cost thereof.

27. 特別條款第(35)(a)條規定，承批人須自費於批地文件所夾的附圖I上顯示為綠色間黑色斜線的部分(「綠色間黑色斜線區域」)進行和完成署長依其絕對酌情權可要求的岩土工程勘察和斜坡整理、防止山泥傾瀉、緩解及補救性質的工程，並使署長滿意，及須於批地文件批授年期內時刻自費維持綠色間黑色斜線區域包括在當中及其上的所有土地、斜坡整理工程、護土結構、排水和任何其他工程使其修葺良好堅固，並使署長滿意。倘若綠色間黑色斜線區域於批地文件批授年期內任何時間出現任何山泥傾瀉或地陷或滑土的情況，承批人須自費將此等連同任何署長認為(此決定為最終決定並對承批人具約束力)受影響的毗連或毗鄰部分修復並修葺該處，並使署長滿意。承批人如因山泥傾瀉或地陷或滑土以致政府、其代理及承辦商招致任何申索、法律程序、費用、損害及支出，承批人必須向彼等彌償。承批人須時刻確保綠色間黑色斜線區域上不得有非法挖掘或棄置廢物。受制於署長的事先書面同意，承批人亦可豎立圍欄或其他柵欄以防止此等非法挖掘或棄置廢物。除了署長按關於違反批地文件條款享有的任何其他權利或補救方法，署長可於任何時候以書面方式要求承批人進行此等岩土工程勘察、斜坡整理、防止山泥傾瀉、緩解及補救性質的工程，和維持及修復並修葺受山泥傾瀉或地陷或滑土影響的任何土地、構築物或工程。倘若承批人忽視或未能於指定的期限內執行該通知要求，並使署長滿意，署長可在該期限屆滿後自行執行及進行所需工程，承批人須償還該等費用予政府。

28. Special Condition No.(35)(b) provides that notwithstanding Special Condition No.(35)(a), the obligations and rights of the Grantee in respect of the Green Hatched Black Areas or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his or their duly authorized officers by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination provided that 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 Special Condition No.(35)(a).

28. 特別條款第(35)(b)條規定，儘管特別條款第(35)(a)條另有規定，一經政府給予承批人的通知，承批人於其下有關綠色間黑色斜線區域或其任何部分的責任及權利將絕對終止。承批人亦不得針對政府或署長或由其妥為授權的官員就該等損失、損害或騷擾或因此決定而招致的支出，惟此決定將不損害政府有關任何先前違反、不履行或不遵守上述特別條款第(35)(a)條的任何權利或補救方法的情況下，提出任何賠償申索。

29. Special Condition No.(36)(a) provides that in the event of earth, spoil or debris, construction waste or building materials ("the waste") from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping. Special Condition No.(36)(b) provides that notwithstanding Special Condition No.(36)(a) the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

29. 特別條款第(36)(a)條規定，倘若來自該地段或來自其他受該地段任何發展影響部分的泥土、廢土或廢料，建築廢料或建築物料(「該等廢料」)被侵蝕、沖刷或棄置至公共巷或道路上，或路旁暗渠、前濱或海床，污水渠、雨水渠或明渠或其他政府物業(「政府物業」)之中或之上，承批人須自費從政府物業移除該等廢料及修復任何對政府物業造成的損害。承批人須對侵蝕、沖刷或棄置造成私人財產的任何損害或滋擾以招致的一切訴訟、申索及索求向政府作出彌償。特別條款第(36)(b)條規定，儘管特別條款第(36)(a)條另有規定，署長可以(但並無責任)在承批人要求下從政府物業移除該等廢料及修復任何對政府物業造成的損害，承批人須在要求時償還該等費用予政府。

30. Special Condition No.(37) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain including the Drainage Outfall as defined in Special Condition No.(39), waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof or the Green Area, the Brown Area or the Green Hatched Black Areas, or any combination thereof (collectively "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or the Green Area, the Brown Area or the Green Hatched Black Areas, or any combination thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof, the Green Area, the Brown Area or the Green Hatched Black Areas, or any combination thereof, or of any of the Services, to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

30. 特別條款第(37)條規定，承批人於所有時間須採取或安排採取一切適當和足夠的謹慎、技巧及防範措施，特別是進行建設、保養、更新或維修工程時(「該等工程」)，以避免造成任何損害、騷擾或阻礙任何屬於或於該地段或其任何部分或綠色區域、棕色區域或綠色間黑色斜線區域、或其任何組合之上，之下或相鄰地方運作的政府或其他現有排水道(定義見特別條款第(39)條)、水道或渠道、總水管、道路、人行道、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(「該等設施」)。承批人須在進行任何該等工程前，作出或安排作出以確定該等設施的當前位置和水平而必要的適當勘測及查詢，並應以書面形式向署長提交其處理可能會受該等工程影響的任何該等設施的建議予署長在各方面審批，並不得於署長以書面形式批准該等工程及上述建議前開展任何工程。承批人應自費執行署長於批准以上建議時可能施加的有關該等設施的任何要求，包括任何必要的改道、重鋪或修復的成本。承批人須在各方面自費維修、修理、修復任何因該等工程以任何形式引起的該地段或其任何部分、綠色區域、棕色區域或綠色間黑色斜線區域或其任何組合或任何該等設施的損害、騷擾或阻礙，使署長滿意(除非署長另有選擇，明渠、污水渠、雨水渠或輸水管的修理由署長進行，而承批人須應要求支付有關工程的費用予政府)。若承批人未能進行該地段或其任何部分、綠色區域、棕色區域或綠色間黑色斜線區域或其任何組合或該等設施的任何必要的改道、重鋪、維修、修理及修復，以使署長滿意，署長可能進行任何其認為必要的改道、重鋪、維修、修理或修復，而承批人須應要求支付有關工程的費用予政府。

31. Special Condition No.(38)(a) provides that no structure or support for any structure other than boundary walls or fences shall be erected within the areas shown coloured pink hatched black on Plan I annexed to the Land Grant ("the Pink Hatched Black Areas"). Special Condition No.(38)(b) provides that the Director and his duly authorized officers, contractors, his or their workmen with or without tools, equipment, machinery or motor vehicles shall have the rights of unrestricted ingress, egress and regress to, from and through the Lot, the Green Area, the Green Hatched Black Areas and the Brown Area for the purpose of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Pink Hatched Black Areas ("the Utilities") which the Director may require and authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Pink Hatched Black Areas. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or material within the Pink Hatched Black Areas which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Grantee, at his own expenses and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Pink Hatched Black Areas. If the Grantee neglects or fails to comply with the notice to the satisfaction to the Director within the period specified, the Director may carry out such removal demolition and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

31. 特別條款第(38)(a)條規定，除邊界牆或圍欄外，承批人不得在批地文件所夾的附圖I上以粉紅色間黑色斜線顯示之區域(「粉紅色間黑色斜線區域」)建造任何構築物或任何構築物的支承結構。特別條款第(38)(b)條規定，署長、其正式授權官員、承辦商及其工人，不論攜帶工具、設備、機器或駕車與否，有權不受限制地進出、經過及往返該地段或其任何部分、綠色區域、棕色區域或綠色間黑色斜線區域，以便根據署長的要求及授權鋪設、檢查、維修及維持污水渠、排水渠、渠道，排水設施及所有其他跨越、穿越或處於粉紅色間黑色斜線區域以下的設施(「該等公用設施」)。粉紅色間黑色斜線區域內不得放置任何可能阻礙通道通往該等公用設施或對該等公用設施造成過度負荷的物件或物料。倘若署長認為(此意見為最終意見及對承批人有約束力)粉紅色間黑色斜線區域內放有可能阻礙通往該等公用設施或對該等公用設施造成過重負荷的物件或物料，署長有權以書面通知形式要求承批人自費拆卸及移除該等物件或物料，以及使粉紅色間黑色斜線區域恢復原狀，致使署長在各方面滿意。如承批人在該通知指定期限內忽視或未能執行該通知以使署長滿意，署長可於該期限屆滿後進行所須拆除拆遷及修復工程而承批人須應要求償還政府有關費用。

32. Special Condition No.(39)(a) provides that the Grantee acknowledges that a drainage outfall along the alignment as shown by a red line on Plan I annexed to the Land Grant ("the Drainage Outfall") shall be constructed by the Government over the Green Area, the Brown Area and the Green Hatched Black Areas. The Grantee shall exercise extreme care when working in the vicinity of the Drainage Outfall. Any blockage or damage to the Drainage Outfall due to activities of the Grantee, his contractors, subcontractors, or agents, or his or their workmen in the said areas shall be made good by the Grantee at his own expense to the satisfaction of the Director. Special Condition No.(39)(b) provides that the Director, his officers, contractors and any other persons authorized by him, his or their workmen with or without tools, equipment, machinery or motor vehicles shall have the rights of unrestricted free ingress, egress and regress at all times to and from the Green Area, the Brown Area and the Green Hatched Black Areas to inspect, repair, maintain and carry out any works to the Drainage Outfall.

32. 特別條款第(39)(a)條規定，承批人確認政府須於綠色區域、棕色區域及綠色間黑色斜線區域興建在沿附於批地文件所夾的附圖I上以紅色線顯示之排水渠(「排水渠」)。承批人於排水渠周邊工作時須格外小心。任何因承批人、其承建商、次承建商、代理或其工人的活動而造成位於上述區域排水渠之阻塞或損害，承批人須自資將其修復及保持其良好狀態以達致署長滿意程度。特別條款第(39)(b)條規定，署長、其官員、承辦商、代理及其他獲授權人士，不論攜帶工具、設備、機器或駕車與否，可不受限制且自由地時刻進出、經過及往返綠色區域、棕色區域及綠色間黑色斜線區域以便檢查、維修、維持及進行任何排水渠的工程。

33. Special Condition No.(40)(a) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the 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. Special Condition No.(40)(b) provides that 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 Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee 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 Grantee 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 Grantee shall pay to the Government on demand the cost of such works.

33. 特別條款第(40)(a)條規定，承批人需自費建造及維持署長認為需要的排水渠及渠道(無論是否位於該地段邊界內或政府土地上)，以便截斷與引導降落或流入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，以使署長滿意。特別條款第(40)(b)條規定，連接該地段的任何排水渠和污水渠至政府的雨水渠及排水渠的工程，在鋪設及啟用時，可由署長進行，而承批人需在要求時向政府支付該接駁工程之費用。該等接駁工程也可由承批人自費進行，並須使署長滿意。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，必須由承批人自費保養，直至要求時由承批人移交給政府，由政府出資負責今後的保養。承批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。若承批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，承批人須在要求時向政府支付該等工程的費用。

34. Special Condition No.(43) provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

34. 特別條款第(43)條規定，該地段內不得興建或建造墳墓或骨灰龕，亦不得於該地段內安葬或放置人類遺骸或動物遺骸，不論是否置於泥壇或骨灰甕內或以其他方式安葬或放置。

Notes:

1. The "Grantee" as mentioned in this section means the Grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for free inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

附註：

1. 本節所載的「承批人」指「批地文件」訂明的「承批人」，如上下文意允許或規定則包括其遺囑執行人、遺產管理人及受讓人；如屬法團則包括其繼承人及受讓人。
2. 請查閱批地文件以了解全部詳情。批地文件副本可於售樓處免費參閱，並可在支付所需的影印費後索取其副本。

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

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

根據批地文件規定需要建造並為政府，或供公眾使用的設施之描述

1. (i) The Green Area and the Structures (as referred to in Special Condition No. (5)(a)(i) of the New Grant No.20804 dated 25th September 2009 (the "Land Grant")); and (ii) the Brown Area (as referred to in Special Condition No. (29)(a) of the Land Grant).

2. The general public has the right to use the facilities mentioned in paragraph 1 in accordance with the Land Grant. Provisions of the land grant that concern those facilities are set out below.

3. Special Condition No.(5)(a)(i) provides that the Grantee shall within 48 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards and design as the Director shall approve and in all respects to the satisfaction of the Director (I) lay and form such portion of future public road shown coloured green on "Plan I" annexed to the Land Grant ("the Green Area") and (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director may require (collectively "the Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Area. Special Condition No.(5)(a)(ii) provides that the Grantee shall within 48 calendar months from the date of the Land Grant, at his own expense, and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require. Special Condition No.(5)(a)(iii) provides that the Grantee shall at his own expense maintain the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (6) of the Land Grant.

4. Special Condition No.(6) provides that for the purpose only of carrying out the necessary works specified in Special Condition No. (5) of the Land Grant, the Grantee shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (5) or otherwise.

5. Special Condition No.(7) provides that the Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (5) of the Land Grant.

1. (i) 綠色區域及該等構築物(於2009年9月25日的第20804號新批租約(「批地文件」)特別條款第(5)(a)(i)條所提及)及(ii) 棕色區域(於批地文件特別條款第(29)(a)條所提及)。

2. 公眾有權按照批地文件規定使用第1段所述的設施。批地文件有關該等設施的條文列明如下。

3. 特別條款第(5)(a)(i)條規定，承批人須於批地文件日期起48個歷月內(或署長批准的其他延長期間)，自費按署長批准的方式、材料、標準及設計，並在各方面使署長滿意下(I)鋪設及平整批地文件所夾附的附圖I上以綠色顯示的未來公共道路部分(「綠色區域」)及(II)提供及建造橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或按署長要求的其他構築物(統稱「該等構築物」)，使綠色區域可容納建築物、車輛及行人交通。特別條款第(5)(a)(ii)條規定，承批人須於批地文件日期起48個歷月內(或署長批准的其他延長期間)，自費在綠色區域鋪設路面、建造路緣及渠道，並提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以使署長滿意。特別條款第(5)(a)(iii)條規定，承批人須自費保養綠色區域連同該等構築物，以及在該等區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、路面標記及機器，以使署長滿意，直至按照批地文件特別條款第(6)條交還綠色區域的管有權給政府為止。

4. 特別條款第(6)條規定，僅為了進行批地文件特別條款第(5)條指明的所需工程，綠色區域的管有權將會在批地文件之日期授予承批人。綠色區域須於要求時交還給政府，而在任何情況下於由署長發信表示此等條款已獲執行並使其滿意的日期時視為已交還給政府。承批人須在其管有綠色區域的所有合理時候內允許所有政府及公共車輛及行人自由進入及通過綠色區域，並確保執行根據特別條款第(5)條或其他規定指定的工程不會干擾或阻礙該處的出入通行權。

5. 特別條款第(7)條規定，未經署長事先書面同意，承批人不得將綠色區域用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(5)條指明的工程以外的任何其他用途。

6. Special Condition No.(8) provides that :-

(a) The Grantee shall at all reasonable times while he is in the possession of the Green Area (i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(b) and any other works which the Director may consider necessary in the Green Area; (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Lot or any adjoining or neighbouring land or premises. The Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried, out within the Green Area; and (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, its officers agents, contractors and any other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

7. Special Condition No.(15) provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot 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.

8. Special Condition No.(29) provides that :-

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

(b) The Grantee shall within 48 calendar months from the date of the Land Grant, at his own expense, in such manner with such materials and to such standards as the Director shall require, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Area.

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

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

6. 特別條款第(8)條規定:-

(a) 承批人須在管有綠色區域的所有合理時候(i) 准許署長、其官員、承辦商及獲署長授權的任何其他人士行使權利進出、經過及往返該地段、綠色區域，以便視察、檢查及監督任何遵照特別條款第(5)(a)條規定進行的工程，以及進行、視察、檢查和監督根據特別條款第(5)(b)條規定進行的工程及任何其他署長認為在綠色區域必要的工程；(ii) 在政府或獲其授權的相關公用事業公司要求時，准許其行使權利進出、經過及往返該地段、綠色區域，以便在綠色區域或任何毗鄰的土地之內、之上或之下進行任何工程， 包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗鄰或相鄰土地或場所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳送媒介及附帶設備。承批人須就以上在綠色區域內進行的任何所述工程的所有相關事宜，與政府及獲其授權的相關公用事業公司充分合作；及(iii) 在水務監督的人員或獲其授權的其他人士要求時，准許他們行使權利進出、經過及往返該地段及綠色區域，以便進行任何有關綠色區域內任何其他水務設施的運作、保養、修理、更換及改動工程。

(b) 政府無須因政府、其官員、代理、承辦商及任何根據本特別條款(a)條獲授權的人士或公用事業公司行使權利所引起或連帶引起而對承批人或任何其他人士招致或蒙受的任何損失、損害、滋擾或騷擾承擔責任。

7. 特別條款第(15)條規定，承批人需自費於該地段內未有建設之部分進行園景美化及種植樹木及灌叢，及之後將其維持及保持在安全、清潔、整潔、整齊及健康的狀況，並使署長滿意。

8. 特別條款第(29)條規定:-

(a) 該地段批出時附帶一項權利，授予承批人、其僱員、訪客、工人及其就獲承批人授權的人士可不時及隨時於批授年期內就恰當使用及享用該地段的所有相關事宜，於署長批准的水平往返、進出及通過夾附於批地文件的附圖I以棕色顯示的範圍(以下稱「棕色區域」)。

(b) 承批人須於批地文件日期起48個歷月內，自費按署長批准的方式、材料及標準，於棕色區域建造一條路面道路，連同相關的街道設施、輔助交通設施、街燈、污水渠、排水渠及其他構築物。

(c) 承批人須能夠猶如絕對擁有人般自費維持及修理棕色區域，連同一切構成及相關部份，以在各方面達至署長滿意程度。

(d) 倘若任何公共道路進行更改工程，以致納入棕色區域作通行權的部份或影響其坡度，承批人不可提出任何索償。承批人亦應自費以署長滿意的方式，在其建造的鋪築路面道路進行相應的更改工程。

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

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

(g) Notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the Grantee, not less than fourteen days' written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain including the Drainage Outfall as defined in Special Condition No. (39) hereof, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (all together hereinafter referred to as "the Brown Area Services") which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, 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 for the purposes aforesaid. The Grantee shall not disturb or allow anybody to disturb the Brown Area Services without prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director, his officers, contractors and any other persons authorised by him, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause, and no claim nor objection shall be made against him or them by the Grantee.

9. Special Condition No.(37) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (“the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain including the Drainage Outfall as defined in Special Condition No.(39), waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof or the Green Area, the Brown Area or the Green Hatched Black Areas, or any combination thereof (collectively “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or the Green Area, the Brown Area or the Green Hatched Black Areas, or any combination thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof, the Green Area, the Brown Area or the Green Hatched Black Areas, or any combination thereof, or of any of the Services, to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

(e) 於本特別條款(a)條授予的通行權並不授予承批人於棕色區域有專有權。政府有權於現在或日後任何時間授予通行權給鄰近棕色區域其他地段的業主，或接管所有棕色區域或其任何部分用作公共道路，而不須向承批人或其他可能已獲得授予棕色區域或其任何部分通行權之業主支付任何賠償。

(f) 倘若承批人未能履行其在本特別條款(b)條或(c)條的責任，政府可進行必要的建築、保養及維修工程，費用一概由承批人支付，承批人須應要求向政府支付相等工程費用的款項， 金額由署長釐定，其決定為最終決定及對承批人具有約束力。

(g) 政府有充分的權利和權力，在給予承批人不少於十四天書面通知(緊急情況下除外)後，鋪設、安裝、重鋪、改道、拆除、重置、更換、視察、操作、維修，保養及更新任何署長有絕對酌情權認為合適的，而現時或今後可能在棕色區域之上、上面、之下或毗連的政府或其他排水渠(定義見特別條款第(39)條)、下水道、水道或渠道、污水渠、明渠、總水管、管道、電纜、電線、公用事業設施或任何其他工程或裝置(「棕色區域服務設施」)，及修復任何和所有因此造成的損害。為以上目的，署長、其官員、承辦商及其他獲授權人士，不論攜帶工具、設備、機器或駕車與否，可自由地進出、經過及往返棕色區域。未經署長事先書面批准，承批人不得騷擾或允許任何人士騷擾棕色區域服務設施。除了修補因行使上述任何權利和權力引致的任何及所有損害外，政府、署長、其人員、承辦商、工人及獲其授權的任何其他人士毋須因行使此條款所賦予的權利而產生或附帶產生對承批人造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且承批人不得向任何或所有上述人士提出索償或反對。

9. 特別條款第(37)條規定，承批人於所有時間須採取或安排採取一切適當和足夠的謹慎、技巧及防範措施，特別是進行建設、保養、更新或維修工程時(「該等工程」)，以避免造成任何損害、騷擾或阻礙任何屬於或於該地段或其任何部分或綠色區域、棕色區域或綠色間黑色斜線區域、或其任何組合之上，之下或相鄰地方運作的政府或其他現有排水道(定義見特別條款第(39)條)、水道或渠道、總水管、道路、人行道、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(「該等設施」)。承批人須在進行任何該等工程前，作出或安排作出以確定該等設施的當前位置和水平而必要的適當勘測及查詢，並應以書面形式向署長提交其處理可能會受該等工程影響的任何該等設施的建議予署長在各方面審批，並不得於署長以書面形式批准該等工程及上述建議前開展任何工程。承批人應自費執行署長於批准以上建議時可能施加的有關該等設施的任何要求，包括任何必要的改道、重鋪或修復的成本。承批人須在各方面自費維修、修理、修復任何因該等工程以任何形式引起的該地段或其任何部分、綠色區域、棕色區域或綠色間黑色斜線區域或其任何組合或任何該等設施的損害、騷擾或阻礙，使署長滿意(除非署長另有選擇，明渠、污水渠、雨水渠或輸水管的修理由署長進行，而承批人須應要求支付有關工程的費用予政府)。若承批人未能進行該地段或其任何部分、綠色區域、棕色區域或綠色間黑色斜線區域或其任何組合或該等設施的任何必要的改道、重鋪、維修、修理及修復，以使署長滿意，署長可能進行任何其認為必要的改道、重鋪、維修、修理或修復，而承批人須應要求支付有關工程的費用予政府。

10. Special Condition No.(39)(a) provides that the Grantee acknowledges that a drainage outfall along the alignment as shown by a red line on Plan I annexed to the Land Grant ("the Drainage Outfall") shall be constructed by the Government over the Green Area, the Brown Area and the Green Hatched Black Areas. The Grantee shall exercise extreme care when working in the vicinity of the Drainage Outfall. Any blockage or damage to the Drainage Outfall due to activities of the Grantee, his contractors, subcontractors, or agents, or his or their workmen in the said areas shall be made good by the Grantee at his own expense to the satisfaction of the Director. Special Condition No.(39)(b) provides that the Director, his officers, contractors and any other persons authorized by him, his or their workmen with or without tools, equipment, machinery or motor vehicles shall have the rights of unrestricted free ingress, egress and regress at all times to and from the Green Area, the Brown Area and the Green Hatched Black Areas to inspect, repair, maintain and carry out any works to the Drainage Outfall.

10. 特別條款第(39)(a)條規定，承批人確認政府須於綠色區域、棕色區域及綠色間黑色斜線區域興建在沿附於批地文件所夾的附圖I上以紅色線顯示之排水渠(「排水渠」)。承批人於排水渠周邊工作時須格外小心。任何因承批人、其承建商、次承建商、代理或其工人的活動而造成位於上述區域排水渠之阻塞或損害，承批人須自資將其修復及保持其良好狀態以達致署長滿意程度。特別條款第(39)(b)條規定，署長、其官員、承辦商、代理及其他獲授權人士，不論攜帶工具、設備、機器或駕車與否，可不受限制且自由地時刻進出、經過及往返綠色區域、棕色區域及綠色間黑色斜線區域以便檢查、維修、維持及進行任何排水渠的工程。

11. Special Condition No.(40)(a) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the 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. Special Condition No.(40)(b) provides that 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 Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee 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 Grantee 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 Grantee shall pay to the Government on demand the cost of such works.

11. 特別條款第(40)(a)條規定，承批人需自費建造及維持署長認為需要的排水渠及渠道(無論是否位於該地段邊界內或政府土地上)，以便截斷與引導降落或流入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，以使署長滿意。特別條款第(40)(b)條規定，連接該地段的任何排水渠和污水渠至政府的雨水渠及排水渠的工程，在鋪設及啟用時，可由署長進行，而承批人需在要求時向政府支付該接駁工程之費用。該等接駁工程也可由承批人自費進行，並須使署長滿意。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，必須由承批人自費保養，直至要求時由承批人移交給政府，由政府出資負責今後的保養。承批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。若承批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，承批人須在要求時向政府支付該等工程的費用。

B. Description of any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development
根據批地文件規定，發展項目中的住宅物業的業主須自費管理、運作或維修為供公眾使用的設施之描述

1. (i) The Green Area and the Structures (as referred to in Special Condition No. (5)(a)(i) of the New Grant No.20804 dated 25th September 2009 (the "Land Grant")); and
   (ii) the Brown Area (as referred to in Special Condition No. (29)(a) of the Land Grant).
2. Provisions of the land grant that concern those facilities are set out in paragraph A above.

1. (i) 綠色區域及該等構築物(於2009年9月25日的第20804號新批租約(「批地文件」)特別條款第(5)(a)(i)條所提及)；及
   (ii) 棕色區域(於批地文件特別條款第(29)(a)條所提及)。
2. 批地文件中有關該等設施的條文載於上文A段。

C. Size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development
根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

Not Applicable.

不適用。

D. Description of any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分的描述

Not Applicable.

不適用。

E. Provisions of every deed of mutual covenant in respect of the specified Residential property that concern the facilities mentioned in paragraphs A and B and open spaces mentioned in paragraph C (if any) and those parts of the Land mentioned in paragraph D (if any)
有關住宅物業的每份公契對第A 段及第B 段所述的設施、第C段所述的休憩用地(如有)以及第D段所述的土地部分(如有) 之規定

Note: Unless otherwise defined, capitalised terms below have been the meaning given to them under the Deed of Mutual Covenant and Management Agreement in respect of the Development (the "DMC").
附註：除另有定義外，否則以下的詞彙具有該發展項目的公契及管理協議（「公契」）中所賦予的含意。

1. Definitions of the DMC stipulates that:-

"Common Areas and Facilities" means the Recreational Facilities and other recreational and communal areas and facilities, Visitors' Parking Spaces, Loading and Unloading Bay, the Pink Hatched Black Areas, such parts of the Slopes and Retaining Walls within the Lot, foundation columns, beams, other structural supports and elements, the external walls of all buildings and structures (other than those external walls which form parts of the Houses), guard room, sprinkler pump room, air- conditioning units, electrical rooms, boiler rooms, filtration plant rooms, main distribution frame, transformer room, switch room, fire services water tank, fire services pump room, fire services check meter cabinet, flushing water pump room, fire services inlets, sprinkler inlets, sprinkler control valve, hose reel, sprinkler water tank, fibre glass tank and pump, refuse collection chambers, fence walls of the Development, cat ladders, metal working platform, metal gates, metal railings, covered surface channels, water check meter cabinet, parapet walls, ramps, access roads, driveway, passages, footpaths, entrances, pumps, tanks, petrol interceptor, sanitary fittings, electrical installations, fittings, equipment and apparatus, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, lavatory (LAV.), emergency vehicular access (E.V.A.), flat roof, water meter cabinet, means of escape route (M.O.E.) and the associated stairs and those common parts specified in Schedule 1 to the Building Management Ordinance and such other areas and 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 Occupiers and their bona fide visitors and are now (if and where capable of being shown on plans) shown for identification purposes on the set of plans showing the Common Areas and Facilities (if and where capable of being shown on plans) certified as to their accuracy by the Authorized Person and annexed to the DMC and thereon coloured orange and such other areas within the Lot and such other systems, devices and facilities within the Development as are now or from time to time designated for common use and benefit of the Development in accordance with the DMC EXCLUDING such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

"Green Area" means that portion of future public road shown coloured green on Plan I (Plan No.TW2745-DIb) annexed to the Conditions as more particularly defined in Special Condition (5)(a) of the Conditions and to be laid, formed, provided, constructed, surfaced, drained and maintained by the First Owner in accordance with Special Condition 5(a) of the Conditions.

"Right of Way" means such part or parts of the vehicular access roads, lanes, footpaths and pedestrian ways in the Brown Area (as defined in Special Condition (29)(a) of the Conditions) and shown coloured brown on Plan I (Plan No. TW2745-DIb) annexed to the Conditions.

1. 公契定義規定：-

「公用地方及設施」指康樂設施及其他康樂及公用地方及設施，訪客車位，上落貨停車區，粉紅色間黑色斜線區域，於該地段內建有之斜坡及護土牆之有關部份，地基柱，樑，其他結構性支撐件及構件，所有建築物及構築物的外牆(構成洋房一部分的外牆除外)，門衛室，花灑泵房，空調機組，電力室，鍋爐房，過濾機房，總配線架，變壓器房，電掣房，消防水箱，消防泵房，消防檢錶櫃，沖廁水泵房，消防入水口，花灑入水口，花灑控制閥櫃，消防喉轆，花灑水箱，玻璃纖維箱及泵，垃圾收集室，發展項目圍牆，爬梯，金屬工作平台，金屬閘，金屬扶手，有蓋渠道，水檢錶櫃，護牆，坡道，出入道路，車道，通道，行人路，入口，水泵，水箱，隔油池，衛生裝置，電力裝置，裝置，設備及器具，用作安裝或使用天線廣播分導系統或電訊網絡設備的區域，消防及滅火設備及器具，保安系統及器具，通風系統，廁所，緊急車輛通道，平台，水錶櫃，逃生途徑及相關樓梯，及其他於建築物管理條例附表一中所列的公用部份及所有其他提供予或安裝於發展項目內以供其業主、佔用人及其真正訪客使用及受益，現(如及能以圖則顯示)顯示於經認可人士核證其準確性並夾附於公契內的公用地方及設施的圖則(如及能以圖則顯示)，以橙色顯示作識別的地方，系統，裝置或設施及所有於公契內訂明為發展項目的公用地方或作為發展項目內公用的系統，裝置或設施，但不包括於發展項目內由任何特定業主擁有專有權利及特權持有，使用、佔用和享用的地方，以及在發展項目內只為任何特定業主服務的設施。

「綠色區域」指在條款所夾附的附圖I（附圖編號TW2745-DIb)上以綠色顯示的未來公共道路部分(定義見特別條款(5)(a)條)，由第一業主按照特別條款(5)(a)條為其鋪設、構成、提供、建造、鋪設路面、排水渠和進行維修工程。

「通行權」指位於棕色區域(見特別條款(29)(a)條的定義)及條款所夾附的附圖I（附圖編號TW2745-DIb)上以棕色顯示之區域內有關供車輛往來之道路、車道、人行道及行人路部份。

2. Clause 15(b) of Section III of the DMC stipulates that:-

"(b) Such annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall, subject to the Building Management Ordinance and this Deed, be conclusive save for manifest error) is to be expended for the benefit of all Owners as essential or required for the proper management of the Lot and Development and the Common Areas and Facilities therein including but without prejudice to the generality of the foregoing:-

…

(xiii) the cost and expense of maintaining the Green Area together with all structures, sewers and street furniture and plants constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands before the Green Area has been taken back by and re-delivered to the Government.

(xv) the costs and expense of maintaining the Right of Way in accordance with the provisions under the Conditions."

3. Clause 41 of Section III of the DMC stipulates that:-

"The management of the Lot and the Development shall subject to Clause 12 of this Deed be undertaken by the Manager and each Owner hereby subject to the provisions of the Building Management Ordinance irrevocably APPOINTS the Manager as agent for all Owners in respect of any matters concerning the Common Areas and Facilities duly authorized in accordance with the provisions of this Deed with full power of delegation to enforce the provisions of this Deed against the other Owner or Owners. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority to do and to delegate all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof including in particular the following powers and duties but without in any way limiting the generality of the foregoing:-

…

(g) To repair, maintain, upkeep, improve, control, operate and manage the Common Areas and Facilities, the Green Area (until possession of the same is redelivered to the Government), the Green Hatched Black Areas and the Right of Way together with all structures, sewers, street furniture and plants constructed, installed and provided thereon or therein."

4. Clause 84 of Section VIII of the DMC stipulates that:-

"Notwithstanding anything herein contained and until such time as possession of the Green Area shall be redelivered or deemed to have been redelivered to the Government in accordance with the Conditions, the Green Area shall, for management purposes, be deemed to be included under the definition of "Common Areas and Facilities" herein and this Deed shall, for management purposes, be read, construed and interpreted throughout as though the Green Area were part of the Common Areas and Facilities and to the effect that the Owners shall be responsible for the costs and expenses for maintenance and repair of the Green Area as if it were part of the Common Areas and Facilities."

5. Clause 85 of Section VIII of the DMC stipulates that:-

"The Owners shall at their own expense maintain the Right of Way in good condition and keep them in good repair to the satisfaction of the Director of Lands. The Owners shall permit the Government, its officers, its licensees and any persons authorized by the Government and members of the public with or without motor vehicles at all times and for all purposes without let or hindrance, freely to pass and repass on, along, over or through the Right of Way free of any charges."

2. 公契第III部分第15(b)條規定:-

「(b)該年度預算案應涵蓋所有管理人認為為了全體業主的利益和為了妥善管理該地段及發展項目及其公用地方及設施而必須支出的管理開支(在《建築物管理條例》及本契據的規限下，除有明顯錯誤外，管理人的決定將作終論)，在不影響上述的一般適用的範圍下包括：

…

(xiii) 維持綠色區域，以及在該處建造、安裝及提供之所有構築物、污水渠、街道設施及機器的費用和開支，使署長滿意，直至綠色區域被收回及交還政府為止。

…

(xv) 按條款的條文維持通行權的費用和開支。」

3. 公契第III部分第41條規定：-

「受限於本契據第(12)條之規定的情況下，該地段和發展項目的管理事務將由管理人執行，並且在受限於《建築物管理條例》之條文的情況下，每位業主特此不可撤回地委任管理人為所有業主之代理人，按本契據的規定正式獲授權處理涉及公用地方及設施的任何事宜，以及對其他業主強制執行本契據之條文。除本契據明確規定的其他權力外，管理人應有全面及不受限制之權力作出及轉授有關該地段和發展項目必要或恰當的行動和事項，以管理發展項目，在毋損上述一般規定下，特別包括以下權利和職責：-

…

(g) 維修，維持，保養，改進，控制，營運和管理公用地方及設施，綠色區域 (直至其管有權交還政府)，綠色間黑色斜線區域及通行權以及所有建造，安裝及提供於其上或其內的構築物、污水渠、街道設施及機器。」

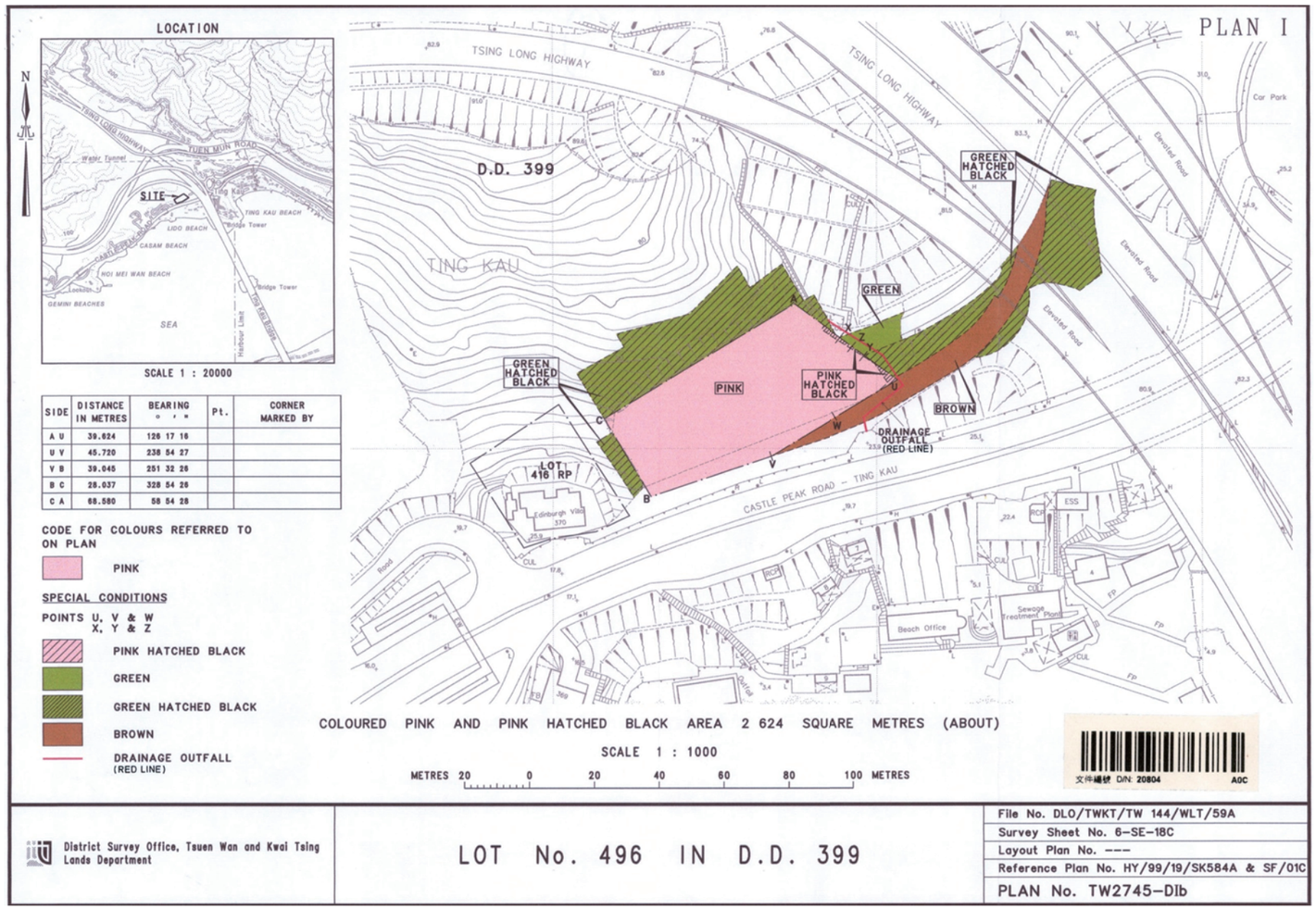
4. 公契第VIII部分第84條規定：-

「儘管本文另有規定並直至綠色區域的管有權按條款交還政府或被視交還政府為止，綠色區域作為管理用途應被視作列入本契據中公用地方及設施的定義內，以及綠色區域作為管理用途應按本契據解讀、理解及詮釋為公用地方及設施的一部分，即業主應視綠色區域如公用地方及設施的一部分般負責其維持和修理的費用和開支。」

5. 公契第VIII部分第85條規定：

「業主須自費維持通行權其狀況充足及良好以使署長滿意。業主須准許政府、其官員、其被許可人及獲政府授權的任何其他人士以及公眾人士在不論駕車與否的情況下，自由且不受阻礙及免費地往返、進出及通過該通行權。」

F. Plans that show the location of those facilities mentioned in paragraphs A and B and open spaces mentioned in paragraph C (if any) and those parts of the land mentioned in paragraph D (if any)
顯示第A 段及第B 段所述的設施、第C段所述的休憩用地(如有)以及第D段所述的土地部分(如有) 位置的圖則



Legend 圖例

GREEN AREAS 綠色範圍

BROWN AREA 棕色範圍

Notes:

1. This plan is an extract of Plan No. TW2745-DIb, being the plan annexed to the Land Grant.
2. The plan is for showing the locations of the Green Area and the Brown Area only. Other matters shown in this plan may not reflect their latest conditions. For the avoidance of doubt, the portions indicated Pink, Pink Hatched Black, Green Hatched Black, and Red Line shown on this plan do not form part of those facilities and open spaces referred to in this part of "Information on Public Facilities and Public Open Spaces"

附註：

1. 此圖則是夾附於批地文件編號為TW2745-DIb圖則的一部分。
2. 本圖則僅顯示綠色區域及棕色區域的位置。本圖則顯示的其他事項可能不反映其最新情況。為免生疑問，在此圖則上顯示為粉紅色、粉紅色間黑色斜線、綠色間黑色斜線及紅色線的部分並不構成此「公共設施及公眾休憩用地的資料」所指的公共設施及公眾休憩用地。

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) that 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.

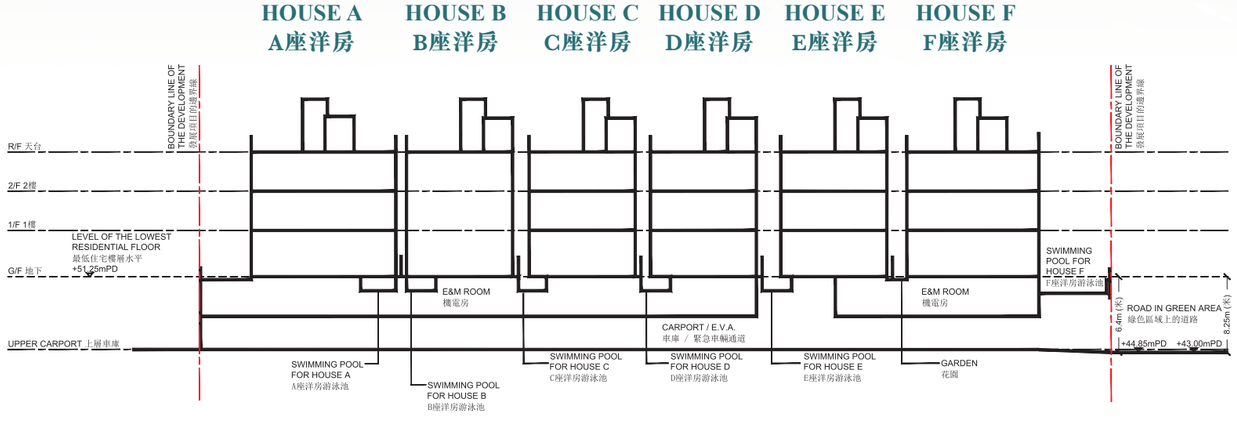
a. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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。

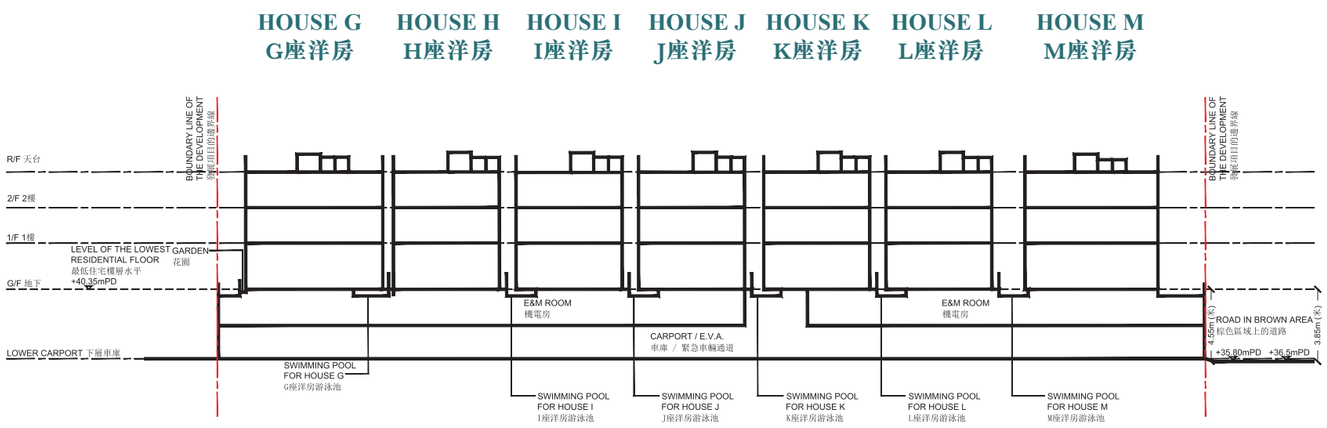
c. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突–
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

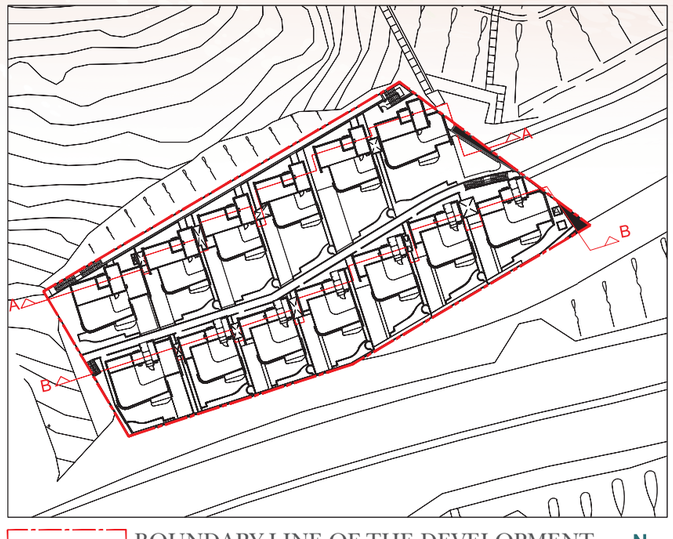
Cross - Section Plan A - A
橫截面圖 A-A



Cross - Section Plan B - B
橫截面圖 B-B



Key Plan
指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

N

Legend 圖例：

Heights (in metres) above Hong Kong Principal Datum.
香港主水平基準以上高度(米)。

E.V.A. Emergency Vehicular Access
緊急車輛通道

Note: Dotted line (--------) denotes the lowest residential floor.
附註：虛線(--------)為最低住宅樓層水平。

The part of the road in Green Area (as defined in the Land Grant) adjacent to House F is 43 metres to 44.85 metres above Hong Kong Principal Datum. For details and location of the Green Area, please refer to the Land Grant.

The part of the road in Brown Area (as defined in the Land Grant) adjacent to House M is 35.8 metres to 36.5 metres above Hong Kong Principal Datum.

Remark: This cross-section plan is not drawn to scale

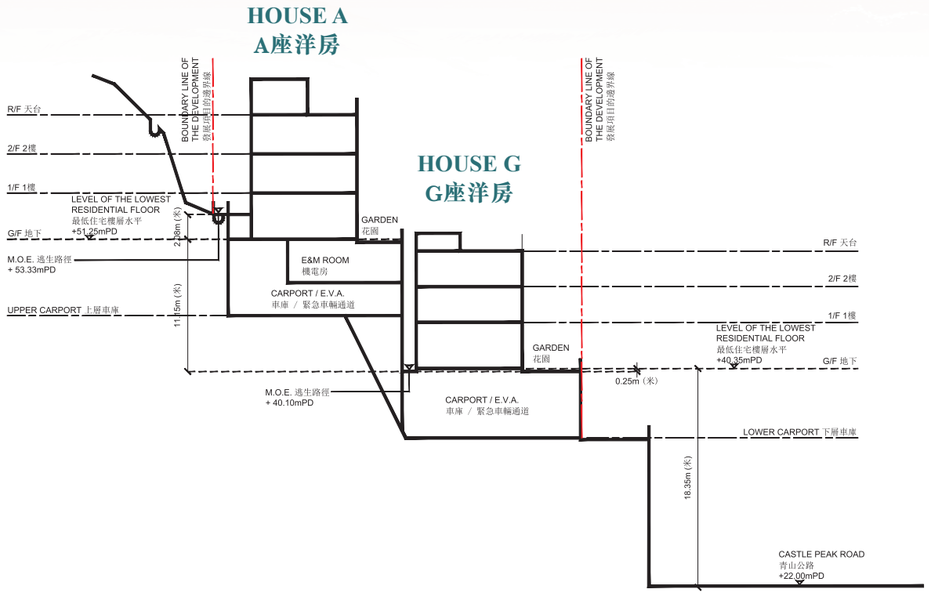
毗連F座洋房一段綠色區域(定義見批地文件)上的道路為香港主水平基準以上43米至44.85米。有關綠色區域的詳情和位置，請參考批地文件。

毗連M座洋房一段棕色區域(定義見批地文件)上的道路為香港主水平基準以上35.8米至36.5米。

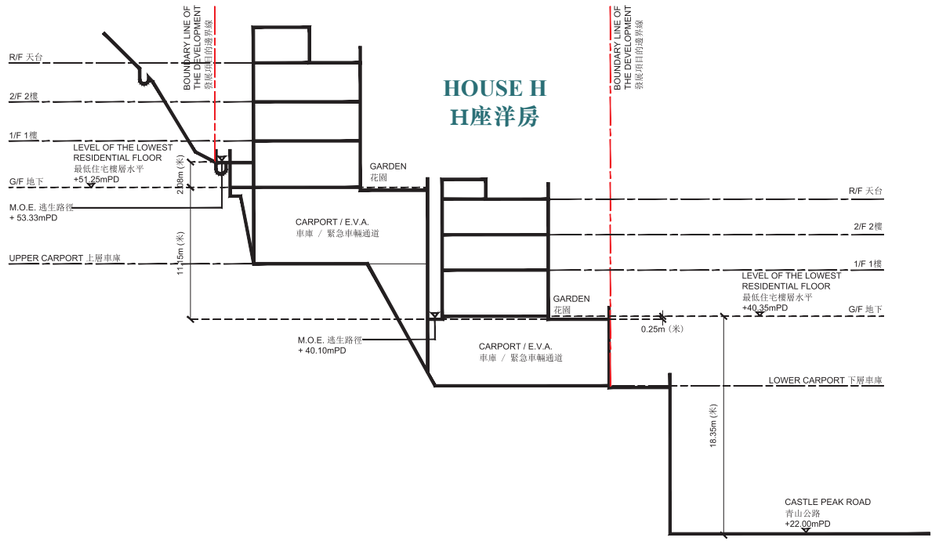
備注：此橫截面圖並非按照比例繪畫

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

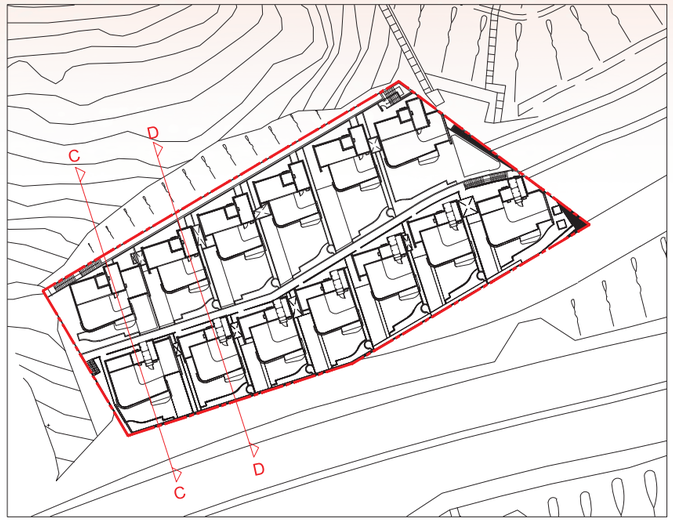
Cross - Section Plan C - C
橫截面圖 C-C



Cross - Section Plan D - D
橫截面圖 D-D



Key Plan
指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

N

Legend 圖例：

Heights (in metres) above Hong Kong Principal Datum.
香港主水平基準以上高度(米)。

E.V.A. Emergency Vehicular Access
緊急車輛通道

Note: Dotted line (--------) denotes the lowest residential floor.
附註：虛線(--------)為最低住宅樓層水平。

The part of Means of Escape (M.O.E.) adjacent to House A and House B is 53.33 metres above Hong Kong Principal Datum.

The part of Means of Escape (M.O.E.) adjacent to House G and House H is 40.10 metres above Hong Kong Principal Datum.

The part of Castle Peak Road adjacent to House G and House H is 22 metres above Hong Kong Principal Datum.

Remark: This cross-section plan is not drawn to scale

毗連A座洋房及B座洋房的一段逃生途徑為香港主水平基準以上53.33米。

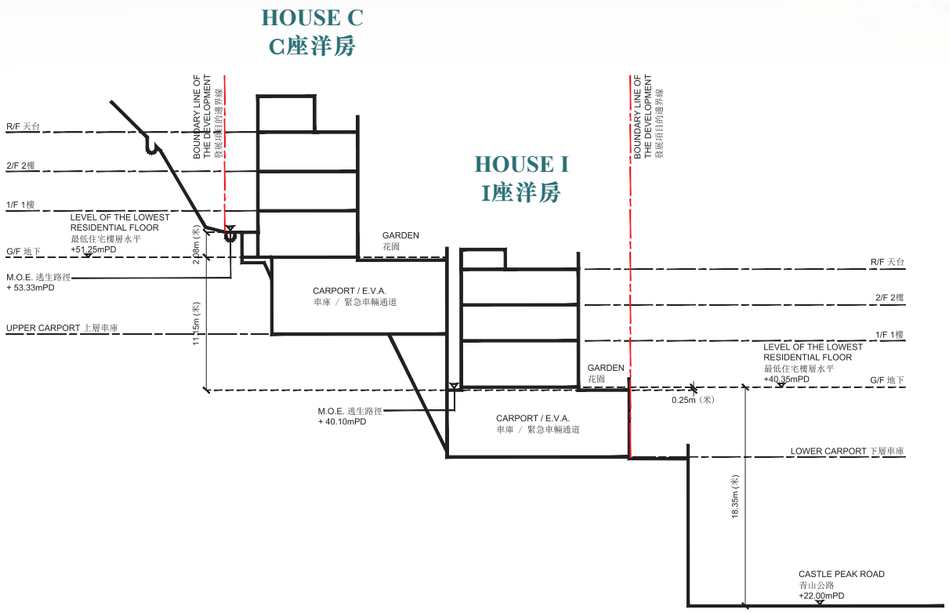
毗連G座洋房及H座洋房的一段逃生途徑為香港主水平基準以上40.10米。

毗連G座洋房及H座洋房的一段青山公路為香港主水平基準以上22米。

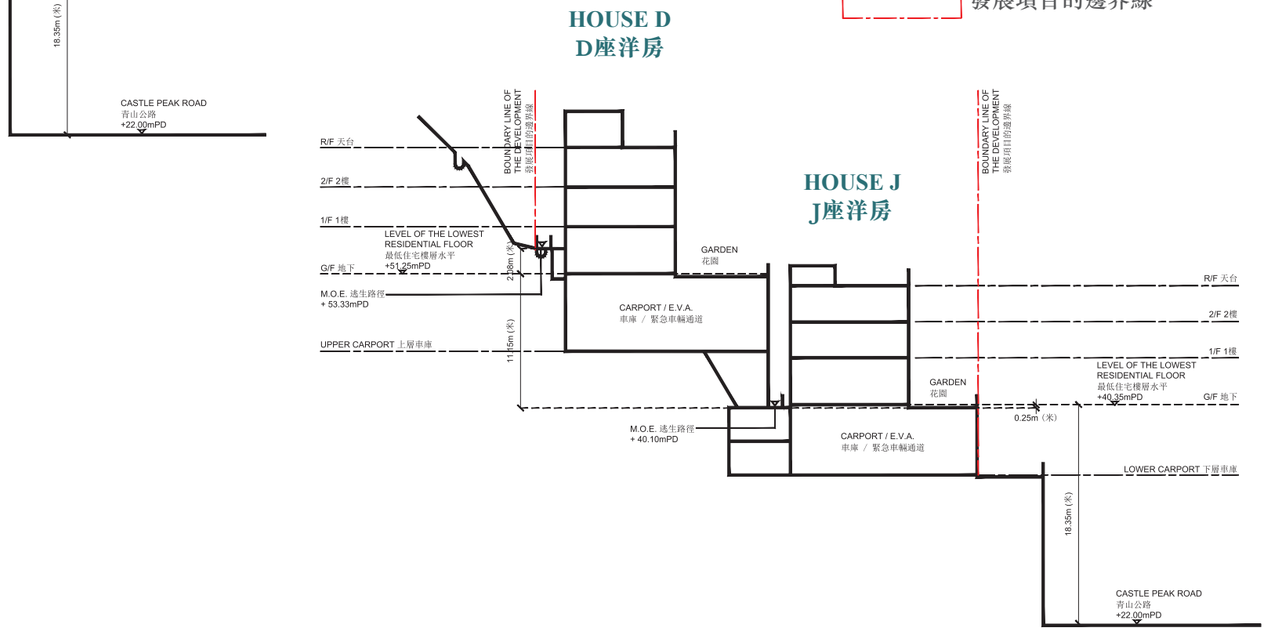
備注：此橫截面圖並非按照比例繪畫

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

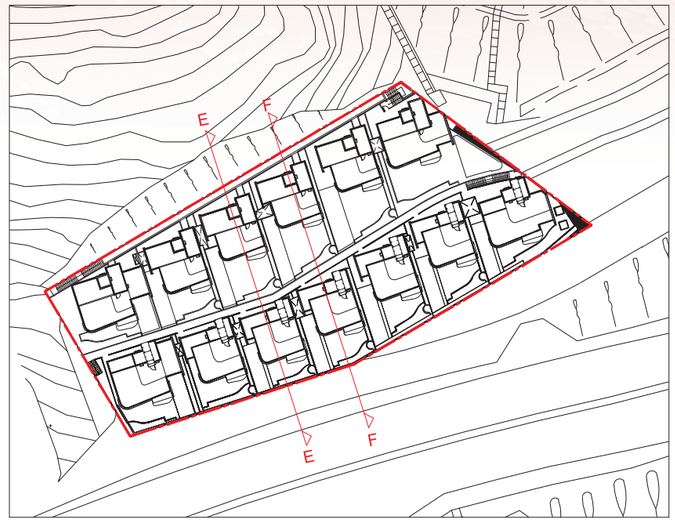
Cross - Section Plan E -E
橫截面圖 E-E



Cross - Section Plan F - F
橫截面圖 F-F



Key Plan
指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

N

Legend 圖例 :

▽ Heights (in metres) above Hong Kong Principal Datum.
香港主水平基準以上高度(米)。

E.V.A. Emergency Vehicular Access
緊急車輛通道

Note: Dotted line (--------) denotes the lowest residential floor.
附註：虛線(--------)為最低住宅樓層水平。

The part of Means of Escape (M.O.E.) adjacent to House C and House D is 53.33 metres above Hong Kong Principal Datum.

The part of Means of Escape (M.O.E.) adjacent to House I and House J is 40.10 metres above Hong Kong Principal Datum

The part of Castle Peak Road adjacent to House I and House J is 22 metres above Hong Kong Principal Datum.

Remark: This cross-section plan is not drawn to scale

毗連C座洋房及D座洋房的一段逃生途徑為香港主水平基準以上53.33米。

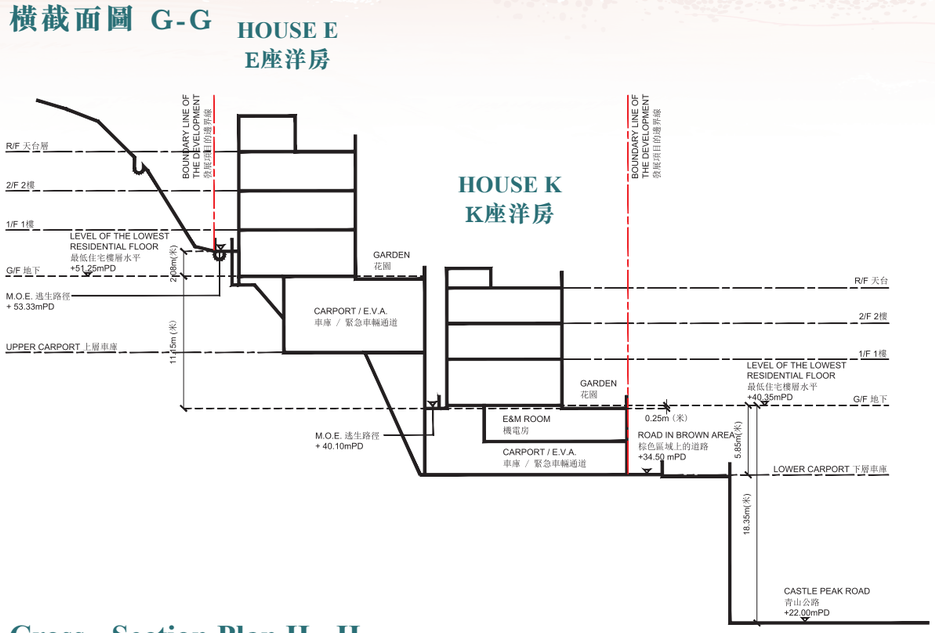
毗連I座洋房及J座洋房的一段逃生途徑為香港主水平基準以上40.10米。

毗連I座洋房及J座洋房的一段青山公路為香港主水平基準以上22米。

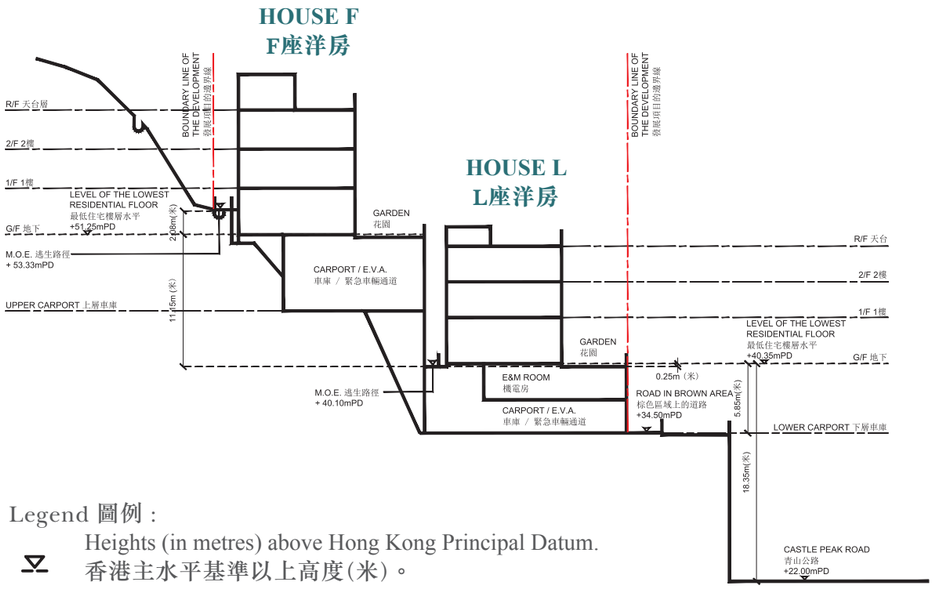
備注：此橫截面圖並非按照比例繪畫

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 G - G
橫截面圖 G-G



Cross - Section Plan H - H
橫截面圖 H-H



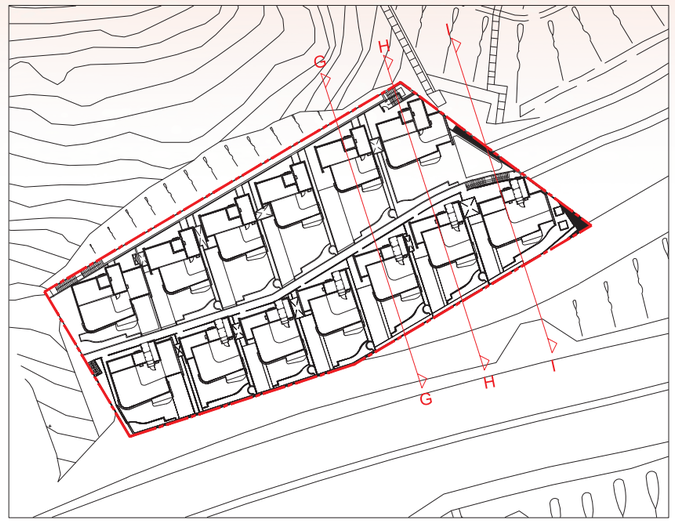
Legend 圖例 :

Heights (in metres) above Hong Kong Principal Datum.
香港主水平基準以上高度(米)。

E.V.A. Emergency Vehicular Access
緊急車輛通道

Note: Dotted line (--------) denotes the lowest residential floor.
附註：虛線(--------)為最低住宅樓層水平。

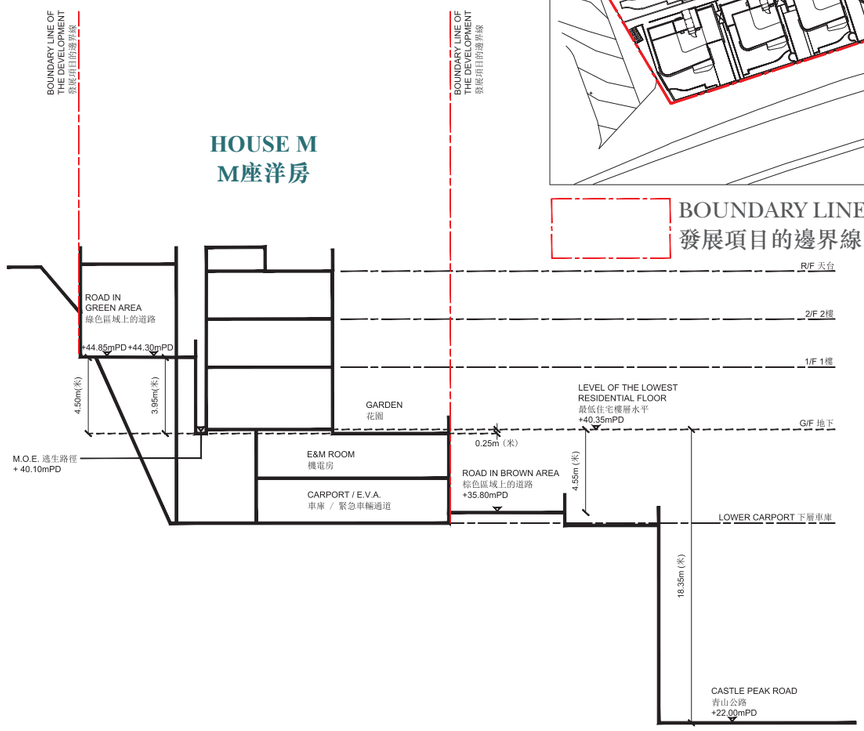
Key Plan
指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

N

Cross - Section Plan I - I
橫截面圖 I-I



The part of the road in Brown Area (as defined in the Land Grant) adjacent to House K and House L is 34.50 metres above Hong Kong Principal Datum. For details and location of the Brown Area, please refer to the Land Grant.
毗連K座洋房及L座洋房的一段棕色區域(定義見批地文件)上的道路為香港主水平基準以上34.50米。有關棕色區域的詳情和位置，請參考批地文件。

The part of the road in Brown Area (as defined in the Land Grant) adjacent to House M is 35.80 metres above Hong Kong Principal Datum. For details and location of the Brown Area, please refer to the Land Grant.
毗連M座洋房的一段棕色區域(定義見批地文件)上的道路為香港主水平基準以上35.80米。有關棕色區域的詳情和位置，請參考批地文件。

The part of Castle Peak Road adjacent to House K, House L and House M is 22 metres above Hong Kong Principal Datum.
毗連K座洋房, L座洋房及M座洋房的一段青山公路為香港主水平基準以上22米。

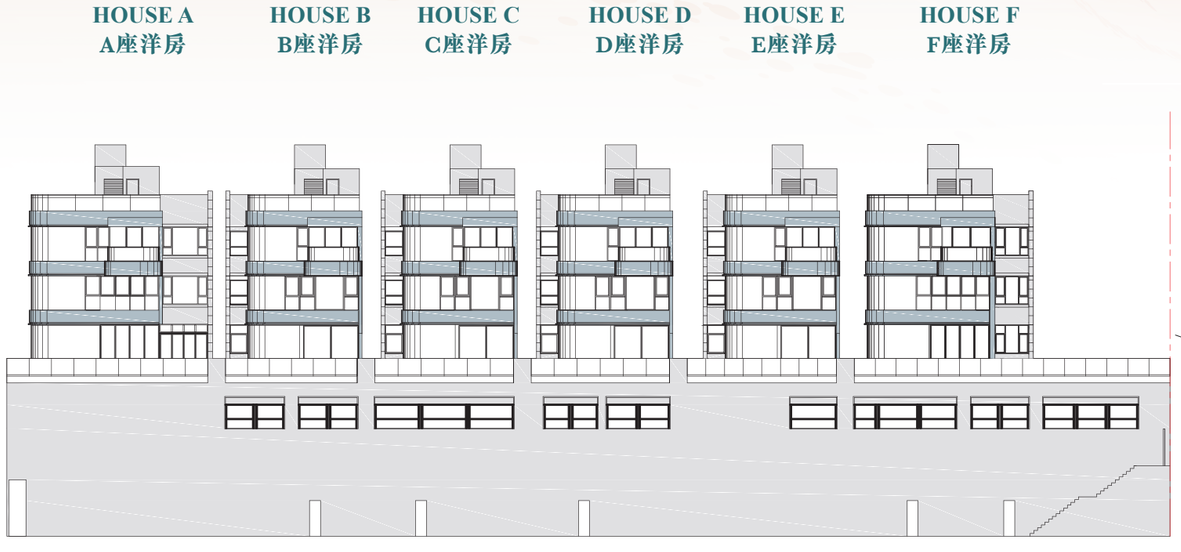
The part of Means of Escape (M.O.E.) adjacent to House E and House F is 53.33 metres above Hong Kong Principal Datum.
毗連E座洋房及F座洋房的一段逃生途徑為香港主水平基準以上53.55米。

The part of Means of Escape (M.O.E.) adjacent to House K, House L and House M is 40.10 metres above Hong Kong Principal Datum.
毗連K座洋房, L座洋房及M座洋房的一段逃生途徑為香港主水平基準以上40.10米。

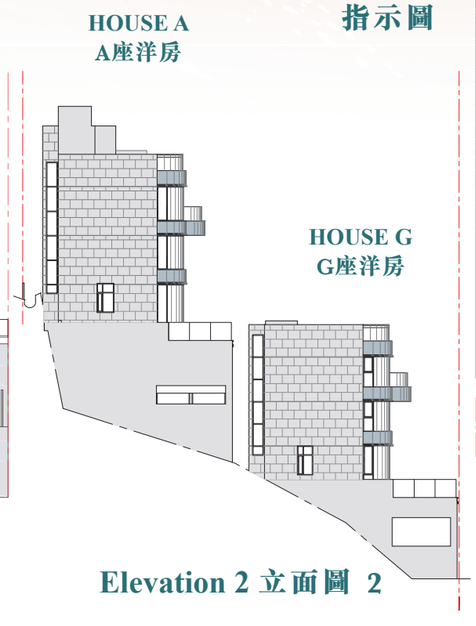
The part of the road in Green Area (as defined in the Land Grant) adjacent to House M is 44.30 metres to 44.85 metres above Hong Kong Principal Datum. For details and location of the Green Area, please refer to the Land Grant.
毗連M座洋房的一段綠色區域(定義見批地文件)上的道路為香港主水平基準以上44.30米至44.85米。有關綠色區域的詳情和位置，請參考批地文件。

Remark: This cross-section plan is not drawn to scale
備注：此橫截面圖並非按照比例繪畫

20 ELEVATION PLAN 立面圖

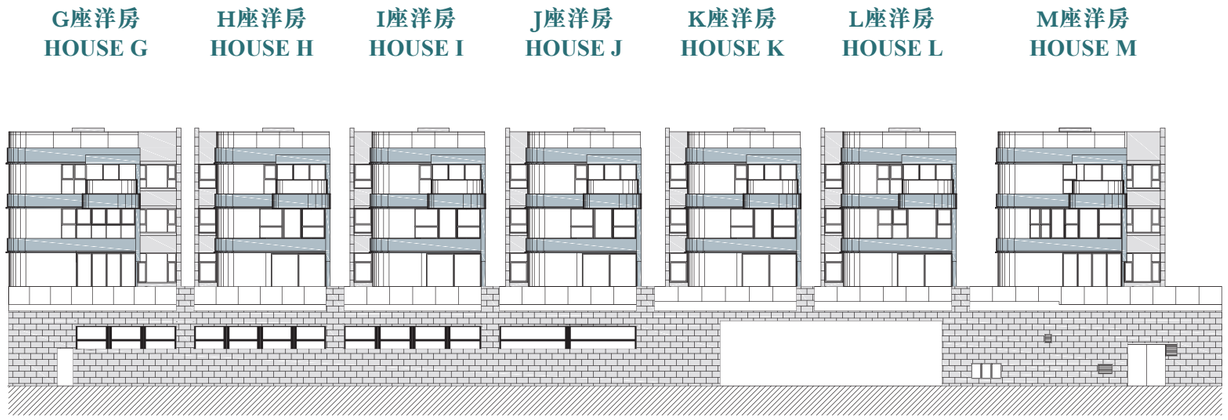


Elevation 1 立面圖 1



Elevation 2 立面圖 2



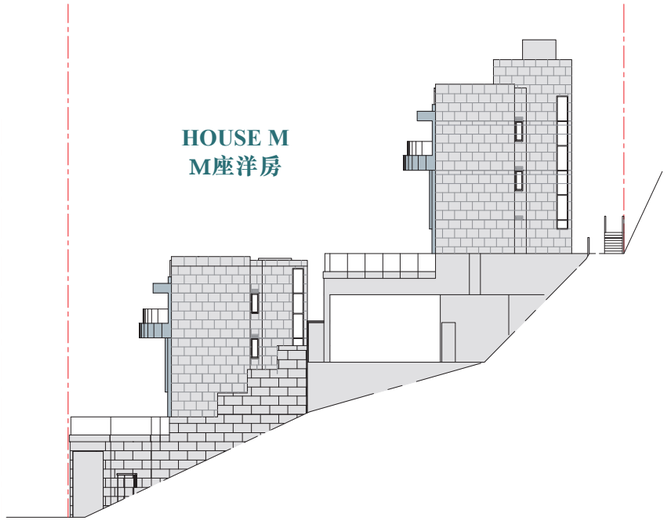


Elevation 3 立面圖 3

The Authorized Person for the Development certifies that the elevations shown on the above plans -

(1) are prepared on the basis of the approved building plans for the Development as of 29 April 2025; for avoidance of doubt, such plans include the building plans approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025;

(2) are in general accordance with the outward appearance of the Development.



Elevation 4 立面圖 4

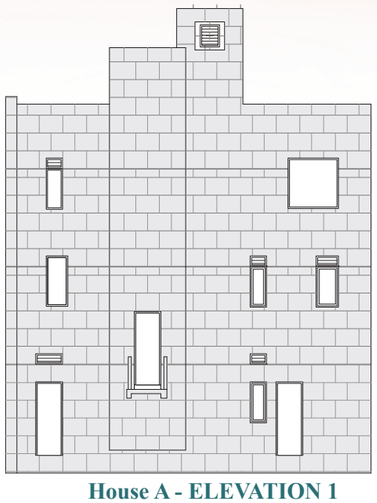
發展項目的認可人士已證明上圖顯示的立面圖-

(1) 以2025年4月29日的情況為准的此發展項目的經批准的建築圖則為基礎擬備；為免生疑問，上述之圖則包括於2012年10月16日獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則；

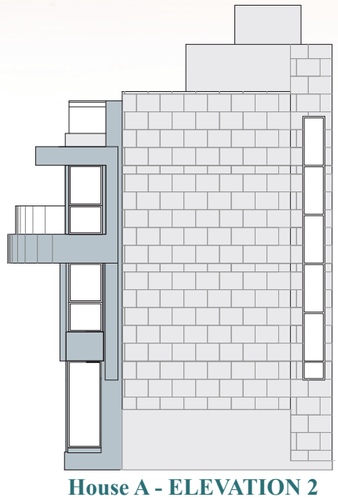
(2) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN 立面圖

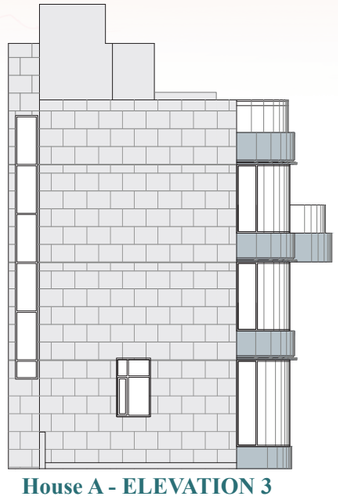
House A A座洋房



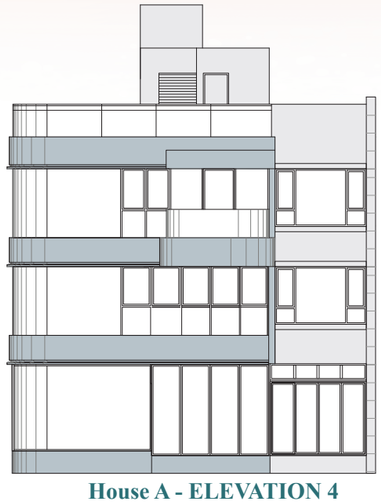
House A - ELEVATION 1
A座洋房 - 立面圖 1



House A - ELEVATION 2
A座洋房 - 立面圖 2

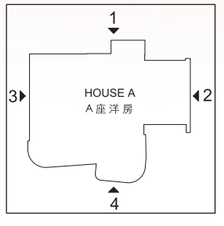


House A - ELEVATION 3
A座洋房 - 立面圖 3

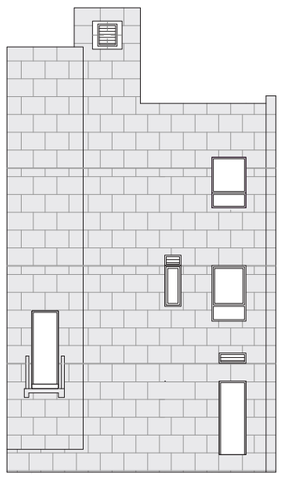


House A - ELEVATION 4
A座洋房 - 立面圖 4

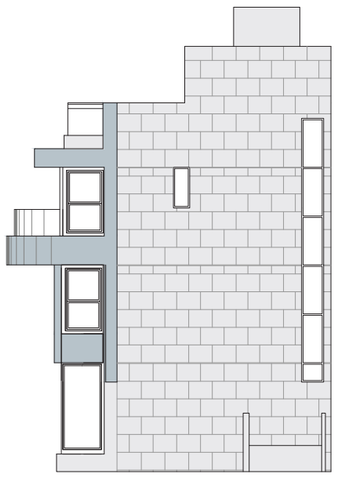
Key Plan 指示圖



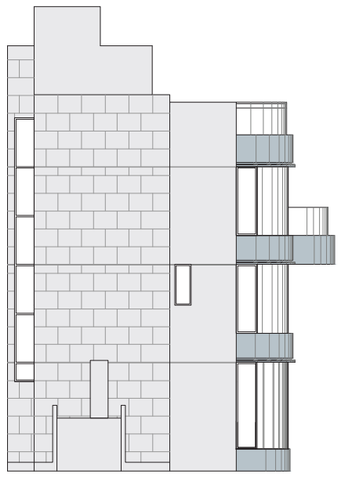
House B B座洋房



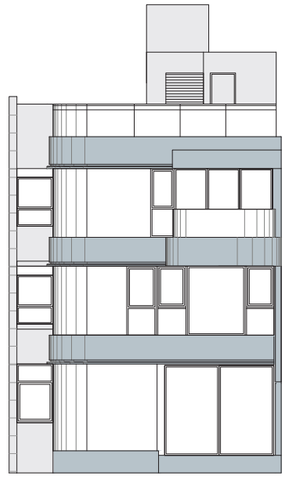
House B - ELEVATION 1
B座洋房 - 立面圖 1



House B - ELEVATION 2
B座洋房 - 立面圖 2

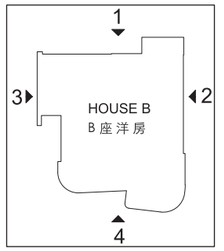


House B - ELEVATION 3
B座洋房 - 立面圖 3



House B - ELEVATION 4
B座洋房 - 立面圖 4

Key Plan 指示圖



The Authorized Person for the Development certifies that the elevations shown on the above plans -

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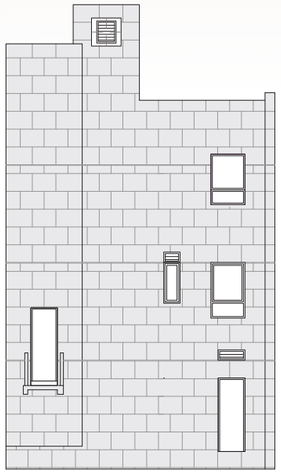
發展項目的認可人士已證明上圖顯示的立面圖-

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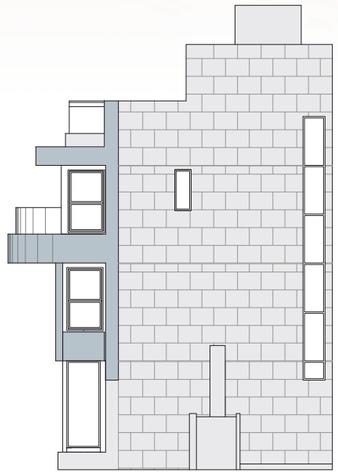
(2) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立 面 圖

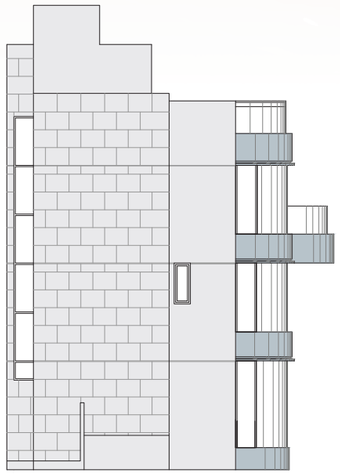
House C C座洋房



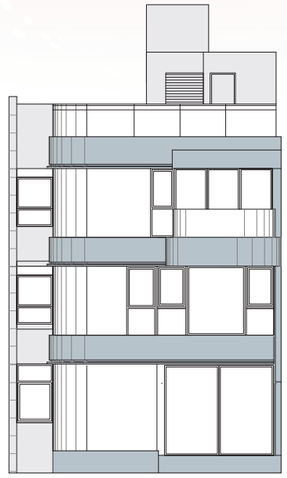
House C - ELEVATION 1
C座洋房 - 立面圖 1



House C - ELEVATION 2
C座洋房 - 立面圖 2

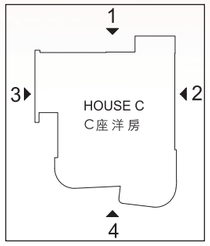


House C - ELEVATION 3
C座洋房 - 立面圖 3

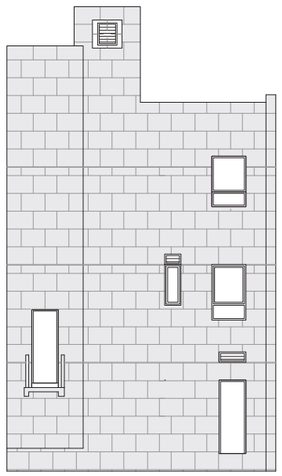


House C - ELEVATION 4
C座洋房 - 立面圖 4

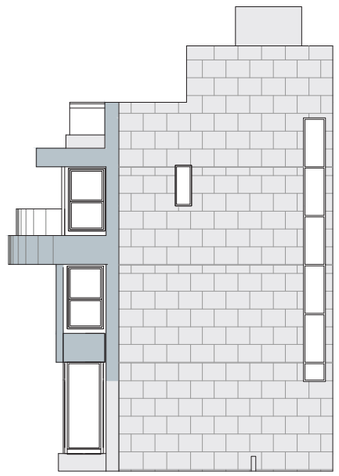
Key Plan
指示圖



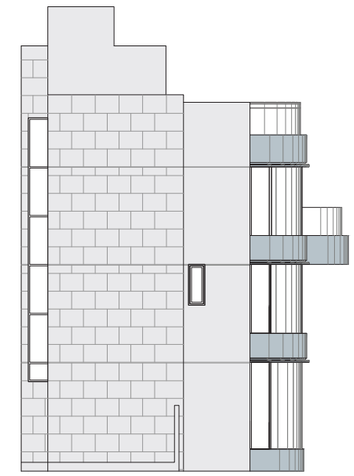
House D D座洋房



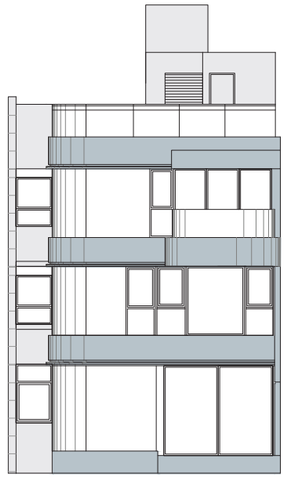
House D - ELEVATION 1
D座洋房 - 立面圖 1



House D - ELEVATION 2
D座洋房 - 立面圖 2

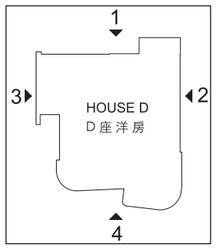


House D - ELEVATION 3
D座洋房 - 立面圖 3



House D - ELEVATION 4
D座洋房 - 立面圖 4

Key Plan
指示圖



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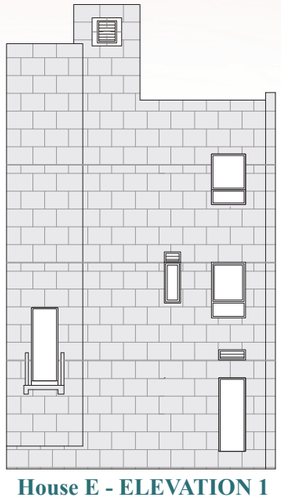
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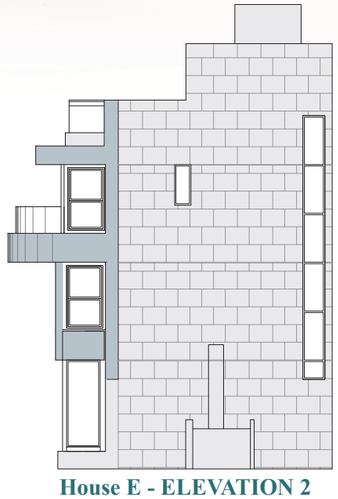
(2) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立 面 圖

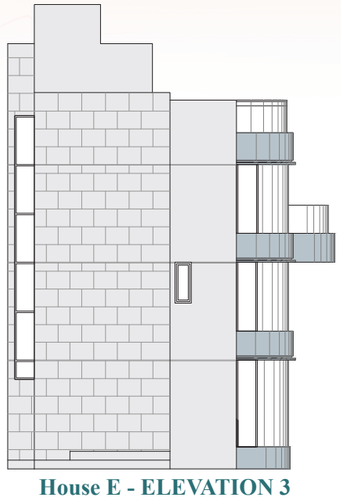
House E E座洋房



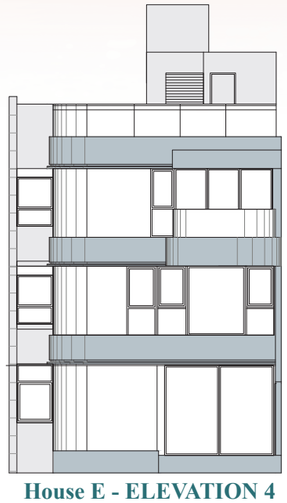
House E - ELEVATION 1
E座洋房 - 立面圖 1



House E - ELEVATION 2
E座洋房 - 立面圖 2

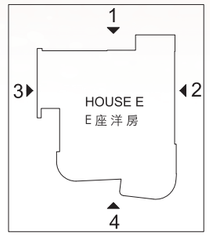


House E - ELEVATION 3
E座洋房 - 立面圖 3

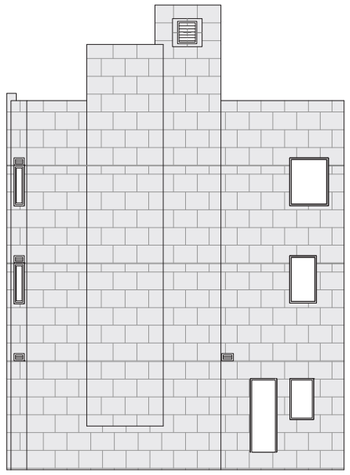


House E - ELEVATION 4
E座洋房 - 立面圖 4

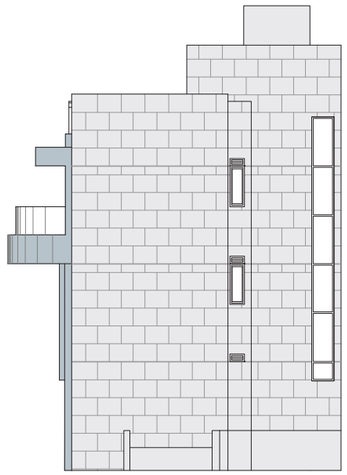
Key Plan
指示圖



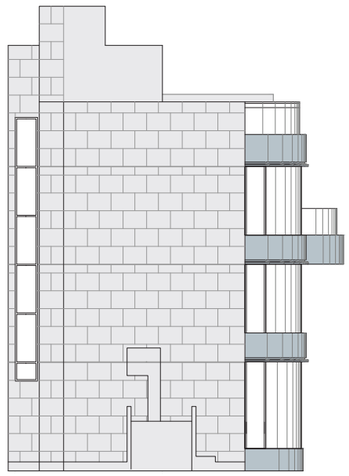
House F F座洋房



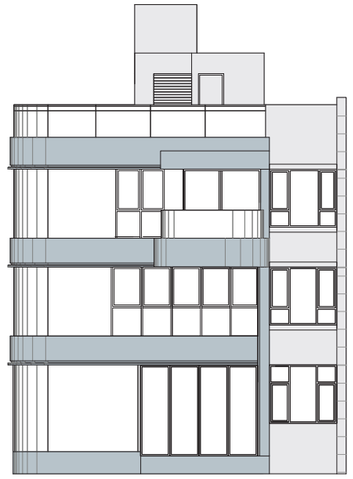
House F - ELEVATION 1
F座洋房 - 立面圖 1



House F - ELEVATION 2
F座洋房 - 立面圖 2

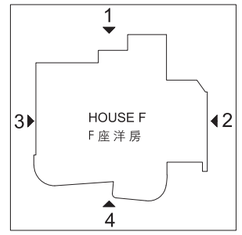


House F - ELEVATION 3
F座洋房 - 立面圖 3



House F - ELEVATION 4
F座洋房 - 立面圖 4

Key Plan
指示圖



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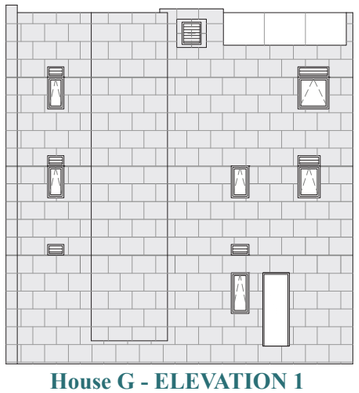
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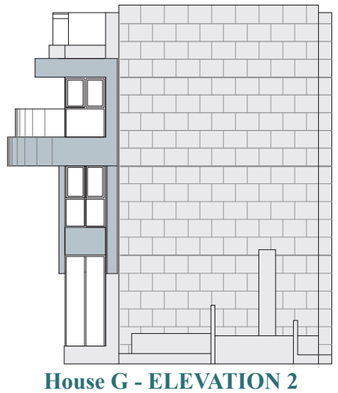
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20 ELEVATION PLAN
立 面 圖

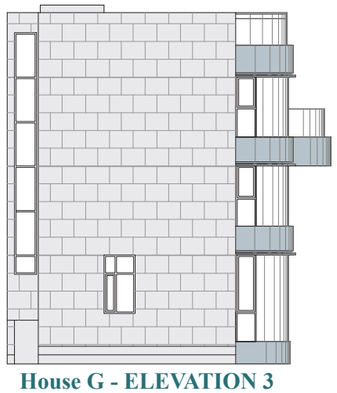
House G G座洋房



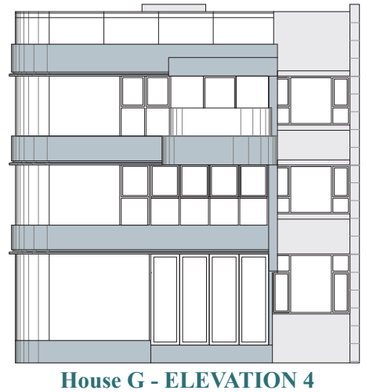
House G - ELEVATION 1
G座洋房 - 立面圖 1



House G - ELEVATION 2
G座洋房 - 立面圖 2

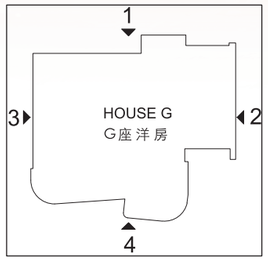


House G - ELEVATION 3
G座洋房 - 立面圖 3

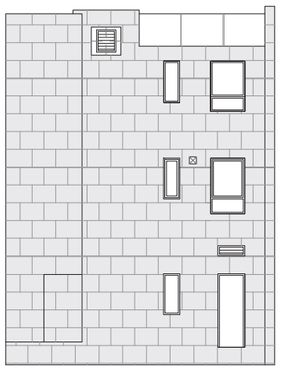


House G - ELEVATION 4
G座洋房 - 立面圖 4

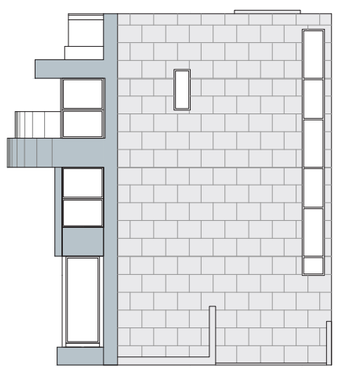
Key Plan
指示圖



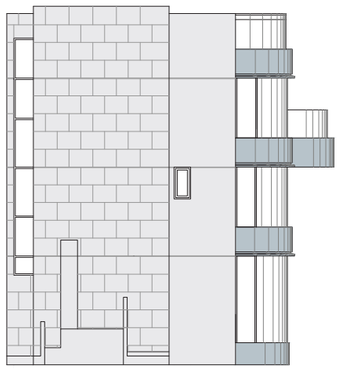
House H H座洋房



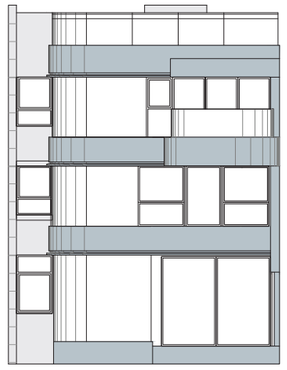
House H - ELEVATION 1
H座洋房 - 立面圖 1



House H - ELEVATION 2
H座洋房 - 立面圖 2



House H - ELEVATION 3
H座洋房 - 立面圖 3



House H - ELEVATION 4
H座洋房 - 立面圖 4

Key Plan
指示圖



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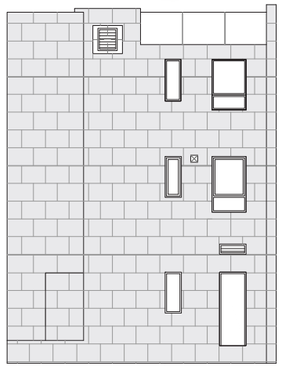
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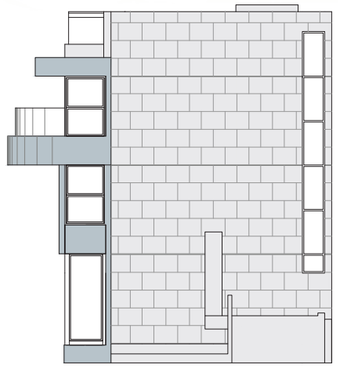
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20 ELEVATION PLAN
立 面 圖

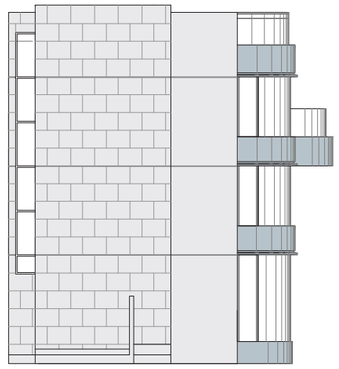
House I I座洋房



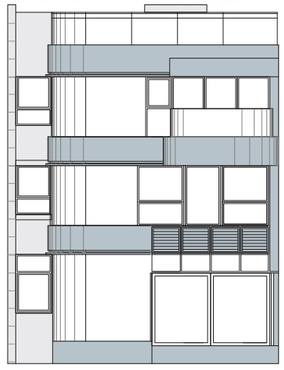
House I - ELEVATION 1
I座洋房 - 立面圖 1



House I - ELEVATION 2
I座洋房 - 立面圖 2

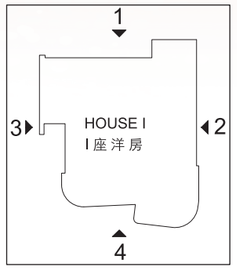


House I - ELEVATION 3
I座洋房 - 立面圖 3

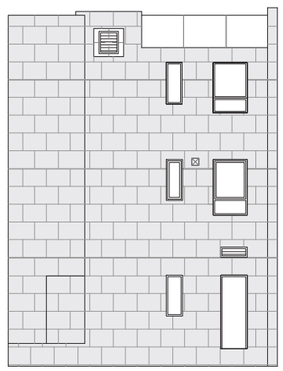


House I - ELEVATION 4
I座洋房 - 立面圖 4

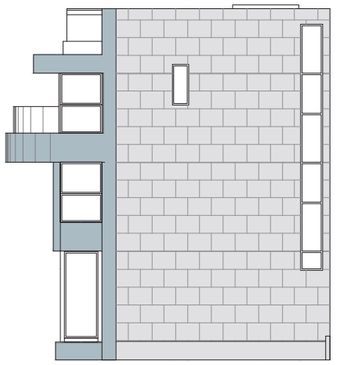
Key Plan
指示圖



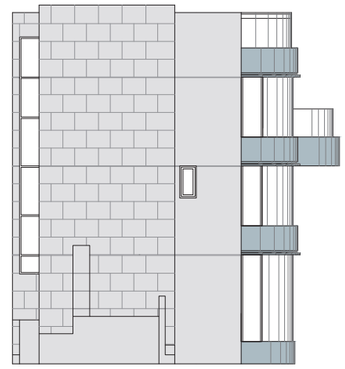
House J J座洋房



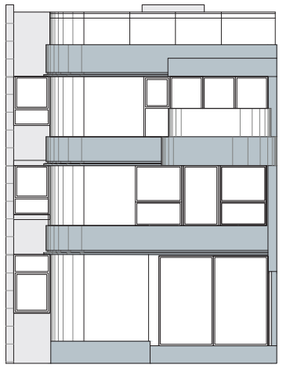
House J - ELEVATION 1
J座洋房 - 立面圖 1



House J - ELEVATION 2
J座洋房 - 立面圖 2

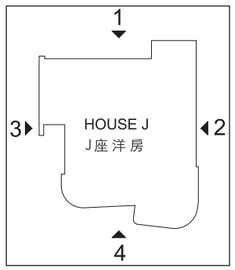


House J - ELEVATION 3
J座洋房 - 立面圖 3



House J - ELEVATION 4
J座洋房 - 立面圖 4

Key Plan
指示圖



The Authorized Person for the Development certifies that the elevations shown on the above plans -

(1) are prepared on the basis of the approved building plans for the Development as of 29 April 2025; for avoidance of doubt, such plans include the building plans approved on 16 October 2012, two alterations & additions plans approved on 13 August 2018, alterations & additions plans approved on 16 April 2025, alterations & additions plans approved on 20 April 2025, alterations & additions plans approved on 4 August 2025, alterations & additions plans approved on 13 August 2025 and alterations & additions plans approved on 25 November 2025;

(2) are in general accordance with the outward appearance of the Development.

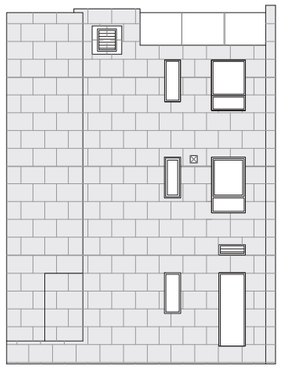
發展項目的認可人士已證明上圖顯示的立面圖-

(1) 以2025年4月29日的情況為准的此發展項目的經批准的建築圖則為基礎擬備；為免生疑問，上述之圖則包括於2012年10月16日獲批准的建築圖則、兩張於2018年8月13日獲批准的加建及改建批准圖則、於2025年4月16日獲批准的加建及改建批准圖則、於2025年4月20日獲批准的加建及改建批圖則、於2025年8月4日獲批准的加建及改建批圖則、於2025年8月13日獲批准的加建及改建批圖則及於2025年11月25日獲批准的加建及改建批圖則；

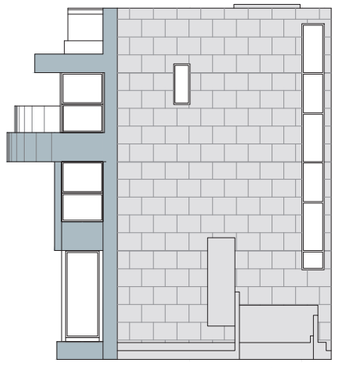
(2) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立 面 圖

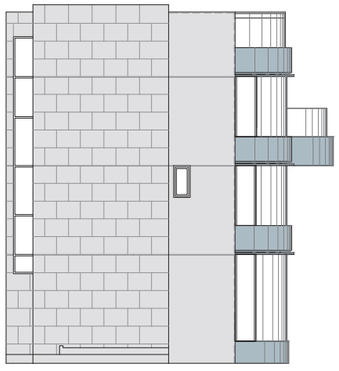
House K K座洋房



House K - ELEVATION 1
K座洋房 - 立面圖 1



House K - ELEVATION 2
K座洋房 - 立面圖 2

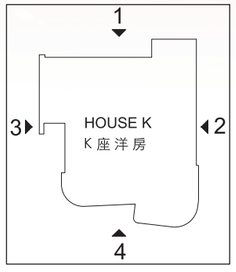


House K - ELEVATION 3
K座洋房 - 立面圖 3

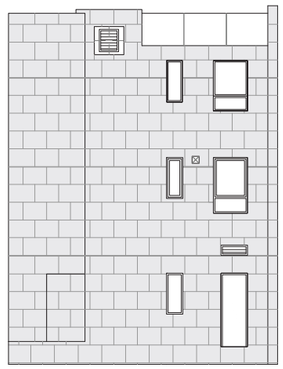


House K - ELEVATION 4
K座洋房 - 立面圖 4

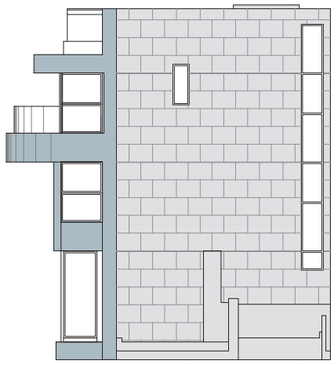
Key Plan
指示圖



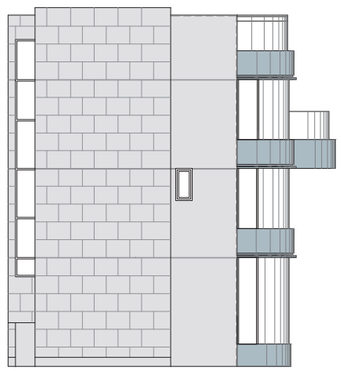
House L L座洋房



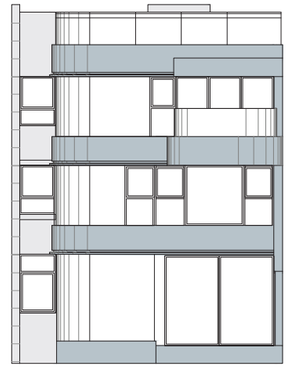
House L - ELEVATION 1
L座洋房 - 立面圖 1



House L - ELEVATION 2
L座洋房 - 立面圖 2

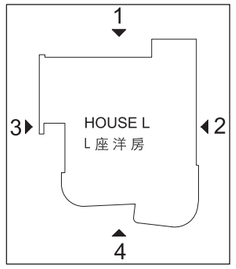


House L - ELEVATION 3
L座洋房 - 立面圖 3



House L - ELEVATION 4
L座洋房 - 立面圖 4

Key Plan
指示圖



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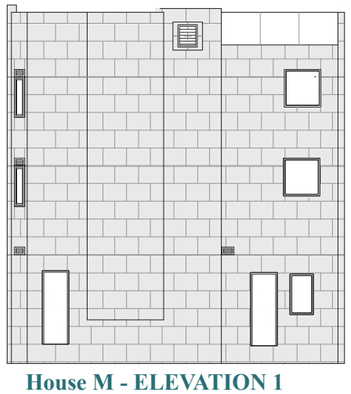
發展項目的認可人士已證明上圖顯示的立面圖-

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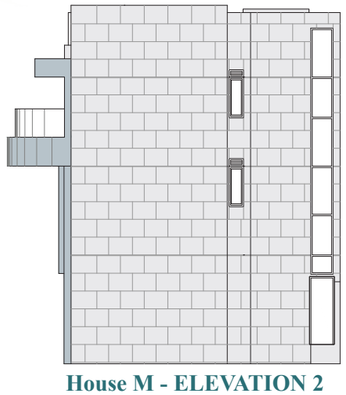
(2) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立 面 圖

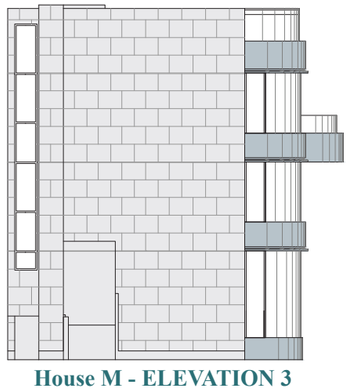
House M M座洋房



House M - ELEVATION 1
M座洋房 - 立面圖 1



House M - ELEVATION 2
M座洋房 - 立面圖 2

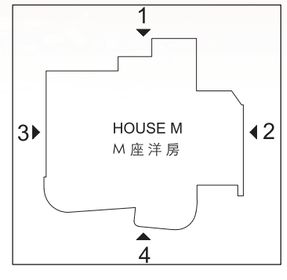


House M - ELEVATION 3
M座洋房 - 立面圖 3



House M - ELEVATION 4
M座洋房 - 立面圖 4

Key Plan
指示圖



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(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 有蓋面積	Uncovered Area 無蓋面積	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq.ft 平方呎	552	不適用 Not Applicable	552
	sq.m 平方米	51.278	不適用 Not Applicable	51.278
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其他名稱)	sq.ft 平方呎	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
	sq.m 平方米	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
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其他名稱)	sq.ft 平方呎	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
	sq.m 平方米	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

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

備註:
以平方呎列出的面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
上述所列以平方米顯示之面積乃依據發展項目最新的經批准的建築圖則。

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

1. A copy of the outline zoning plans relating to the Development is available at www.ozp.tpb.gov.hk
2. (a) A copy of the latest draft of the deed of mutual covenant in respect of the specified residential properties in the Development as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
   (b) The inspection is free of charge.

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

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

Item 細項		Description 描述
1. Exterior finishes 外部裝修物料		
a	External wall 外牆	Finished with granite cladding, aluminium cladding, texture paint and glass panel. 鋪砌麻石蓋板、鋁板蓋板、紋面漆及玻璃板。
b	Window 窗	Aluminium full height window frame finished with grey coloured powder coating and fitted with clear glass for windows in living room, dining room, bedroom, kitchen, multi-function area (for House A only), staircase, family area (for House J only) and master bathroom. 客廳、飯廳、睡房、廚房、多用途空間(只限A座洋房)、樓梯、家庭室(只限J座洋房)及主人浴室的窗採用全牆高塗有灰色粉末噴塗鋁質窗框配窗用清玻璃。 Aluminium half height window frame finished with grey coloured powder coating and fitted with clear glass for windows in multi-function area (for House F and House M only), kitchen (for House J only), maid room (for House J only), utility room, store room, walk-in closet, bathroom and lavatory. 多用途空間(只限F座洋房及M座洋房)、廚房(只限J座洋房)、傭人房(只限J座洋房)、工作間、儲物室、衣帽間、浴室及洗手間採用半牆高塗有灰色粉末噴塗鋁質窗框配清玻璃。
c	Bay window 窗台	The material of bay windows is reinforced concrete. 窗台用料為鋼筋混凝土。 Bay window sill is finished with cement sand rendering (except for House H, House I and House J). House H's and House I's bay windows sill top are finished with artificial marble. House J's bay window sill top is partly finished with cement sand rendering and emulsion paint. 室內窗台鋪砌英泥砂面(H座洋房、I座洋房及J座洋房除外)。H座洋房及I座洋房窗台鋪砌人造大理石。J座洋房窗台部分鋪砌英泥砂面、部分髹上乳膠漆。
d	Planter 花槽	Planter is finished with cement sand rendering. 花槽表面為英泥砂面。
e	Verandah or Balcony 陽台或露台	Balcony floor is finished with cement sand rendering (except for House H and House I). House H and House I's balcony floor is finished with plastic wood outdoor decking. Balcony balustrade is fitted with tempered clear glass. Balcony is covered and its ceiling is fitted with aluminium panel. 露台地板鋪砌英泥砂面(H座洋房及I座洋房除外)。H座洋房及I座洋房露台地板鋪砌戶外仿木地台。露台圍欄配以強化清玻璃。露台為有蓋露台，其頂蓋的天花裝配鋁質板。 There is no verandah. 沒有陽台。
f	Drying Facilities for Clothing 乾衣設施	Not provided. 沒有提供。

Item 細項		Description 描述
2. Interior finishes 室內裝修物料		
a	Lobby 大堂	Lift Lobby on Carport Floor Wall and floor are finished with cement sand rendering (except for House H, House I and House J). House H's and House I's walls are finished with artificial marble and diatom mud decorative wainscot panel. House H's floor is finished with artificial marble. House I's floor is finished with plastic wood outdoor decking. House J's wall and floor are partly finished with artificial marble and cement sand rendering. Ceiling is finished with emulsion paint (except for House H, House I). House H's and House I's ceilings are fitted with gypsum board false ceiling and finished with emulsion paint. 車庫層之入口大堂 牆身及地板鋪砌英泥砂面(H座洋房、I座洋房及J座洋房除外)。H座洋房及I座洋房牆身鋪砌人造大理石及硅藻泥裝飾護牆板。H座洋房地板鋪砌人造大理石。I座洋房地板鋪砌戶外仿木地台。J座洋房牆身及地板部分鋪砌人造大理石及英泥砂面。天花板髹上乳膠漆(H座洋房及I座洋房除外)。H座洋房及I座洋房天花裝上石膏板假天花及髹上乳膠漆。 Lift Lobbies at all floors in houses Wall and floor are finished with cement sand rendering (except for House H, House I and House J). House H's and House I's walls are finished with diatom mud decorative wainscot panel. House H's floor is finished with composite wood flooring. House I's floor is partly finished with composite wood flooring and artificial marble. House J's Wall is partly finished with cement sand rendering, tiles and wallpaper. House J's floor is partly finished with cement sand rendering and artificial marble. Ceiling is finished with emulsion paint (except for House H, House I). House H's and I's ceilings are fitted with gypsum board false ceiling and finished with emulsion paint. 洋房內所有樓層電梯大堂 牆身及地台板鋪砌英泥砂面(H座洋房、I座洋房及J座洋房除外)。H座洋房及I座洋房牆身鋪砌硅藻泥裝飾護牆板。H座洋房地板鋪砌複合式木地板。I座洋房地板部分鋪砌複合式木地板及人造大理石。J座洋房牆身部分鋪砌英泥砂面、瓷磚及牆紙。J座洋房地台部分鋪砌英泥砂面及人造大理石。天花板髹上乳膠漆(H座洋房及I座洋房除外)。H座洋房及I座洋房天花裝上石膏板假天花及髹上乳膠漆。
b	Internal wall and Ceiling 內牆及天花板	Internal wall of living room, dining room and all bedrooms are finished with cement sand rendering (except for House H, House I and House J). House H's and House I's internal walls are finished with diatom mud decorative wainscot panel. House J's wall is finished with emulsion paint. 客廳、飯廳及所有睡房的內牆均鋪砌英泥砂面(H座洋房、I座洋房及J座洋房除外)。H座洋房及I座洋房內牆鋪砌硅藻泥裝飾護牆板。J座洋房內牆髹上乳膠漆。 Ceiling of living room, dining room and all bedrooms are finished with emulsion paint (except for House H and House I). House H's and House I's ceilings are fitted with gypsum board false ceiling and finished with emulsion paint. 客廳、飯廳及所有睡房的天花板均髹上乳膠漆(H座洋房及I座洋房除外)。H座洋房及I座洋房天花裝上石膏板假天花及髹上乳膠漆。
c	Internal Floor 內部地板	Living room, dining room and all bedrooms are finished with cement sand rendering (except for House H, House I and House J). House H's internal floor is finished with composite wood flooring. House I's internal floor is partly finished with composite wood flooring and artificial marble. House J's internal floor is partly finished with cement sand rendering and artificial marble. 客廳、飯廳及所有睡房地板均鋪砌英泥砂面(H座洋房、I座洋房及J座洋房除外)。H座洋房內部地板鋪砌複合式木地板。I座洋房內部地板部分鋪砌複合式木地板及人造大理石。J座洋房內部地板部分鋪砌英泥砂面及人造大理石。 No skirting for living room, dining room and all bedrooms (except for House H and House I). House H and House I are fitted with aluminium alloy embedded skirting. 客廳、飯廳及所有睡房均不設牆腳線(H座洋房及I座洋房除外)。H座洋房及I座洋房均設有鋁合金內嵌牆腳線。
d	Bathroom 浴室	Wall is finished with cement sand rendering up to ceiling (except for House H, House I and House J). Floor is finished with cement sand rendering with water proofing layer where exposed (except for House H, House I and House J). House H's, House I's and House J's wall and floor are finished with tiles. Ceiling is finished with emulsion paint (except for House H and House I). House H's and House I's ceilings are fitted with gypsum board false ceiling and finished with emulsion paint. 牆身鋪砌英泥砂面至天花板 (H座洋房、I座洋房及J座洋房除外)。地板鋪砌英泥砂面及其外露部分加上防水層(H座洋房、I座洋房及J座洋房除外)。H座洋房、I座洋房及J座洋房牆身及地板均鋪砌瓷磚。天花板髹上乳膠漆(H座洋房及I座洋房除外)。H座洋房及I座洋房天花裝上石膏板假天花及髹上乳膠漆。
e	Kitchen 廚房	Wall is finished with cement sand rendering up to ceiling (except for House H, House I and House J). Floor is finished with cement sand rendering with water proofing layer where exposed (except for House H, House I and House J). House H's, House I's and House J's walls and floors are finished with tiles. Ceiling is finished with emulsion paint (except for House H and House I). House H's and House I's ceilings are fitted with gypsum board false ceiling and finished with emulsion paint. Cooking bench is not provided (except House H and I). Cooking bench with artificial marble surface is provided in House H and House I. 牆身鋪砌英泥砂面至天花板 (H座洋房、I座洋房及J座洋房除外)。地板鋪砌英泥砂面及其外露部分加上防水層(H座洋房、I座洋房及J座洋房除外)。H座洋房、I座洋房及J座洋房牆身及地板均鋪砌瓷磚。天花板髹上乳膠漆(H座洋房及I座洋房除外)。H座洋房及I座洋房天花裝上石膏板假天花及髹上乳膠漆。沒有提供灶台(H座洋房及I座洋房除外)。H座洋房及I座洋房會提供人造大理石台面灶台。

Item 細項		Description 描述	
3. Interior fittings 室內裝置			
a	Doors 門	Main Entrance Door at Carport: Steel frame glass door with handle and remote electric lock. 車庫入口大門： 鋼質框玻璃門手把及遙控電鎖。 Flat Roof Door (for House A to F only): Steel frame door with clear glass and lockset. 平台大門(只限A座洋房至F座洋房)： 鋼質框門配以清玻璃及門鎖。 Staircase Door Connecting to Flat Roof (for House G to House M only): Steel frame door with clear glass and lockset. 連接平台的樓梯門(只限G座洋房至M座洋房)： 鋼質框門配以清玻璃及門鎖。 Bedroom Door: Hollow timber door with wood veneer finished and fitted with lockset. 睡房門： 空心木門配木皮飾面並配以門鎖。 Bathroom Door: Hollow timber door with wood veneer finished and fitted with lockset. 浴室門： 空心木門配木皮飾面並配以門鎖。 Kitchen Door (except for House H): Solid core timber door with wood veneer finished and fitted with handle, door stopper, door closer and vision glass panel. 廚房門(除了H座洋房)： 實心木門配木皮飾面並配以上手把、門擋、氣鼓及玻璃視窗。 Kitchen Door (for House H only): Steel frame door with clear glass panels and fitted with handle, door stopper and door closer. 廚房門(只限H座洋房)： 鋼質門框配清玻璃面板並配以上手把、門擋及氣鼓。 Corridor Door (except for House A, House F, House H, House I, House L and House M): Hollow timber door with wood veneer finished and fitted with lockset. 走廊門(除了A座洋房、F座洋房、H座洋房、I座洋房、L座洋房及M座洋房)： 空心木門配木皮飾面並配以門鎖。 Staircase Door at Carport Floor (except for House G, House J, House L and House M): Solid core timber door with wood veneer finished and fitted with handle, door stopper, door closer and vision glass panel. 車庫層樓梯門(除了G座洋房、J座洋房、L座洋房及M座洋房)： 實心木門配木皮飾面並配以上手把、門擋、氣鼓及玻璃視窗。	Store Room Door (for House A, House F, House G, House H and House L only): Hollow timber door with wood veneer finished and fitted with lockset. 儲物室門(只限A座洋房、F座洋房、G座洋房、H座洋房及L座洋房)： 空心木門配木皮飾面並配以門鎖。 Store Room Door (for House M only): Hollow timber bi-folding door with wood veneer finished and fitted with lockset and stainless-steel track. 儲物室門(只限M座洋房)： 空心木雙摺門配木皮飾面並配以門鎖和不鏽鋼路軌。 Maid Room Door (for Houses J only): Hollow timber door with wood veneer finished and fitted with lockset. 傭人房門(只限J座洋房)： 空心木門配木皮飾面並配以門鎖。 Lavatory Door (for House A only): Hollow timber sliding door with wood veneer finished, fitted with lockset and stainless-steel track. 洗手間門(只限A座洋房)： 空心木趟門配木皮飾面並配以門鎖和不鏽鋼路軌。 Lavatory Door (except for House F, House G and House I): Hollow timber bi-folding door with wood veneer finished, fitted with lockset and stainless-steel track. 洗手間門(除了F座洋房、G座洋房及I座洋房)： 空心木雙折門配木皮飾面並配以門鎖和不鏽鋼路軌。 Lavatory Door (except for House A): Hollow timber door with wood veneer finished and fitted with lockset 洗手間門(除了A座洋房)： 空心木門配木皮飾面並配以門鎖。 Balcony Door: Aluminium frame sliding door fitted with clear glass. 露台門： 鋁質框趟門配以清玻璃。 Garden Door from Living Room (for House A and House F only): Aluminium frame folding door fitted with clear glass. 由客廳通往花園的門(只限A座洋房及F座洋房)： 鋁質框摺門配以清玻璃。 Garden Door from Living / Dining Room (for House G and House M only): Aluminium frame folding door fitted with clear glass. 由客廳/飯廳通往花園的門(只限G座洋房及M座洋房)： 鋁質框摺門配以清玻璃。

Item 細項		Description 描述	
3. Interior fittings 室內裝置			
a	Doors 門	Garden Door from Living /Dining Room (for House M only): Aluminium frame sliding door fitted with clear glass. 由客廳/飯廳通往花園的門(只限M座洋房) ： 鋁質框趟門配以清玻璃。 Garden Door from Living Room (for House B to House E, House H, House I, House K and House L only): Aluminium frame sliding door fitted with clear glass. 由客廳通往花園的門(只限B座洋房至E座洋房、H座洋房、I座洋房、K座洋房及L座洋房)： 鋁質框趟門配以清玻璃。 Garden Door from Living Room (for House A and House L only): Steel frame door with clear glass and lockset. 由客廳通往花園的門(只限A座洋房及L座洋房)： 鋼質框門配以配清玻璃及門鎖。 Garden Door from Living / Dining Room (for House J only): Aluminium frame sliding door fitted with clear glass. 由客廳/飯廳通往花園的門(只限J座洋房)： 鋁質框趟門配以清玻璃。 Garden Door from Utility Room (for House H, House I and House K only): Steel frame door with clear glass and lockset. 由工作間通往花園的門(只限H座洋房、I座洋房及K座洋房)： 鋼質框門配以配清玻璃及門鎖。 Garden Door from Corridor (for House B to House E and House G only): Steel frame door with clear glass and lockset. 由走廊通往花園的門(只限B座洋房至E座洋房及G座洋房)： 鋼質框門配以配清玻璃及門鎖。 Garden Door from Store Room (for House F only): Steel frame door with clear glass and lockset. 由儲物室通往花園的門(只限F座洋房)： 鋼質框門配以配清玻璃及門鎖。 Garden Door from Kitchen (for House J only): Steel frame door with clear glass and lockset. 由廚房通往花園的門(只限J座洋房)： 鋼質框門配以配清玻璃及門鎖。 Garden Door from Bathroom (for House A only): Steel frame door with clear glass and lockset. 由浴室通往花園的門(只限A座洋房)： 鋼質框門配以配清玻璃及門鎖。	Walk-in Closet Door (except for House A, House F and House M): Hollow timber door with wood veneer finished and fitted with lockset. 衣帽間門(除了A座洋房、F座洋房及M座洋房)： 空心木門配木皮飾面並配以門鎖。 Multi-function Area Door (for House M only): Hollow timber door with wood veneer finished and fitted with lockset. 多用途空間門(只限M座洋房)： 空心木門配木皮飾面並配以門鎖。 Utility Room Door (except for House F, House G, House J and House L) Hollow timber door with wood veneer finished and fitted with lockset. 工作間門(除了F座洋房、G座洋房、J座洋房及L座洋房)： 空心木門配木皮飾面並配以門鎖。 Rear Door (for House A to House E only): Steel frame door with clear glass and lockset. 後門(只限A座洋房至E座洋房)： 鋼質框門配以配清玻璃及門鎖。 Staircase Door connecting to Garden (for House J and House L only): Solid core timber door with wood veneer finished and fitted with handle, door stopper, door closer and vision glass panel. 連接花園的樓梯門(只限J座洋房及L座洋房)： 實心木門配木皮飾面並配以上手把、門擋、氣鼓及玻璃視窗。 Lavatory 1 Door (for House H only): Aluminium door fitted with lockset 洗手間1門(只限H座洋房)： 鋁質門配以門鎖。 Lavatory 1 Door (for House I only): Aluminium bi-folding door fitted with lockset and stainless-steel track 洗手間1門(只限I座洋房)： 鋁質雙摺門配以門鎖和不鏽鋼路軌。 Access Door to Underside of Staircase on Carport Floor (for House H only): Hollow timber door with wood veneer finished and fitted with lockset. 在車庫層通往樓梯底的檢修門(只限H座洋房)： 空心木門配木皮飾面並配以門鎖。

Item 細項		Description 描述
3. Interior fittings 室內裝置		
b	Bathroom 浴室	2/F Master bathroom is fitted with fibre glass bath tub (size 1.5m (L) x 0.8m (W) x 0.5m (D)), separate shower cubicle with cement sand rendering base (except for House H and House I) and chrome plated shower mixer set, two ceramic wash basins and one ceramic water closet. House H and House I are fitted with separate artificial marble partition shower cubicle with enamel base. Bathroom 2 (except for House A, House G, House J and House M) and Bathroom 3 (for House A and House J only) is fitted with a shower cubicle with cement sand rendering base and chrome plated shower mixer set, one ceramic wash basin and one ceramic water closet. 2樓 主人房浴室配備玻璃纖維浴缸(尺寸1.5米(長) x 0.75米(闊) x 0.5米(深))、獨立淋浴間配備英泥砂質地缸(H座洋房及I座洋房除外)及鍍鉻花灑套裝、兩套瓷質洗手盆及一套陶瓷坐廁。H座洋房及I座洋房配備獨立人造大理石間隔淋浴間配備瓷質地缸。 浴室2(A座洋房、G座洋房、J座洋房及M座洋房除外)及浴室3(只限A座洋房及J座洋房)配備淋浴間配備英泥砂質地缸及鍍鉻花灑套裝、一套瓷質洗手盆及一套陶瓷坐廁。 1/F Bathroom 1 (except for House A) is fitted with a shower cubicle with cement sand rendering base (for House K and House L only), a fibre glass bath tub (size 1.5m (L) x 0.75m (W) x 0.43m (D)) (except for House K and House L) and chrome plated shower mixer set, one ceramic wash basin and one ceramic water closet. Bathroom 2 (for House A, House G, House J and House M only) is fitted with a shower cubicle with cement sand rendering base (except for House G and House J), a fibre glass bath tub (size 1.5m (L) x 0.75m (W) x 0.43m (D)) (for House G and House J only), and chrome plated shower mixer set, one ceramic wash basin and one ceramic water closet. 1樓 浴室1(A座洋房除外)配備淋浴間配備英泥砂質地缸(只限K座洋房及L座洋房)、玻璃纖維浴缸(尺寸1.5米(長) x 0.75米(闊) x 0.43米(深)) (K座洋房及L座洋房除外)、及鍍鉻花灑套裝、一套瓷質洗手盆及一套陶瓷坐廁。 浴室2(只限A座洋房、G座洋房、J座洋房及M座洋房)配備淋浴間配備英泥砂質地缸(G座洋房及J座洋房除外)、玻璃纖維浴缸(尺寸1.5米(長) x 0.75米(闊) x 0.43米(深)) (只限G座洋房及J座洋房除外)、及鍍鉻花灑套裝、一套瓷質洗手盆及一套陶瓷坐廁。 G/F Lavatory is fitted with one fibre glass wash basin and one ceramic water closet. Bathroom 1 (for House A only) is fitted with a shower cubicle with cement sand rendering base), and chrome plated shower mixer set, one ceramic wash basin and one ceramic water closet. 地下 洗手間均配備一套玻璃纖維洗手盆及一套瓷質坐廁。 浴室1(只限A座洋房) 配備淋浴間配備英泥砂質地缸、及鍍鉻花灑套裝、一套瓷質洗手盆及一套陶瓷坐廁。 All bath tubs and wash basins are fitted with chrome plated mixer tap. Copper pipe is used for cold and hot water supply. PVC pipe is used for flushing water supply. 所有浴缸及洗手盆均配備鍍鉻冷熱水混合水龍頭。冷熱水供水系統採用銅製喉管。沖廁供水系統採用聚氯乙烯喉管。 For the appliances provided for each Houses, please refer to “Appliances Schedule”. 有關各洋房提供的設備，請參閱「設備說明表」。
c	Kitchen 廚房	A stainless steel sink with chrome plated mixer tap fitted on a timber frame is provided. Copper pipe is used for potable water supply. Wooden Kitchen cabinet finished in wood veneer is provided for House H and House I only. For the appliances provided for each Houses, please refer to the “Appliances Schedule”. 提供裝配於木台架上的不鏽鋼洗滌盆及鍍鉻冷熱水混合水龍頭。食水供水系統採用銅製喉管。H座洋房及I座洋房將會提供木制廚櫃連木皮飾面。有關各洋房提供的設備，請參閱「設備說明表」。
d	Bedroom 睡房	No fittings will be provided (except for House H and House I). Wooden built-in wardrobe with wood veneer is provided for House H and House I. 不會提供任何裝置(H座洋房及I座洋房除外)。H座洋房及I座洋房將會提供木制嵌入式衣櫃連木皮飾面。

Item 細項		Description 描述
3. Interior fittings 室內裝置		
e	Telephone 電話	For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties". 有關接駁點的位置和數目，請參考「住宅物業機電裝置數量說明表」。
f	Aerials 天線	For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties". 有關接駁點的位置和數目，請參考「住宅物業機電裝置數量說明表」。
g	Electrical installations 電力裝置	Three-phase electricity supply with distribution board installed with Miniature Circuit Breaker(MCB) and Residual Current Device (RCD) is provided for each house. 每座洋房均提供三相電力，而電力分配箱裝置有小型過載斷路器及漏電斷路器。 Conduits are partly exposed and partly concealed. Concealed conduits are those placed within concrete. For the location and number of power points and air-conditioner connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties". 電線導管是部分外露及部分隱藏。隱藏導管置於混凝土內。有關電插座及空調機接駁點的位置和數目，請參考「住宅物業機電裝置數量說明表」。
h	Gas supply 氣體供應	Town Gas supply pipe is provided and connected to each house, and is also connected to the kitchen. 提供煤氣供應喉接駁至每座洋房及接駁至廚房。
i	Washing machine connection point 洗衣機接駁點	Water point of a design of 25mm in diameter and drain point of a design of 50mm in diameter for washing machine are provided in kitchen. 廚房設有供洗衣機用的來水位(設計直徑為25mm)和去水位(設計直徑為50mm)的接駁點。
j	Water supply 供水	Concealed copper water pipes are provided for both cold and hot water supply. Hot water supply is provided. 冷熱水喉管全部採用隱藏式銅製喉管。熱水供應會提供。 PVC pipe is used for flushing water supply. 沖廁供水系統採用聚氯乙烯喉管。
4. Miscellaneous 雜項		
a	Lifts 升降機	Each house is provided with one independent passenger lift (Brand name: KONE, model: Monospace® machine room-less lift system) serving all floors of each house (Excluding roof) from main entrance lobby. 每座洋房均裝有一部獨立住客升降機(品牌：KONE，型號：Monospace®無機房升降機系統)由入口大堂直達各洋房所有樓層(不包括天台)。
b	Letter box 信箱	Exclusive steel letter box is provided. 設有專用的鋼質信箱。
c	Refuse collection 垃圾收集	Central refuse collection chamber is provided at both Upper and Lower Carport for collection and removal by cleaners. 上層及下層車庫均設有中央垃圾收集房由清潔工人收集及運走。
d	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Separate gas meter, separate water meter and separate electricity meter for each house are provided in the common meter rooms at the mechanical floors. 每座洋房的獨立煤氣錶、獨立水錶及獨立電錶均安裝在機電設備層的公用錶房內。
5. Security facilities 保安設施		
Security sensors and Closed Circuit Television(CCTV) recording system are installed at the main boom gates, main carport entrances, common passages, perimeters of the development, and carport floors. 車路出入閘口、車庫層出入口、公用通道、整體發展項目外圍界線、及車庫樓層內均設有保安監察系統及閉路電視錄影系統。		
6. Appliances 設備		
For brand name and model number of appliances, please refer to the "Appliances Schedule". 有關設備之品牌名稱及產品型號，請參閱「設備說明表」。		

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 comparables 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: Internal walls, floor and ceiling of the lift referred to under item 4(a) are finished with zinc coated steel panels.
備註：細項4(a)所指的升降機的內牆、地板及天花板均配以鍍鋅層鋼板覆蓋。

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

Appliances Schedule 設備說明表

Houses A
A座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Blue Flame	NJW321TFL
Air-conditioner (Outdoor unit) 冷氣機(戶外機)	McQuay 麥克維爾	MDS180BR5

Houses B
B座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Noritz 樂麗牌	NR32DQF

Houses C
C座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Noritz 樂麗牌	NR32DQF

Houses D
D座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Noritz 樂麗牌	NR32DQF

Houses E
E座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Blue Flame	NJW321TFL

Houses F
F座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Noritz 樂麗牌	NR32DQF
Air-conditioner (Outdoor unit) 冷氣機(戶外機)	McQuay 麥克維爾	MDS180BR5

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 comparables 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

Appliances Schedule 設備說明表

Houses G
G座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Blue Flame	NJW321TFL

Houses H
H座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Video Door Phone 視像對講機	Hikvision	DS-KH9510-WTE1
Exhaust Fan 抽氣扇	KDK	24CMUA
Thermo Ventilator 換氣暖風機	Panasonic 樂聲牌	FV-30BG3H
Gas Water Heater 煤氣熱水爐	Noritz 樂麗牌	NR32DQF
Air-conditioner (Outdoor unit) 冷氣機(戶外機)	Daikin 大金	RJZQ8BAV
Air-conditioner 冷氣機	Daikin 大金	FJDP71DAP
	Daikin 大金	FJDP56DAP
	Daikin 大金	FJDP36DAP
	Daikin 大金	FJDP28DAP
Air-conditioner Control Panel 冷氣機控制面板	Daikin 大金	BRC2E61
Fridge 雪櫃	Bosch	KFN96APEAG
Induction Cooker 電磁爐	Miele	CS 1212-1
Gas Cooker 煤氣煮食爐	Miele	CS 1013-1
	Miele	CS 1018-G
Range Hood 抽油煙機	Miele	DA 6698 D
Oven 焗爐	Bosch	HRG978NB1
Steam Oven 蒸焗爐	Bosch	HSG958DB1
Dish Washer 洗碗碟機	Miele	G 7150 SCvi
Washing Machine 洗衣機	Bosch	WGB256B0HK
Dryer 乾衣機	Bosch	WQB246D0HK

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 comparables 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

Appliances Schedule 設備說明表

Houses I
I座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Video Door Phone 視像對講機	Hikvision	DS-KH9510-WTE1
Exhaust Fan 抽氣扇	KDK	24CMUA
Thermo Ventilator 換氣暖風機	Panasonic 樂聲牌	FV-30BG3H
Gas Water Heater 煤氣熱水爐	Noritz 樂麗牌	NR32DQF
Air-conditioner (Outdoor unit) 冷氣機(戶外機)	Daikin 大金	RJZQ8BAV
Air-conditioner 冷氣機	Daikin 大金	FJDP71DAP
	Daikin 大金	FJDP56DAP
	Daikin 大金	FJDP36DAP
	Daikin 大金	FJDP28DAP
Air-conditioner Control Panel 冷氣機控制面板	Daikin 大金	BRC2E61
Fridge 雪櫃	Gaggenau 嘉格納	RY492 303
Induction Cooker 電磁爐	Gaggenau 嘉格納	VI 232 120
Gas Cooker 煤氣煮食爐	Gaggenau 嘉格納	VG232320HK
	Gaggenau 嘉格納	VG231320HK
Range Hood 抽油煙機	Gaggenau 嘉格納	AI240191
Oven 焗爐	Unox Casa	XEVH-0511-EPRM
Dish Washer 洗碗碟機	Gaggenau 嘉格納	DF480-101F
Washing Machine 洗衣機	Miele	WEG365 WCS
Dryer 乾衣機	Miele	TEL785 WP

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 comparables 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

Appliances Schedule 設備說明表

Houses J
J座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Noritz 樂麗牌	NR32DQF
Exhaust Fan 抽氣扇	KDK	20WHB07

Houses K
K座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Blue Flame	NJW321TFL

Houses L
L座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Noritz 樂麗牌	NR32DQF

Houses M
M座洋房

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 煤氣熱水爐	Blue Flame	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 comparables 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。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
Carport 車庫	Lobby and Staircase 大堂及樓梯	Lighting Switch point 燈掣位	1	2	2	2	2	1	2	1	2	1	2	2	1
		Lighting point 燈位	5	3	3	3	3	5	2	10	6	4	3	2	2
		Step Light 地腳燈	-	-	-	-	-	-	-	12	12	-	-	-	-
		13A Twin Socket Outlet point 13A雙電插座位	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A Socket Outlet point 13A單電插座位	-	-	-	-	-	-	-	1	2	-	-	-	-
		Socket point for Air-conditioner 冷氣機電插座位	-	1	1	1	1	1	1	1	1	1	1	1	1
		Video Phone Door Bell 視像對話門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1
		Remote Control Door Lock 遙控門鎖	1	1	1	1	1	1	1	1	1	-	1	1	1
		Fire Sprinkler 消防灑水器	11	3	3	3	3	10	4	10	10	11	3	4	4
G/F 地下	Living Room/ Dining Room, Corridor and Staircase 客廳/飯廳、走廊及樓梯	Lighting Switch point 燈掣位	4	11	11	11	11	11	5	6	3	5	11	11	4
		Switch point for Air-conditioner 冷氣機掣位	-	2	2	2	2	2	-	1	1	1	2	2	-
		Lighting point 燈位	4	16	16	16	16	16	1	24	16	2	16	16	4
		13A Socket Outlet point 13A電插座位	-	1	1	1	1	1	2	-	3	5	1	1	4
		13A Twin Socket Outlet point 13A雙電插座位	3	8	8	8	8	8	5	4	2	2	8	8	4
		Socket point for Air-conditioner 冷氣機電插座位	2	-	-	-	-	-	2	2	1	2	-	-	2
		TV/FM Outlet point 電視/電台天線插座位	2	3	3	3	3	3	2	2	2	2	3	3	2
		Data Outlet point 數據插座位	3	3	3	3	3	3	2	2	2	2	3	3	3
		Telephone Outlet point 電話插座位	1	3	3	3	3	3	2	2	3	2	3	3	1
		Video Door Phone point 視像對講機位	-	1	1	1	1	1	-	1	1	2	1	1	1
		Fire Sprinkler 消防灑水器	11	25	25	25	25	25	6	11	10	6	25	25	6
		Micro Circuit Breaker Board (MCB) 小型過載斷路器	1	-	-	-	-	1	-	-	-	-	-	-	1
		Socket point for Electric Curtain 電動窗簾電插座位	2	4	4	4	4	4	-	2	4	-	4	4	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
G/F 地下	Kitchen 廚房	Lighting Switch point 燈掣位	-	-	-	-	-	-	1	-	-	1	-	-	1
		Lighting point 燈位	-	-	-	-	-	-	1	-	-	1	-	-	1
		13A Socket Outlet point 13A電插座位	-	-	-	-	-	-	-	-	-	7	-	-	1
		13A Twin Socket Outlet point 13A雙電插座位	-	-	-	-	-	-	2	-	-	6	-	-	1
		Socket point for Air-conditioner 冷氣機電插座位	-	-	-	-	-	-	1	-	-	1	-	-	1
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	-	-	-	-	-	-	1	-	-	1	-	-	1
		Control for Kitchen Air-conditioner 廚房冷氣機控掣位	-	-	-	-	-	-	1	-	-	1	-	-	1
		Water Inlet and Outlet (Washing Machine Connection Point)/ set 來去水(洗衣機接駁點)/套	-	-	-	-	-	-	1	-	-	1	-	-	1
		Water Inlet and Outlet (Dish Washer Connection Point) / set 來去水(洗碗碟機接駁點)/套	-	-	-	-	-	-	1	-	-	1	-	-	1
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	2	-	-	2	-	-	2
	Maid Room 傭人房	Lighting Switch point 燈掣位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Lighting point 燈位	-	-	-	-	-	-	-	-	-	1	-	-	-
		13A Socket Outlet point 13A電插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Micro Circuit Breaker Board (MCB) 小型過載斷路器	-	-	-	-	-	-	-	-	-	1	-	-	-
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	-	-	-	2	-	-	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
G/F 地下	Utility Room 工作間	Lighting Switch point 燈掣位	-	1	1	1	1	-	-	2	1	-	1	-	-
		Lighting point 燈位	-	2	2	2	2	-	-	2	3	-	2	-	-
		13A Socket Outlet point 13A電插座位	-	3	3	3	3	-	-	1	5	-	3	-	-
		Water Inlet and Outlet (Washing Machine Connection Point) / set 來去水(洗衣機接駁點)/套	-	-	-	-	-	-	-	1	1	-	-	-	-
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	-	-	-	-	-	-	-	1	-	-	-	-	-
		Micro Circuit Breaker Board (MCB) 小型過載斷路器	-	1	1	1	1	-	-	1	1	-	1	1	-
		Fire Sprinkler 消防灑水器	-	2	2	2	2	-	-	4	3	-	2	-	-
	Store Room 儲物室	Lighting Switch point 燈掣位	-	-	-	-	-	1	1	1	-	-	1	1	1
		Lighting point 燈位	-	-	-	-	-	2	2	1	-	-	1	1	1
		13A Socket Outlet point 13A電插座位	-	-	-	-	-	1	1	2	-	-	2	2	1
		Micro Circuit Breaker Board (MCB) 小型過載斷路器	-	-	-	-	-	-	1	-	-	-	-	-	-
		Fire Sprinkler 消防灑水器	-	-	-	-	-	2	2	1	-	-	1	1	1
		Socket point for Air-conditioner 冷氣機電插座位	-	-	-	-	-	-	-	1	-	-	1	1	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
G/F 地下	Lavatory 1 洗手間1	Lighting Switch point 燈掣位	1	-	-	-	-	1	1	2	2	1	-	-	1
		Lighting point 燈位	1	2	2	2	2	1	1	4	2	1	2	2	1
		Fire Sprinkler 消防灑水器	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A Socket Outlet point 13A電插座位	-	2	2	2	2	-	-	1	1	-	2	2	-
	Lavatory 2 洗手間 2	Lighting Switch point 燈掣位	-	-	-	-	-	1	1	-	-	1	-	1	-
		Lighting point 燈位	-	3	3	3	3	1	1	3	3	1	3	1	-
		Fire Sprinkler 消防灑水器	-	1	1	1	1	1	1	1	1	1	1	1	-
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	-	1	1	1	1	1	1	1	1	1	1	1	-
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	-	1	1	1	1	1	1	1	1	1	1	1	-
		Water Inlet and Outlet (Shower Cubicle) / set 來去水(企缸)/套	-	-	-	-	-	1	-	-	-	-	-	-	-
		13A Socket Outlet point 13A電插座位	-	2	2	2	2	-	-	2	2	-	2	-	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
G/F 地下	Bathroom 1 浴室1	Lighting Switch point 燈掣位	1	-	-	-	-	-	-	-	-	-	-	-	-
		Lighting point 燈位	1	-	-	-	-	-	-	-	-	-	-	-	-
		Fire Sprinkler 消防灑水器	1	-	-	-	-	-	-	-	-	-	-	-	-
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	1	-	-	-	-	-	-	-	-	-	-	-	-
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	1	-	-	-	-	-	-	-	-	-	-	-	-
		Water Inlet and Outlet (Shower Cubicle) / set 來去水(企缸)/套	1	-	-	-	-	-	-	-	-	-	-	-	-
		13A Socket Outlet point 13A電插座位	1	-	-	-	-	-	-	-	-	-	-	-	-
	Multi-function Area 多用途空間	Lighting Switch point 燈掣位	1	-	-	-	-	1	-	-	-	-	-	-	-
		Lighting point 燈位	1	-	-	-	-	1	-	-	-	-	-	-	-
		Fire Sprinkler 消防灑水器	1	-	-	-	-	1	-	-	-	-	-	-	-
		13A Socket Outlet point 13A電插座位	1	-	-	-	-	1	-	-	-	-	-	-	-
	Front and Rear Garden 前後花園	Lighting Switch point (outdoor) 燈掣位(戶外)	1	-	-	-	-	1	2	-	-	1	-	-	1
		Outdoor lighting point 燈位(戶外)	1	9	9	9	9	1	9	9	9	1	9	9	1
		13A Socket Outlet point (outdoor) 13A電插座位(戶外)(防水)	1	2	2	2	2	1	2	2	2	1	2	2	1
		Water Inlet and Outlet (Outdoor) / set 來去水(戶外)/套	1	1	1	1	1	1	2	1	1	1	1	1	1

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
1/F 1樓	Corridor and Staircase 走廊及樓梯	Lighting Switch point 燈掣位	1	-	-	-	-	1	2	-	-	1	-	-	2
		Lighting point 燈位	2	7	7	7	7	2	2	7	7	2	7	7	2
		13A Socket Outlet point 13A電插座位	1	-	-	-	-	1	1	-	-	-	-	-	1
		Micro Circuit Breaker Board (MCB) 小型過載斷路器	1	-	-	-	-	1	1	-	-	1	-	-	1
		Fire Sprinkler 消防灑水器	5	2	2	2	2	5	4	2	2	2	2	2	4
	Bedroom 1 睡房 1	Lighting Switch point 燈掣位	2	5	5	5	5	1	2	2	3	2	5	5	1
		Lighting point 燈位	2	3	3	3	3	1	2	2	4	1	3	3	1
		13A Socket Outlet point 13A電插座位	-	-	-	-	-	-	-	-	3	-	-	-	-
		13A Twin Socket Outlet point 13A雙電插座位	2	1	1	1	1	2	2	2	3	3	1	1	2
		TV/FM Outlet point 電視/電台天線插座位	1	1	1	1	1	1	1	1	1	1	1	1	1
		Telephone Socket Outlet point 電話插座位	1	1	1	1	1	1	1	1	1	1	1	1	1
		Data Outlet point 數據插座位	3	1	1	1	1	1	3	1	1	2	1	1	1
		Socket point for Air-conditioner 冷氣機電插座位	1	-	-	-	-	1	1	1	1	1	-	-	1
		Socket point for Electric Curtain 電動窗簾電插座位	1	-	-	-	-	-	1	-	-	-	-	-	-
		Fire Sprinkler 消防灑水器	6	1	1	1	1	2	2	1	2	2	1	1	2
		Micro Circuit Breaker Board (MCB) 小型過載斷路器	-	1	1	1	1	-	-	1	1	-	1	1	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
1/F 1樓	Bedroom 2 睡房 2	Lighting Switch point 燈掣位	-	-	-	-	-	-	1	-	-	1	-	-	1
		Lighting point 燈位	-	-	-	-	-	-	1	-	-	1	-	-	1
		13A Twin Socket Outlet point 13A雙電插座位	-	-	-	-	-	-	2	-	-	3	-	-	1
		TV/FM Outlet point 電視/電台天線插座位	-	-	-	-	-	-	1	-	-	1	-	-	1
		Telephone Outlet point 電話插座位	-	-	-	-	-	-	1	-	-	1	-	-	1
		Data Outlet point 數據插座位	-	-	-	-	-	-	2	-	-	1	-	-	1
		Socket point for Air-conditioner 冷氣機電插座位	-	-	-	-	-	-	1	-	-	1	-	-	1
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	2	-	-	2	-	-	2
	Bedroom 3 睡房 3	Lighting Switch point 燈掣位	-	-	-	-	-	-	1	-	-	-	-	-	1
		Lighting point 燈位	-	-	-	-	-	-	1	-	-	-	-	-	1
		13A Twin Socket Outlet point 13A雙電插座位	-	-	-	-	-	-	2	-	-	-	-	-	1
		TV/FM Outlet point 電視/電台天線插座位	-	-	-	-	-	-	1	-	-	-	-	-	1
		Telephone Outlet point 電話插座位	-	-	-	-	-	-	1	-	-	-	-	-	1
		Data Outlet point 數據插座位	-	-	-	-	-	-	1	-	-	-	-	-	1
		Socket point for Air-conditioner 冷氣機電插座位	-	-	-	-	-	-	1	-	-	-	-	-	1
		Socket point for Electric Curtain 電動窗簾電插座位	-	-	-	-	-	-	1	-	-	-	-	-	1
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	2	-	-	-	-	-	2

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內“ - ”代表“不適用”。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
1/F 1樓	Family Area 家庭室	Lighting Switch point 燈掣位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Lighting point 燈位	-	-	-	-	-	-	-	-	-	1	-	-	-
		13A Twin Socket Outlet point 13A雙電插座位	-	-	-	-	-	-	-	-	-	2	-	-	-
		TV/FM Outlet point 電視/電台天線插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Telephone Outlet point 電話插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Data Outlet point 數據插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Socket point for Air-conditioner 冷氣機電插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	-	-	-	1	-	-	-
	Kitchen 廚房	Lighting point 燈位	4	4	4	4	4	4	-	7	4	-	4	4	-
		13A Socket Outlet point 13A電插座位	3	3	3	3	3	3	-	2	6	-	3	3	-
		13A Twin Socket Outlet point 13A雙電插座位	5	5	5	5	5	5	-	3	2	-	5	5	-
		Control for Kitchen Air-conditioner 廚房冷氣機控掣位	1	1	1	1	1	1	-	1	1	-	1	1	-
		Water Inlet and Outlet(Dish Washer Connection Point) / set 來去水(洗碗碟機接駁點)/套	1	1	1	1	1	1	-	2	1	-	1	1	-
		Video Phone Door Bell 視像對話門鐘	-	-	-	-	-	-	-	-	1	-	-	-	-
		Fire Sprinkler 消防灑水器	2	2	2	2	2	2	-	2	2	-	2	2	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
1/F 1樓	Dining Room 飯廳	Lighting Switch point 燈掣位	2	2	2	2	2	2	-	5	2	-	2	2	-
		Switch point for Air-conditioner 冷氣機掣位	2	2	2	2	2	2	-	1	1	-	2	2	-
		Lighting point 燈位	2	2	2	2	2	2	-	21	20	-	2	2	-
		13A Socket Outlet point 13A電插座位	2	2	2	2	2	2	-	1	6	-	2	2	-
		13A Twin Socket Outlet point 13A雙電插座位	2	2	2	2	2	2	-	3	1	-	2	2	-
		TV/FM Outlet point 電視/電台天線插座位	2	2	2	2	2	2	-	1	1	-	2	2	-
		Data Outlet point 數據插座位	2	2	2	2	2	2	-	1	1	-	2	2	-
		Telephone Outlet point 電話插座位	2	2	2	2	2	2	-	1	1	-	2	2	-
		Fire Sprinkler 消防灑水器	4	3	3	3	6	4	-	10	11	-	3	3	-
	Bathroom 1 浴室 1	Lighting Switch point 燈掣位	-	-	-	-	-	-	1	-	-	1	-	-	-
		Lighting point 燈位	-	4	4	4	4	1	1	3	3	1	4	4	1
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	-	1	1	1	1	1	1	1	1	1	1	1	1
		Fire Sprinkler 消防灑水器	-	1	1	1	1	1	1	1	1	1	1	1	1
		Water Inlet and Outlet (Bath Tub) / set 來去水(浴缸)/套	-	-	-	-	-	1	1	1	1	1	-	-	1
		Water Inlet and Outlet (Shower Cubicle) / set 來去水(企缸)/套	-	1	1	1	1	-	1	-	-	-	1	1	-
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	-	1	1	1	1	1	1	1	1	1	1	1	1
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	-	1	1	1	1	1	1	1	1	1	1	1	1
		13A Socket Outlet point 13A電插座位	-	4	4	4	4	-	-	3	2	-	4	4	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
1/F 1樓	Lavatory 2 洗手間 2	Lighting Switch point 燈掣位	-	-	-	-	-	-	-	-	-	-	-	-	1
		Lighting point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	-	-	-	-	-	-	-	-	-	-	-	-	1
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	-	-	-	-	-	-	1
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	-	-	-	-	-	-	-	-	-	-	-	-	1
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	-	-	-	-	-	-	-	-	-	-	-	-	1
		13A Socket Outlet point 13A電插座位	-	-	-	-	-	-	-	-	-	-	-	-	1
	Bathroom 浴室 2	Lighting Switch point 燈掣位	1	-	-	-	-	-	1	-	-	1	-	-	1
		Lighting point 燈位	1	-	-	-	-	-	1	-	-	1	-	-	1
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	1	-	-	-	-	-	1	-	-	1	-	-	1
		Fire Sprinkler 消防灑水器	1	-	-	-	-	-	1	-	-	1	-	-	1
		Water Inlet and Outlet (Bath Tub) / set 來去水(浴缸)/套	-	-	-	-	-	-	1	-	-	1	-	-	-
		Water Inlet and Outlet (Shower Cubicle) / set 來去水(企缸)/套	1	-	-	-	-	-	-	-	-	-	-	-	1
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	1	-	-	-	-	-	1	-	-	1	-	-	1
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	1	-	-	-	-	-	1	-	-	1	-	-	1

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
1/F 1樓	Store Room 儲物室	Lighting Switch point 燈掣位	1	-	-	-	-	-	-	-	-	-	-	-	1
		Lighting point 燈位	1	-	-	-	-	-	-	-	-	-	-	-	1
		13A Socket Outlet point 13A電插座位	1	-	-	-	-	-	-	-	-	-	-	-	1
		Fire Sprinkler 消防灑水器	1	-	-	-	-	-	-	-	-	-	-	-	1
	Utility Room 工作間	Lighting Switch point 燈掣位	1	-	-	-	-	-	-	-	-	-	-	-	1
		Lighting point 燈位	1	-	-	-	-	-	-	-	-	-	-	-	1
		13A Socket Outlet point 13A電插座位	1	-	-	-	-	-	-	-	-	-	-	-	1
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	1	-	-	-	-	-	-	-	-	-	-	-	1
		Water Inlet and Outlet (Washing Machine Connection Point) / set 來去水(洗衣機接駁點)/套	1	-	-	-	-	-	-	-	-	-	-	-	1
		Water Inlet and Outlet (Washing Basin) / set 來去水（洗手盤)/套	1	-	-	-	-	-	-	-	-	-	-	-	1
		"Fire Sprinkler 消防灑水器	1	-	-	-	-	-	-	-	-	-	-	-	1
	Walk-in Closet 衣帽間	Lighting Switch point 燈掣位	-	-	-	-	-	-	1	-	-	-	-	-	-
		Lighting point 燈位	-	-	-	-	-	-	1	-	-	-	-	-	-
		13A Twin Socket Outlet point 13A雙電插座位	-	-	-	-	-	-	1	-	-	-	-	-	-
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	1	-	-	-	-	-	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol “-”, as shown in the above tables, denote “Not Applicable”.

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內“ - ”代表“不適用”。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號											
			A	B	C	D	E	F	G	H	I	J	K	L	M
2/F 2樓	Corridor and Staircase 走廊及樓梯	Lighting Switch point 燈掣位	1	1	1	1	1	1	1	5	1	1	1	1	1
		Lighting point 燈位	2	2	2	2	2	2	1	22	2	1	2	2	2
		13A Socket Outlet point 13A電插座位	1	1	1	1	1	1	1	2	1	-	1	1	1
		13A Twin Socket Outlet point 13A雙電插座位	-	-	-	-	-	-	-	2	2	-	-	-	-
		Micro Circuit Breaker Board (MCB) 小型過載斷路器	1	1	1	1	1	1	1	1	1	1	-	-	1
		Fire Sprinkler 消防灑水器	5	5	5	5	5	5	4	8	5	2	4	4	4
	Bedroom 2 睡房2	Lighting Switch point 燈掣位	3	3	3	3	3	1	-	3	3	-	3	3	-
		Lighting point 燈位	4	4	4	4	4	1	-	4	3	-	4	4	-
		13A Twin Socket Outlet point 13A雙電插座位	4	4	4	4	4	1	-	3	4	-	4	4	-
		TV/FM Outlet point 電視/電台天線插座位	1	1	1	1	1	1	-	1	1	-	1	1	-
		Telephone Outlet point 電話插座位	-	-	-	-	-	1	-	1	1	-	-	-	-
		Data Outlet point 數據插座位	1	1	1	1	1	1	-	1	1	-	1	1	-
		Socket point for Air-conditioner 冷氣機電插座位	-	-	-	-	-	1	-	1	1	-	-	-	-
		Fire Sprinkler 消防灑水器	2	2	2	2	2	2	-	2	2	-	2	2	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
2/F 2樓	Bedroom 3 睡房 3	Lighting Switch point 燈掣位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Lighting point 燈位	-	-	-	-	-	-	-	-	-	1	-	-	-
		13A Twin Socket Outlet point 13A雙電插座位	-	-	-	-	-	-	-	-	-	3	-	-	-
		TV/FM Outlet point 電視/電台天線插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Telephone Outlet point 電話插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Data Outlet point 數據插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Socket point for Air-conditioner 冷氣機電插座位	-	-	-	-	-	-	-	-	-	1	-	-	-
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	-	-	-	1	-	-	-
	Master Bedroom 主人睡房	Lighting Switch point 燈掣位	2	3	3	3	3	2	2	7	4	1	3	3	2
		Lighting point 燈位	1	9	9	9	9	1	1	15	13	1	9	9	1
		Socket point for Electric Curtain 電動窗簾電插座位	-	-	-	-	-	-	-	9	5	-	-	-	-
		13A Twin Socket Outlet point 13A雙電插座位	2	4	4	4	4	2	2	1	1	3	4	4	2
		TV/FM Outlet point 電視/電台天線插座位	2	1	1	1	1	2	2	1	1	1	1	1	2
		Telephone Outlet point 電話插座位	1	1	1	1	1	1	1	2	1	2	1	1	1
		Data Outlet point 數據插座位	2	1	1	1	1	2	3	1	1	2	1	1	3
		Socket point for Air-conditioner 冷氣機電插座位	2	-	-	-	-	2	2	1	1	1	-	-	2
		Fire Sprinkler 消防灑水器	6	4	4	4	4	6	4	9	9	3	4	4	4

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
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所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
2/F 2樓	Walk-in Closet 衣帽間	Lighting Switch point 燈掣位	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting point 燈位	1	2	2	2	2	1	1	2	2	1	2	2	1
		13A Twin Socket Outlet point 13A雙電插座位	2	1	1	1	1	2	2	1	1	1	1	1	2
		Socket point for Air-conditioner 冷氣機電插座位	1	-	-	-	-	1	1	1	-	-	-	-	1
		Fire Sprinkler 消防灑水器	3	1	1	1	1	2	2	1	1	1	1	1	2
	Master Bathroom 主人浴室	Lighting Switch point 燈掣位	1	-	-	-	-	-	1	1	1	1	-	-	-
		Lighting point 燈位	1	5	5	5	5	5	1	5	6	1	5	5	5
		Socket point for Electric Curtain 電動窗簾電插座位	-	-	-	-	-	-	-	4	2	-	-	-	-
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	1	-	-	-	-	-	1	1	1	1	-	-	-
		Fire Sprinkler 消防灑水	4	2	2	2	2	2	2	1	1	2	2	2	2
		Socket point for Air-conidtioner 冷氣機電插座位	1	-	-	-	-	-	1	3	3	-	-	-	-
		Water Inlet and Outlet (Bath Tub) / set 來去水(浴缸)/套	1	1	1	1	1	1	1	-	-	1	1	1	1
		Water Inlet and Outlet (Shower Cubicle) / set 來去水(企缸)/套	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	1	1	1	1	1	1	1	1	1	2	1	1	1
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	1	1	1	1	1	1	1	2	1	1	1	1	1
		13A Twin Socket Outlet point 13A雙電插座位	-	4	4	4	4	4	-	1	1	-	4	4	4

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
2/F 2樓	Bathroom 2 浴室 2	Lighting point 燈位	-	3	3	3	3	3	-	3	3	-	3	3	-
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	-	1	1	1	1	1	-	1	1	-	1	1	-
		Fire Sprinkler 消防灑水器	-	1	1	1	1	1	-	1	1	-	1	1	-
		Water Inlet and Outlet (Shower Cubicle) / set 來去水(企缸)/套	-	1	1	1	1	1	-	1	1	-	1	1	-
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	-	1	1	1	1	1	-	1	1	-	1	1	-
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	-	1	1	1	1	1	-	1	1	-	1	1	-
		13A Twin Socket Outlet point 13A雙電插座位	-	4	4	4	4	4	-	2	2	-	4	4	-
	Bathroom 3 浴室 3	Lighting Switch point 燈掣位	1	-	-	-	-	-	-	-	-	1	-	-	-
		Lighting point 燈位	1	-	-	-	-	-	-	-	-	1	-	-	-
		Switch point for Gas Water Heater 煤氣熱水爐開關掣位	1	-	-	-	-	-	-	-	-	1	-	-	-
		Fire Sprinkler 消防灑水器	1	-	-	-	-	-	-	-	-	1	-	-	-
		Water Inlet and Outlet (Shower Cubicle) / set 來去水(企缸)/套	1	-	-	-	-	-	-	-	-	1	-	-	-
		Water Inlet and Outlet (Washing Basin) / set 來去水(洗手盤)/套	1	-	-	-	-	-	-	-	-	1	-	-	-
		Water Inlet and Outlet (Water Closet) / Set 來去水(座廁)/套	1	-	-	-	-	-	-	-	-	1	-	-	-

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內“ - ”代表“不適用”。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業機電裝置數量說明表

Location 位置		Mechanical & Electrical Provision 機電裝置	House Number 洋房編號												
			A	B	C	D	E	F	G	H	I	J	K	L	M
2/F 2樓	Multi-function Area 多用途空間	Lighting Switch point 燈掣位	-	-	-	-	-	-	-	-	-	-	-	-	1
		Lighting point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1
		Fire Sprinkler 消防灑水器	-	-	-	-	-	-	-	-	-	-	-	-	2
		13A Socket Outlet point 13A電插座位	-	-	-	-	-	-	-	-	-	-	-	-	1
Roof 天台	Flat Roof 平台	13A Socket Outlet point 13A電插座位	1	2	2	2	2	1	1	2	2	1	2	2	1
		Water Inlet and Outlet 來去水	1	1	1	1	1	1	1	1	1	1	1	1	1
		Lighting Switch point 燈掣位	1	-	-	-	-	1	1	-	-	1	-	-	1
		Outdoor lighting point 戶外燈位	2	3	3	3	3	3	2	3	3	4	3	3	3

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "-", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內"-"代表"不適用"。

24 SERVICE AGREEMENTS
服 務 協 議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司提供。

煤氣由香港中華煤氣有限公司提供。

25 GOVERNMENT RENT
地 稅

The Vendor (Owner) is liable for the Government Rent payable in respect of the specified residential property of the development up to (and inclusive of) the respective date of the assignment of the specified residential property to the purchaser.

賣方(擁有人)有法律責任繳付發展項目指明住宅物業之地稅直至相關指明住宅物業的業權轉讓日期(包括該日)為止。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買 方 的 雜 項 付 款

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

Note:
On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

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

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

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

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

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

28 MAINTENANCE OF SLOPES
斜 坡 維 修

1. The Land Grant requires the owners of the Development (including the owners of the residential properties) to maintain slopes at their own costs.

2. Special Condition No.(32)(a) of the Land Grant stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

3. Special Condition No.(32)(d) of the Land Grant stipulates that in addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

4. Special Condition No.(35)(a) of the Land Grant stipulates that the Grantee 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 areas shown coloured green hatched black on Plan I annexed hereto (hereafter referred to as "the Green Hatched Black Areas") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Areas at any time during the term hereby agreed to be granted, the Grantee 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 Grantee), have also been affected. The Grantee 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 Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the Grantee 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 these Conditions, the Director may at any time by notice in writing call upon the Grantee 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 Grantee 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 Grantee shall on demand repay to the Government the cost thereof.

1. 批地文件規定，發展項目的擁有人(包括住宅物業的擁有人)須自費維修斜坡。

2. 批地文件特別條件第(32)(a)條規定，如該等地段內或任何政府土地現時或以往曾經配合或因應該等地段或其任何部分的構成、平整或發展事宜進行任何削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，或本文條件規定該承批人執行的任何其他工程或進行任何其他用途，則不論事前是否獲署長書面同意，該承批人亦須在當時或其後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護及支撐該等地段內的土地和任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。於本文訂明的批租期內，該承批人時刻須自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水、輔助工程或其他工程，以保持其修繕妥當及狀況良好，須至令署長滿意。

3. 批地文件特別條款第(32)(d)條規定，署長除可就該承批人違反本文所訂任何條件而行使本文訂明的任何其他權利或補償權外，署長另有權向該承批人發出書面通知，要求承批人進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如該承租人疏忽或未能在通知訂明的期限內以署長滿意的方式執行通知的指示，署長可即時執行及進行任何必要的工程。該承批人接獲通知後須向政府償還有關的費用，連同任何行政和專業收費與費用。

4. 批地文件特別條款第(35)(a)條規定，承批人須自費於批地文件所夾的附圖I 上顯示為綠色間黑色斜線的部分(以下稱「綠色間黑色斜線區域」)進行和完成署長依其絕對酌情權可要求的岩土工程勘察和斜坡整理、防止山泥傾瀉、緩解及補救性質的工程，並使署長滿意，及須於批地文件批授年期內時刻自費維持綠色間黑色斜線區域包括在當中及其上的所有土地、斜坡整理工程、護土結構、排水和任何其他工程使其修葺良好堅固，並使署長滿意。倘若綠色間黑色斜線區域於批地文件批授年期內任何時間出現任何山泥傾瀉或地陷或滑土的情況，承批人須自費將此等連同任何署長認為(此決定為最終決定並對承批人具約束力)受影響的毗連或毗鄰部分修復並修葺該處，並使署長滿意。承批人如因山泥傾瀉或地陷或滑土以致政府、其代理及承辦商招致任何申索、法律程序、費用、損害及支出，承批人必須向彼等彌償。承批人須時刻確保綠色間黑色斜線區域上不得有非法挖掘或棄置廢物。受制於署長的事先書面同意，承批人亦可豎立圍欄或其他柵欄以防止此等非法挖掘或棄置廢物。除了署長按關於違反任何條款享有的任何其他權利或補救方法，署長可於任何時候以書面方式要求承批人進行此等岩土工程勘察、斜坡整理、防止山泥傾瀉、緩解及補救性質的工程，和維持及修復並修葺受山泥傾瀉或地陷或滑土影響的任何土地、構築物或工程。倘若承批人忽視或未能於指定的期限內履行該通知要求，並使署長滿意，署長可在該期限屆滿後自行執行及進行所需工程，承批人須償還該等費用予政府。

28 MAINTENANCE OF SLOPES
斜 坡 維 修

5. Each of the owners is obliged to contribute towards the costs of the maintenance work.

6. The plan for the relevant Slopes and Retaining Walls (as defined in the Deed of Mutual Covenant of the Development) is set out in this section.

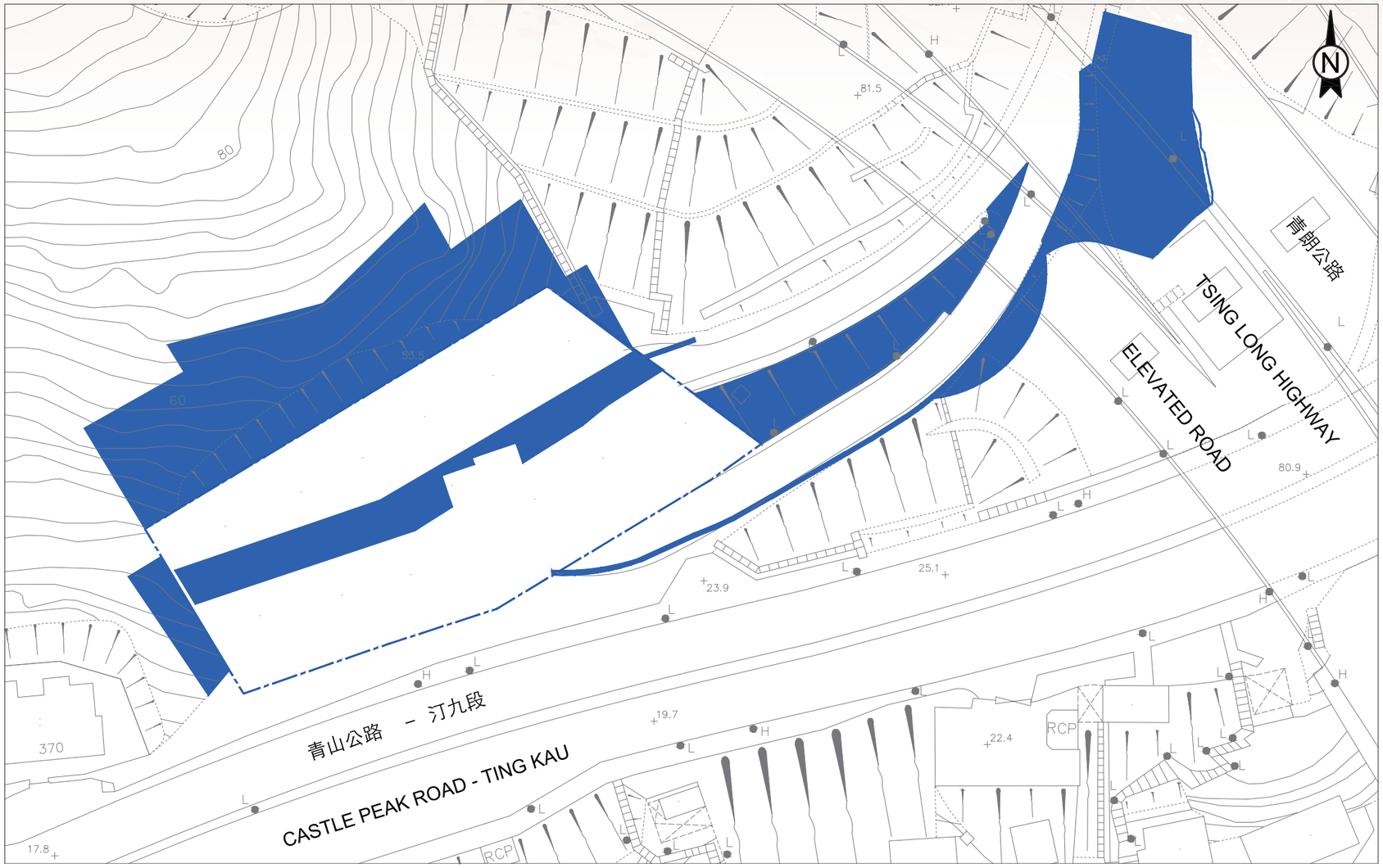
7. Under the Deed of Mutual Covenant of the Development, the Manager shall have the owners' authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slopes and Retaining Walls in compliance with the Land Grant, the Slope Maintenance Guidelines and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures.

5. 每名擁有人均須分擔維修工程的費用。

6. 本節之圖則顯示有關斜坡及護土牆(定義見公契)。

7. 根據發展項目公契，管理人獲擁有人授權，按政府批地文件、斜坡維修指引，以及不時由適當的政府部門就維修斜坡、護土牆及有關的構築物而發出的指引，聘請適合及具資格的人員檢查、維持及維修「斜坡及護土牆」，使其處於良好修葺的狀況，並就其進行必需的工程。

28 MAINTENANCE OF SLOPES
斜 坡 維 修



BOUNDARY LINE OF DEVELOPMENT
發展項目邊界線

Indigo-SLOPE AND RETAINING STRUCTURES AREAS
靛藍色-斜坡及護土牆建築物範圍

Note: This plan is for showing the location of the slope and retaining structures areas only. Other matters shown in this plan may not reflect their latest conditions.
附註：此圖僅作顯示斜坡及護土牆構築物範圍的位置，圖中所示之其他事項未必能反映其最新狀況。

Scale :
比例 0M(米) 30M(米)

29 MODIFICATION
修 訂

Not Applicable

不適用

30 WEBSITE ADDRESS OF THE DEVELOPMENT
發 展 項 目 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 (Cap. 621) is: www.grandviewoceania.com.hk

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

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

Breakdown of 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	1,863.975
2.	**Plant rooms and similar services**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	24.226
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.	274.094
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	64.145
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	4.923
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	71.624
13.	Covered landscaped and play area	Not Applicable
14.	Horizontal screen/covered walkway and trellis	Not Applicable
15.	Larger lift shaft	Not Applicable

16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	218.577
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	Not Applicable
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Sunshade and reflector	Not Applicable
23.(#)	Projecting planters and 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 A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	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	314.427
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 Integrated 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 and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Development.

The approved general building plans of this development are not subject to the requirements stiptulated in the Practice Note for Authorised 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.

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

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)	1,863.975
2.	**機房及相類設施**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房， 例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	24.226
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房， 例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	274.094
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	64.145
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.	隔音鰭	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、警衛室和廁所， 以及業主立案法團辦事處	4.923
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	71.624
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

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	218.577
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	不適用
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.(#)	伸出式花槽及小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台	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， 及維修通道	不適用
其他寬免項目		
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	314.427
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

附註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》 ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

32 RELEVANT INFORMATION
有關資料

A. SHORT TERM TENANCY NO.1423 TW

1. By Short Term Tenancy No.1423 TW dated 3rd August 2011 ("the STT"), the Government lets and the Vendor takes all that piece of ground situate at Road R3, Ting Kau, Tsuen Wan, New Territories, Hong Kong comprising an area of 185 square metres or thereabouts which is for the purpose of identification only shown coloured pink on the plan (Plan No.TWM3771) annexed to the STT ("the Short Term Tenancy Area") for a term of three years commencing on 1st day of April 2011 and thereafter quarterly until such time as the tenancy is determined.

2. The Short Term Tenancy Area shall not be used for any purpose other than as a utility trough for utility pipelines for the provision of utility services including electricity, town gas, telecommunication, water supply, drainage and sewerage to serve the Development.

3. The rent of the STT for the period prior to 1st April 2014 was HK$38,850 per quarter and may be thereafter increased by the Government at its sole discretion upon the Government giving to the Vendor not less than three calendar months' prior notice to that effect but no such revision shall take effect within three years of the immediately preceding revision. The current rent of the STT is HK$54,120.00 per quarter.

4. Relevant provisions of the Deed of Mutual Covenant and Management Agreement of the Development (the "DMC") are set out below.

5. Clause 9A of Section II of the DMC provides that :-

"The Owners hereby acknowledge that the First Owner has entered into the Short Term Tenancy in the name of the First Owner for the Short Term Tenancy Area to serve the Development. It is hereby further acknowledged by the Owners that any deposit and administrative fee(s) and all rental payments due and payable for and all liabilities and maintenance responsibilities in respect of the Short Term Tenancy and the Short Term Tenancy Area as from date hereof until the termination of the Short Term Tenancy shall be borne by all the Owners. For the avoidance of doubt, the deposit, administrative fee(s) and all rental payable for the Short Term Tenancy prior to the date hereof shall be borne by the First Owner and any refundable deposit already paid by the First Owner to the Government under the Short Term Tenancy shall belong to and be refundable to the First Owner. The First Owner hereby confirms that the deposit, administrative fee(s) and all rental payable under the Short Term Tenancy prior to the date hereof have been paid by the First Owner in full. The First Owner further confirms that the First Owner shall use its best endeavour to procure the continuance or renewal of the Short Term Tenancy until the Government shall grant a new short term tenancy in favour of the Manager or the Owners' Corporation (as the case may be) over the Short Term Tenancy Area."

6. Clause 9(f) of the DMC provides that the First Owner shall (subject to the prior written approval by a resolution of owners at a meeting of owners convened under the DMC, or the Owners' Corporation (if formed)) have the right to construct maintain lay alter remove re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other similar structures within the Short Term Tenancy Area to supply utilities services to the Lot and the Development.

7. Clause 41(ax) of the DMC provides that the Manager shall have the owners' authority to pay for the use enjoyment and maintenance of the Short Term Tenancy Area such deposit, administrative fee(s), rental payments and any other payments to the Government and to comply with the terms and conditions of the Short Term Tenancy and to repair maintain and upkeep the Short Term Tenancy Area in a reasonable manner.

A. 荃灣短期租約第1423號

1. 根據日期為2011年8月3日的荃灣短期租約第1423號(「短期租約」),政府出租而賣方承租位於香港新界荃灣汀九R3路段的一幅土地,面積大約185平方米,在短期租約內之圖則(圖則編號為TWM3771)中以粉紅色標示(「短期租約區域」)以茲識別。租賃期由2011年4月1日起為期3年,其後按季續租直至租賃被終止為止。

2. 短期租約區域除用作公用服務管道的公用事業坑槽,為發展項目提供公用服務設施(包括電力、煤氣、電訊、供水、排水和污水處理)外,不應用作其他用途。

3. 於2014年4月1日前,短期租約的固定租賃期每季租金為HK$38,850,及後政府可自行酌情決定增加租金,並須先給予賣方不少於三個曆月的通知,但不得在上一個修訂的三年內生效。現時短期租約的租金為每季HK$54,120.00。

4. 發展項目的大廈公契及管理協議(「公契」)之相關條文列明如下。

5. 公契 第II部分 第9A條規定:-

「業主特此確認,第一業主已以第一業主的名義就為發展項目提供服務的短期租約區域簽訂了短期租約合約。業主特此進一步確認,由本公契簽署之日起至短期租約終止為止,任何有關短期租約及短期租約區域之按金和行政費用以及所有到期及應付之租金以及所有責任和保養責任,須由所有業主共同承擔。為免生疑問,本公契日期前之按金、管理費及所有短期租約應付之租金由第一業主承擔,且任何由第一業主按短期租約繳付予政府之可退回按金屬第一業主並應退回予第一業主。第一業主在此確認本公契日期前之按金、行政費用及所有短期租約應付之租金已由第一業主全數繳付。第一業主進一步確認,第一業主應盡最大努力促使短期租約的繼續或續期,直至政府就短期租約區域批出新的短期租約予管理人或業主立案法團(視情況而定)為止。

6. 公契第9(f)條規定,第一業主有權(須事先取得根據公契召開的業主會議上的通過的決議案或業主立案法團(如有成立)之事先書面同意)構建、維持、鋪設、改動、移除、改道及更新在短期租約區域內的排水渠、管道、電纜、污水渠及其他裝置,配件,間隔及其他類似構築物,以為該地段及發展項目提供公用事業服務。

7. 公契第41(ax)條規定,管理人獲業主授權支付政府就短期租約區域的使用、享用及保養之按金、行政費用、租金款項及任何其他款項及執行短期租約的條款和條件,並以合理方式維修、維持及保養短期租約區域。

8. Clause 41(ay) of the DMC provides that, when the Owner's Committee is formed and subject to the prior approval of the Owner's Committee, the Manager shall have the owners' authority to negotiate with and obtain from the Government the grant of a short term tenancy or licence over the Short Term Tenancy Area or any part thereof in substitution of the Short Term Tenancy on such terms and conditions as the Manager shall deem fit and the Manager shall sign and enter into such tenancy agreement or licence in the name of the Manager as agent for and on behalf of all owners without the necessity of joining in the owners and to comply with the terms and conditions of such tenancy agreement or licence and to repair maintain and upkeep the Short Term Tenancy Area or any part thereof (as the case may be) in a reasonable manner.

9. Clause 89(a) of the DMC provides that, from the date of the DMC until the termination of the Short Term Tenancy, the Short Term Tenancy Area shall be regarded as if it were part of the Common Areas and Facilities for management purpose and to the effect that the owners shall be responsible for compliance with the terms and conditions of the Short Term Tenancy and for payment of the costs and expenses for maintenance and repair of the Short Term Tenancy Area.

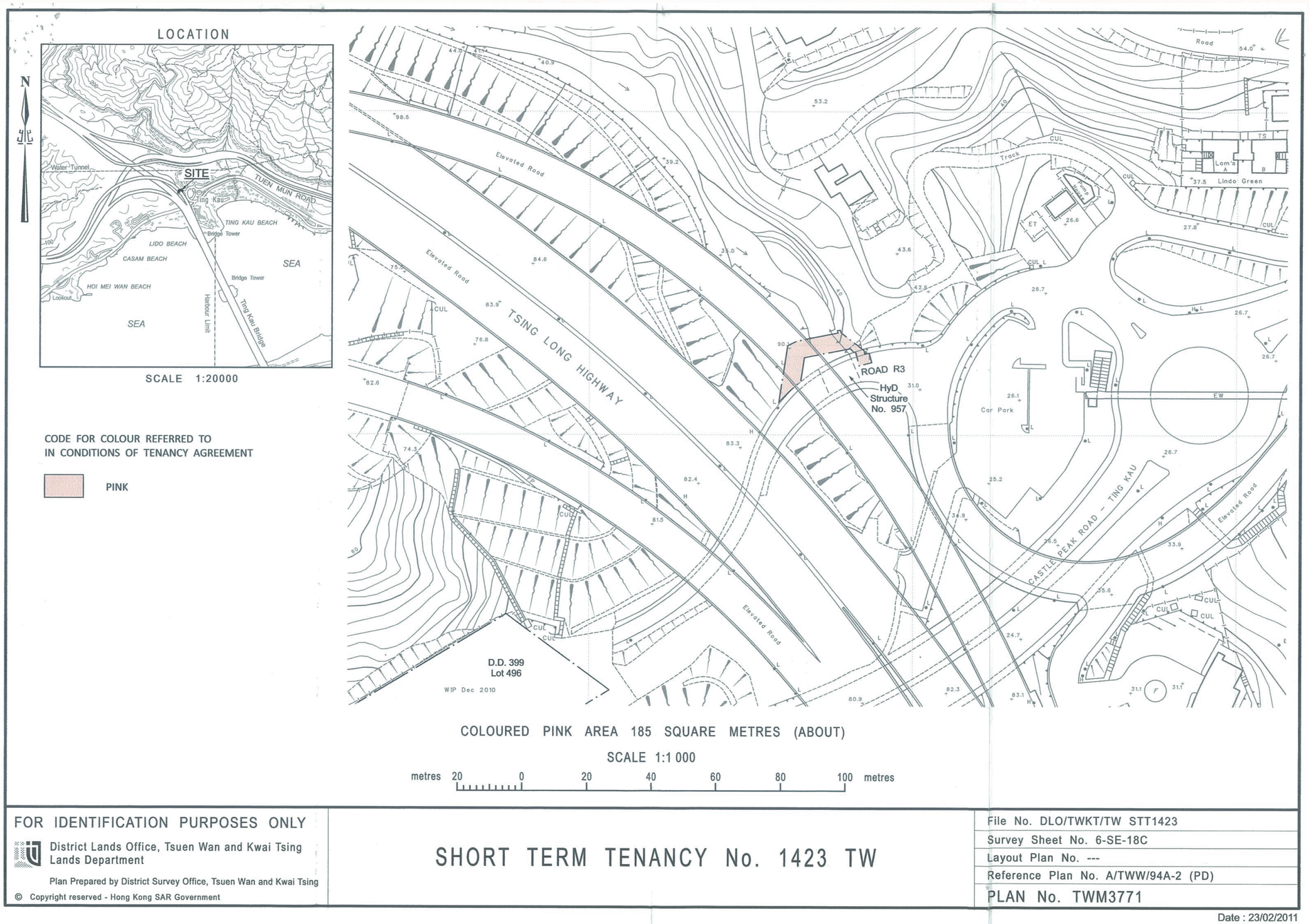
10. Clause 89(b) of the DMC provides that when the Manager shall have negotiated and obtained the grant from the Government the grant of a short term tenancy or licence over the Short Term Tenancy Area or any part thereof in substitution of the Short Term Tenancy, the owners shall comply with the terms and conditions of such tenancy agreement or licence and shall be responsible for the costs and expenses for maintenance and repair of the Short Term Tenancy Area or any part thereof (as the case may be) as if the same were part of the Common Areas and Facilities.

8. 公契第41(ay)條規定，當業主委員會成立時，管理人獲業主授權(受限於業主委員會的事先批准)，按管理人認為適當的條款及條件與政府協商並獲得政府批出就短期租約區域或其任何部分的短期租賃或許可協議，以代替短期租約。管理人須作為所有業主的代理人，以管理人名義而毋須加入業主簽署及訂立該租賃協議或許可協議，並且獲業主授權執行該租賃協議或許可協議的條款及條件及以合理方式維修、維持及保養短期租約區域或其任何部分。

9. 公契第89(a)條規定，由公契的日期到短期租約終止為止，短期租約區域應被視作猶如公用地方及設施的一部分一併管理，業主須負責執行短期租約的條款和條件及支付維持和維修短期租約區域的費用和開支。

10. 公契第89(b)條規定，當管理人已協商並獲得政府批出就短期租約區域或其任何部分的短期租賃或許可協議代替短期租約，業主須遵從該短期租約或許可協議的條款和條件及負責維持和維修短期租約區域或其任何部分(視情況而定)的費用和開支，猶如它是公用地方及設施的一部分。

LOCATION OF SHORT TERM TENANCY AREA
短期租約區域位置



Note: For full details please refer to the STT and the DMC. Full script of the STT and the DMC is available for inspection upon request.
附註：請查閱短期租約以了解全部詳情。完整短期租約可在作出有關請求後提供查閱。

33 DATE OF PRINTING OF SALES BROCHURE
售樓說明書印制日期

The date on which this Sales Brochure is printed is 10 April 2017.
本售樓說明書的印製日期為2017年4月10日

34 POSSIBLE FUTURE CHANGE
日後可能出現改變

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

Grandview Oceania Sales Brochure
嘉富海灣 售樓説明書
Examination Record 檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
10 July 2017 2017年7月10日	6	EXPLANATORY NOTE ON AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT IS ADDED 加入有關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的註釋
10 July 2017 2017年7月10日	15-23	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT ARE UPDATED 修正發展項目的住宅物業的樓面平面圖
10 July 2017 2017年7月10日	56-57	AREAS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT ARE REVISED 修正發展項目的住宅物業的面積
10 July 2017 2017年7月10日	85, 89-92	ELEVATION PLANS ARE REVISED 修正立面圖
10 July 2017 2017年7月10日	98	DESCRIPTIONS OF ITEM 3(H) "GAS SUPPLY" AND ITEM 4(B) “LETTER BOX” ARE UPDATED 更新細項3(H)“氣體供應”及 4(B) “信箱” 的描述
10 July 2017 2017 年7 月10 日	111	SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS IS UPDATED 更新住宅單位機電裝置數量説明表
10 July 2017 2017年7月10日	123	TYPO MISTAKES ARE REVISED 修改錯字
10 July 2017 2017年7月10日	144	FLOOR PLANS SHOWING THE EXISTING LAYOUT OF THE RESIDENTIAL PROPERTIES ARE REVISED 修正住宅物業現有佈局平面圖
10 July 2017 2017年7月10日	166	INFORMATION ON SHORT TERM TENANCY NO.1423 TW IS REVISED 修正荃灣短期租約第1423號的資料
9 October 2017 2017年10月9日	11	AERIAL PHOTOGRAPH OF THE DEVELOPMENT IS UPDATED 更新發展項目的鳥瞰照片
8 January 2018 2018年1月8日	1-4A	NOTES TO PURCHASERS OF FIRST HAND RESIDENTIAL PROPERTIES ARE UPDATED 更新一手住宅物業買家須知

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
9 April 2018 2018年4月9日	13	LAYOUT PLAN OF THE DEVELOPMENT REVISED 修正發展項目的布局圖
9 April 2018 2018年4月9日	15-55	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT ARE REVISED 修正發展項目的住宅物業的樓面平面圖
9 April 2018 2018年4月9日	58-59	FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT ARE REVISED 修正發展項目的停車位的樓面平面圖
9 April 2018 2018年4月9日	85-92	ELEVATION PLANS ARE REVISED 修正立面圖
9 July 2018 2018年7月9日		NO REVISION MADE 並無作出修改
9 October 2018 2018年10月9日		NO REVISION MADE 並無作出修改

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Examination Record 檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
2 July 2026 2026年7月2日	WHOLE BROCHURE 全書	UPDATED THE COVER AND GRAPHIC DESIGN 更新封面及設計
	1-4A	NOTES TO PURCHASERS OF FIRST HAND RESIDENTIAL PROPERTIES ARE UPDATED 更新一手住宅物業買家須知
	5	THE INFORMATION OF THE DEVELOPMENT IS UPDATED 更新發展項目資料
	6	INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT IS UPDATED 更新賣方及有參與發展項目的其他人的資料
	7, 8	RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT ARE UPDATED 更新有參與發展項目的各方的關係
	9	INFORMATION ON PROPERTY MANAGEMENT IS UPDATED 更新物業管理的資料
	10	LOCATION PLAN OF THE DEVELOPMENT IS UPDATED 更新發展項目的所在位置圖
	11	AERIAL PHOTOGRAPH OF THE DEVELOPMENT IS UPDATED 更新發展項目的鳥瞰照片
	12	OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT IS UPDATED 更新關乎發展項目的分區計劃大綱圖
	13	LAYOUT PLAN OF THE DEVELOPMENT IS UPDATED 更新發展項目的布局圖
	14-55	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT ARE UPDATED 更新發展項目的住宅物業的樓面平面圖
	56, 57	AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT IS UPDATED 更新發展項目中的住宅物業的面積
	58-61	FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT ARE UPDATED 更新發展項目中的停車位的樓面平面圖

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
2 July 2026 2026年7月2日	63-65	SUMMARY OF DEED OF MUTUAL COVENANT IS UPDATED 更新公契的摘要
	66-71	SUMMARY OF LAND GRANT IS UPDATED 更新批地文件的摘要
	71A	SUMMARY OF LAND GRANT IS ADDED 新增批地文件的摘要
	72-78	INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES IS UPDATED 更新公共設施及公眾休憩用地的資料
	80-83	CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT IS UPDATED 更新發展項目中的建築物的橫截面圖
	84-91	ELEVATION PLANS ARE UPDATED 更新立面圖
	92	INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT IS UPDATED 更新發展項目中的公用設施的資料
	93	INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT IS UPDATED 更新閱覽圖則及公契
	94-115	FITTINGS, FINISHES AND APPLIANCES ARE UPDATED 更新裝置、裝修物料及設備
	115A-115D	FITTINGS, FINISHES AND APPLIANCES ARE ADDED 新增裝置、裝修物料及設備
	116	GOVERNMENT RENT IS UPDATED 更新地稅
	118-120	MAINTENANCE OF SLOPES IS UPDATED 更新斜坡維修

Grandview Oceania Sales Brochure
嘉富海灣 售樓説明書
Examination Record 檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
2 July 2026 2026年7月2日	121	WEBSITE ADDRESS OF THE DEVELOPMENT IS UPDATED 更新發展項目的互聯網網站的網址
	122-125	INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING IS UPDATED 更新申請建築物總樓面面積寬免的資料
	126-128	RELEVANT INFORMATION IS UPDATED 更新有關資料
	129	DATE OF PRINTING OF SALES BROCHURE IS UPDATED 更新售樓説明書印制日期

