

90 REPULSE BAY ROAD

SALES BROCHURE 售樓說明書





90 REPULSE BAY ROAD



## 一手住宅物業買家須知 Notes to purchasers of first-hand residential properties



此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

### 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](http://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<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

#### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。



- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

#### 10. 表達購樓意向

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

#### 11. 委託地產代理

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

#### 12. 委聘律師

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

#### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

#### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - > 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - > 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
  - > 工人罷工或封閉工地；
  - > 暴動或內亂；
  - > 不可抗力或天災；
  - > 火警或其他賣方所不能控制的意外；
  - > 戰爭；或
  - > 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

#### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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

# 一手住宅物業買家須知 Notes to purchasers of first-hand residential properties

其他相關聯絡資料：

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

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

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

運輸及房屋局  
一手住宅物業銷售監管局  
2017年8月

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

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<sup>1</sup> 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<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

### 5. Sales brochure

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

<sup>1</sup> 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。

<sup>2</sup> 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。

<sup>3</sup> 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。



property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

#### 8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day

after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

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

#### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

#### 10. Expression of intent of purchasing a residential property

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

#### 11. Appointment of estate agent

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



## 一手住宅物業買家須知 Notes to purchasers of first-hand residential properties

- 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<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - > 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](http://www.srpa.gov.hk)  
Telephone : 2817 3313  
Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
Fax : 2219 2220

Other useful contacts:

Consumer Council  
Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone : 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

Estate Agents Authority  
Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone : 2111 2777  
Email : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
Fax : 2598 9596

Real Estate Developers Association of Hong Kong  
Telephone : 2826 0111  
Fax : 2845 2521

Sales of First-hand Residential Properties Authority  
Transport and Housing Bureau  
August 2017

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.



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：淺水灣道90號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數：4

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數：地下、夾層、1樓、2樓、天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數：不適用

該幢多單位建築物內的庇護層：不適用

**THE NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT:**  
No. 90 Repulse Bay Road

**THE DEVELOPMENT CONSISTS OF ONE MULTI-UNIT BUILDING**

**TOTAL NUMBER OF STOREYS OF THE MULTI-UNIT BUILDING:** 4

**THE FLOOR NUMBERING IN THE MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT:**  
Ground Floor, Mezzanine Floor, 1st Floor, 2nd Floor, Roof

**THE OMITTED FLOOR NUMBERS IN THE MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER:** Not applicable

**REFUGE FLOORS OF THE MULTI-UNIT BUILDING:**  
Not applicable

賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development

賣方：建富投資有限公司

賣方控權公司：Kentex Enterprises Limited、Enterpark Limited、Mesa Investment Limited、Paola Holdings Limited、Novel Trend Holdings Limited、Mighty State Limited及長江實業集團有限公司

發展項目的認可人士：凌顯文先生

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：藝達建築設計有限公司

發展項目的承建商：顯利工程有限公司

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：胡關李羅律師行、何柏生馬華潤律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用

已為發展項目的建造提供貸款的其他人：Paola Holdings Limited

**VENDOR:** Kingsmark Investments Limited

**HOLDING COMPANIES OF THE VENDOR:** Kentex Enterprises Limited, Enterpark Limited, Mesa Investment Limited, Paola Holdings Limited, Novel Trend Holdings Limited, Mighty State Limited and CK Asset Holdings Limited

**AUTHORIZED PERSON FOR THE DEVELOPMENT:** Mr. Daniel Lin Hsien Wen

**THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY:** A&T Design Limited

**BUILDING CONTRACTOR FOR THE DEVELOPMENT:** Hien Lee Engineering Company Limited

**FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT:** Woo Kwan Lee & Lo, Hobson & Ma

**AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT:**  
Not applicable

**OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT:**  
Paola Holdings Limited

有參與發展項目的各方的關係 Relationship between parties involved in the development

(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	是*
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份	否
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書	否
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	不適用

(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份	否
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份	否
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書	否
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團	否
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團	否

\* 賣方屬法團，而賣方的一位董事屬認可人士(凌顯文先生)的家人。賣方屬法團，而每一間下列的賣方的控權公司的一位董事屬認可人士(凌顯文先生)的家人：Enterpark Limited、Mesa Investment Limited及長江實業集團有限公司。

(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	Yes*
(d) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person	Not Applicable
(e) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person	Not Applicable
(f) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person	No
(g) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development	Not Applicable
(h) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development	Not Applicable
(i) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors	No

(j) the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor	No
(k) the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor	No
(l) the vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor	No
(m) the vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor	Not Applicable
(n) the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor	No
(o) the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor	No
(p) the vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor	No
(q) the vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor	Not Applicable

(r) the vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor	No
(s) the vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor	No

\* The Vendor is a corporation, and a director of the Vendor is an immediate family member of the Authorized Person (Mr. Daniel Lin Hsien Wen). The Vendor is a corporation, and a director of each of the following holding companies of the Vendor is an immediate family member of the Authorized Person (Mr. Daniel Lin Hsien Wen): Enterpark Limited, Mesa Investment Limited and CK Asset Holdings Limited.



## 發展項目的設計的資料 Information on design of the development



發展項目沒有構成圍封牆的一部分的非結構的預製外牆及幕牆。

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



## 物業管理的資料 Information on property management

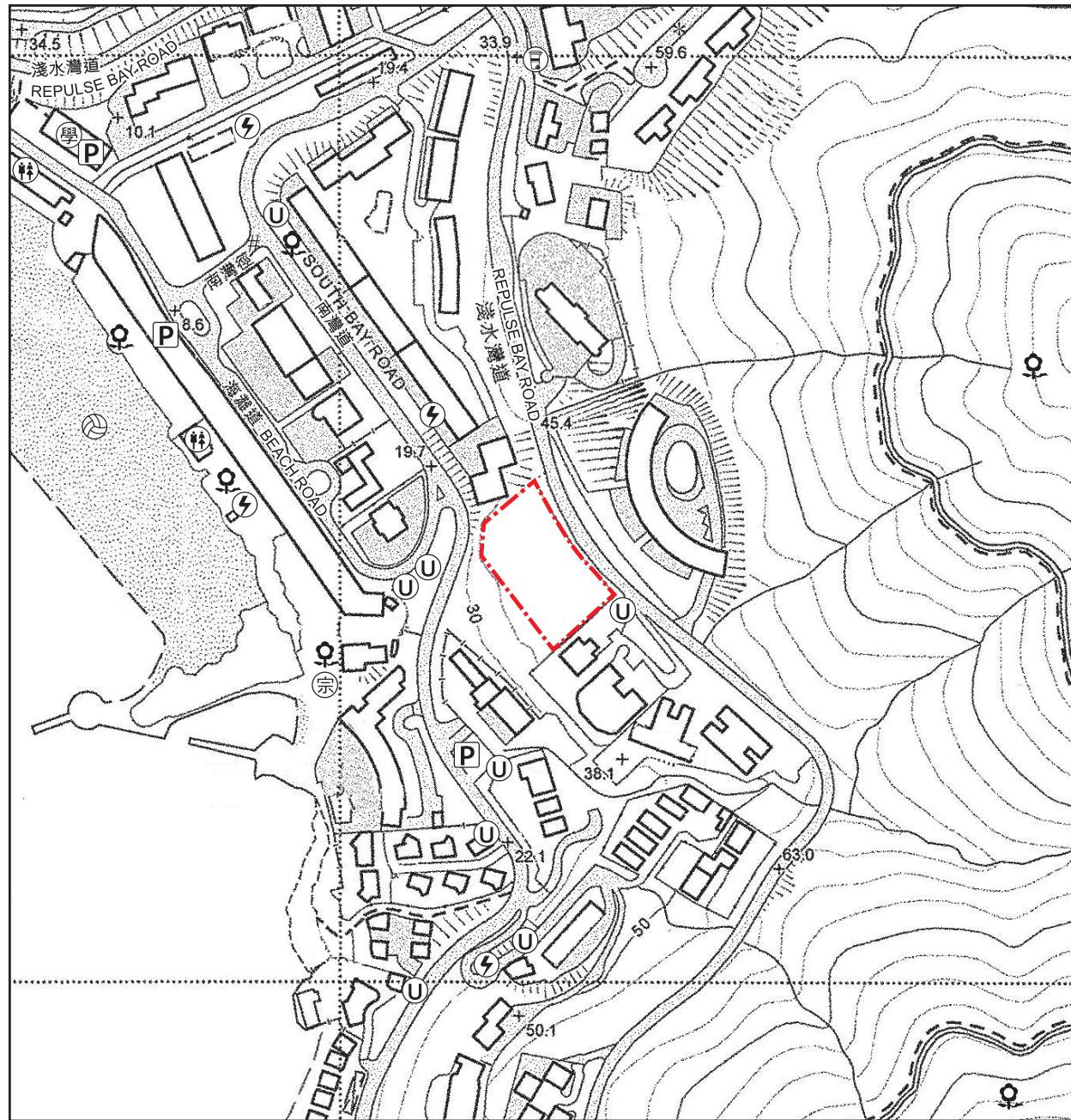


根據有關公契的最新擬稿，獲委任為發展項目的管理人的人：

港基物業管理有限公司

**PERSON APPOINTED AS THE MANAGER OF THE  
DEVELOPMENT UNDER THE LATEST DRAFT DEED OF  
MUTUAL COVENANT :**

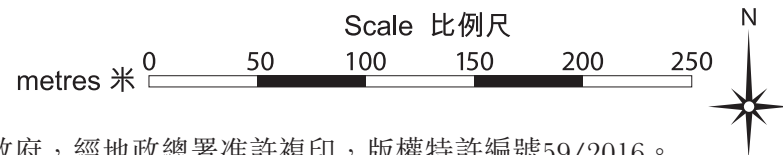
Citybase Property Management Limited



NOTATION 圖例

-  公眾停車場 (包括貨車停泊處)  
A Public Carpark (Including a lorry park)
-  公園  
A Public Park
-  發電廠 (包括電力分站)  
A Power Plant (Including electricity sub-stations)
-  體育設施 (包括運動場及游泳池)  
Sports Facilities (Including a sports ground and a swimming pool)
-  公用事業設施裝置  
A Public Utility Installation
-  學校 (包括幼稚園)  
A School (Including a kindergarten)
-  垃圾收集站  
A Refuse Collection Point
-  宗教場所 (包括教堂、廟宇及祠堂)  
A Religious Institution (Including a church, a temple and a Tsz Tong)
-  公廁  
A Public Convenience
-  Boundary of the Development  
發展項目的界線

於發展項目的所在位置圖未能顯示之街道全名:  
Street name(s) not shown in full in the Location Plan of the Development:  
# 南灣徑 SOUTH BAY PATH \* 南灣坊 SOUTH BAY CLOSE



地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號59/2016。  
The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No.59/2016.

此所在位置圖是參考於2018年3月8日出版之地政總署測繪處之測繪圖，測繪圖編號為15-NE-A，並由賣方擬備。  
This location plan is prepared by the Vendor with reference to the Survey Sheet No. 15-NE-A dated 8th March 2018 from Survey and Mapping Office of the Lands Department.

備註 Notes :  
因技術原因(例如發展項目之不規則形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。  
Due to technical reasons (such as the irregular shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.  
賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。  
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的鳥瞰照片 Aerial photograph of the development



摘錄自地政總署測繪處於2017年4月30日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E024530C。

Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E024530C, dated 30th April 2017.

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得翻印。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

備註 Notes :

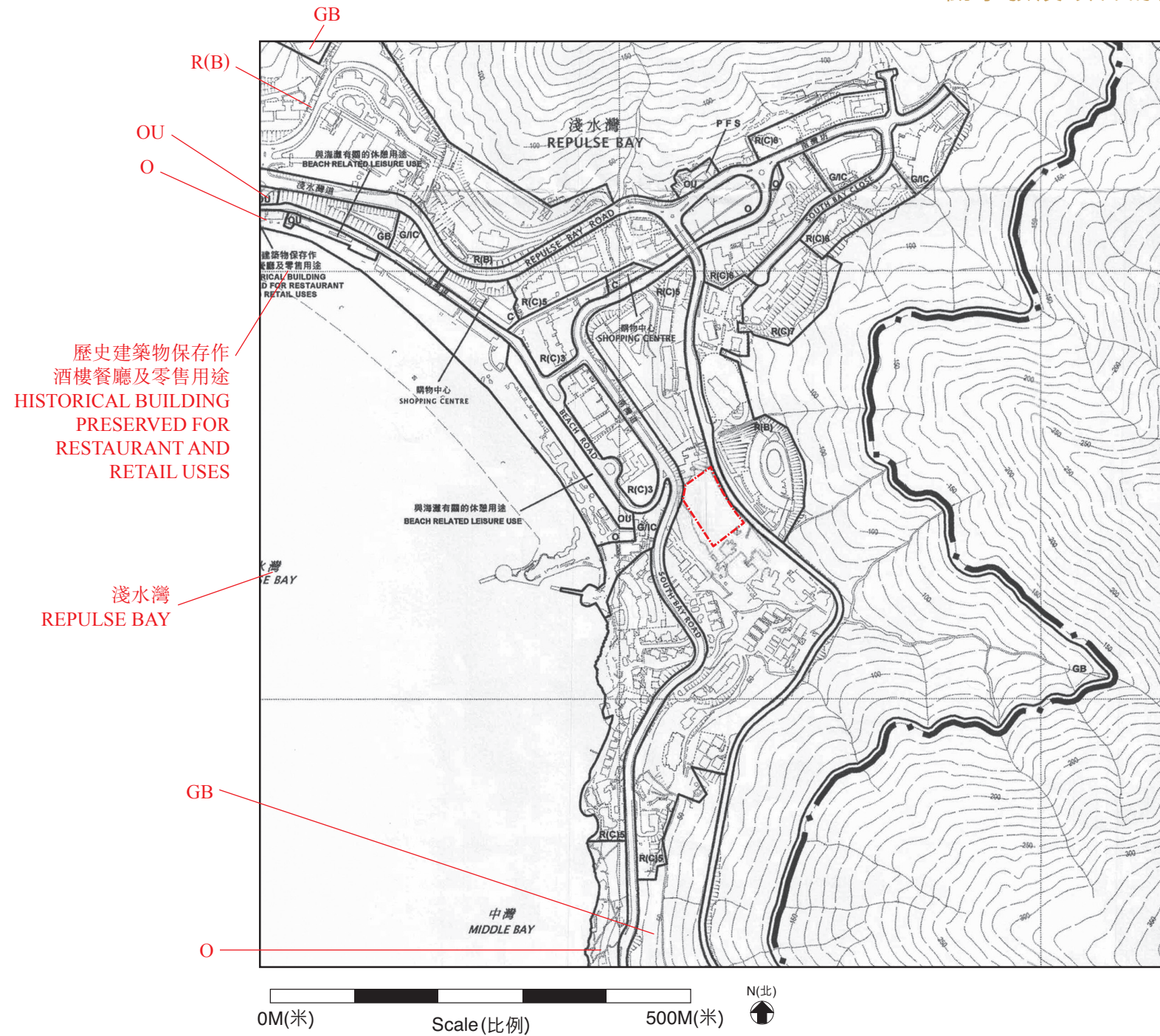
因技術原因(例如發展項目之不規則形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Due to technical reasons (such as the irregular shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

● 發展項目的位置  
Location of the development



圖例 NOTATION

地帶		<b>ZONES</b>
商業	<span style="border: 1px solid black; padding: 2px;">C</span>	COMMERCIAL
住宅(乙類)	<span style="border: 1px solid black; padding: 2px;">R(B)</span>	RESIDENTIAL (GROUP B)
住宅(丙類)	<span style="border: 1px solid black; padding: 2px;">R(C)</span>	RESIDENTIAL (GROUP C)
政府、機構或社區	<span style="border: 1px solid black; padding: 2px;">G/IC</span>	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	<span style="border: 1px solid black; padding: 2px;">O</span>	OPEN SPACE
其他指定用途	<span style="border: 1px solid black; padding: 2px;">OU</span>	OTHER SPECIFIED USES
綠化地帶	<span style="border: 1px solid black; padding: 2px;">GB</span>	GREEN BELT
交通		<b>COMMUNICATIONS</b>
主要道路及路口		MAJOR ROAD AND JUNCTION
其他		<b>MISCELLANEOUS</b>
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
郊野公園/特別地區界線		BOUNDARY OF COUNTRY PARK/SPECIAL AREA
加油站	P F S	PETROL FILLING STATION
發展項目邊界	<span style="border: 2px dashed red; padding: 2px;"> </span>	BOUNDARY OF THE DEVELOPMENT

歷史建築物保存作酒樓餐廳及零售用途  
HISTORICAL BUILDING PRESERVED FOR RESTAURANT AND RETAIL USES

淺水灣  
REPULSE BAY



摘錄自憲報公佈日期為2013年11月15日之壽臣山及淺水灣(港島規劃區第17區部分)分區計劃大綱核准圖編號S/H17/13。  
Extracted from approved Hong Kong Planning Area No. 17 (Part) - Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/13 gazetted on 15th November 2013.

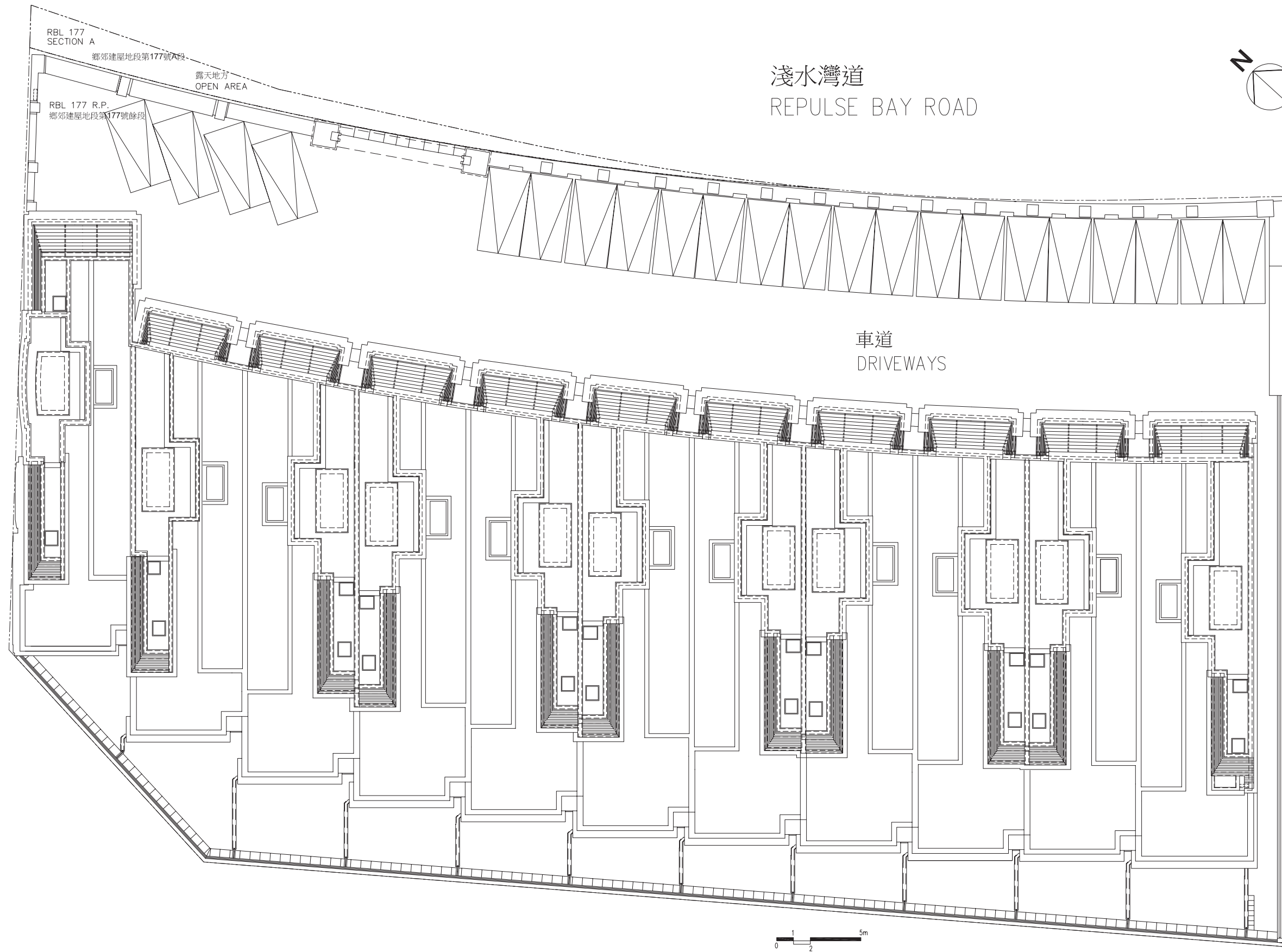
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得翻印。  
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

備註 Notes :

因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。  
Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。  
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的布局圖 Layout plan of the development







## GLOSSARY 詞彙表

A/C PLANT ROOM = Air-conditioning Plant Room 空調機房

A/C PLATFORM = Air-conditioning Platform 冷氣機平台

BEDROOM 1 / BEDROOM 2 / BEDROOM 3 / BEDROOM 4 = 睡房1/睡房2/睡房3/睡房4

BATH RM = Bathroom 浴室

CLOSET SPACE = 衣帽間

COMMON LOBBY = 公用大堂

COMMON PASSAGE = 公用走廊

COMMON PASSAGE (DISABLE ACCESS) = 公用走廊 (傷殘人士通道)

DN. = Down 落

FH = Fire Hydrant 消防栓

FLAT ROOF = 平台

F.S. PUMP ROOM = Fire Service Pump Room 消防水泵房

F.S. WATER TANK = Fire Service Water Tank 消防水缸

GARDEN = 花園

HR = Hose Reel 消防喉轆

HR AT H/L = Hose Reel at High Level 置於高位的消防喉轆

KITCHEN = 廚房

LIFT LOBBY = 升降機大堂

LIFT SHAFT = 升降機槽

LIVING / DINING ROOM = 客廳/飯廳

MASTER BEDROOM = 主人睡房

METAL GRILLE = 金屬護柵

MOE = MEANS OF ESCAPE 火警逃生途徑

OPEN AREA = 露天地方

P.D. = Pipe Duct 管道槽

PANTRY = 備餐間

PLANTER = 花槽

POWDER ROOM = 洗手間

PUMP ROOM = 泵房

R.B.L. 177 R.P. = The Remaining Portion of Rural Building Lot No.177 = 鄉郊建屋地段第177號餘段

R.B.L. 177 SECTION A = Section A of Rural Building Lot No.177 = 鄉郊建屋地段第177號A段

REPULSE BAY ROAD = 淺水灣道

RS&MRR = Refuse Storage and Material Recovery Room 垃圾及物料回收室

SKYLIGHT = 天窗

STORE ROOM = 儲物房

T.B.E ROOM = Telecommunications and Broadcasting Equipment Room 電訊及廣播設備室

UP = 上

UPPER PART OF COMMON LOBBY = 公用大堂上方

UPPER PART OF COMMON PASSAGE = 公用走廊上方

UPPER PART OF KITCHEN = 廚房上層

UPPER PART OF LIFT LOBBY = 升降機大堂上層

UPPER PART OF LIVING/DINING ROOM = 客廳/飯廳上方

UPPER ROOF = 上層天台

### 適用於本節各樓面平面圖之備註

#### Remarks applicable to the floor plans of this section:

- 1) 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。 The dimensions of the floor plans are all structural dimensions in millimeter.
- 2) 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。  
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
- 3) 部份住宅物業客廳、飯廳、睡房、走廊、浴室及/或廚房之裝飾橫樑或假天花內裝置冷氣喉管及/或其他機電設備。  
There are ceiling bulkheads or false ceiling in living room, dining room, bedrooms, corridor, bathroom and/or kitchen of some residential properties for the air-conditioning system and/or Mechanical and Electrical services.
- 4) 樓面平面圖所示之裝置如洗滌盤、浴缸、坐廁、面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。  
The indications of fittings such as sinks, bathtubs, toilet bowls, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.



## 發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development



### 地下 G/F

每個住宅物業的層與層之間的高度：

2.8米、4.5米及5.06米

The floor-to-floor height of each residential property:

2.8m, 4.5m and 5.06m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、  
200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註： (1) 樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。  
(2) 90 Repulse Bay Road 5號及12號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。

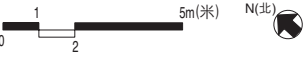
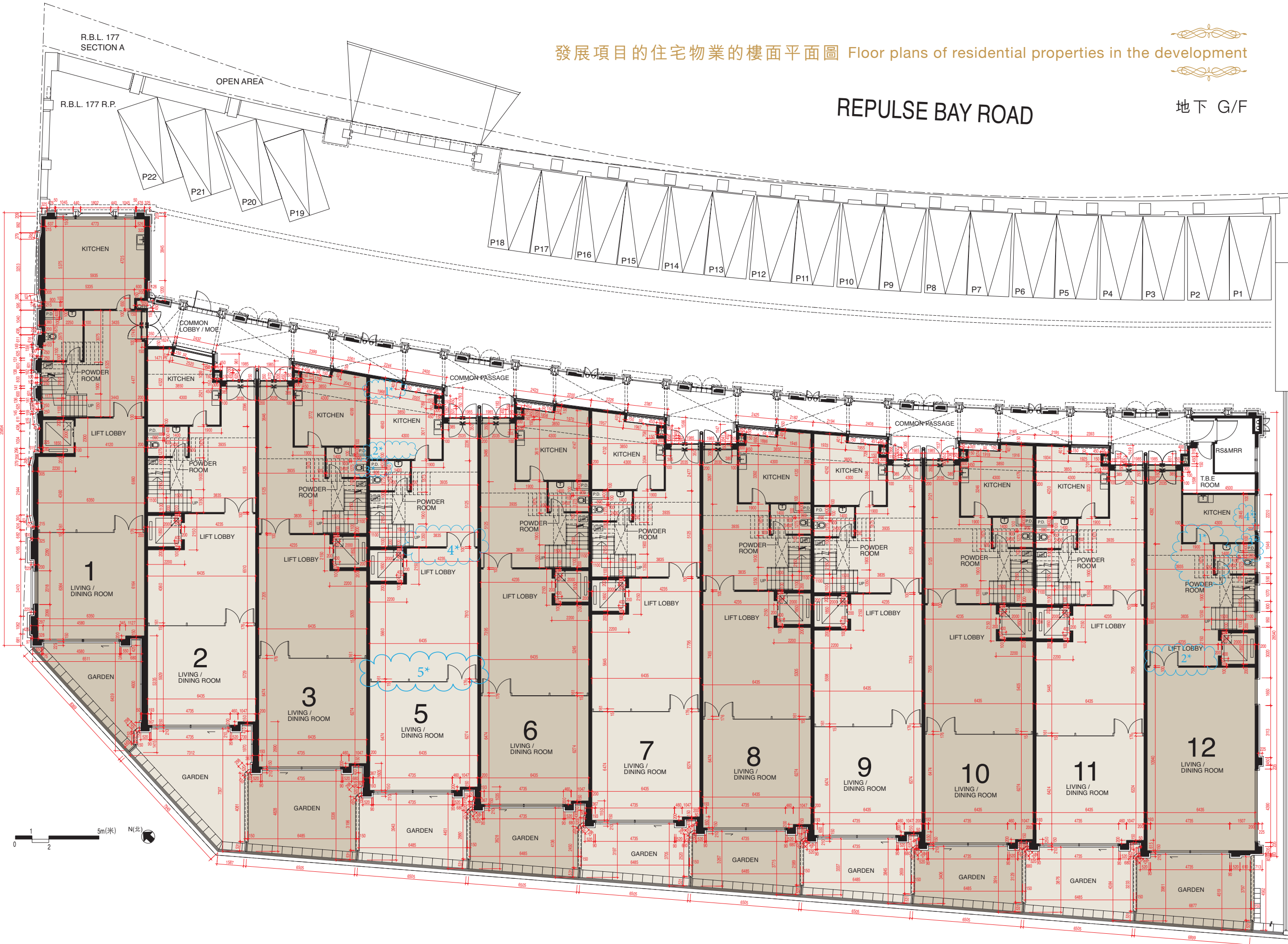
Remarks: (1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.

(2) This part of No.5 and No.12, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan.



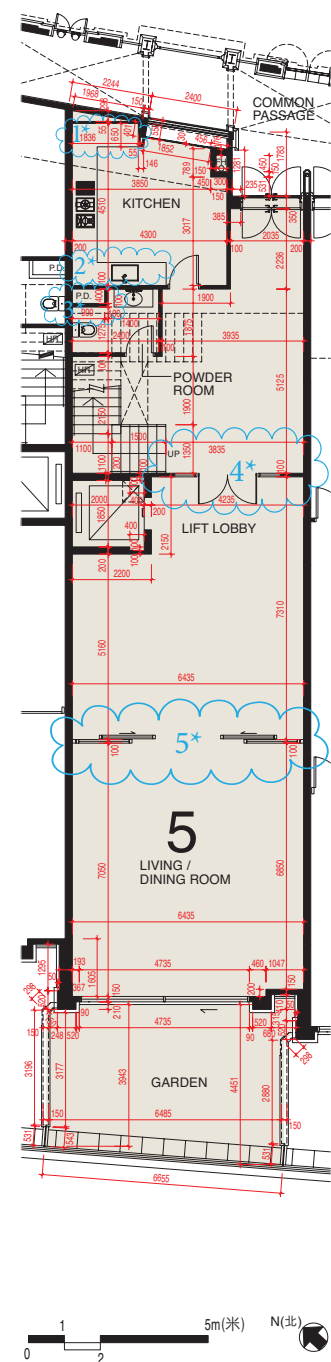
REPULSE BAY ROAD

地下 G/F



地下 G/F

90 Repulse Bay Road 5號現狀間隔平面圖  
Floor plan of No.5, 90 Repulse Bay Road showing latest layout



\* 90 Repulse Bay Road 5號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

This part of No.5, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 新增間隔。  
New Partition is added.
2. 原有洗碗盆移至此位置。  
Existing sink relocated here.
3. 新增間隔。  
New Partition is added.
4. 拆除原有間隔並以玻璃及磚牆替代。另改動門戶位置及開門方向。  
Demolish and change existing partition to glass and block wall. Location and swing direction of door altered.
5. 改動間隔及門戶位置。擴闊門口及改為趟門。  
Location of partition and door altered. Enlarge door opening and change to sliding door.

每個住宅物業的層與層之間的高度：

2.8米、4.5米及5.06米

The floor-to-floor height of each residential property:

2.8m, 4.5m and 5.06m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

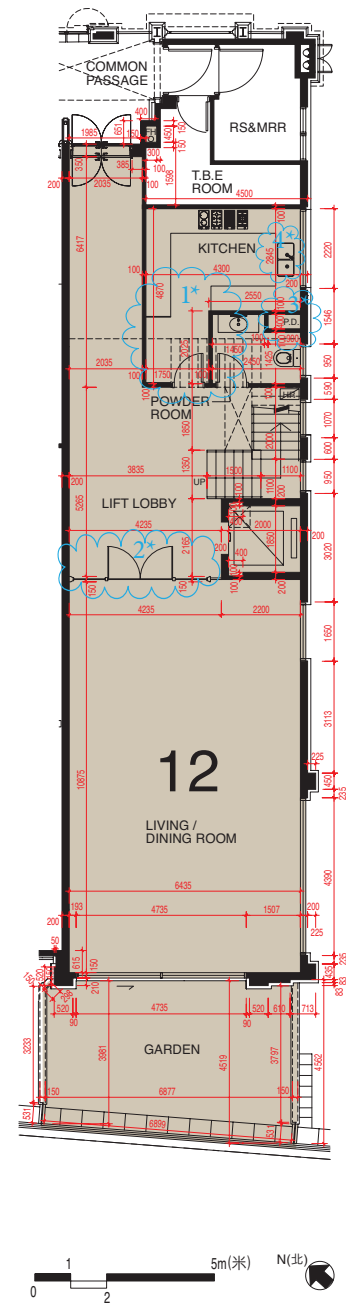
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan.

90 Repulse Bay Road 12號現狀間隔平面圖  
Floor plan of No.12, 90 Repulse Bay Road showing latest layout



\* 90 Repulse Bay Road 12號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

This part of No.12, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 改動間隔及開門方向。  
Location of partition and swing direction of door altered.
2. 拆除原有間隔並以玻璃及磚牆替代。另改動門戶位置。  
Demolish and change existing partition to glass and block wall. Location of door altered.
3. 新增間隔。  
New partition is added.
4. 原有洗碗盆移至此位置。  
Existing sink relocated here.

每個住宅物業的層與層之間的高度：

2.8米、4.5米及5.06米

The floor-to-floor height of each residential property:

2.8m, 4.5m and 5.06m

每個住宅物業的樓板（不包括灰泥）的厚度：150毫米、180毫米、

200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.



## 發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development



### 夾層 M/F

每個住宅物業的層與層之間的高度：2.11米及2.26米

The floor-to-floor height of each residential property: 2.11m and 2.26m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

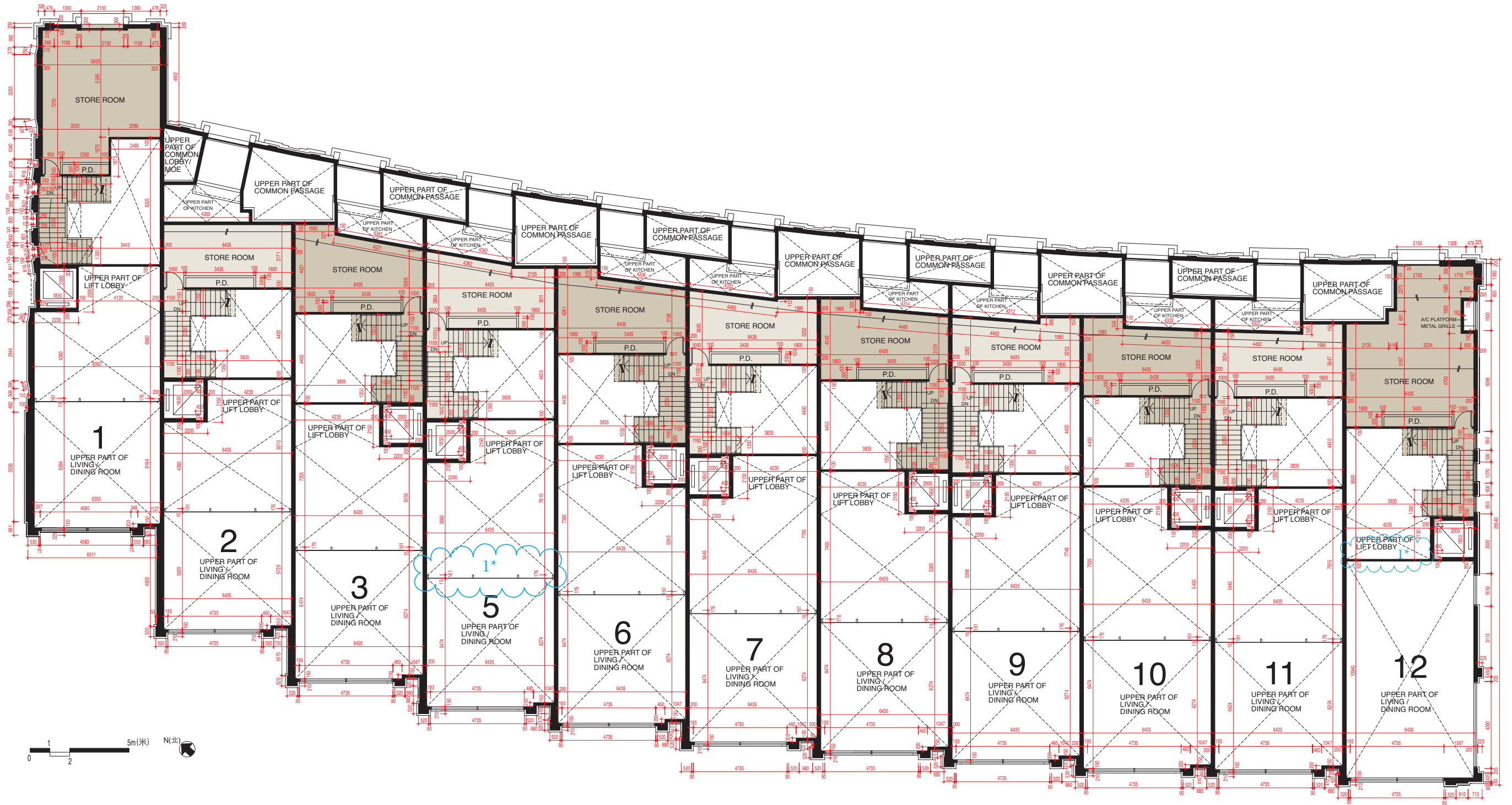
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註： (1) 樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。  
(2) 90 Repulse Bay Road 5號及12號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。

Remarks: (1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.

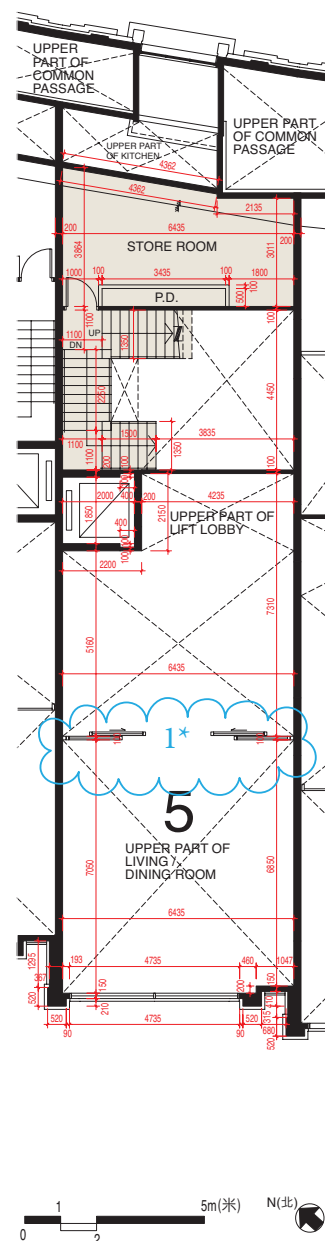
(2) This part of No.5 and No.12, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan.



發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development

夾層 M/F

90 Repulse Bay Road 5號現狀間隔平面圖  
Floor plan of No.5, 90 Repulse Bay Road showing latest layout



\* 90 Repulse Bay Road 5號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

This part of No.5, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 改動間隔及門戶位置。擴闊門口及改為趟門。上述改動位於地下。

Location of partition and door altered. Enlarge door opening and change to sliding door. The above alterations were made on G/F.

每個住宅物業的層與層之間的高度：2.11米及2.26米  
The floor-to-floor height of each residential property: 2.11m and 2.26m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

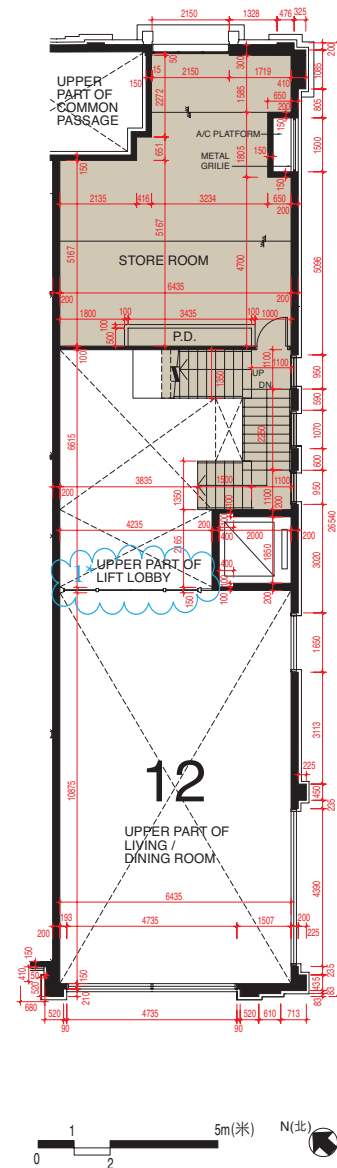
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan.



90 Repulse Bay Road 12號現狀間隔平面圖  
Floor plan of No.12, 90 Repulse Bay Road showing latest layout



\* 90 Repulse Bay Road 12號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

This part of No.12, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 拆除原有間隔並以玻璃及磚牆替代。另改動門戶位置。上述改動位於地下。

Demolish and change existing partition to glass and block wall. Location of door altered. The above alterations were made on G/F.

每個住宅物業的層與層之間的高度：2.11米及2.26米

The floor-to-floor height of each residential property: 2.11m and 2.26m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan.



## 發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development



### 1樓 1/F

每個住宅物業的層與層之間的高度：2.8米及3.36米

The floor-to-floor height of each residential property:  
2.8m and 3.36m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、  
200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential  
property: 150mm, 180mm, 200mm, 225mm and 250mm

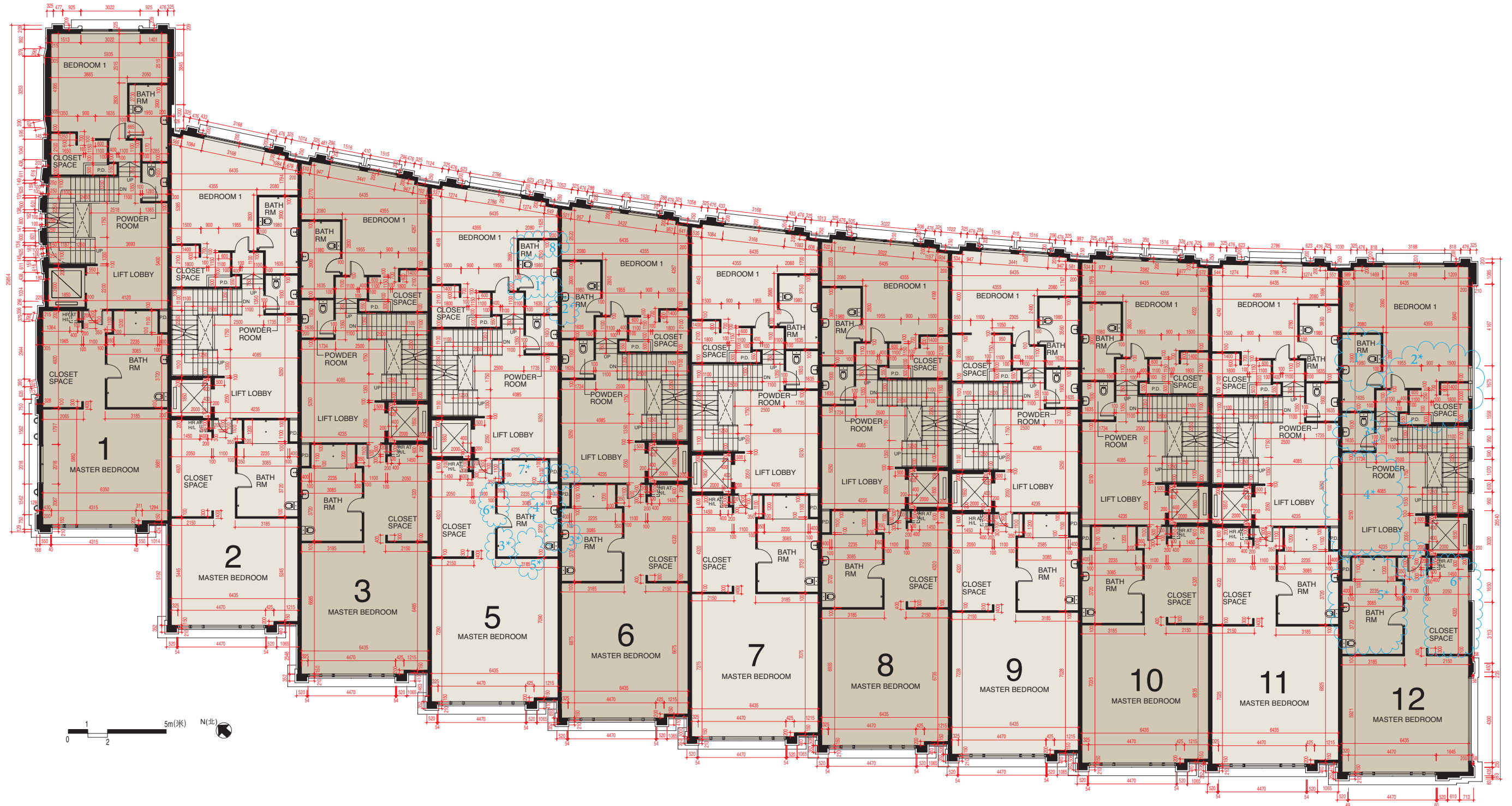
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

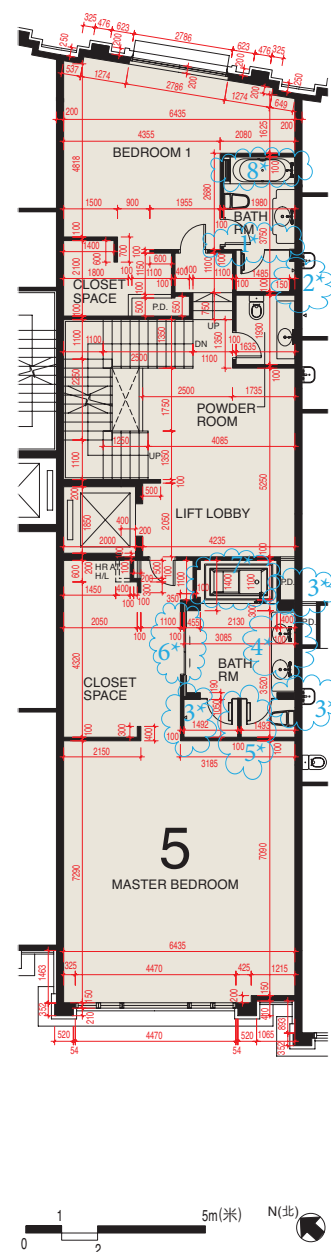
備註： (1) 樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。  
(2) 90 Repulse Bay Road 5號及12號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。

Remarks: (1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.

(2) This part of No.5 and No.12, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan.



90 Repulse Bay Road 5號現狀間隔平面圖  
Floor plan of No.5, 90 Repulse Bay Road showing latest layout



\* 90 Repulse Bay Road 5號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

This part of No.5, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 新增玻璃間隔及掩門。  
New glass partition and swing door are added.
2. 加厚牆身。  
Additional wall furring.
3. 新增間隔。  
New Partition is added.
4. 新增洗手盆。  
Additional basin is added.
5. 新增玻璃間隔及掩門。  
New glass partition and swing door are added.
6. 擴闊門口及改為趟門。  
Enlarge door opening and change to sliding doors.
7. 新增浴缸。  
New bathtub is added.
8. 新增浴缸。  
New bathtub is added.

每個住宅物業的層與層之間的高度：2.8米及3.36米  
The floor-to-floor height of each residential property:  
2.8m and 3.36m

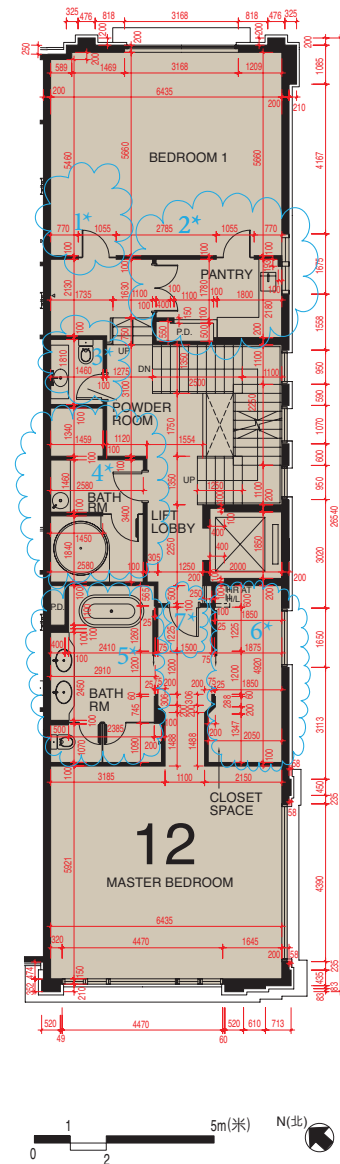
每個住宅物業的樓板（不包括灰泥）的厚度：150毫米、180毫米、200毫米、225毫米及250毫米  
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.

90 Repulse Bay Road 12號現狀間隔平面圖  
Floor plan of No.12, 90 Repulse Bay Road showing latest layout



\* 90 Repulse Bay Road 12號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

This part of No.12, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 拆除原有坐廁及洗手盤。拆除原有間隔。  
Demolish the water closet and basin. Demolish the existing partition.
2. 拆除原有間隔，新增玻璃及磚牆間隔。新增玻璃掩門。新增洗手盤。另改動門戶位置。  
Demolish the existing partition. New partition of glass and block wall is added. New glass swing doors are added. New basin is added. Location of door altered.
3. 改動間隔位置。  
Location of partition altered.
4. 新增間隔及門戶。新增玻璃間隔及掩門。新增洗手盤及按摩浴缸。  
New partition and door are added. New glass partition and swing door are added. New basin and jacuzzi are added.
5. 擴闊門口及改為趟門。改動間隔位置。新增玻璃間隔及掩門。新增洗手盤及浴缸。  
Enlarge door opening and change to sliding doors. Location of partition altered. New glass partition and swing door are added. Extra basin and bathtub are added.
6. 改動間隔位置。新增趟門。  
Location of partition altered. New sliding doors are added.
7. 改動間隔位置。另改動開門方向。  
Location of partition altered. Swing direction of door altered.

每個住宅物業的層與層之間的高度：2.8米及3.36米

The floor-to-floor height of each residential property:  
2.8m and 3.36m

每個住宅物業的樓板（不包括灰泥）的厚度：150毫米、180毫米、200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property:  
150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.



## 發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development



### 2樓 2/F

每個住宅物業的層與層之間的高度：2.8米

The floor-to-floor height of each residential property: 2.8m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

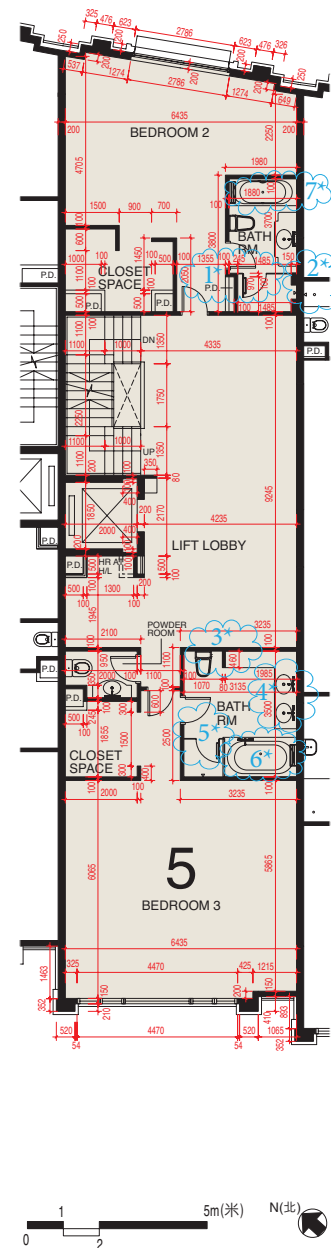
備註： (1) 樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。  
(2) 90 Repulse Bay Road 5號及12號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。

Remarks: (1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.

(2) This part of No.5 and No.12, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan.



90 Repulse Bay Road 5號現狀間隔平面圖  
Floor plan of No.5, 90 Repulse Bay Road showing latest layout



\* 90 Repulse Bay Road 5號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

This part of No.5, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 新增玻璃間隔及掩門。  
New glass partition and swing door are added.
2. 加厚牆身。  
Additional wall furring.
3. 新增間隔。  
New Partition is added.
4. 新增洗手盆。  
Additional basin is added.
5. 新增玻璃間隔及掩門。  
New glass partition and swing door are added.
6. 新增浴缸。  
New bathtub is added.
7. 新增浴缸。  
New bathtub is added.

每個住宅物業的層與層之間的高度：2.8米

The floor-to-floor height of each residential property: 2.8m

每個住宅物業的樓板（不包括灰泥）的厚度：150毫米、180毫米、200毫米、225毫米及250毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）

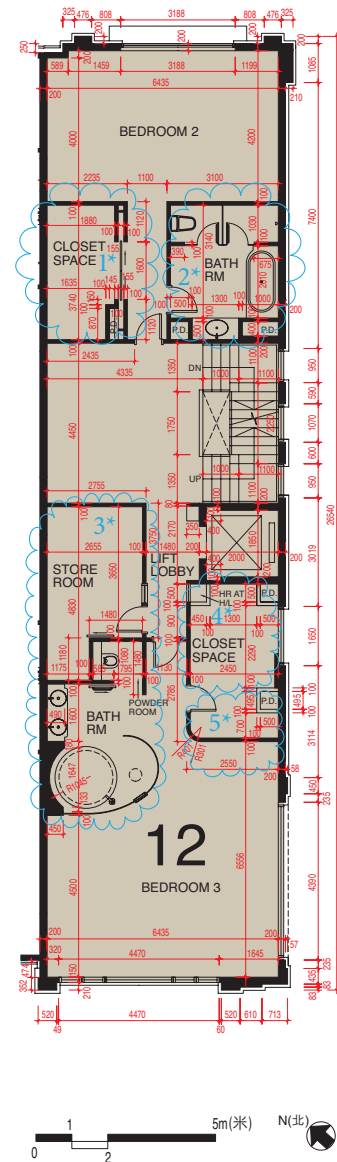
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.



90 Repulse Bay Road 12號現狀間隔平面圖  
Floor plan of No.12, 90 Repulse Bay Road showing latest layout



\* 90 Repulse Bay Road 12號此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關平面圖。該等改動如下：

This part of No.12, 90 Repulse Bay Road has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 拆除原有坐廁及洗手盤。擴闊門口及改為趟門。新增間隔。  
Demolish the water closet and basin. Enlarge door opening and change to sliding doors. New partition added.
2. 改動間隔位置。新增玻璃間隔及掩門。新增浴缸、坐廁及洗手盤。新增房間掩門。  
Location of partition altered. New glass partition and swing door are added. New bathtub, water closet and basin are added. New swing door is added.
3. 改動間隔位置。新增間隔、掩門及趟門。拆除原有間隔並改為玻璃間隔。拆除原有門戶。新增洗手盤及浴缸。  
Location of partition altered. New partition, swing door and sliding door are added. Demolish and change existing partition to glass. Demolish door. Additional basin and bathtub are added.
4. 拆除原有間隔、坐廁及洗手盤。  
Demolish the partition, water closet and basin.
5. 改動間隔位置。新增掩門。  
Location of partition altered. New swing door is added.

每個住宅物業的層與層之間的高度：2.8米  
The floor-to-floor height of each residential property: 2.8m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、200毫米、225毫米及250毫米  
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan.



## 發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development



### 天台 Roof

每個住宅物業的層與層之間的高度：2.112米、2.5米、3.1米及3.4米

The floor-to-floor height of each residential property: 2.112m, 2.5m, 3.1m and 3.4m

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米、180毫米、200毫米、225毫米及250毫米

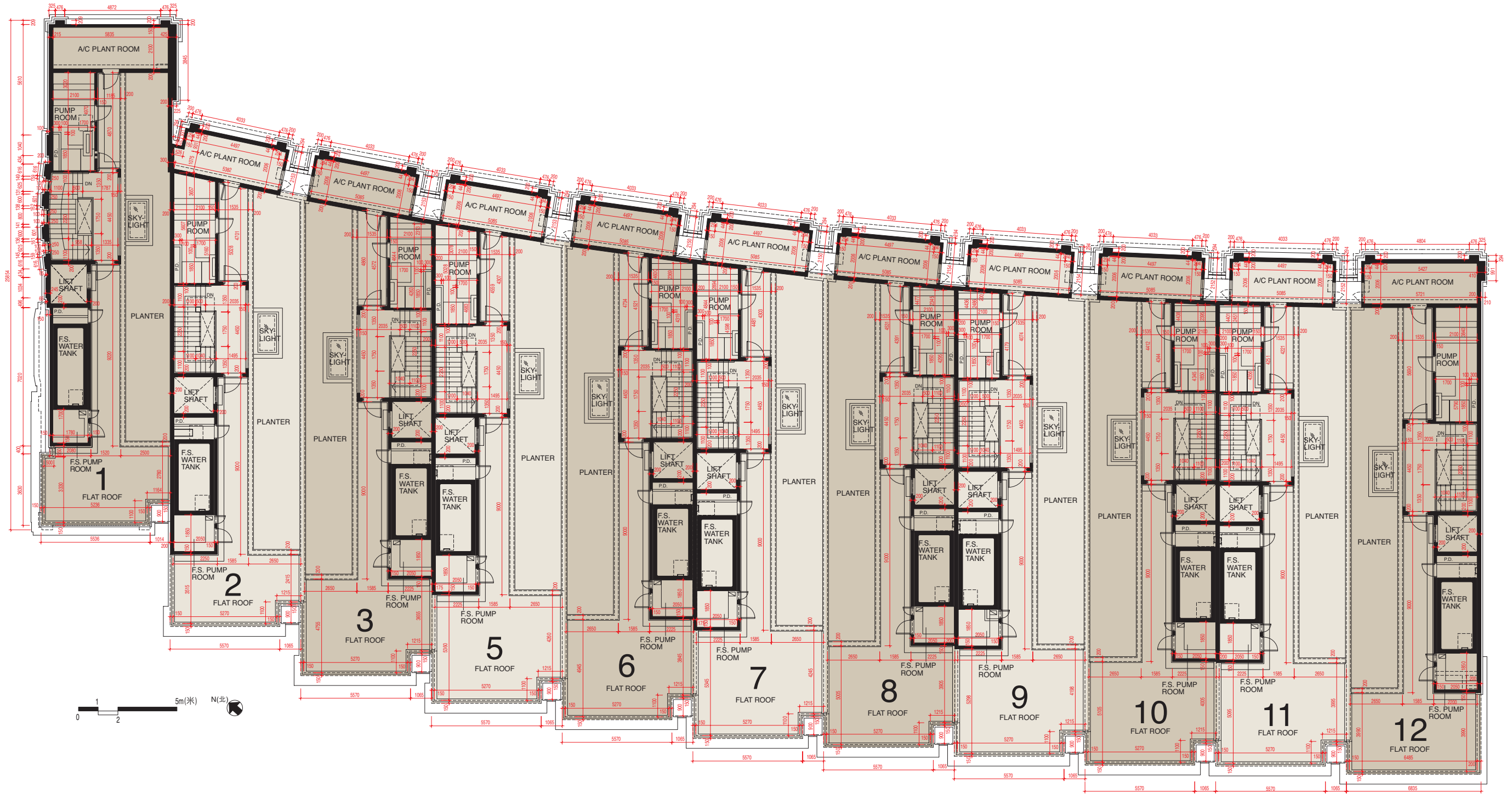
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm, 180mm, 200mm, 225mm and 250mm

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.





## 發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development



### 上層天台 Upper Roof

每個住宅物業的層與層之間的高度：不適用

The floor-to-floor height of each residential property: Not applicable

每個住宅物業的樓板(不包括灰泥)的厚度：不適用

The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

Remark: Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan.



上層天台 Upper Roof



發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
地下、 夾層、 1樓、2樓、 天台、上層 天台 G/F, M/F, 1/F, 2/F, R/F, UR/F	90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	544.637 <b>(5,862)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	12.260 <b>(132)</b>	-	-	74.899 <b>(806)</b>	22.742 <b>(245)</b>	-	-	14.197 <b>(153)</b>	-	-
	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	496.764 <b>(5,347)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.841 <b>(117)</b>	-	-	80.869 <b>(870)</b>	34.096 <b>(367)</b>	-	-	14.951 <b>(161)</b>	-	-
	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	526.587 <b>(5,668)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.406 <b>(112)</b>	-	-	86.470 <b>(931)</b>	32.916 <b>(354)</b>	-	-	14.951 <b>(161)</b>	-	-
	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	527.530 <b>(5,678)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.398 <b>(112)</b>	-	-	90.708 <b>(976)</b>	27.013 <b>(291)</b>	-	-	14.951 <b>(161)</b>	-	-
	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	526.985 <b>(5,672)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.398 <b>(112)</b>	-	-	87.490 <b>(942)</b>	25.042 <b>(270)</b>	-	-	14.951 <b>(161)</b>	-	-
	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	526.601 <b>(5,668)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.398 <b>(112)</b>	-	-	90.251 <b>(971)</b>	22.080 <b>(238)</b>	-	-	14.951 <b>(161)</b>	-	-

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:

1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。

The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 發展項目住宅物業並無露台、工作平台及陽台。

There are no balcony, utility platform and verandah in the residential properties in the Development.

AREA SCHEDULE面積表

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
地下、夾層、1樓、2樓、天台、上層 G/F, M/F, 1/F, 2/F, R/F, UR/F	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	523.435 <b>(5,634)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.398 <b>(112)</b>	-	-	87.445 <b>(941)</b>	22.526 <b>(242)</b>	-	-	14.951 <b>(161)</b>	-	-
	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	519.160 <b>(5,588)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.398 <b>(112)</b>	-	-	88.770 <b>(956)</b>	22.972 <b>(247)</b>	-	-	14.951 <b>(161)</b>	-	-
	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	523.084 <b>(5,630)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.398 <b>(112)</b>	-	-	87.987 <b>(947)</b>	23.268 <b>(250)</b>	-	-	14.951 <b>(161)</b>	-	-
	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	518.800 <b>(5,584)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	10.398 <b>(112)</b>	-	-	87.660 <b>(944)</b>	26.410 <b>(284)</b>	-	-	14.951 <b>(161)</b>	-	-
	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road	549.516 <b>(5,915)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	11.715 <b>(126)</b>	-	-	86.705 <b>(933)</b>	28.535 <b>(307)</b>	-	-	14.951 <b>(161)</b>	-	-

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:

1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。

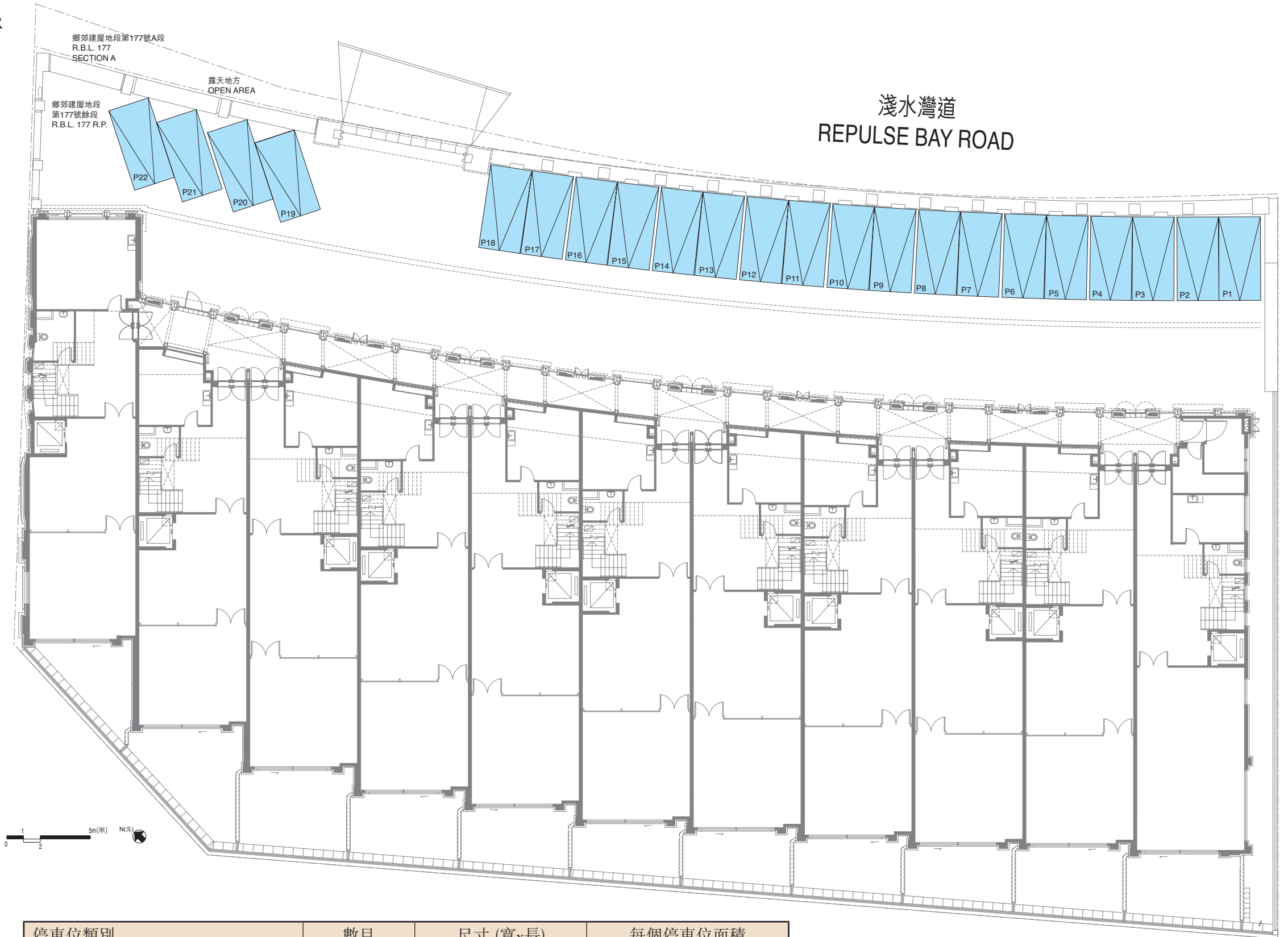
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 發展項目住宅物業並無露台、工作平台及陽台。

There are no balcony, utility platform and verandah in the residential properties in the Development.

發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development

地下 GROUND FLOOR



停車位  
 Parking Space

停車位類別 Category of parking space	數目 Nos.	尺寸 (寬x長) Dimension (W x L)	每個停車位面積 Area Per Each Space
停車位 Parking Space	22	2.5米m x 5米m	12.5平方米m <sup>2</sup>





- (a) 在簽署臨時買賣合約時須支付款額為5% 的臨時訂金。
  - (b) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
  - (c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
    - (i) 該臨時合約即告終止；
    - (ii) 有關的臨時訂金即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。
- (a) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
  - (b) 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.
  - (c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—
    - (i) that preliminary agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.

# 公契的摘要 Summary of deed of mutual covenant

## 1. 發展項目之公用部分

**「公用地方」**統指「建築物公用地方」、「停車場公用地方」及「住宅公用地方」。

**「公用設施」**統指「建築物公用設施」、「停車場公用設施」及「住宅公用設施」。

**「建築物公用地方」**指「該土地」及發展項目內擬供全體「業主」公用與共享而非個別一個或多個「單位」專享的部分，由每名「業主」及佔用人遵從「公契」的條款規定與「該土地」及發展項目所有其他「業主」及佔用人共用，如適當者並且包括《建築物管理條例》(香港法例第344章)(「建管條例」)附表1列明的適切及相關公用部分。上述部分包括但不限於「A段」、車道、露天空間、港燈入線櫃、低壓配電箱、水錶箱、消防控制台、垃圾儲存室、電訊及廣播器材室和安裝或使用天線廣播發佈或電訊網絡設施(如有者)的地方，並且包含「建管條例」附表1列明的「公用部分」。「A段」於認可人士簽核附夾於公契之地下圖則以紅色及紅色間黑交叉線顯示，僅供識別；而其他「建築物公用地方」於認可人士簽核附夾於公契之地下圖則以靛藍色顯示，僅供識別。

**「建築物公用設施」**指擬供發展項目全體公用與共享而非個別一個或多個「單位」專享的所有設施，由每名「業主」及佔用人遵從「公契」的條款規定與發展項目所有其他「業主」及佔用人使用與享用。上述設施包括但不限於所有圍牆、地面排水渠、沙井、污水管、排水渠、水道、電纜、水管、電線及現時位於「該土地」及發展項目內、下或跨越或經過該處的管道、所有機電設施、機器、機械、服務及裝置、天線廣播發佈或電訊網絡設施(如有者)、廢物棄置設備及設施、燈光、「該土地」及發展項目所有滅火、保安和安全設施與裝置。

**「停車場公用地方」**指「停車場」整體範圍，惟經建築事務監督批核的停車場布局圖顯示及劃定各停車位除外，其中包括但不限於通往「停車場」的地方、通道、行車道及車輛入口(但不包括任何「建築物公用地方」及「住宅公用地方」)。「停車場公用地方」於認可人士簽核附夾於公契之地下圖則以灰色顯示，僅供識別。

**「停車場公用設施」**指「停車場」內供「停車場」業主使用的設施，其中包括但不限於燈飾、看更亭或泊車票管理員亭(如有者)及清潔用水供應及電動車充電設施。

**「住宅公用地方」**指發展項目內擬供所有「住宅業主」公用與共享而非個別一個或多個「住宅單位」專享的部分，由每名「住宅業主」及佔用人遵從「公契」的條款規定與「該土地」及發展項目所有其他「住宅業主」及佔用人共用。上述部分包括但不限

於外牆、護牆、公用通道，但不包括任何「停車場公用地方」及「建築物公用地方」，並且包括「建管條例」釋定的「公用部分」。「住宅公用地方」於認可人士簽核附夾於公契之平面圖及立面圖以橙色顯示，僅供識別。

**「住宅公用設施」**指擬供所有「住宅單位」公用與共享而非個別一個或多個「住宅單位」專享的所有設施，由每名「住宅業主」及「佔用人」遵從「公契」的條款規定與發展項目所有其他「住宅業主」及「佔用人」使用與享用。上述設施包括但不限於公用通道人工照明及後備緊急系統、排水渠、開關掣、錶、水管、電線、電纜、燈光、外部裝飾性鋁質隔柵、花崗石面板。

## 2. 分配予發展項目中的每個住宅物業的不分割份數的數目

### **「住宅單位」:**

<u>「單位」</u>	<u>「不分割份數」數額</u>
90 Repulse Bay Road 1號	544/5808
90 Repulse Bay Road 2號	496/5808
90 Repulse Bay Road 3號	526/5808
90 Repulse Bay Road 5號	527/5808
90 Repulse Bay Road 6號	526/5808
90 Repulse Bay Road 7號	526/5808
90 Repulse Bay Road 8號	523/5808
90 Repulse Bay Road 9號	519/5808
90 Repulse Bay Road 10號	523/5808
90 Repulse Bay Road 11號	518/5808
90 Repulse Bay Road 12號	549/5808

(註：單位編號不設90 Repulse Bay Road 4號)

## 3. 發展項目管理人的委任年期

管理人任期為「公契」生效日起兩年，嗣後繼續管理發展項目，直至遵照「公契」條款終止委任為止。

## 4. 發展項目各住宅物業擁有人分擔管理開支的基準

各「業主」應如下攤付款項：

- 根據彼等各自所持「單位」的「管理份數」數額，依照「建築物管理預算案」(須顯示「建築物公用地方」及「建築物公用設施」整體預算管理和保養支出)按比例分擔「建築物管理開支」；
- 根據彼等各自所持「住宅單位」的「管理份數」數額，依照「住宅管理預算案」(須顯示「住宅公用地方」及「住宅公用設施」整體預算管理和保養支出)按比例分擔「住宅管理開支」(如適當)；及

- 根據彼等各自所持「車位」的「管理份數」數額，依照「停車場管理預算案」(須顯示「停車場公用地方」及「停車場公用設施」整體預算管理和保養支出)按比例分擔「停車場管理開支」(如適當)。

備註：住宅單位的「管理份數」數目與分配予該住宅單位的不分割份數數目相同。然而，發展項目的總不分割份數數目與發展項目的總管理份數數目不同。發展項目內的所有住宅單位的總管理份數數目為5,777。發展項目的總管理份數數目為5,799。

## 5. 計算管理費按金的基準

管理費按金金額等於按有關年度預算案計算的一個月管理費。

## 6. 擁有人在發展項目中保留作自用的範圍(如有的話)

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

**1. The common parts of the development**

“Common Areas” means collectively the Building Common Areas, Car Park Common Areas and the Residential Common Areas.

“Common Facilities” means collectively the Building Common Facilities, Car Park Common Facilities and the Residential Common Facilities.

“Building Common Areas” means those parts of the Land and the development intended for the common use and benefit of all Owners as a whole and not just for a particular Unit or Units which parts are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and occupier in common with all other Owners and occupiers of the Land and the development and, where applicable, shall include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) (“BMO”). The said parts include but are not limited to Section A, driveway, open spaces, Hong Kong Electric lead-in cabinet, low voltage switch cabinet, water meter cabinet, fire services control panel, refuse storage chamber, telecommunications and broadcasting equipment room and areas for the installation or use of aerial broadcast distribution or telecommunications network facilities (if any) and shall include the “common parts” as specified in the Schedule 1 to the BMO. Section A is for identification purpose only shown coloured Red and Red cross-hatched Black on the ground floor plan certified by the Authorized Person attached to the Deed of Mutual Covenant and the other Building Common Areas are for identification purpose only shown coloured Indigo on the ground floor plan certified by the Authorized Person attached to the Deed of Mutual Covenant.

“Building Common Facilities” means all those facilities intended for the common use and benefit of the development as a whole and not for a particular Unit or Units which facilities are subject to the provisions of the Deed of Mutual Covenant to be used and enjoyed by each Owner and occupier in common with all other Owners and occupiers of the development. The said facilities include but are not limited to all fence walls, surface channels, manholes, sewers, drains, water courses, cables, pipes, wires and ducts which are in, under or over or passing through the Land and the development, all mechanical and electrical facilities, plants, machinery, services and installations, aerial broadcast distribution or telecommunications network facilities (if any), refuse disposal equipment and facilities, lights, all facilities and installations for fire-fighting and security and safety of the Land and the development.

“Car Park Common Areas” means the whole of the Car Park except those parking spaces shown and delineated on the car park layout plan approved by the Building Authority which shall include but is not limited to the areas, passages, driveway and vehicular entrance leading to the Car Park (but shall exclude any Building Common Areas and Residential Common Areas). The Car Park Common

Areas are for identification purpose only shown coloured Gray on the ground floor plan certified by the Authorized Person attached to the Deed of Mutual Covenant.

“Car Park Common Facilities” means the facilities in the Car Park for use by the Car Park Owners, and shall include but is not limited to lighting, watchmen’s or ticket collectors’ booths (if any) and supply of water for cleaning and electric vehicle charging facilities.

“Residential Common Areas” means those parts of the development intended for the common use and benefit of all Residential Owners and not for a particular Residential Unit or Units which parts are subject to the provisions of the Deed of Mutual Covenant to be used by each Residential Owner and Occupier in common with all other Residential Owners and Occupiers of the Land and the development. The said parts include but are not limited to external walls, parapet walls, common passage but shall exclude any Car Park Common Areas and Building Common Areas and shall include reference to “common parts” as defined in the BMO. The Residential Common Areas are for identification purpose only shown coloured orange on the floor plans and the elevation plans certified by the Authorized Person attached to the Deed of Mutual Covenant.

“Residential Common Facilities” means all those facilities intended for the common use and benefit of all Residential Units and not for a particular Residential Unit or Units which facilities are subject to the provisions of the Deed of Mutual Covenant to be used and enjoyed by each Residential Owner and Occupier in common with all other Residential Owners and Occupiers of the development. The said facilities include but are not limited to artificial lighting and back up emergency system for common passage, drains, switches, meters, pipes, wires, cables, lights, external decorative aluminium grilles, granite cladding.

**2. The number of undivided shares assigned to each residential property in the development**

**Residential Units :**

<u>Unit</u>	<u>No. of Undivided Shares</u>
No.1, 90 Repulse Bay Road	544/5808
No.2, 90 Repulse Bay Road	496/5808
No.3, 90 Repulse Bay Road	526/5808
No.5, 90 Repulse Bay Road	527/5808
No.6, 90 Repulse Bay Road	526/5808
No.7, 90 Repulse Bay Road	526/5808
No.8, 90 Repulse Bay Road	523/5808
No.9, 90 Repulse Bay Road	519/5808
No.10, 90 Repulse Bay Road	523/5808
No.11, 90 Repulse Bay Road	518/5808
No.12, 90 Repulse Bay Road	549/5808

(Note : There is no designation of No.4, 90 Repulse Bay Road)

**3. The term of years for which the manager of the development is appointed**

The Manager will be appointed the manager of the Development initially for a term of 2 years commencing from the date of the Deed of Mutual Covenant and to be continued thereafter unless and until terminated in accordance with the Deed of Mutual Covenant.

**4. The basis on which the management expenses are shared among the owners of the residential properties in the development**

The Owners shall contribute :

- (i) towards the Building Management Expenses in accordance with the Building Management Budget (which shall show the estimated expenditure of the management and maintenance of the Building Common Areas and Building Common Facilities as a whole) pro rata according to the number of Management Shares allocated to the Units owned by them respectively;
- (ii) towards the Residential Management Expenses (where applicable) in accordance with the Residential Management Budget (which shall show the estimated expenditure of the management and maintenance of the Residential Common Areas and Residential Common Facilities as a whole) pro rata according to the number of Management Shares allocated to the Residential Units owned by them respectively; and
- (iii) towards the Car Park Management Expenses (where applicable) in accordance with the Car Park Management Budget (which shall show the estimated expenditure of the management and maintenance of the Car Park Common Areas and Car Park Common Facilities as a whole) pro rata according to the number of Management Shares allocated to the Car Parking Spaces owned by them respectively.

Remark: The number of Management Shares of a Unit is the same as the number of Undivided Shares allocated to that Unit. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all Units in the Development is 5,777. The total number of Management Shares in the Development is 5,799.

**5. The basis on which the management fee deposit is fixed**

The amount of management fee deposit shall be a sum equal to one month’s management fees for his Unit based on the relevant annual budget.

**6. The area in the development retained by the vendor for its own use**

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

## 批地文件的摘要 Summary of land grant

- 發展項目位於鄉郊建屋地段第177號餘段及鄉郊建屋地段第177號A段(「該土地」)。
- 「該土地」乃根據1932年10月27日所訂之「鄉郊建屋地段第177號」政府租契(「政府租契」)持有，批租年期為1921年10月3日開始75年，其後有權續訂75年。
- 如非事前獲相關「政府」部門以書面許可，「該土地」或其任何部分概不可用作或經營銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他高噪音、惡臭或厭惡性行業或業務。
- 「政府租契」訂明，「皇上陛下已就其為香港殖民地的道路、公共建築或其他公共目的所需的在該土地之內、之下或之上的礦產、礦物、石油、石礦及所有於批地文件發出之時或其後於批租存續期間內於土地或其任何部分之下或之上土壤、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料保留權利，而皇上陛下及其代理人、傭人及工人有權於批租存續期間日間合理時間內充分自由地進出穿越本文明確批租的土地或其任何部分，不論是否連同馬匹、馬車、車輛及所有其他必要之事物，以視察、挖掘、轉用及移走上述獲保留權利的礦物、石頭、泥土及其他事物或其任何部分，唯須對承租人造成盡可能少的損害；皇上陛下亦保留全部權力於上述土地內、穿過上述土地或上述土地下加置或接駁所有或任何公共或公用排污渠、排水渠或水道。」
- 「政府租契」訂明，「承批人」須於由一九二一年十月三日起計一百個公曆月的期限屆滿前自費於上述本文明確批租的土地之某部分上以良好、堅固及熟練的技術方式以各種物料中之最佳者搭建、建造一棟或多棟良好、堅固及安全的磚塊或石材結構的院宅或物業及將之完全裝修至可用，該院宅或物業須配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，且於上述一百個公曆月的期限屆滿前須就此花費及支出最少七千五百圓正。上述院宅或物業與同一街道上的毗連院宅或物業須有同等的建築、高度、特徵及描述及一致的座向及排列方式。一切工程須使皇上陛下之工務署署長(下稱「前述的「署長」」)滿意。」
- 「政府租契」訂明「承批人」此後不時及時刻在有需要時自費完善地修理、保養、維持、維修、鋪飾、清洗、洗擦、清潔、傾倒、改動及保存所有現時或嗣後任何時間建於上述明確批租的一方或一塊土地之院宅或物業和所有搭建物及建築物，以及所有屬於或不論以任何形式從屬於該處的牆、路軌、燈具、行人路、水廁、洗滌槽、排水渠及水道，並且全面執行所有必要及有需要的修補、清潔和修改工程，以致令皇上陛下之前述的「署長」滿意。」
- 「政府租契」訂明「承批人」於本文批租年期內按需要承擔、支付及撥備以合理份數和比例計算的費用與收費，以支付建造、建築、修理和修改屬於上述樓宇或該處必要而本文明確訂明批租的所有或任何道路、行人道、水渠、圍欄及共用牆、排氣管、私家或公共污水管和排水渠，或其中與鄰近或毗鄰樓宇共用的部分。有關的付款比例由前述的「署長」釐定及確定，並可當作欠繳地租追討。」
- 「政府租契」訂明，「皇上陛下有權合法經其前述的「署長」或其他代其行事的人士於上述租期內每年兩次或以上於日間所有合理時間內進入本文明確批租的土地以巡查、搜索及檢視其狀況及所有頹敗、缺陷、失修及需改善之處的狀況；若於每一該巡查時發現任何毀壞、缺陷、失修及缺乏改善之處，其有權合法於上述土地或其某部分向或給「承批人」交付或留下書面通知或警告以要求「承批人」於其後緊接的三個公曆月內維修及改善之，而「承批人」須於按前述交付或留下的每一通知或警告後的該三個公曆月期間內維修及改善之。」
- 「政府租契」訂明，「承批人」或任何其他人士或人等「如進行挖削山坡或平整地盤工程，應按需要建造堅固的護土牆。若因挖坡或平整工程引致山泥傾瀉，則須就所有由此造成的損害承擔責任。」
- 「政府租契」訂明，「承批人」或任何其他人士或人等「應在位於上述一方或一塊土地東北邊界的「官地」範圍上建造一條道路或行人徑，並給予通行權，並且負責保養、維修及修理該道路或行人徑，包括屬於或從屬於該處的所有物件，以令前述的「署長」滿意，此外並須就此承擔全責，猶如其乃該道路或行人徑的絕對擁有人。」
- 「政府租契」訂明：「如前述的「署長」於嗣後任何時間要求「承批人」處理上述一方或一塊土地的污水，即使以安裝污水渠或化糞池的方式或兩者，須由皇上陛下之工務署建造，並由上述「承批人」於要求時分擔由此所產生而不多於五百元的費用。」
- 「政府租契」訂明：「倘上文所訂的每年一百二十二元地租或當中任何部分於上文指定的到期付款日(不論是否依法通知繳款亦然)後二十一天逾時欠繳，或「承批人」或其代表違反或不履行本文規定其必須遵守和履行的任何契諾及條款，則總督或其正式就此授權的其他人士可合法代表皇上陛下收回本文明確批租的房產或視作整體的當中任何部分，並可將之重新保留、再估管及作為皇上陛下的第一或先前產業享有，猶如從未訂立本文。儘管「批租契約」或本文另有任何相反規定，屆時「承批人」及上述房產所有其他佔用人必須即時遷出及離開。」
- 「政府租契」訂明：「如因應改善殖民地環境或任何公共事務所需，皇上陛下擁有全權按規定向上述「承批人」發出三個曆月通知，並且根據前述的「署長」作出的合理客觀估值就上述「該土地」及建於該處各「建築物」向「承租人」作出全面合理的賠償，從而收回和再估管現明確批授的所有或任何樓宇部分。本項權力一旦行使，本文所訂的年期及產業權均會終止及失效。」
- 「承批人」一詞如文意允許時視作包括承批人或承批人中尚存者之遺囑執行人、遺產管理人及承讓人、而如承批人為法團時視作包括其承讓人。

1. The Development is situated on The Remaining Portion of Rural Building Lot No.177 and Section A of Rural Building Lot No.177 (“the Land”).
2. The Land is held under a Government Lease of Rural Building Lot No.177 dated 27<sup>th</sup> of October 1932 (“the Lease”) for a term of 75 years from the 3<sup>rd</sup> day of October 1921 with a right of renewal for a further term of 75 years.
3. The Land or any part thereof shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous written licence of the relevant Government departments.
4. The Lease provides that it is “*Except and Reserved unto His Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said premises and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said premises or any part or parts thereof as His Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for His Majesty and His Agents servants and workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part or parts of the premises hereby expressed to be demised to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the Lessee And also save and except full power to His Majesty to make and conduct in through and under the said premises all and any public or common sewers drains or watercourses*”.
5. The Lease provides that the Lessee “*will before the expiration of One hundred Calendar Months from the Third day of October One thousand nine hundred and twenty one at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the ground hereby demised with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said One hundred calendar months lay out and expend thereon the Sum of Seven thousand and five hundred dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of His said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”)*”.
6. The Lease provides that the Lessee “*will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges, well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Rails Lights Pavement Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the said Director*”.
7. The Lease provides that the Lessee “*will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear*”.
8. The Lease provides that “*it shall and may be lawful to and for His Majesty by His said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter and come into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view or views shall be found to give or leave notice or warning in writing at or upon the said premises or, some part thereof unto or for the Lessee to repair and amend the same within Three Calendar Months then next following within which said time or space of Three Calendar Months after every such notice or warning shall be so given or left as aforesaid the Lessee will repair and amend the same accordingly*”.
9. The Lease provides that the Lessee or any other person or persons “*will construct substantial retaining walls where necessary in the event of any cutting away the hill or level the site and should a landslip occur as a result of such cutting or levelling will be responsible for any damage resulting from or brought about by such landslip*”.
10. The Lease provides that the Lessee or any other person or persons “*will construct a road or path on such portion of the said Crown land on the North Easterly boundary of the said piece or parcel of ground over which the said right of way shall be given and will uphold maintain and repair the same including everything forming portion of or appertaining to it to the satisfaction of the said Director and will be responsible for the whole as if absolute owner thereof*”.
11. The Lease provides that “*in case the said Director at any time hereafter requires the sullage from the said piece or parcel of ground to be dealt with – either by sewer or septic tank installation or both the same shall be constructed by His Majesty’s Public Works Department and the said lessee will contribute towards the cost thereof a sum not exceeding five hundred dollars payable on demand*”.
12. The Lease provides that “*in case the said yearly rent of One hundred and twenty two dollars hereinbefore reserved or any part thereof shall be in arrear and unpaid by the space of twenty-one days next over or after any or either of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any or either of the covenants and conditions herein contained and by or on the part and behalf of the Lessee to be kept done and performed then and in either of the said cases it shall and may be lawful to and for His Majesty by the Governor or other person duly authorized in that behalf into and upon the said premises hereby expressed to be demised or any part thereof in the name of the whole to re-enter and the same to have again retain repossess and enjoy as in His first or former estate as if these presents had not been made and the Lessee and all other occupiers of the said premises thereout and thence utterly to expel put out and amove the Indenture or anything contained herein to the contrary notwithstanding*”.
13. The Lease provides that “*His Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the Lessee of its being so required and a full and fair Compensation for the said Land and the Buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void*”.
14. The expression of “the Lessee” shall where the context admits be deemed to include his her or their and the survivor of them his or her executors administrators and assigns and in the case of a Body Corporate its assigns.



不適用。

Not applicable.



### 對買方的警告 Warning to purchasers

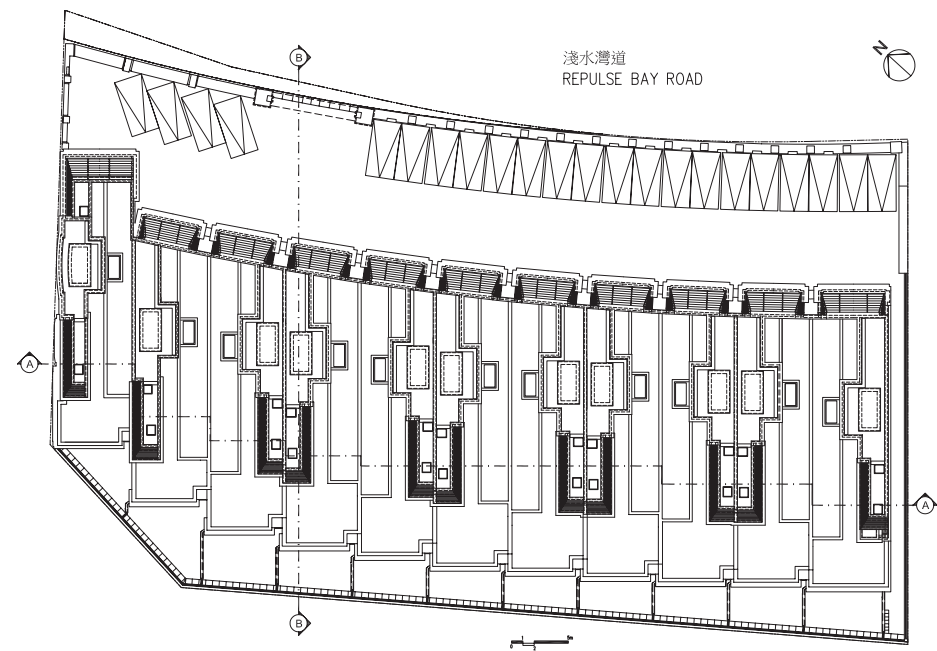


1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
  - (a) 該律師事務所可能不能夠保障買方的利益；及
  - (b) 買方可能要聘用一間獨立的律師事務所；及
  - (c) 如屬上述(b)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

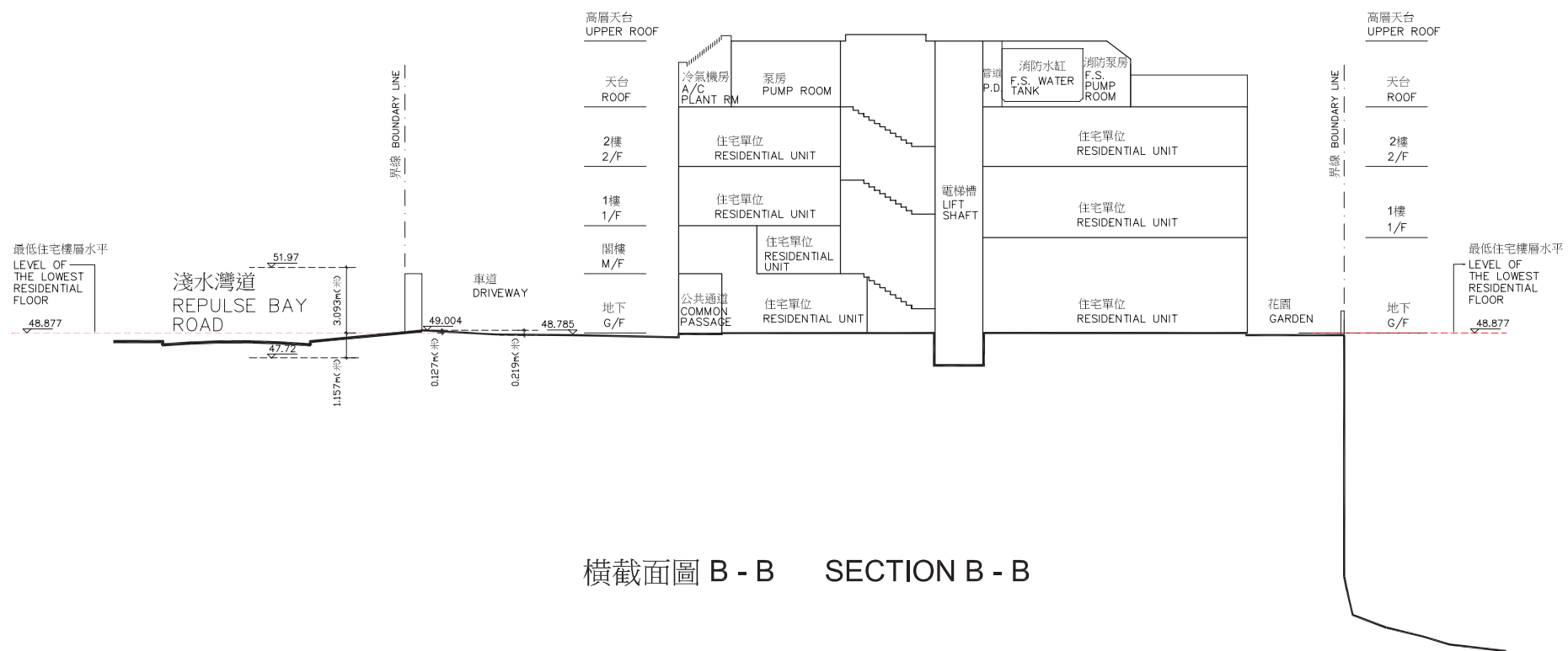
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser—
  - (a) that firm may not be able to protect the purchaser's interests; and
  - (b) the purchaser may have to instruct a separate firm of solicitors; and
  - (c) that in the case of paragraph (b) above, 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.



發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



索引圖 KEY PLAN



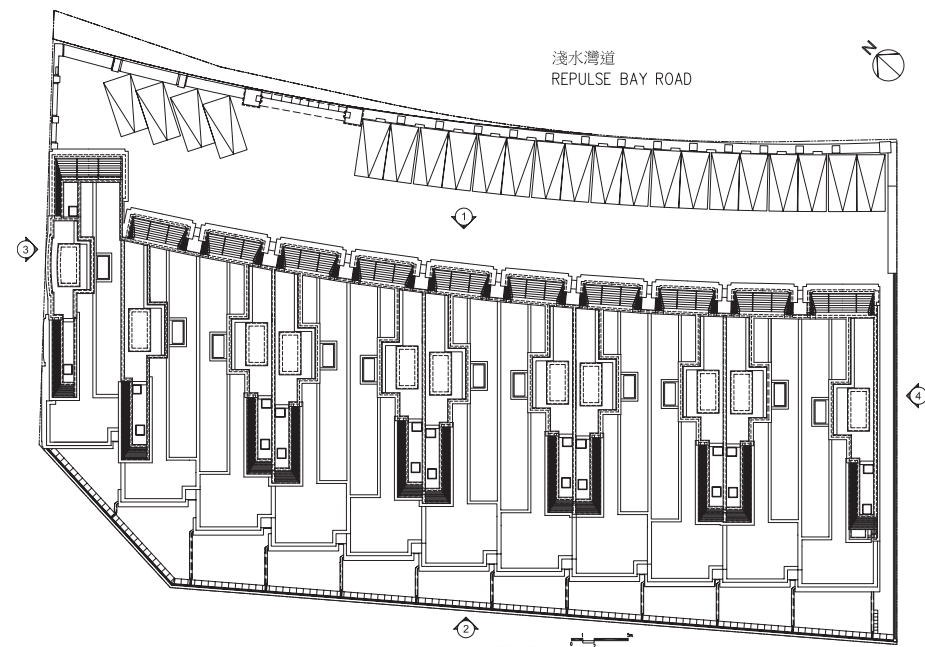
橫截面圖 B - B SECTION B - B

毗連建築物的一段車道為香港主水平基準以上48.785至49.004米。  
The part of the driveway adjacent to the building is 48.785 to 49.004 metres above the Hong Kong Principal Datum.

毗連建築物的一段淺水灣道為香港主水平基準以上47.72至51.97米。  
The part of the Repulse Bay Road adjacent to the building is 47.72 to 51.97 metres above the Hong Kong Principal Datum.

- 虛線為最低住宅樓層水平
- Dotted line denotes the lowest residential floor
- 香港主水平基準以上高度(米)
- ▽ height in metres above Hong Kong Principal Datum (HKPD)





索引圖 KEY PLAN



立面圖 1  
ELEVATION 1

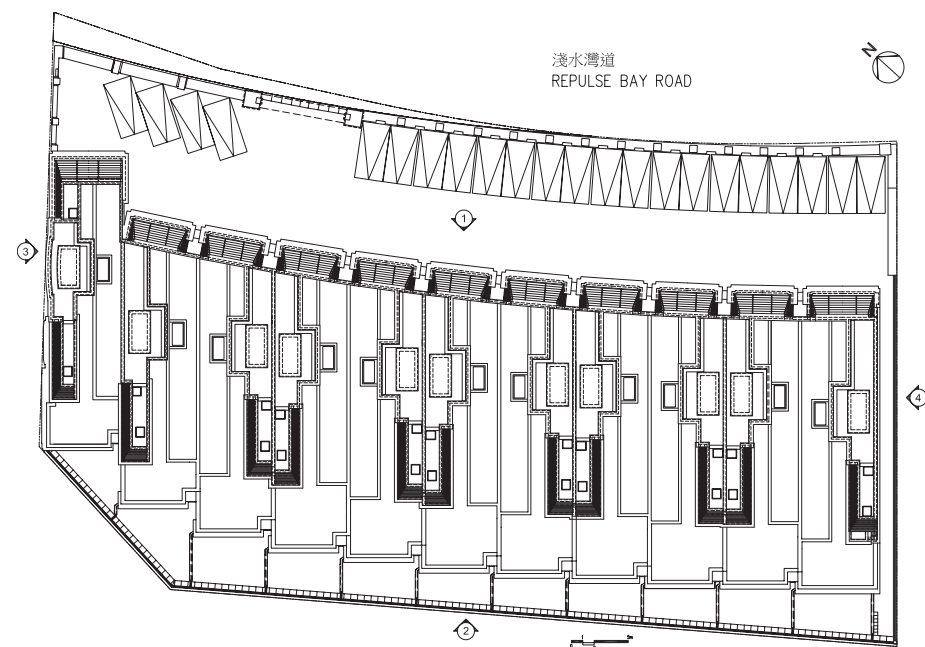
發展項目的認可人士已經證明該等立面：

- (a) 以2017年7月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the development that the elevations:

- (a) are prepared on the basis of the approved building plans for the development as of 24th July 2017; and
- (b) are in general accordance with the outward appearance of the development.

立面圖 Elevation plan



索引圖 KEY PLAN



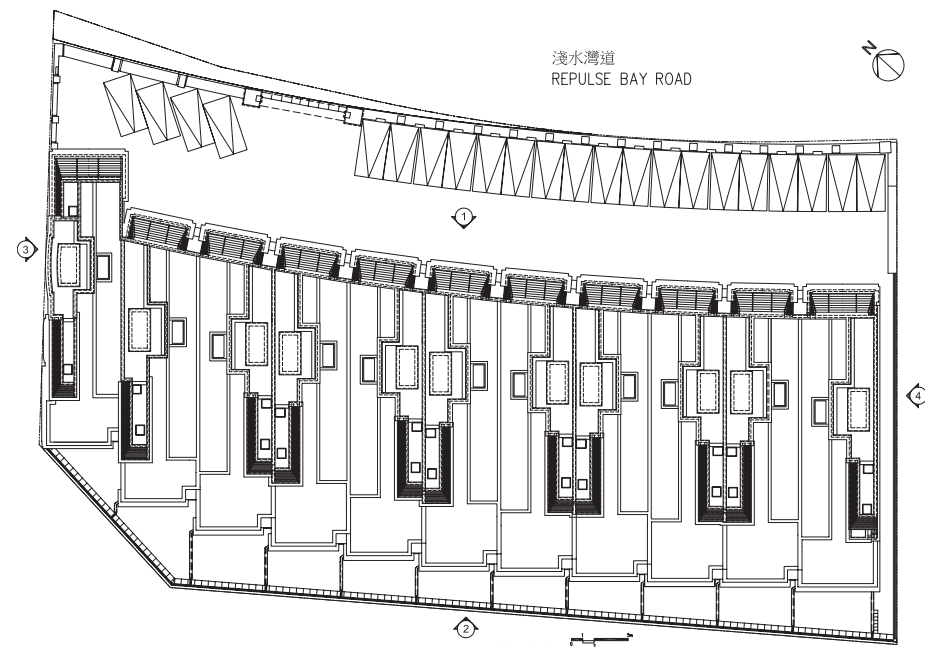
立面圖 2  
ELEVATION 2

發展項目的認可人士已經證明該等立面：

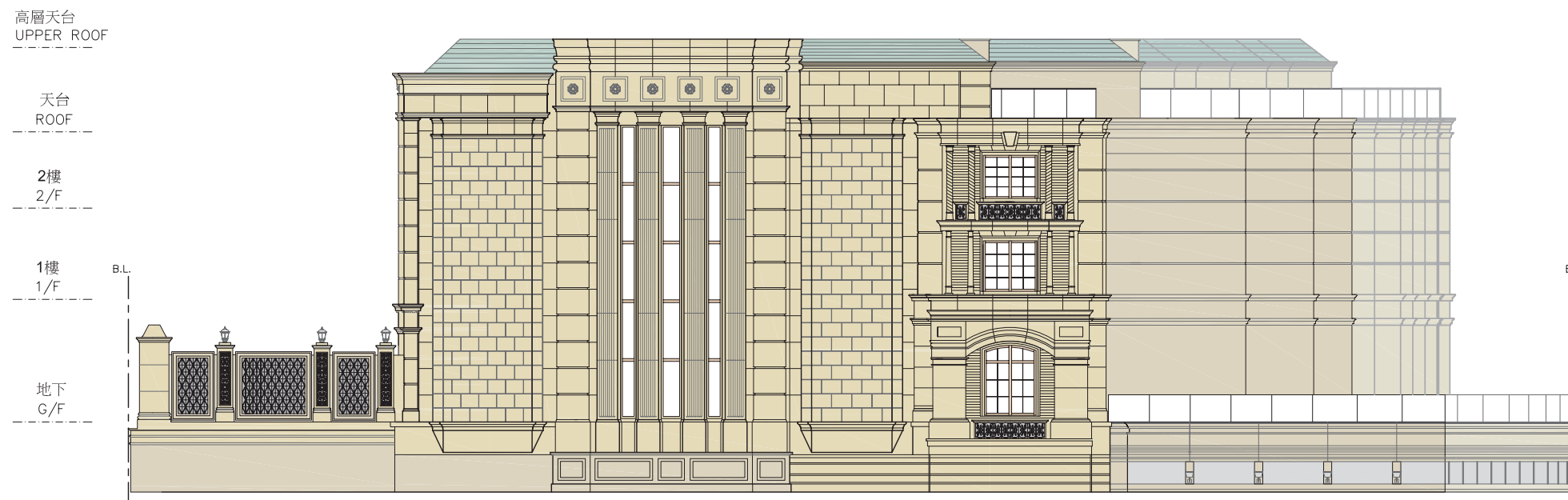
- (a) 以2017年7月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the development that the elevations:

- (a) are prepared on the basis of the approved building plans for the development as of 24th July 2017; and
- (b) are in general accordance with the outward appearance of the development.



索引圖 KEY PLAN



立面圖 3  
ELEVATION 3

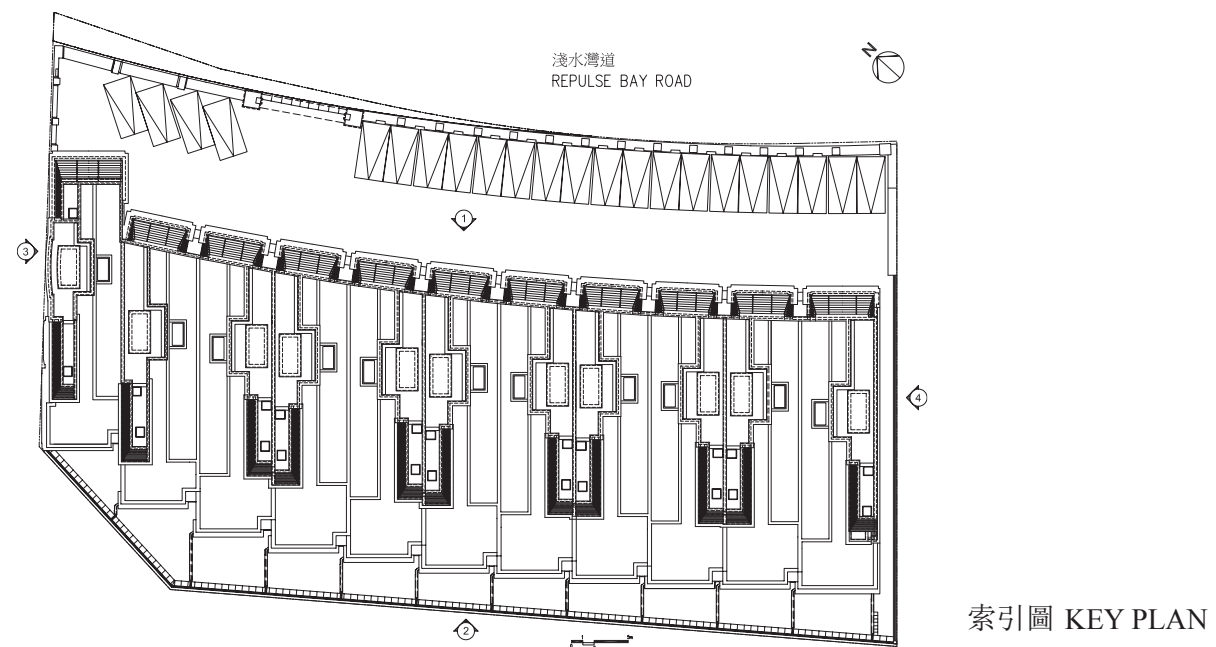
發展項目的認可人士已經證明該等立面：

- (a) 以2017年7月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the development that the elevations:

- (a) are prepared on the basis of the approved building plans for the development as of 24th July 2017; and
- (b) are in general accordance with the outward appearance of the development.

立面圖 Elevation plan



立面圖 4  
ELEVATION 4

發展項目的認可人士已經證明該等立面：

- (a) 以2017年7月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the development that the elevations:

- (a) are prepared on the basis of the approved building plans for the development as of 24th July 2017; and
- (b) are in general accordance with the outward appearance of the development.



- |   |   |
|---|---|
| (a) 住客會所 (包括供住客使用的任何康樂設施) :<br>不適用  | (a) a residents' clubhouse (including any recreational facilities for residents' use):<br>Not applicable  |
| (b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) :<br>不適用 | (b) a 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):<br>Not applicable |
| (c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱) :<br>不適用          | (c) a 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):<br>Not applicable                                 |



- |  |  |
|--|--|
| 1. 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 : <a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a> | 1. The address of the website on which a copy of the outline zoning plan relating to the development is available is: <a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a> .   |
| 2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。                               | 2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge. |


**裝置、裝修物料及設備** Fittings, finishes and appliances
 

1. 外部裝修物料				
細項	描述			
(a) 外牆	鋪砌瓷磚、天然石材、金屬格柵、金屬飾片、鋁百葉及玻璃裝飾。			
(b) 窗	所有窗選用氟碳噴塗鋁質窗框。  所有窗選用強化玻璃。  所有窗 (90 Repulse Bay Road 1號西北立面的窗除外) 選用雙層組件玻璃。			
(c) 窗台	不適用			
(d) 花槽	見光處批盪。			
(e) 陽台或露台	不適用			
(f) 乾衣設施	沒有			
2. 室內裝修物料				
細項	描述			
(a) 大堂	公共走廊：牆身見光處裝修物料為天然石材、髹上乳膠漆之玻璃纖維石膏板、金屬格柵、金屬飾片、防火玻璃及金屬框、不銹鋼及玻璃裝飾。地台鋪砌天然石材至見光處。天花見光處裝修物料為金屬框防火玻璃、玻璃裝飾、髹上乳膠漆之玻璃纖維石膏板及裝飾線之假天花。  單位內升降機大堂及樓梯大堂： <u>所有單位 (90 Repulse Bay Road 5號及12號除外)</u> 牆身：見光處批盪後再髹乳膠漆。天花：見光處批盪後再髹乳膠漆。地台：水泥砂漿批盪。  <u>90 Repulse Bay Road 5號地下之升降機大堂及樓梯大堂</u> 牆身：鋪貼牆紙、木飾面板、天然石材、皮革面板及裝飾鏡作裝飾至假天花見光處。天花：見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。地台：見光處鋪砌天然石材及木腳線。	<p><u>90 Repulse Bay Road 5號夾層、1樓及2樓之升降機大堂及樓梯大堂</u> 牆身：見光處批盪後再髹乳膠漆。天花：見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。地台：見光處鋪砌天然石材及木腳線。</p> <p><u>90 Repulse Bay Road 12號地下、夾層、1樓及2樓之升降機大堂及樓梯大堂</u> 牆身：鋪貼不銹鋼、牆紙、木飾面板、天然石材、皮革面板及裝飾鏡作裝飾。天花：見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。地台：見光處鋪砌天然石材及木腳線。</p>	<p>主人睡房牆身鋪貼不銹鋼、牆紙、木飾面板、皮革面板、裝飾鏡及貝母作裝飾至假天花見光處。</p> <p>睡房1牆身鋪貼木飾面板、皮革面板及不銹鋼作裝飾至假天花見光處。</p> <p>睡房2牆身鋪貼木飾面板、皮革面板、布飾面板、不銹鋼及裝飾鏡作裝飾至假天花見光處。</p> <p>睡房3牆身鋪貼牆紙、皮革面板、不銹鋼、木飾面板及玻璃作裝飾至假天花見光處。</p> <p>天花： 客廳、飯廳及睡房天花見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。</p>	
		(b) 內牆及天花板	<p><u>所有單位 (90 Repulse Bay Road 5號及12號除外)</u> 牆身： 客廳/飯廳及睡房 — 見光處批盪後再髹乳膠漆。</p> <p>天花： 客廳/飯廳及睡房 — 見光處批盪後再髹乳膠漆。</p> <p><u>90 Repulse Bay Road 5號</u> 牆身： 客廳、飯廳牆身鋪貼不銹鋼、牆紙、木飾面板、天然石材、皮革面板及裝飾鏡作裝飾至假天花見光處。</p> <p>睡房見光處批盪後再髹乳膠漆至假天花見光處。</p> <p>天花： 客廳、飯廳及睡房天花見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。</p> <p><u>90 Repulse Bay Road 12號</u> 牆身： 客廳、飯廳牆身鋪貼不銹鋼、牆紙、木飾面板、天然石材、皮革面板、裝飾鏡及玻璃作裝飾至假天花見光處。</p>	<p>(c) 內部地板</p> <p><u>所有單位 (90 Repulse Bay Road 5號及12號除外)</u> 客廳/飯廳及睡房地台水泥砂漿批盪後再髹水性環氧地坪漆。無牆腳線。</p> <p><u>90 Repulse Bay Road 5號</u> 客廳及飯廳地台鋪砌天然石材及木腳線至見光處。</p> <p>睡房地台鋪砌木地板及木腳線至見光處。</p> <p>夾層房間地台鋪砌瓷磚及木腳線至見光處。</p> <p><u>90 Repulse Bay Road 12號</u> 客廳及飯廳地台鋪砌天然石材及木腳線至見光處。</p> <p>主人睡房及睡房2地台鋪砌木地板及不銹鋼腳線至見光處。</p> <p>睡房1地台鋪砌木地板、天然石材及木腳線至見光處。</p> <p>睡房3地台鋪砌天然石材、不銹鋼及木腳線至見光處。</p> <p>夾層房間地台鋪砌瓷磚及木腳線至見光處。</p>



(d) 浴室	<p>所有單位 (90 Repulse Bay Road 5號及12號除外)</p> <p>牆身： 所有浴室 — 見光處鋪砌瓷磚至假天花見光處。</p> <p>天花： 所有浴室 — 裝設鋁質假天花。</p> <p>地台： 所有浴室 — 鋪砌瓷磚至見光處。</p> <p><u>90 Repulse Bay Road 5號及12號</u></p> <p>牆身： 所有浴室 — 鋪貼天然石材、鏡、玻璃及不銹鋼至假天花見光處。</p> <p>天花： 所有浴室 — 裝設鋁質假天花及石膏板假天花批盪後再髹乳膠漆至見光處。</p> <p>地台： 所有浴室 — 鋪砌天然石材至見光處。</p>
	(e) 廚房
	<p>所有單位 (90 Repulse Bay Road 5號及12號除外)</p> <p>牆身： 見光處鋪砌瓷磚、磨砂玻璃、批盪後再髹乳膠漆至假天花見光處。</p> <p>天花： 見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。</p> <p>地台： 鋪砌瓷磚至見光處。</p> <p>無灶台。</p> <p><u>90 Repulse Bay Road 5號</u></p> <p>牆身： 鋪砌天然石材、不銹鋼及玻璃至假天花見光處。</p> <p>天花： 裝設石膏板假天花批盪後再髹乳膠漆至見光處。</p>

	<p>地台： 鋪砌天然石材至見光處。</p> <p>灶台面的用料為天然石材。</p> <p><u>90 Repulse Bay Road 12號</u></p> <p>牆身： 鋪砌天然石材、不銹鋼及裝飾鏡至假天花見光處。</p> <p>天花： 裝設石膏板假天花批盪後再髹乳膠漆至見光處。</p> <p>地台： 鋪砌天然石材至見光處。</p> <p>灶台面的用料為天然石材。</p>
<b>3. 室內裝置</b>	
細項	描述
(a) 門	<p>大門 — 第一層門 選用鋁框玻璃門配門鎖及手柄、對講機系統。</p> <p>第二層門 選用膠板面實心木門配氣鼓、門鎖及手柄。</p> <p>睡房門/ 儲物房門/ 洗手間門 — 選用油漆實心木門，裝設氣鼓、門鎖及手柄(90 Repulse Bay Road 12號睡房1及2樓儲物房及2樓洗手間除外)。90 Repulse Bay Road 12號睡房1及2樓儲物房門：選用不銹鋼框玻璃門，裝設氣鼓及手柄。90 Repulse Bay Road 12號2樓儲物房內的門：設有木趟門配門鎖及手柄。90 Repulse Bay Road 12號2樓洗手間的門：選用不銹鋼框玻璃趟門配手柄。</p> <p>廚房門/ 升降機 大堂門 — 選用油漆實心木門，裝設氣鼓及手柄(90 Repulse Bay Road 5號及12號升降機大堂門除外)。</p>

	<p>90 Repulse Bay Road 5號及12號升降機大堂門：選用不銹鋼框玻璃門，裝設氣鼓及手柄。</p> <p>浴室門 — 選用設有百葉之油漆空心木門，裝設門鎖及手柄(90 Repulse Bay Road 5號主人睡房之浴室及90 Repulse Bay Road 12號所有浴室除外)。90 Repulse Bay Road 5號主人睡房之浴室：選用設有百葉之油漆木趟門，裝設門鎖及手柄。90 Repulse Bay Road 12號：主人睡房之浴室：選用設有百葉之木飾面及不銹鋼木趟門，裝設手柄；睡房2之浴室：選用設有百葉之木飾面及不銹鋼木門，裝設手柄；1樓毗連升降機大堂浴室：選用油漆實心木門，裝設氣鼓、門鎖及手柄。</p> <p>睡房1與茶水間之間的門/ 茶水間門 — 選用不銹鋼框玻璃門，裝設氣鼓及手柄。</p> <p>花園門 — 選用鋁框玻璃趟門配趟門鎖及手柄。</p> <p>客廳/ 飯廳門 — 選用鋁框玻璃門配手柄(90 Repulse Bay Road 5號除外)。90 Repulse Bay Road 5號：選用油漆木框玻璃趟門配手柄。</p> <p>梯屋門 — 選用鋁框玻璃門裝設門鎖及手柄。</p> <p>所有天台 機房門 — 選用設有百葉之鋁門，裝設門鎖及手柄。</p>
(b) 浴室	<p>所有單位 (90 Repulse Bay Road 5號及12號除外)</p> <p>所有浴室： 搪瓷面盆。全套搪瓷抽水坐廁。浴室配件包括鍍鉻面盆水龍頭、鍍鉻浴缸龍頭。沒有浴缸及沐浴設施。</p> <p>供水系統的類型及用料見下文「供水」一欄。</p>

<p>(b) 浴室</p>	<p><u>90 Repulse Bay Road 5號</u> 所有浴室： 搪瓷面盆配天然石材檯面及人造皮飾面木門板木櫃(主人睡房及睡房3之浴室)或鏡面木門板木櫃(睡房1及2之浴室)。搪瓷抽水坐廁、鋼瓷釉浴缸(有關浴缸之尺寸，請參考下文「有關浴缸尺寸之列表」)連鍍鉻沐浴及淋浴裝置。浴室配件包括鍍鉻及水晶面盆水龍頭、鍍鉻及水晶浴缸龍頭、鍍鉻及水晶淋浴花灑套裝、鏡、鍍鉻毛巾架、鍍鉻廁紙架、鍍鉻掛衣鉤、鍍鉻毛巾圈及玻璃淋浴間。</p> <p>供水系統的類型及用料見下文「供水」一欄。</p> <p><u>90 Repulse Bay Road 12號</u> 所有浴室(睡房3之浴室及1樓毗連升降機大堂浴室除外)： 搪瓷面盆配天然石材檯面及人造皮飾面木門板木櫃(主人睡房之浴室)或木面木門板木櫃(睡房2之浴室)。搪瓷抽水坐廁、再造石浴缸(主人睡房之浴室)或鋼瓷釉浴缸(睡房2之浴室)(有關浴缸之尺寸，請參考下文「有關浴缸尺寸之列表」)連鍍鉻沐浴及淋浴裝置。浴室配件包括鍍鉻及水晶面盆水龍頭、鍍鉻及水晶浴缸龍頭、鍍鉻及水晶淋浴花灑套裝、木鏡櫃、鍍鉻毛巾架、鍍鉻廁紙架、鍍鉻掛衣鉤、鍍鉻毛巾圈及玻璃淋浴間。</p> <p>睡房3之浴室及1樓毗連升降機大堂浴室： 樹脂面盆配天然石材檯面及木櫃。實心面盆浴缸(睡房3之浴室)或壓克力浴缸(1樓毗連升降機大堂浴室)(有關浴缸之尺寸，請參考下文「有關浴缸尺寸之列表」)連鍍鉻沐浴及淋浴裝置。浴室配件包括鍍鉻面盆水龍頭、鍍鉻浴缸龍頭、鍍鉻淋浴花灑套裝、鏡、鍍鉻毛巾架、鍍鉻掛衣鉤及鍍鉻毛巾圈(不適用於1樓毗連升降機大堂浴室)。</p> <p>供水系統的類型及用料見下文「供水」一欄。</p>
<p>(c) 廚房</p>	<p>所有單位(90 Repulse Bay Road 5號及12號除外) 不銹鋼洗滌盆及鍍鉻洗滌盆龍頭。</p> <p>沒有廚櫃，沒有其他裝置及設備。</p> <p>供水系統的用料見下文「供水」一欄。</p>

	<p><u>90 Repulse Bay Road 5號</u> 選用實木顆粒板廚櫃，配以膠板、金屬門板及木皮門板、天然石檯面、不銹鋼洗滌盆及鍍鉻冷熱水龍頭。廚櫃配不銹鋼板腳線、鋁質手柄。</p> <p>供水系統的用料見下文「供水」一欄。</p> <p><u>90 Repulse Bay Road 12號</u> 選用實木顆粒板廚櫃，配以石面、金屬門板及木皮門板、天然石檯面、不銹鋼洗滌盆及鍍鉻冷熱水龍頭。廚櫃配不銹鋼板腳線、暗藏手柄。</p> <p>供水系統的用料見下文「供水」一欄。</p>
<p>(d) 睡房</p>	<p>沒有裝置(90 Repulse Bay Road 12號除外)。</p> <p><u>90 Repulse Bay Road 12號</u> 主人睡房及睡房2；嵌入式木衣櫃配以木皮、玻璃及乙烯基塑料飾面，帶有金屬掛衣桿。</p> <p>睡房3：嵌入式實木顆粒板衣櫃配以三聚氰胺、玻璃及乙烯基塑料飾面，帶有金屬掛衣桿。</p>
<p>(e) 電話</p>	<p>有關電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。</p>
<p>(f) 天線</p>	<p>有關電視及公共天線插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。</p>
<p>(g) 電力裝置</p>	<p>導管部份隱藏、部份外露。所有外露導管均隱藏於假天花或裝飾橫樑內。每戶均裝有配電箱及包括漏電保護器。有關電插座、裝有熔斷器接線電掣及空調機接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。</p>
<p>(h) 氣體供應</p>	<p>廚房內預先裝妥可接駁煤氣煮食爐的煤氣喉位。有關之煤氣煮食爐接駁點之位置，請參考「住宅單位機電裝置數量說明表」。</p>
<p>(i) 洗衣機接駁點</p>	<p>洗衣機接駁點之位置及設計，請參考「住宅單位機電裝置數量說明表」。</p>
<p>(j) 供水</p>	<p>冷熱水喉管全部採用有膠層保護之銅喉。有熱水供應。浴室及廚房之熱水由電熱水爐供應。水管部份隱藏、部份外露。所有外露喉管均安裝於假天花、裝飾橫樑內。</p>

4. 雜項	
細項	描述
(a) 升降機	每單位內設有1部升降機(蒂森克虜伯，型號TE-Evolution)到達該單位地下、1樓及2樓。
(b) 信箱	信箱用料為金屬。
(c) 垃圾收集	地下設有垃圾及物料回收室，由清潔工人收集垃圾。
(d) 水錶、電錶及氣體錶	<p>地下電錶櫃及水錶櫃內分別裝有每戶專用之獨立電錶及水錶。</p> <p>每戶廚房內均預留位置裝獨立煤氣錶。</p>
5. 保安設施	
發展項目不同邊界範圍設有移動感應器、閉路電視鏡頭及電子保安圍欄。	
公用走廊設有閉路電視鏡頭。	
各單位門口設有視像對講機系統。	



6. 設備	項目	品牌名稱	產品型號	單位										
				90 Repulse Bay Road 1號	90 Repulse Bay Road 2號	90 Repulse Bay Road 3號	90 Repulse Bay Road 5號	90 Repulse Bay Road 6號	90 Repulse Bay Road 7號	90 Repulse Bay Road 8號	90 Repulse Bay Road 9號	90 Repulse Bay Road 10號	90 Repulse Bay Road 11號	90 Repulse Bay Road 12號
冷氣機	東芝	MMD-AP0096BHP-E(室內機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	東芝	MMD-AP0186BHP-E(室內機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	東芝	MMD-AP0246BHP-E(室內機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	東芝	MMD-AP0276BHP-E(室內機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	東芝	MMK-AP0093H(室內機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	東芝	MMD-AP0244SPH-E(室內機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	東芝	MMY- AP2614HT8P(室外機)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	
	東芝	MMY- AP2814HT8P(室外機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	
	東芝	MMY- AP2214HT8P(室外機)	-	-	-	-	-	-	-	-	-	-	✓	
抽氣扇	奧斯博格	RK500x250D1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	樂聲	FV-18NF3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	樂聲	FV-20NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	樂聲	FV-23NL3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	通用電器	P250/4-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	尼科達	DDM9/7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
熱水爐	斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	斯寶亞創	DHE27SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
雪櫃	Subzero	ICBBI - 48S/S/TH	-	-	-	✓	-	-	-	-	-	-	-	
	Miele	K1801 Vi	-	-	-	-	-	-	-	-	-	-	✓	
煤氣煮食爐(單頭)	Miele	CS1018	-	-	-	✓	-	-	-	-	-	-	✓	
煤氣煮食爐(雙頭)	Miele	CS1013-1	-	-	-	✓	-	-	-	-	-	-	✓	
烤架	Miele	CS1312BG	-	-	-	✓	-	-	-	-	-	-	✓	
抽油煙機	Miele	DA422-6C	-	-	-	✓	-	-	-	-	-	-	-	
	Miele	DA5320WSP	-	-	-	-	-	-	-	-	-	-	✓	
微波爐及蒸爐	Miele	DGM6800	-	-	-	✓	-	-	-	-	-	-		
混合式蒸爐	Miele	DGC6800X	-	-	-	-	-	-	-	-	-	-	✓	
咖啡機	Miele	CVA6800	-	-	-	✓	-	-	-	-	-	-	✓	
	Miele	CVA6805	-	-	-	-	-	-	-	-	-	-	✓	
焗爐	Miele	H6890BP	-	-	-	✓	-	-	-	-	-	-	✓	
酒櫃	Subzero	ICBIW-24	-	-	-	✓	-	-	-	-	-	-	-	
	Miele	KWT6312UGS	-	-	-	-	-	-	-	-	-	-	✓	
	Miele	KWT6321UG	-	-	-	-	-	-	-	-	-	-	✓	
電磁爐	Miele	CS1212-1i	-	-	-	-	-	-	-	-	-	-	✓	
冷凍櫃	Miele	F1411Vi	-	-	-	-	-	-	-	-	-	-	✓	
加熱抽屜	Miele	ESW6214	-	-	-	-	-	-	-	-	-	-	✓	
洗碗碟機	Miele	G6770 SCVi	-	-	-	-	-	-	-	-	-	-	✓	
下置式雪櫃	V-Zug	KK60	-	-	-	-	-	-	-	-	-	-	✓	

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

備註：不設90 Repulse Bay Road 4號。

有關浴缸尺寸之列表

單位	浴室	1900毫米(長) x 1000毫米(闊) x 450毫米(深)	1700毫米(長) x 750毫米(闊) x 430毫米(深)	1700毫米(長) x 750毫米(闊) x 410毫米(深)
90 Repulse Bay Road 5號	浴室(主人睡房內)	✓		
	浴室(睡房3內)	✓		
	浴室(睡房1內)			✓
	浴室(睡房2內)		✓	

單位	浴室	1800毫米(長) x 900毫米(闊) x 600毫米(深)	1700毫米(長) x 750毫米(闊) x 430毫米(深)	1720毫米(長) x 1680毫米(闊) x 645毫米(深)	1506毫米(長) x 1506毫米(闊) x 590毫米(深)
90 Repulse Bay Road 12號	浴室(主人睡房內)	✓			
	浴室(睡房2內)		✓		
	浴室(睡房3內)			✓	
	1樓毗連升降機大堂浴室				✓

1. Exterior finishes	
Item	Description
(a) External wall	Finished with ceramic tiles, natural stone, metal grilles, metal cladding, aluminium louvres and decorative glass features.
(b) Window	All windows provided with aluminium frames with PVF2 coating.  All windows glazing are tempered glass.  All windows of all units (except windows of No.1, 90 Repulse Bay Road along the Northwest facade) are double glazing.
(c) Bay window	Not applicable
(d) Planter	Cement sand screeding to exposed surface.
(e) Verandah or Balcony	Not applicable
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	Description
(a) Lobby	<p>Common passage - Walls finished with natural stone, glass reinforced gypsum panel with emulsion paint, metal grilles, metal cladding, fire-rated glass with metal frames, stainless steel and decorative glass to exposed surface. Floors finished with natural stone to exposed surface. Ceiling finished with suspended false ceiling of fire-rated glass with metal frames, decorative glass, glass reinforced gypsum panel and moulding with emulsion paint to exposed surface.</p> <p>Lift lobbies and staircase lobbies in unit: <u>All units (except No.5 and No.12, 90 Repulse Bay Road)</u> Walls: Plaster with emulsion paint to exposed surface. Ceilings: Plaster with emulsion paint to exposed surface. Floor: Cement sand screeding.</p> <p><u>Lift lobby and staircase lobby on G/F of No.5, 90 Repulse Bay Road</u> Walls: Finished with wallpaper, timber panels, natural stone, leather panels and decorative mirror on exposed surface up to false ceiling level. Ceilings: Emulsion paint on plaster to exposed surface. Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface. Floor: Finished with natural stone and timber skirting to exposed surface.</p>

	<p><u>Lift lobbies and staircase lobbies on M/F, 1/F and 2/F of No.5, 90 Repulse Bay Road</u> Walls: Emulsion paint on plaster to exposed surface. Ceilings: Emulsion paint on plaster to exposed surface. Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface. Floor: Finished with natural stone and timber skirting to exposed surface.</p> <p><u>Lift lobbies and staircase lobbies on G/F, M/F, 1/F and 2/F of No.12, 90 Repulse Bay Road</u> Walls: Finished with stainless steel, wallpaper, timber panels, natural stone, leather panels and decorative mirror. Ceilings: Emulsion paint on plaster to exposed surface. Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface. Floor: Finished with natural stone and timber skirting to exposed surface.</p>
(b) Internal wall and ceiling	<p><u>All units (except No.5 and No.12, 90 Repulse Bay Road)</u> Walls: Living / Dining Room and Bedrooms - Plaster with emulsion paint to exposed surface.</p> <p>Ceilings: Living / Dining Room and Bedrooms - Plaster with emulsion paint to exposed surface.</p> <p><u>No.5, 90 Repulse Bay Road</u> Walls: Living Room and Dining Room - finished with stainless steel, wallpaper, timber panels, natural stone, leather panels and decorative mirror on exposed surface up to false ceiling level.</p> <p>Bedrooms - plaster with emulsion paint to exposed surface up to false ceiling level.</p> <p>Ceilings: Living Room, Dining Room and Bedrooms - Emulsion paint on plaster to exposed surface. Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface.</p> <p><u>No.12, 90 Repulse Bay Road</u> Walls: Living Room and Dining Room - finished with stainless steel, wallpapers, timber panels, natural stone, leather panels, decorative mirror and glass on exposed surfaces up to false ceiling level.</p> <p>Master Bedroom - finished with stainless steel, wallpaper, timber panels, leather panels, decorative mirror and mother of pearl on exposed surfaces up to false ceiling level.</p>

	<p>Bedroom 1 - finished with timber panels, leather panels and stainless steel on exposed surfaces up to false ceiling level.</p> <p>Bedroom 2 - finished with timber panels, leather panels, fabric panels, stainless steel and decorative mirror on exposed surfaces up to false ceiling level.</p> <p>Bedroom 3 - finished with wallpaper, leather panels, stainless steel, timber panels and glass on exposed surfaces up to false ceiling level.</p> <p>Ceilings: Living Room, Dining Room and Bedrooms - Emulsion paint on plaster to exposed surface. Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface.</p>
(c) Internal floor	<p><u>All units (except No.5 and No.12, 90 Repulse Bay Road)</u> Living / Dining Room and Bedrooms - Cement sand screeding with waterborne epoxy dust proof sealer to internal floor surface. No skirting.</p> <p><u>No.5, 90 Repulse Bay Road</u> Living Room and Dining Room - finished with natural stone and timber skirting to exposed surface.</p> <p>Bedrooms - finished with timber flooring and timber skirting to exposed surface.</p> <p>Room on M/F - finished with porcelain tiles and timber skirting to exposed surface.</p> <p><u>No.12, 90 Repulse Bay Road</u> Living Room and Dining Room - finished with natural stone and timber skirting to exposed surface.</p> <p>Master Bedroom and Bedroom 2 - finished with timber flooring and stainless steel skirting to exposed surface.</p> <p>Bedroom 1 - finished with timber flooring and natural stone with timber skirting to exposed surface.</p> <p>Bedroom 3 - finished with natural stone with stainless steel and timber skirting to exposed surface.</p> <p>Room on M/F - finished with porcelain tiles and timber skirting to exposed surface.</p>

(d) Bathroom	<p><u>All units (except No.5 and No.12, 90 Repulse Bay Road)</u> Walls: All bathrooms - Ceramic tiles on exposed surfaces up to false ceiling level.</p> <p>Ceilings: All bathrooms - Aluminium false ceiling.</p> <p>Floors: All bathrooms - Ceramic tiles to exposed surfaces.</p> <p><u>No.5 and No.12, 90 Repulse Bay Road</u> Walls: All bathrooms - Natural stone, mirror, glass and stainless steel on exposed surfaces up to false ceiling level.</p> <p>Ceilings: All bathrooms - Aluminium false ceiling and gypsum board false ceiling plastered and painted with emulsion paint to exposed surface.</p> <p>Floors: All bathrooms - Natural stone to exposed surfaces.</p>
(e) Kitchen	<p><u>All units (except No.5 and No.12, 90 Repulse Bay Road)</u> Walls: Ceramic tiles, acid-etched glass and plaster with emulsion paint on exposed surfaces up to false ceiling level.</p> <p>Ceilings: Emulsion paint on plaster to exposed surface. Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface.</p> <p>Floors: Ceramic tiles to exposed surfaces.</p> <p>No cooking bench.</p> <p><u>No.5, 90 Repulse Bay Road</u> Walls: Natural stone, stainless steel and glass on exposed surfaces up to false ceiling level.</p> <p>Ceilings: Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface.</p> <p>Floors: Natural stone to exposed surfaces.</p> <p>Cooking bench top finished with natural stone.</p>

No.12, 90 Repulse Bay Road	
Walls: Natural stone, stainless steel and decorative mirror on exposed surfaces up to false ceiling level.	
Ceilings: Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface.	
Floors: Natural stone to exposed surfaces.	
Cooking bench top finished with natural stone.	
<b>3. Interior fittings</b>	
Item	Description
(a) Doors	<p>Entrance Door - First Door Aluminium framed glass door fitted with lockset and handle, door phone system.</p> <p>Second Door Plastic laminate finished timber solid core door fitted with door closer, lockset and handle.</p> <p>Bedroom Doors/ Store Room Doors/Powder Room Doors - Paint finished timber solid core door with door closer, lockset and handle (except Bedroom 1 and Store Room on 2/F and Powder Room on 2/F of No.12, 90 Repulse Bay Road). Bedroom 1 Door and Door of Store Room on 2/F of No.12, 90 Repulse Bay Road: Stainless steel framed glass door fitted with door closer and handle. Door inside Store Room on 2/F of No.12, Repulse Bay Road: Timber sliding door with lockset and handle. Door of Powder Room on 2/F of No.12, 90 Repulse Bay Road: Stainless steel framed glass sliding door with handle.</p> <p>Kitchen Door / Lift Lobby Door - Paint finished timber solid core door fitted with door closer and handle (except Lift Lobby Door of No.5 and No.12, 90 Repulse Bay Road). Lift Lobby Door of No.5 and No.12, 90 Repulse Bay Road: Stainless steel</p>

	<p>framed glass door fitted with door closer and handle.</p> <p>Bathroom Doors - Paint finished timber hollow core door with louvers and fitted with lockset and handle (except Bathroom inside Master Bedroom of No.5, 90 Repulse Bay Road and all bathrooms of No.12, Repulse Bay Road). Bathroom inside Master Bedroom of No.5, 90 Repulse Bay Road: Paint finished timber louver sliding doors fitted with lockset and handle. No.12, Repulse Bay Road: Bathroom inside Master Bedroom: Timber veneer and stainless steel finished timber louver sliding doors fitted with handle; Bathroom inside Bedroom 2: Timber veneer and stainless steel finished timber louver door fitted with handle; Bathroom on 1/F abutting lift lobby: Paint finished timer solid core door with door closer, lockset and handle.</p> <p>Door between Bedroom 1 and Pantry / Pantry Door - Stainless steel framed glass door fitted with door closer and handle.</p> <p>Door to Garden - Aluminium framed glass sliding door fitted with lockset and handle.</p> <p>Living / Dining Room Door - Aluminium framed glass doors fitted with handle (except No.5, 90 Repulse Bay Road). No.5, 90 Repulse Bay Road: Paint finished timber framed glass sliding doors and handle.</p> <p>Stairhood Door - Aluminium framed glass door fitted with lockset and handle.</p> <p>Plant Room Doors for all Roofs - Aluminium door with louvers fitted with lockset and handle.</p>
(b) Bathroom	<p><u>All units (except No.5 and No.12, 90 Repulse Bay Road)</u> All bathrooms: Vitreous china wash basin. Complete set of flushing vitreous china water closet. Accessories include chrome plated basin mixer, chrome plated bath mixer. No bathing facilities and bathtub.</p>

<p>See “Water supply” below for type and material of water supply system.</p> <p><u>No.5, 90 Repulse Bay Road</u> All bathrooms: Vitreous china wash basin with natural stone counter top and timber basin cabinet with timber door in artificial leather finish (Bathrooms inside Master Bedroom and Bedroom 3) or timber door with mirror finish (Bathrooms inside Bedrooms 1 and 2). Flushing vitreous china water closet. Enameled steel bathtub (Please refer to “Table for the size of bathtub” below for the size of bathtub) with chrome finished bath and shower fitting. Accessories including chrome plated and crystal basin mixer, chrome plated and crystal bath mixer, chrome plated and crystal finished shower set, mirror, chrome plated towel rack, chrome plated paper holder, chrome plated robe hook, chrome plated towel ring and glass shower cubicle are provided.</p> <p>See “Water supply” below for type and material of water supply system.</p> <p><u>No.12, 90 Repulse Bay Road</u> All bathrooms (except Bathroom inside Bedroom 3 and Bathroom on 1/F abutting lift lobby): Vitreous china wash basin with natural stone counter top and timber basin cabinet with timber door in artificial leather finish (Bathroom inside Master Bedroom) or timber door with timber finish (Bathroom inside Bedroom 2). Flushing vitreous china water closet. Reconstituted stone bathtub (Bathroom inside Master Bedroom) or enameled steel bathtub (Bathroom inside Bedroom 2) (Please refer to “Table for the size of bathtub” below for the size of bathtub) with chrome finished bath and shower fitting. Accessories including chrome plated and crystal basin mixer, chrome plated and crystal bath mixer, chrome plated and crystal finished shower set, timber mirror cabinet, chrome plated towel rack, chrome plated paper holder, chrome plated robe hook, chrome plated towel ring and glass shower cubicle are provided.</p> <p>Bathroom inside Bedroom 3 and Bathroom on 1/F abutting lift lobby: Resin wash basin with natural stone counter top and timber basin cabinet. Solid surfacing material bathtub (Bathroom inside Bedroom 3) or acrylic bathtub (Bathroom on 1/F abutting lift lobby) (Please refer to “Table for the size of bathtub” below for the size of bathtub) with chrome finished bath and shower fitting. Accessories including chrome plated basin mixer, chrome plated bath mixer, chrome plated</p>	<p>shower set, mirror, chrome plated towel rack, chrome plated robe hook and chrome plated towel ring (Not applicable to Bathroom on 1/F abutting lift lobby) are provided.</p> <p>See “Water supply” below for type and material of water supply system.</p> <p>(c) Kitchen</p> <p><u>All units (except No.5 and No.12, 90 Repulse Bay Road)</u> Stainless steel sink with chrome plated sink mixer.</p> <p>No kitchen cabinet. No other fittings and equipment.</p> <p>See “Water supply” below for material of water supply system.</p> <p><u>No.5, 90 Repulse Bay Road</u> Wood particle board kitchen cabinet completed with plastic laminate, metal door panel and timber veneer door panel, natural stone counter top and stainless steel sink with chrome finished hot and cold water faucet. Kitchen cabinet with stainless steel skirting, completed with aluminium handle.</p> <p>See “Water supply” below for material of water supply system.</p> <p><u>No.12, 90 Repulse Bay Road</u> Wood particle board kitchen cabinet completed with marble finish, metal door panel and timber veneer door panel, natural stone counter top and stainless steel sink with chrome finished hot and cold water faucet. Kitchen cabinet with stainless steel skirting, completed with recess handle.</p> <p>See “Water supply” below for material of water supply system.</p> <p>(d) Bedroom</p> <p>No fittings (except No.12, 90 Repulse Bay Road).</p> <p><u>No.12, 90 Repulse Bay Road</u> Master Bedroom and Bedroom 2: Built-in timber wardrobe in timber veneer, glass and vinyl finish, completed with metal hanging rod.</p> <p>Bedroom 3: Built-in wood particle board wardrobe in melamine, glass and vinyl finish, completed with metal hanging rod.</p> <p>(e) Telephone</p> <p>For the number and the location of telephone outlets points, please refer to Schedule of Mechanical &amp; Electrical Provisions of Residential Units.</p>	<p>(f) Aerials</p> <p>For the number and the location of TV/FM outlets, please refer to Schedule of Mechanical &amp; Electrical Provisions of Residential Units.</p> <p>(g) Electrical installations</p> <p>Conduits are concealed in part and exposed in part. All exposed conduits are enclosed in false ceilings or bulkheads. MCB board complete with Residual Current Protection is provided for each unit. For the number and the location of socket outlets, fuse connection unit and air-conditioner points, please refer to Schedule of Mechanical &amp; Electrical Provisions of Residential Units.</p> <p>(h) Gas supply</p> <p>Town Gas point for gas hob is provided in kitchen. Please refer to Schedule of Mechanical &amp; Electrical Provisions of Residential Units for the location of the Towngas supply connection point for gas hobs.</p> <p>(i) Washing machine connection point</p> <p>Please refer to Schedule of Mechanical &amp; Electrical Provisions of Residential Units for the location and design of washing machine connection point.</p> <p>(j) Water supply</p> <p>PVC-coated copper pipes are provided for both hot and cold water. Hot water is available. Hot water supply to bathroom and kitchen is provided by electrical water heater. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceilings, bulkhead.</p> <p><b>4. Miscellaneous</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Item</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>(a) Lifts</td> <td>1 no. of lift (ThyssenKrupp, model no. TE-Evolution) in each unit serving G/F, 1/F and 2/F in that unit.</td> </tr> <tr> <td>(b) Letter box</td> <td>The material of the letter box is metal.</td> </tr> <tr> <td>(c) Refuse collection</td> <td>Refuse Storage and Material Recovery Room is provided on G/F for collection of refuse by cleaners.</td> </tr> <tr> <td>(d) Water meter, electricity meter and gas meter</td> <td>Separate meters for potable water and electricity are provided at G/F electrical meter cabinets and water meter cabinets respectively. Space for separate town gas meter is provided in all units.</td> </tr> </tbody> </table> <p><b>5. Security facilities</b></p> <p>There are motion detection system, CCTV security cameras and electrified perimeter security system in different boundary areas of the Development.</p> <p>There are CCTV security cameras in the common passage.</p> <p>Video door phone system is provided at the entrance of each unit.</p>	Item	Description	(a) Lifts	1 no. of lift (ThyssenKrupp, model no. TE-Evolution) in each unit serving G/F, 1/F and 2/F in that unit.	(b) Letter box	The material of the letter box is metal.	(c) Refuse collection	Refuse Storage and Material Recovery Room is provided on G/F for collection of refuse by cleaners.	(d) Water meter, electricity meter and gas meter	Separate meters for potable water and electricity are provided at G/F electrical meter cabinets and water meter cabinets respectively. Space for separate town gas meter is provided in all units.
Item	Description											
(a) Lifts	1 no. of lift (ThyssenKrupp, model no. TE-Evolution) in each unit serving G/F, 1/F and 2/F in that unit.											
(b) Letter box	The material of the letter box is metal.											
(c) Refuse collection	Refuse Storage and Material Recovery Room is provided on G/F for collection of refuse by cleaners.											
(d) Water meter, electricity meter and gas meter	Separate meters for potable water and electricity are provided at G/F electrical meter cabinets and water meter cabinets respectively. Space for separate town gas meter is provided in all units.											

6. Appliances	Item	Brand Name	Model Number	Unit											
				No.1, 90 Repulse Bay Road	No.2, 90 Repulse Bay Road	No.3, 90 Repulse Bay Road	No.5, 90 Repulse Bay Road	No.6, 90 Repulse Bay Road	No.7, 90 Repulse Bay Road	No.8, 90 Repulse Bay Road	No.9, 90 Repulse Bay Road	No.10, 90 Repulse Bay Road	No.11, 90 Repulse Bay Road	No.12, 90 Repulse Bay Road	
A/C Unit	Toshiba	MMD-AP0096BHP-E (Indoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Toshiba	MMD-AP0186BHP-E (Indoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Toshiba	MMD-AP0246BHP-E (Indoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Toshiba	MMD-AP0276BHP-E (Indoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Toshiba	MMK-AP0093H (Indoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Toshiba	MMD-AP0244SPH-E (Indoor Unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Toshiba	MMY- AP2614HT8P (Outdoor Unit)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-		
	Toshiba	MMY- AP2814HT8P (Outdoor Unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-		
	Toshiba	MMY- AP2214HT8P (Outdoor Unit)	-	-	-	-	-	-	-	-	-	-	✓		
Exhaust Fan	Ostberg	RK500x250D1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Panasonic	FV-18NF3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Panasonic	FV-23NL3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Gelec	P250/4-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Nicotra	DDM9/7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Water Heater	Stiebel eltron	DHM6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Stiebel eltron	DHE27SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Refrigerator	Subzero	ICBBI - 48S/S/TH	-	-	-	✓	-	-	-	-	-	-	-		
	Miele	K1801 Vi	-	-	-	-	-	-	-	-	-	-	✓		
Gas Hob (Single Burner)	Miele	CS1018	-	-	-	✓	-	-	-	-	-	-	✓		
Gas Hob (Double Burner)	Miele	CS1013-1	-	-	-	✓	-	-	-	-	-	-	✓		
Barbecue Grill	Miele	CS1312BG	-	-	-	✓	-	-	-	-	-	-	✓		
Cooker Hood	Miele	DA422-6C	-	-	-	✓	-	-	-	-	-	-	-		
	Miele	DA5320WSP	-	-	-	-	-	-	-	-	-	-	✓		
Microwave Oven and Steam	Miele	DGM6800	-	-	-	✓	-	-	-	-	-	-			
Combi-Steamer	Miele	DGC6800X	-	-	-	-	-	-	-	-	-	-	✓		
Coffee Machine	Miele	CVA6800	-	-	-	✓	-	-	-	-	-	-	✓		
	Miele	CVA6805	-	-	-	-	-	-	-	-	-	-	✓		
Oven	Miele	H6890BP	-	-	-	✓	-	-	-	-	-	-	✓		
Wine Cellar	Subzero	ICBIW-24	-	-	-	✓	-	-	-	-	-	-	-		
	Miele	KWT6312UGS	-	-	-	-	-	-	-	-	-	-	✓		
	Miele	KWT6321UG	-	-	-	-	-	-	-	-	-	-	✓		
Induction Hob	Miele	CS1212-li	-	-	-	-	-	-	-	-	-	-	✓		
Freezer	Miele	F1411Vi	-	-	-	-	-	-	-	-	-	-	✓		
Warming Drawer	Miele	ESW6214	-	-	-	-	-	-	-	-	-	-	✓		
Dishwasher	Miele	G6770 SCVi	-	-	-	-	-	-	-	-	-	-	✓		
Undercounter Fridge	V-Zug	KK60	-	-	-	-	-	-	-	-	-	-	✓		

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

Remark: No.4, 90 Repulse Bay Road is omitted.

Table for the size of bathtub

Unit	Bathroom	1900mm (L) x 1000mm (W) x 450 mm (D)	1700mm (L) x 750mm (W) x 430mm (D)	1700mm (L) x 750mm (W) x 410mm (D)	Unit	Bathroom	1800mm(L) x 900mm(W) x 600mm(D)	1700mm(L) x 750mm(W) x 430mm(D)	1720mm(L) x 1680mm(W) x 645mm(D)	1506mm(L) x 1506mm(W) x 590mm(D)
No.5, 90 Repulse Bay Road	Bathroom (inside Master Bedroom)	✓			No.12, 90 Repulse Bay Road	Bathroom (inside Master Bedroom)	✓			
	Bathroom (inside Bedroom 3)	✓				Bathroom (inside Bedroom 2)		✓		
	Bathroom (inside Bedroom 1)			✓		Bathroom (inside Bedroom 3)			✓	
	Bathroom (inside Bedroom 2)		✓			Bathroom on 1/F abutting lift lobby				✓

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

單位 Unit		90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road
大門入口 Main Entrance	訪客視像對講機 Visitor Panel	1	1	1	1	1	1	1	1	1	1	1
地下樓梯大堂 G/F Staircase Lobby	13A單位電插座 13A Single Socket Outlet	—	—	—	1	—	—	—	—	—	—	不適用 N/A
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	1	2	2	2	2	2	2	
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2	2	2	2	
	燈位 Lighting Point	7	7	7	14	7	7	7	7	7	7	
	燈掣 Lighting Switch	4	4	4	7	4	4	4	4	4	4	
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	3	3	3	3	3	3	3	3	3	3	
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	2	2	2	2	2	2	2	2	2	2	
	保安按鈕 Panic Alarm Button	1	1	1	1	1	1	1	1	1	1	
	室內視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	
	消防喉轆 F.S. Hose Reel	1	1	1	1	1	1	1	1	1	1	
破玻璃感應器 Glass-break Detector	2	—	—	—	—	—	—	—	—	—		
廚房 Kitchen	13A單位電插座 13A Single Socket Outlet	—	—	—	1	—	—	—	—	—	—	9
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	5
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	1	1	1	1	1	1	1	1	1	1
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob	1	1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)	1	1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	4	4	4	11	4	4	4	4	4	4	13
	接線電掣 Connection Unit	1	1	1	10	1	1	1	1	1	1	7
	門鐘 Door Bell	1	1	1	1	1	1	1	1	1	1	1
	室內視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1
	破玻璃感應器 Glass-break Detector	1	1	1	1	1	1	1	1	1	1	1
電動窗開關掣 ON/OFF Switch for Electrical Window	—	1	1	1	1	1	1	1	1	1	—	

備註：不設90 Repulse Bay Road 4號。  
Remark: No.4, 90 Repulse Bay Road is omitted.

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

單位 Unit		90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road
洗手間 (地下) Powder Room (G/F)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	2	1	1	5	1	1	1	1	1	1	5
	抽氣扇 Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	1
地下升降機 大堂 G/F Lift Lobby	13A單位電插座 13A Single Socket Outlet	—	—	—	—	—	—	—	—	—	—	1
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	1
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	—
	電話插座 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	—
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2	2	2	2	3
	燈位 Lighting Point	5	5	5	28	5	5	5	5	5	5	15
	燈掣 Lighting Switch	1	1	1	2	1	1	1	1	1	1	8
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	—	—	—	—	—	—	—	—	—	—	2
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	—	—	—	—	—	—	—	—	—	—	2
	數據位 Data Point	1	1	1	1	1	1	1	1	1	1	1
	保安按鈕 Panic Alarm Button	—	—	—	—	—	—	—	—	—	—	1
	門鐘 Door Bell	—	—	—	—	—	—	—	—	—	—	1
	室內視像對講機 Video Door Phone	—	—	—	—	—	—	—	—	—	—	1
消防喉轆 F.S. Hose Reel	—	—	—	—	—	—	—	—	—	—	1	
破玻璃感應器 Glass-break Detector	—	—	—	—	—	—	—	—	—	—	2	
客廳/飯廳 Living / Dining Room	13A單位電插座 13A Single Socket Outlet	—	—	—	—	—	—	—	—	—	—	1
	13A雙位電插座 13A Twin Socket Outlet	4	4	4	6	4	4	4	4	4	4	5
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	2	2	2	2	1
	電話插座 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	3	3	3	3	3	3	3	3	3	3	4
	燈位 Lighting Point	4	4	4	27	4	4	4	4	4	4	30
	燈掣 Lighting Switch	2	2	2	3	2	2	2	2	2	2	3
	裝有熔斷器接線電掣 Fused Connection Unit	2	2	2	2	2	2	2	2	2	2	7

備註：不設90 Repulse Bay Road 4號。  
Remark: No.4, 90 Repulse Bay Road is omitted.

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

單位 Unit		90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road
客廳/飯廳 Living / Dining Room	數據位 Data Point	1	1	1	1	1	1	1	1	1	1	2
	破玻璃感應器 Glass-break Detector	2	1	1	1	1	1	1	1	1	1	3
花園 Garden	13A單位電插座 13A Single Socket Outlet	1	2	2	2	2	2	2	2	2	2	2
	燈位 Lighting Point	3	4	4	4	4	4	4	4	4	4	4
	供煤氣位 Towngas Supply Point	1	1	1	1	1	1	1	1	1	1	1
	供水位 Water Supply Point	1	1	1	1	1	1	1	1	1	1	1
儲物房 Store Room	13A單位電插座 13A Single Socket Outlet	2	2	2	2	2	2	2	2	2	2	4
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2	2	2	2	2
	燈位 Lighting Point	6	5	5	5	5	5	5	5	5	5	4
	燈掣 Lighting Switch	2	2	2	2	2	2	2	2	2	2	4
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇 Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1
破玻璃感應器 Glass-break Detector	1	—	—	—	—	—	—	—	—	—	1	
主人睡房 Master Bedroom	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	6
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	3	3	3	3	3	3	3	3	3	3	3
	燈位 Lighting Point	7	7	7	12	7	7	7	7	7	7	41
	燈掣 Lighting Switch	3	3	3	4	3	3	3	3	3	3	8
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	1
	浴缸開關掣 ON/OFF Switch for Bathtub	—	—	—	1	—	—	—	—	—	—	—
	裝有熔斷器接線電掣 Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	—
	數據位 Data Point	1	1	1	1	1	1	1	1	1	1	1
	保安按鈕 Panic Alarm Button	1	1	1	1	1	1	1	1	1	1	1
	消防喉轆 F.S. Hose Reel	1	1	1	1	1	1	1	1	1	1	1
破玻璃感應器 Glass-break Detector	2	1	1	1	1	1	1	1	1	1	3	

備註：不設90 Repulse Bay Road 4號。  
Remark: No.4, 90 Repulse Bay Road is omitted.



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

單位 Unit		90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road
浴室 (主人睡房內) Bathroom (inside Master Bedroom)	13A單位電插座 13A Single Socket Outlet	1	1	1	2	1	1	1	1	1	1	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	16	3	3	3	3	3	3	12
	抽氣扇 Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	3	3	3	3	3	3	3	3	3	3	4
一樓升降機 大堂 1/F Lift Lobby	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2	2	2	2	2
	燈位 Lighting Point	9	9	9	12	9	9	9	9	9	9	6
	燈掣 Lighting Switch	2	2	2	6	2	2	2	2	2	2	10
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	2
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	2
	門鐘 Door Bell	1	1	1	1	1	1	1	1	1	1	1
	破玻璃感應器 Glass-break Detector	2	—	—	—	—	—	—	—	—	—	2
	13A單位電插座 13A Single Socket Outlet	2	2	2	2	2	2	2	2	2	2	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	—
	數據位 Data Point	1	1	1	1	1	1	1	1	1	1	—
	保安按鈕 Panic Alarm Button	1	1	1	1	1	1	1	1	1	1	1
	消防警鐘 F.S. Alarm Bell	1	1	1	1	1	1	1	1	1	1	1
消防警鐘按鈕 F.S. Breakglass Unit	1	1	1	1	1	1	1	1	1	1	1	
洗手間 (一樓樓梯大堂) Powder Room (1/F Staircase Lobby)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	5	1	1	1	1	1	1	3
	抽氣扇 Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	2
1樓毗連升降機 大堂浴室 Bathroom on 1/F abutting lift lobby	13A單位電插座 13A Single Socket Outlet	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	2
	燈位 Lighting Point											5
	抽氣扇 Exhaust Fan											1
	裝有熔斷器接線電掣 Fused Connection Unit											4

備註：不設90 Repulse Bay Road 4號。  
Remark: No.4, 90 Repulse Bay Road is omitted.

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

單位 Unit		90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road	
睡房 1 Bedroom 1	13A單位電插座 13A Single Socket Outlet	—	—	—	—	—	—	—	—	—	—	2	
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	4	3	3	3	3	3	3	2	
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2	2	2	2	2	
	燈位 Lighting Point	4	4	4	7	4	4	4	4	4	4	14	
	燈掣 Lighting Switch	2	2	2	2	2	2	2	2	2	2	1	
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	—
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	1	—
	裝有熔斷器接線電掣 Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	1	3
	數據位 Data Point	1	1	1	1	1	1	1	1	1	1	1	1
破玻璃感應器 Glass-break Detector	1	1	1	1	1	1	1	1	1	1	1	1	
浴室(睡房1內) Bathroom (inside Bedroom 1)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	不適用 N/A	
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1		
	燈位 Lighting Point	3	3	3	5	3	3	3	3	3	3		
	裝有熔斷器接線電掣 Fused Connection Unit	3	3	3	3	3	3	3	3	3	3		
茶水間 Pantry	13A單位電插座 13A Single Socket Outlet	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	3	
	13A雙位電插座 13A Twin Socket Outlet											1	
	電視/電台天線插座 TV/FM Outlet											—	
	燈掣 Lighting Switch											2	
	燈位 Lighting Point											7	
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater											1	
裝有熔斷器接線電掣 Fused Connection Unit	2												
睡房 2 Bedroom 2	13A單位電插座 13A Single Socket Outlet	—	—	—	—	—	—	—	—	—	—	1	
	13A雙位電插座 13A Twin Socket Outlet	2	2	3	3	2	2	2	2	2	3	4	
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	2	2	1	1	1	1	1	1	2	
	燈位 Lighting Point	3	3	4	6	3	3	3	3	3	4	28	
	燈掣 Lighting Switch	2	2	3	3	2	2	2	2	2	3	8	
抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	

備註：不設90 Repulse Bay Road 4號。  
Remark: No.4, 90 Repulse Bay Road is omitted.

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

單位 Unit		90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road
睡房 2 Bedroom 2	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	4
	數據位 Data Point	1	1	1	1	1	1	1	1	1	1	1
	破玻璃感應器 Glass-break Detector	1	1	1	1	1	1	1	1	1	1	2
浴室(睡房2內) Bathroom (inside Bedroom 2)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	—
	燈位 Lighting Point	2	2	3	5	2	2	2	2	2	3	13
	抽氣扇 Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	3	3	3	3	3	3	3	3	3	3	1
睡房 3 Bedroom 3	13A單位電插座 13A Single Socket Outlet	—	—	—	—	—	—	—	—	—	—	1
	13A雙位電插座 13A Twin Socket Outlet	2	2	3	3	2	2	2	2	2	3	5
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	2	2	1	1	1	1	1	2	1
	燈位 Lighting Point	3	3	6	10	3	3	3	3	3	6	26
	燈掣 Lighting Switch	2	2	3	4	2	2	2	2	2	3	5
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	1
	浴缸開關掣 ON/OFF Switch for Bathtub	—	—	—	1	—	—	—	—	—	—	—
	裝有熔斷器接線電掣 Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	9
數據位 Data Point	1	1	1	1	1	1	1	1	1	1	1	
破玻璃感應器 Glass-break Detector	1	1	1	1	1	1	1	1	1	1	1	
浴室(睡房3內) Bathroom (inside Bedroom 3)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	—
	燈位 Lighting Point	2	2	3	12	2	2	2	2	2	3	13
	抽氣扇 Exhaust Fan	1	1	1	1	1	1	1	1	1	1	—
	裝有熔斷器接線電掣 Fused Connection Unit	3	3	3	3	3	3	3	3	3	3	1
洗手間(二樓 升降機大堂) Powder Room (2/F Lift Lobby)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	5	1	1	1	1	1	1	1
	抽氣扇 Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	1

備註：不設90 Repulse Bay Road 4號。  
Remark: No.4, 90 Repulse Bay Road is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

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

單位 Unit		90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road
二樓升降機 大堂 2/F Lift Lobby	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	—
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	3	3	3	3	3	3	3	3	3	3	—
	燈位 Lighting Point	12	12	12	18	12	12	12	12	12	12	4
	燈掣 Lighting Switch	3	3	3	5	3	3	3	3	3	3	4
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	—
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	—
	數據位 Data Point	1	1	1	1	1	1	1	1	1	1	—
	保安按鈕 Panic Alarm Button	1	1	1	1	1	1	1	1	1	1	1
	消防喉轆 F.S. Hose Reel	1	1	1	1	1	1	1	1	1	1	1
門鐘 Door Bell	1	1	1	1	1	1	1	1	1	1	1	
2樓儲物房 Store Room on 2/F	13A單位電插座 13A Single Socket Outlet	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet											2
	電視/電台天線插座 TV/FM Outlet											1
	燈位 Lighting Point											6
	電話插座 Telephone Outlet											1
	數據位 Data Point											1
睡房 4 Bedroom 4	13A雙位電插座 13A Twin Socket Outlet	3	3	不適用 N/A	不適用 N/A	3	3	3	3	3	不適用 N/A	不適用 N/A
	電視/電台天線插座 TV/FM Outlet	1	1			1	1	1				
	電話插座 Telephone Outlet	1	1			1	1	1				
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2			2	2	2				
	燈位 Lighting Point	6	6			6	6	6				
	燈掣 Lighting Switch	3	3			3	3	3				
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1			1	1	1				
	電熱水爐開關掣 ON/OFF Switch for Electrical Water Heater	1	1			1	1	1				
	裝有熔斷器接線電掣 Fused Connection Unit	1	1			1	1	1				
	數據位 Data Point	1	1			1	1	1				
	破玻璃感應器 Glass-break Detector	1	1			1	1	1				

備註：不設90 Repulse Bay Road 4號。  
Remark: No.4, 90 Repulse Bay Road is omitted.

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

單位 Unit		90 Repulse Bay Road 1號 No.1, 90 Repulse Bay Road	90 Repulse Bay Road 2號 No.2, 90 Repulse Bay Road	90 Repulse Bay Road 3號 No.3, 90 Repulse Bay Road	90 Repulse Bay Road 5號 No.5, 90 Repulse Bay Road	90 Repulse Bay Road 6號 No.6, 90 Repulse Bay Road	90 Repulse Bay Road 7號 No.7, 90 Repulse Bay Road	90 Repulse Bay Road 8號 No.8, 90 Repulse Bay Road	90 Repulse Bay Road 9號 No.9, 90 Repulse Bay Road	90 Repulse Bay Road 10號 No.10, 90 Repulse Bay Road	90 Repulse Bay Road 11號 No.11, 90 Repulse Bay Road	90 Repulse Bay Road 12號 No.12, 90 Repulse Bay Road
浴室(睡房4內) Bathroom (inside Bedroom 4)	13A單位電插座 13A Single Socket Outlet	1	1	不適用 N/A	不適用 N/A	1	1	1	1	1	不適用 N/A	不適用 N/A
	13A雙位電插座 13A Twin Socket Outlet	—	—			—	—	—				
	電視/電台天線插座 TV/FM Outlet	1	1			1	1	1				
	燈位 Lighting Point	3	3			3	3	3				
	裝有熔斷器接線電掣 Fused Connection Unit	3	3			3	3	3				
平台 (位於天台層) Flat Roof (on Roof Floor)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	8	10	10	10	10	10	10	10	10	10	8
	供水位 Water Supply Point	1	1	1	1	1	1	1	1	1	1	1
	供煤氣位 Towngas Supply Point	1	1	1	1	1	1	1	1	1	1	1
	消防喉轆 F.S. Hose Reel	1	1	1	1	1	1	1	1	1	1	1
泵房 Pump Room	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	3	3
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1
消防泵房 F.S. Pump Room	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	2	2	2	2	2	2	2	2	2	2	2
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 ON/OFF Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇 Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1
空調機房 Air-conditioning Plant Room	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	4	4	4	4	4	4	4	4	4	4	4
	燈位 Lighting Point	2	2	2	2	2	2	2	2	2	2	2
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1

備註：不設90 Repulse Bay Road 4號。  
Remark: No.4, 90 Repulse Bay Road is omitted.

## 服務協議 Service agreements

食水及沖廁水由水務署供應。  
電力由香港電燈有限公司供應。  
煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.  
Electricity is supplied by The Hongkong Electric Company, Limited.  
Towngas is supplied by The Hong Kong and China Gas Company Limited.

## 地稅 Government rent

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

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

## 買方的雜項付款 Miscellaneous payments by purchaser

在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；

在交付時，買方不須向擁有人支付清理廢料的費用。

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

On the delivery of the vacant possession of a residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas;

On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

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

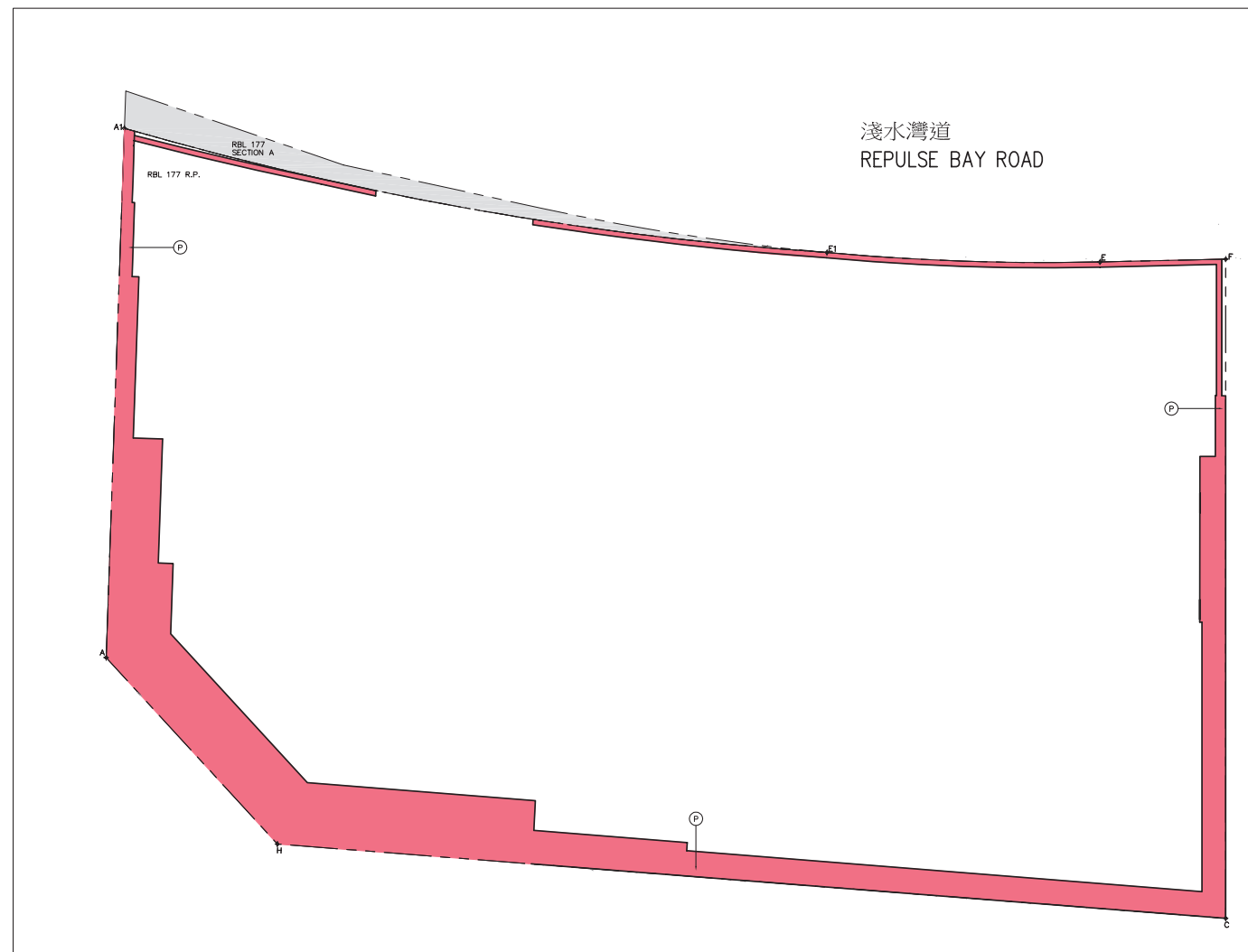
## 欠妥之處的保養責任期 Defect liability warranty period

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。

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

1. 批地文件規定發展項目中的住宅物業的擁有人須自費維修斜坡。
2. 根據1932年10月27日所訂之鄉郊建屋地段第177號政府租契（「租契」），若於租契批租年期內有切割山體工程或地盤平整工程，承租人須按需要興建相當實質的護土牆；且若該切割或平整工程導致山泥傾瀉，承租人須就任何因該山泥傾瀉而起或其帶來的損害負責。
3. 每名發展項目中的住宅物業的擁有人均須分擔該等維修工程的費用。
4. 顯示該斜坡，已經或將會在發展項目所位於的土地之內或之外建造的護土牆及有關構築物的圖則如下。
5. 根據公契，發展項目的管理人獲擁有人授權進行該等維修工程。

1. The Government Lease requires the owners of the residential properties of the development to maintain slopes at their own cost.
2. Under the Government Lease of Rural Building Lot No.177 dated 27th of October 1932 (“the Lease”), the Lessee will during the continuance of the Lease construct substantial retaining walls where necessary in the event of any cutting away the hill or levelling the site and should a landslip occur as a result of such cutting or levelling will be responsible for any damage resulting from or brought about by such landslip.
3. Each of the owners of the development is obliged to contribute towards the costs of the maintenance work.
4. The plan for the slopes, retaining walls and related structures constructed or to be constructed within or outside the land on which the development is situated is set out on this page below.
5. Under the Deed of Mutual Covenant, the Manager of the development has the owners’ authority to carry out the maintenance work.



斜坡及護土牆結構圖  
SLOPES AND RETAINING WALLS PLAN

標記

NOTATION

- (粉紅色部分) 斜坡及護土牆  
(護土牆厚度由350毫米至4300毫米不等)  
(PINK) SLOPE & RETAINING WALL (THE THICKNESS OF RETAINING WALL RANGES FROM 350MM TO 4300MM)





## 發展項目之互聯網網站 Website of the development



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

[www.90RepulseBayRoad.com.hk](http://www.90RepulseBayRoad.com.hk)

The address of the website designated by the vendor for the development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

[www.90RepulseBayRoad.com.hk](http://www.90RepulseBayRoad.com.hk)



## 修訂 Modification



發展項目現時並沒有向政府提出申請修訂批地文件。

There is no existing application to the Government for a modification of the land grant for the development.





### 1. 鄉郊建屋地段第177號A段(「A段」)

發展項目位於鄉郊建屋地段第177號餘段及A段。A段為發展項目的建築物公用地方(如公契所定義)的一部分，每個業主應承擔及支付維修及保養A段的費用和支出的適當份額。A段須於政府要求時交還予政府。根據公契，管理人將作為各業主之受權人並有充分權力和授權於政府要求交還A段時作出該交還。

### 2. 政府土地牌照編號SH-97

上述牌照之持牌人Full Speed Development Limited有權使用牌照附圖顯示為紅色之政府土地以建造及維持一排水渠。政府可給予3個月事先通知撤銷牌照。政府亦可將牌照續期，惟續期須受政府所訂之條款限制及持牌人須繳交續期費用。牌照不得轉讓，但在若干情況下，牌照可予撤銷而另發予他人。賣方並非上述牌照之持牌人。

根據公契，管理人有權為發展項目的利益與政府修改或更改牌照或將牌照續期或接受並簽立新牌照以取代現有牌照，及有權於所有涉及牌照的事項及與政府或其他主管當局或任何其他人的往來中代表各業主。每個業主應承擔及支付持牌人須支付的所有補價、年費和其他金額及持牌人履行牌照條款、契約及條件的所有費用和支出的適當份額。

上述牌照副本可於售樓處供準買家免費參閱。

### 3. 通行權協議編號DLO/HS SH-93

上述通行權協議之承授人Full Speed Development Limited有權鋪設、安裝、建造及維持一接駁管道(「管道」，其位置於通行權協議附圖以紅色線顯示)及透過管道從建於鄉郊建屋地段第177號上的建築物排放雨水至南灣道之政府雨水井，以及有權於取得政府的事先書面批准後不時進入政府土地以鋪設、檢查、保養、維修、翻新及接駁管道。承授人須向政府繳付年費。政府或承授人可以3個月事先書面通知終止通行權協議。承授人不得轉讓、按揭、抵押、放棄管有或以其他方式處置通行權協議授予的權利和自由或其任何權益或與他人協議作上述事宜，或以其他方式處置管道或其任何部分或其任何權益或通行權協議所賦予的任何權利和自由或與他人協議作上述事宜。賣方並非上述通行權協議之承授人。

根據公契，管理人有權為發展項目的利益與政府修改或更改通行權協議或將通行權協議續期或接受並簽立新通行權協議以取代現有通行權協議，及有權於所有涉及通行權協議的事項及與政府或其他主管當局或任何其他人的往來中代表各業主。每個業主應承擔及支付承授人須支付的所有補價、年費和其他金額

及承授人履行通行權協議條款、契約及條件的所有費用和支出的適當份額。

上述通行權協議副本可於售樓處供準買家免費參閱。

### 4. 通行權協議編號SH-116

上述通行權協議之承授人有權進入通行權協議附圖顯示為藍色的政府土地的部分以鋪設或安裝及其後維持一管道，該管道除用作為污水排水管道外不可作其他用途。承授人須向政府繳付年費。政府或承授人可以3個月事先書面通知終止通行權協議。賣方並非上述通行權協議之承授人。

根據公契，管理人有權為發展項目的利益與政府修改或更改通行權協議或將通行權協議續期或接受並簽立新通行權協議以取代現有通行權協議，及有權於所有涉及通行權協議的事項及與政府或其他主管當局或任何其他人的往來中代表各業主。每個業主應承擔及支付承授人須支付的所有補價、年費和其他金額及承授人履行通行權協議條款、契約及條件的所有費用和支出的適當份額。

上述通行權協議副本可於售樓處供準買家免費參閱。

有關資料 Relevant information

1. SECTION A OF RURAL BUILDING LOT NO.177 (“Section A”)

The Development is situated on The Remaining Portion of Rural Building Lot No.177 and Section A. Section A forms part of the Building Common Areas (as defined in the Deed of Mutual Covenant (“DMC”)) of the Development and each Owner shall bear and pay for a due proportion of the cost and expense of repairing and maintaining Section A. Section A shall be surrendered to the Government whenever required by the Government so to do. Under the DMC, the Manager shall be the attorney of the Owners and shall have the full right power and authority to effect the surrender of Section A to the Government whenever required by the Government so to do.

2. GOVERNMENT LAND LICENCE NO. SH-97

The licensee under the above Licence, i.e. Full Speed Development Limited, shall have the right to occupy the Government land as shown coloured red on the plan annexed to the Licence for the purpose of constructing and maintaining a drainage channel. The Licence may be cancelled by the Government by 3 months’ prior notice, or may be renewed subject to such conditions which the Government may impose and to payment of fee for such renewal period. The Licence is not transferrable, but the Licence may be cancelled and then re-issued to a person other than the original licensee in certain circumstances. The Vendor is not the licensee under the above Licence.

Under the DMC, the Manager shall have the power to amend, vary or renew the Licence or to accept and execute new Licence to replace the existing ones with the Government for the benefit of the Development, and also the power to represent the Owners in all matters and dealings with the Government or other competent authority or any other person whatsoever in any way concerning the Licence. Each Owner shall bear and pay for a due proportion of all premium, annual fees and other monies payable by the licensee under the Licence and all costs and expenses of observing and performing the terms, covenants and conditions contained in the Licence and on the part of the licensee to be observed and performed.

A full copy of the above Licence will be available in the sales office for inspection by prospective purchasers free of charge.

3. WAYLEAVE AGREEMENT NO.DLO/HS SH-93

The grantee under the above Wayleave Agreement, i.e. Full Speed Development Limited, shall have the right to lay, install, construct and maintain a connection pipe (the “Pipe”, the position of which is shown by a red line on the plan annexed to the Wayleave Agreement) and to convey stormwater from the buildings erected on Rural Building Lot No.177 to the Government stormwater manhole at South Bay Road through the Pipe, and to enter upon Government land from time to time for the purpose of laying, inspecting, maintaining, repairing, renewing and relaying the Pipe as occasion

may require upon obtaining the prior written permission of the Government. The grantee shall pay an annual fee to the Government. The Government or the grantee may terminate the Wayleave Agreement by giving to the other 3 months’ prior notice in writing. The grantee shall not assign, mortgage, charge, part with possession of or otherwise dispose of the rights and liberties granted by the Wayleave Agreement or any interest therein or enter into any agreement so to do or otherwise dispose of the Pipe or any portion thereof or any interest therein or any of the rights and liberties conferred by the Wayleave Agreement or enter into any agreement so to do. The Vendor is not the grantee under the above Wayleave Agreement.

Under the DMC, the Manager shall have the power to amend, vary or renew the Wayleave Agreement or to accept and execute new Wayleave Agreement to replace the existing ones with the Government for the benefit of the Development, and also the power to represent the Owners in all matters and dealings with the Government or other competent authority or any other person whatsoever in any way concerning the Wayleave Agreement. Each Owner shall bear and pay for a due proportion of all premium, annual fees and other monies payable by the grantee under the Wayleave Agreement and all costs and expenses of observing and performing the terms, covenants and conditions contained in the Wayleave Agreement and on the part of the grantee to be observed and performed.

A full copy of the above Wayleave Agreement will be available in the sales office for inspection by prospective purchasers free of charge.

4. WAYLEAVE AGREEMENT NO.SH-116

The grantee under the above Wayleave Agreement shall have the right to enter onto the portion of Government land shown coloured blue on the plan annexed to the Wayleave Agreement for the purpose of laying or constructing and thereafter maintaining a pipeline, which pipeline shall not be used for any purpose other than for the purpose of foul water drainage pipe. The grantee shall pay an annual fee to the Government. The Government or the grantee may terminate the Wayleave Agreement by giving to the other 3 months’ prior notice in writing. The Vendor is not the grantee under the above Wayleave Agreement.

Under the DMC, the Manager shall have the power to amend, vary or renew the Wayleave Agreement or to accept and execute new Wayleave Agreement to replace the existing ones with the Government for the benefit of the Development, and also the power to represent the Owners in all matters and dealings with the Government or other competent authority or any other person whatsoever in any way concerning the Wayleave Agreement. Each Owner shall bear and pay for a due proportion of all premium, annual fees and other monies payable by the grantee under the Wayleave Agreement and all costs and expenses of observing and performing the terms, covenants and

conditions contained in the Wayleave Agreement and on the part of the grantee to be observed and performed.

A full copy of the above Wayleave Agreement will be available in the sales office for inspection by prospective purchasers free of charge.



**獲寬免總樓面面積的設施分項 Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features**

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有關發展項目的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。

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.

		面積 (平方米) Area (m <sup>2</sup> )
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1.(#)	停車場及上落客貨地方(公共交通總站除外) Carparks and loading / unloading areas excluding public transport terminus	不適用N/A
2.	機房及相類設施 Plant rooms and similar services	
2.1	受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或相關規例限制的機房及類似設施(如空調機房、電訊及廣播設備室、垃圾及物料回收房等)的面積 Area of plant rooms and similar services which are limited by respective PNAPs or regulations such as A/C plant room, TBE room, refuse storage and material recovery chamber, etc.	不適用N/A
2.2	不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或相關規例限制的機房及類似設施(如變壓器房、電掣房、泵房等)的面積 Area of plant rooms and similar services which are NOT limited by any PNAPs or regulations such as transformer room, switch room, pump room, etc	113.954
3.	供人離開或到達旅館時上落汽車之用的面積 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	不適用N/A
4.	旅館的輔助性設施 Supporting facilities for hotels	
<b>根據《聯合作業備考》第1號和第2號提供的環保設施 Green Features under Joint Practices Notes 1 and 2</b>		
5.	露台 Balcony	不適用N/A
6.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	
7.	公用空中花園 Communal sky garden	
8.	公用平台花園 Communal podium garden	
9.	隔聲簷 Acoustic fin	
10.	遮陽篷及反光罩 Sunshade and reflector	
11.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	
12.	非結構預製外牆 Non-structural prefabricated external wall	
13.	工作平台 Utility platform	
14.	設有郵箱的郵件派遞室 Mail delivery room with mail boxes	
15.	隔音屏障 Noise barrier	
<b>適意設施 Amenity Features</b>		
16.	供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所 Counters, offices, stores, guard rooms and lavatories for watchmen and management staff	不適用N/A
17.	康樂設施 Recreational facilities	
18.	小型後勤設施用房 Miniature logistic service room	
19.	有上蓋的園景區及遊樂用地 Covered landscaped and play areas	



申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building

		面積 (平方米) Area (m <sup>2</sup> )
20.	橫向屏障/有蓋人行道 Horizontal screens / covered walkways	不適用N/A
21.	尊貴入口 Prestige entrance	
22.	在商業及工作樓宇內的郵件室 Mail room in commercial and industrial buildings	
<b>其他項目 Other Exempted Items</b>		
23.	管槽 Pipe duct	16.677
24.	空間 Void	不適用N/A
25.	庇護層 Refuge floor	
26.	游泳池的濾水器機房 Swimming pool filtration plant room	
27.	公眾通道 Public passage	
28.	公共交通總站 Public transport terminus (PTT)	不適用N/A
29.	升降機井道 Lift shaft	
30.	共用構築物及樓梯 Party structures and common staircases	不適用N/A
<b>額外總樓面面積 Bonus GFA</b>		
31.	額外總樓面面積 Bonus GFA	不適用N/A

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。

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.

**有關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**

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。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。

**Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the Development**

The approved general building plans of the Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of the Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.



本售樓說明書的印製日期 The date on which this sales brochure is printed



2018年4月12日

12th April 2018



改變 Changes



發展項目及其周邊地區日後可能出現改變。

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





