

94 REPULSE BAY  
ROAD

SALES BROCHURE  
售樓說明書



94 REPULSE BAY  
ROAD

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### **For all first-hand residential properties**

#### **1. Important information**

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://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 obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

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

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

<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.

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- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

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

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

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

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

### 11. Appointment of estate agent

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

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### **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 normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

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

### **For first-hand completed residential properties**

#### **16. Vendor's information form**

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

#### **17. Viewing of property**

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

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

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<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.

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## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：[www.srpe.gov.hk](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、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸<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。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有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。

<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。

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 8. 成交紀錄冊

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

### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**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](http://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」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

<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。

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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

其他相關聯絡資料：

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

一手住宅物業銷售監管局  
2023年3月

# 02 INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

**Name of the Development**

Fairview Court

**發展項目名稱**

富慧閣

**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**

94 Repulse Bay Road

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94號

**The Development consists of 1 multi-unit building**

發展項目包含1幢多單位建築物

**Total number of storeys of the multi-unit building**

4 storeys (The above number of storeys does not include Roof and Upper Roof)

該幢多單位建築物的樓層的總數

4層 (上述樓層數目並不包括天台及上層天台)

**Floor numbering in the multi-unit building as provided in the approved building plans**

G/F, 1/F to 3/F, Roof and Upper Roof

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、1樓至3樓、天台及上層天台

**Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order**

Not Applicable

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

**Refuge floor (if any) of the multi-unit building**

Not Applicable

該幢多單位建築物內的庇護層 (如有的話)

不適用

# 03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

## 賣方及有參與發展項目的其他人的資料

### **VENDOR**

Ko Yew Company Limited

賣方

高優有限公司

### **HOLDING COMPANIES OF THE VENDOR**

Chong Yip (Nominees) Limited

Liu Chong Hing Investment Limited

賣方的控權公司

創業（代理）有限公司

廖創興企業有限公司

### **AUTHORIZED PERSON FOR THE DEVELOPMENT**

Mr. Peter P.K. Ng

發展項目的認可人士

伍秉堅先生

### **THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS PROFESSIONAL CAPACITY**

PKNG Architects and Engineers Limited

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

伍秉堅建築師工程師有限公司

### **BUILDING CONTRACTOR FOR THE DEVELOPMENT**

Not Applicable

發展項目的承建商

不適用

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

Gallant

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

何耀棣律師事務所

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

Not Applicable

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

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

Not Applicable

已為發展項目的建造提供貸款的任何其他人

不適用

# 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development; 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	No 否
(b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	No 否
(c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person; 賣方或該項目承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人；	No 否
(d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	No 否
(e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	No 否
(f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not Applicable 不適用
(h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not Applicable 不適用
(i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述律師事務所的經營人的家人；	Not Applicable 不適用
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份；	No 否
(k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份；	No 否

# 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor; 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	No 否
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份；	Not Applicable 不適用
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份；	Not Applicable 不適用
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	Not Applicable 不適用
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor; 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	Not Applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor; 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	No 否
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	Not Applicable 不適用

# 05 INFORMATION ON DESIGN OF THE DEVELOPMENT

## 發展項目的設計的資料

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

There are no curtain wall forming part of the enclosing walls in the Development.  
發展項目不會有構成圍牆的一部份的幕牆。

# 06 INFORMATION ON PROPERTY MANAGEMENT

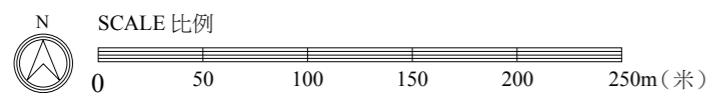
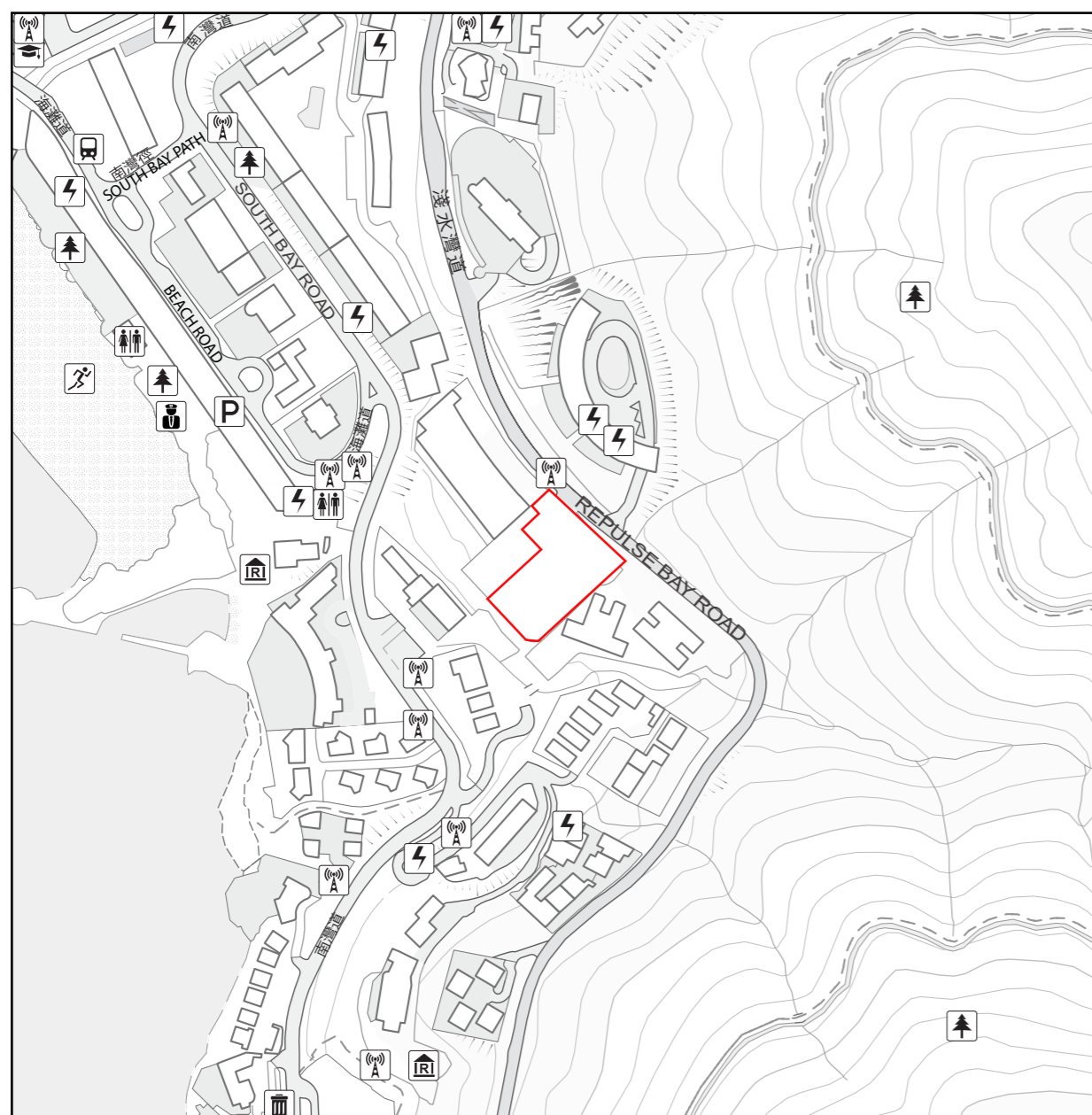
## 物業管理的資料


**The person appointed as the manager of the Development under the deed of mutual covenant that has been executed**

Liu Chong Hing Property Management and Agency Limited

根據已簽立的公契獲委任為發展項目管理  
廖創興物業管理及代理有限公司

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



 Boundary of the Development  
發展項目邊界

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR. 地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T15-NE-A dated 12 March 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年3月12日出版之數碼地形圖，圖幅編號T15-NE-A，有需要處經修正處理。

## NOTATION 圖例

 Power Plant (including Electricity Sub-stations) 發電廠(包括電力分站)	 Public Utility Installation 公用事業設施裝置
 Refuse Collection Point 垃圾收集站	 Religious Institution (including Church, Temple and Tsz Tong) 宗教場所(包括教堂、廟宇及祠堂)
 Police Station 警署	 School (including Kindergarten) 學校(包括幼稚園)
 Public Carpark (including Lorry Park) 公眾停車場(包括貨車停泊處)	 Sports Facilities (including Sports Ground and Swimming Pool) 體育設施(包括運動場及游泳池)
 Public Convenience 公廁	 Public Park 公園
 Public Transport Terminal (including Rail Station) 公共交通總站(包括鐵路車站)	

### Notes:

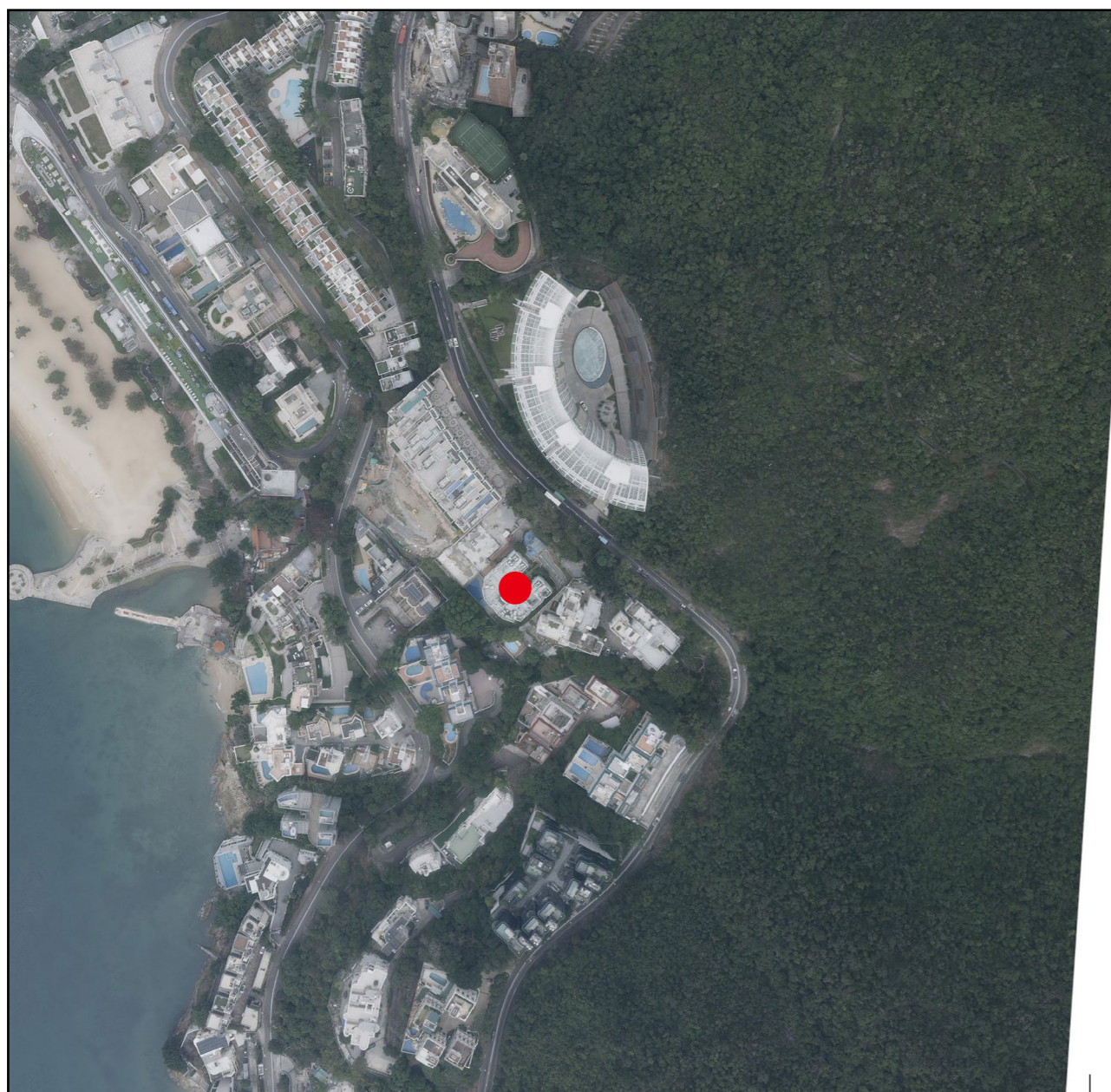
1. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance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

### 備註：

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

# 08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

## 發展項目的鳥瞰照片



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

● Location of the Development  
發展項目的位置

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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,500 feet, Photo No. E247459C, date of flight: 7 January 2025.

摘錄自地政總署測繪處在2,500呎的飛行高度拍攝之鳥瞰照片，照片編號E247459C，飛行日期：2025年1月7日。

Notes:

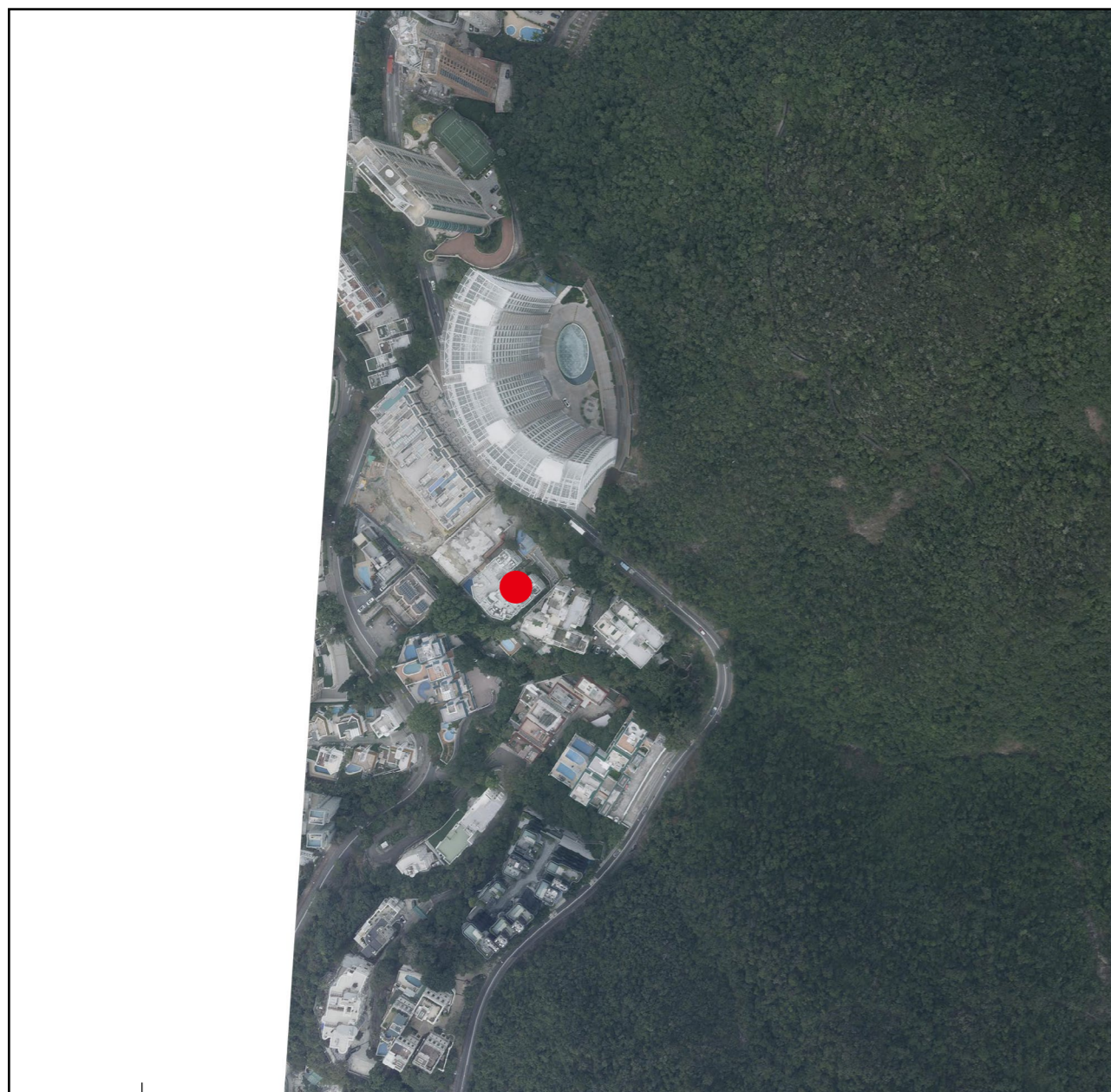
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities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

備註：

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

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## 發展項目的鳥瞰照片



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

● Location of the Development  
發展項目的位置

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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,500 feet, Photo No. E247458C, date of flight: 7 January 2025.

摘錄自地政總署測繪處在2,500呎的飛行高度拍攝之鳥瞰照片，照片編號E247458C，飛行日期：2025年1月7日。

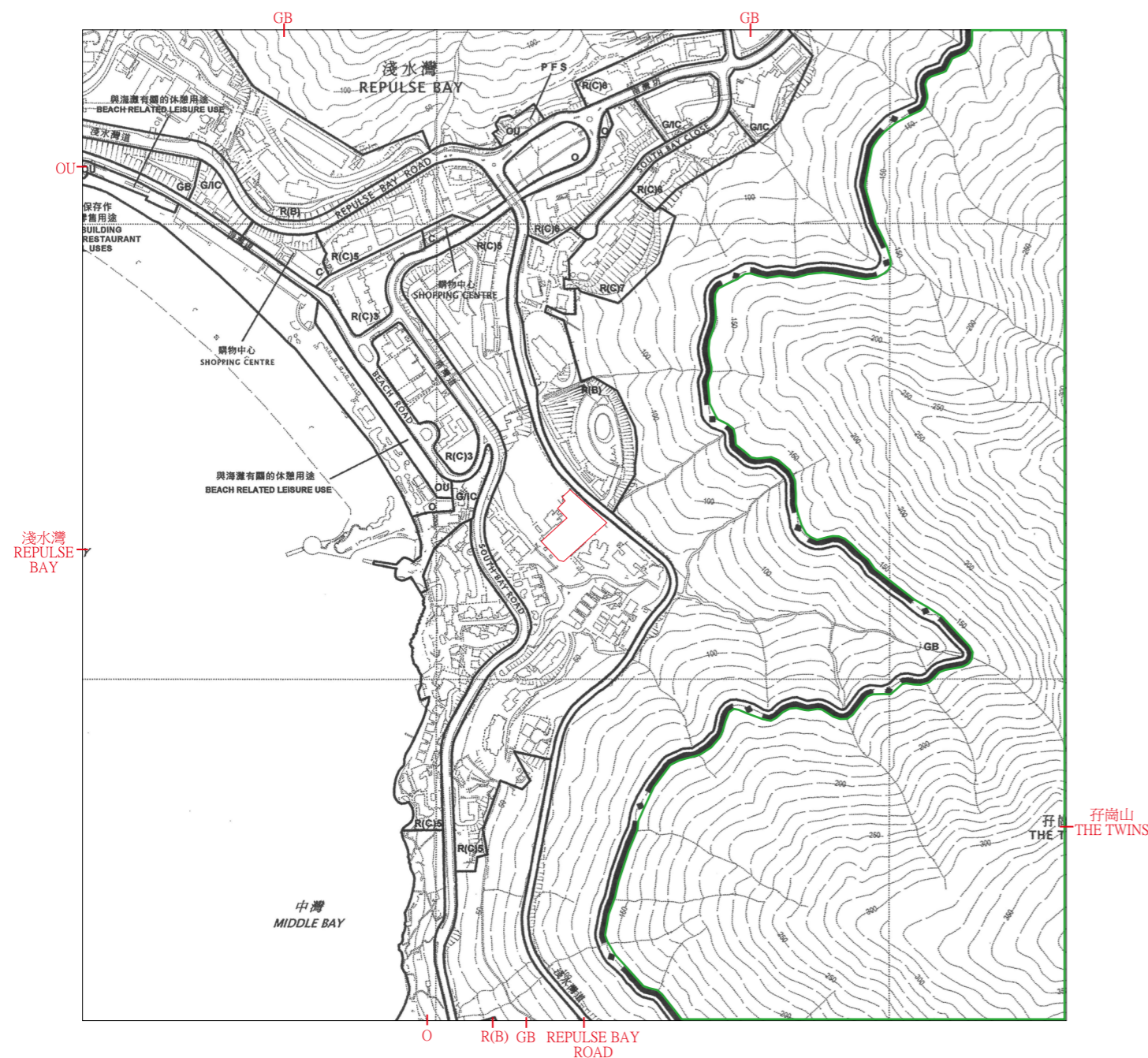
Notes:

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

備註：

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

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



## NOTATION 圖例

### Zones 地帶

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

### Communications 交通

- Major Road and Junction  
主要道路及路口

### Miscellaneous 其他

- Boundary of Planning Scheme  
規劃範圍界線
- P F S** Petrol Filling Station  
加油站

This area is not covered by Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.

此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

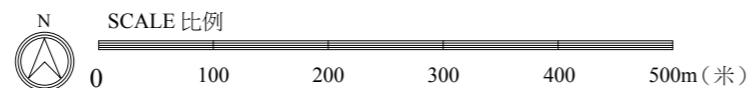
### Notes:

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

### 備註：

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

Boundary of the Development  
發展項目邊界



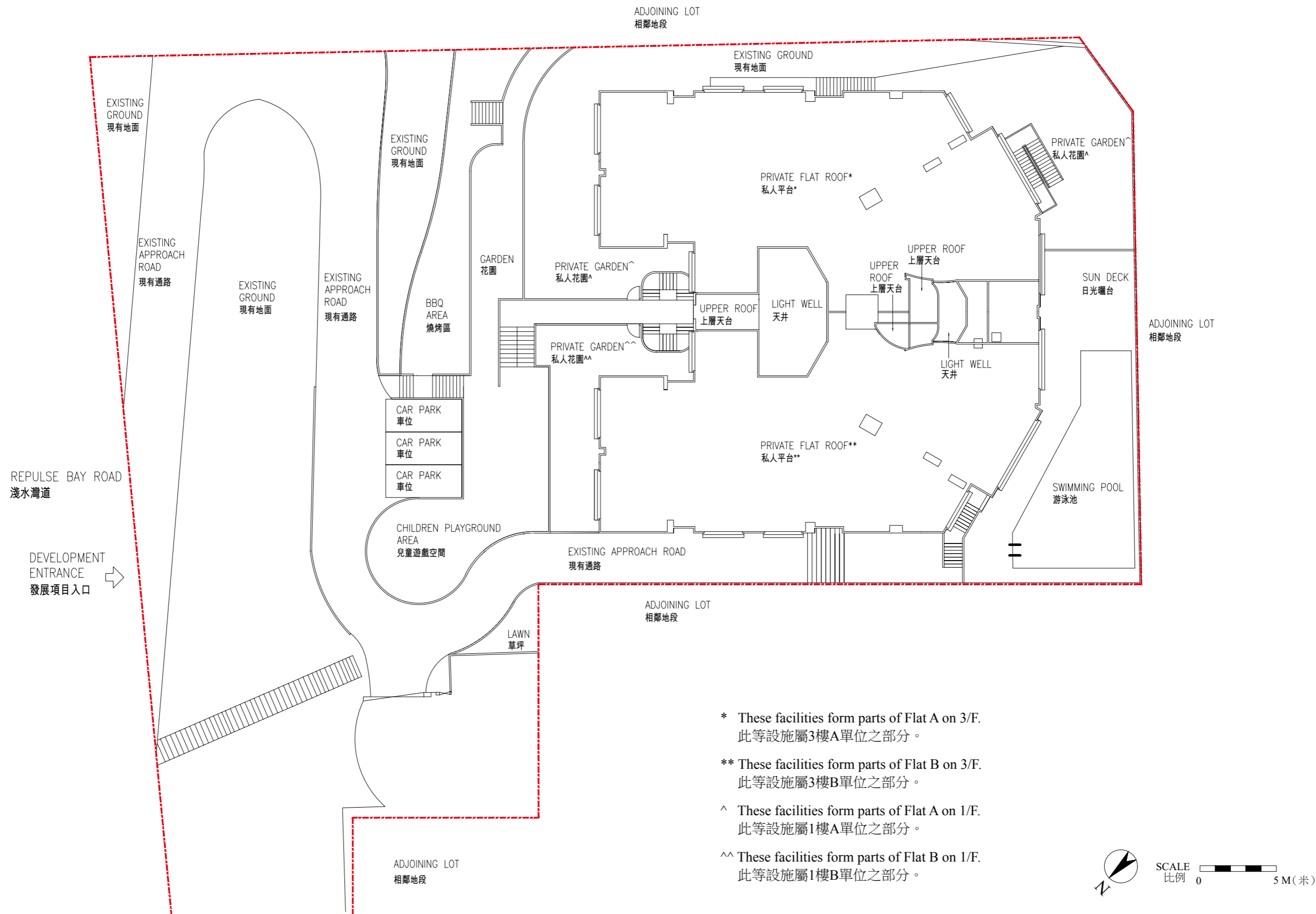
Extract from the approved Shouson Hill & Repulse Bay (Plan no. S/H17/13), gazetted on 15 November 2013, with adjustments where necessary as shown in red.

摘錄自2013年11月15日刊憲之壽臣山及淺水灣分區計劃大綱核准圖(圖則編號S/H17/13)，有需要處經修正處理，以紅色表示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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

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



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### LEGEND OF TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS 樓面平面圖中所使用的名詞及簡稱之圖例

A/C DUCT COVER = AIR-CONDITIONING DUCT COVER = 空調管道蓋

A/C P.D. = AIR-CONDITIONING PIPE DUCT = 空調管道

A/C ROOM = AIR-CONDITIONING ROOM = 空調機房

BALCONY = 露台

BATHROOM 1 = 浴室 1

BATHROOM 2 = 浴室 2

BEDROOM 1 = 睡房 1

BEDROOM 2 = 睡房 2

BEDROOM 3 = 睡房 3

BEDROOM 4 = 睡房 4

CANOPY AT 2/F = 簷篷設於 2 樓

CAT LADDER = 豎梯

CHIMNEY = 煙囪

CORRIDOR = 走廊

DINING ROOM = 飯廳

DN = DOWN = 落

ENTRANCE HALL = 入口大堂

FIRE PLACE = 火爐

FLAT ROOF = 平台

KITCHEN = 廚房

LAV 1 = LAVATORY 1 = 廁所 1

LAV 2 = LAVATORY 2 = 廁所 2

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIFT SHAFT = 升降機槽

LIGHT WELL = 光井

LIVING ROOM = 客廳

MAIN CORRIDOR = 主走廊

MATSER BATHROOM = 主人浴室

MATSER BEDROOM = 主人睡房

P.D. = PIPE DUCT = 管道

PLANTER BOX = 花槽

PRIVATE GARDEN = 私人花園

SERVANT ROOM = 佣人房

STORE = 儲物室

UP = 上

VOID = 中空

WALK IN CLOSET = 衣帽間

YARD = 庭院

Notes applicable to the floor plans of this section:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Balcony is non-enclosed areas.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. Please refer to the latest approved building plans for details.
4. Common drain pipes are located at external wall(s) or adjacent to balcony, private garden, yard and flat roof of some residential properties. Please refer to the latest approved building plans for details.
5. There are ceiling bulkheads or false ceilings in living room and dining room, bedroom, corridor, bathroom and/or kitchen of some residential properties for pipes of the air-conditioning system or the water supply system. Please refer to the latest approved building plans for details.
6. There may be bulkheads and / or false ceilings for the installation of mechanical and electrical services at some of the residential properties.
7. Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, bathtub, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.

適用於本節各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 露台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及 / 或外露喉管。詳情請參閱最新的經批准建築圖則。
4. 部份住宅物業的露台、私人花園、庭院及平台內或側外牆有公用去水渠。詳情請參閱最新的經批准建築圖則。
5. 部份住宅物業客廳及飯廳、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或供水喉管。詳情請參閱最新的經批准建築圖則。
6. 部份住宅物業有裝飾橫樑及 / 或假天花，以安裝機電設備。
7. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、浴缸、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

# 1 1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

1/F  
1樓

	A	B
<b>Thickness of the floor slabs (excluding plaster) of each residential property (mm)</b> 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	110 150 183	110 150 183
<b>Floor-to-floor height of each residential property (mm)</b> 每個住宅物業的層與層之間的高度（毫米）	2744 3416 3756 4219	2744 3416 3756 4219

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. (This statement as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（此根據《一手住宅物業銷售條例》附表1 第1 部第10(2)(e)條規定之陳述並不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 19 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on the floor plans.

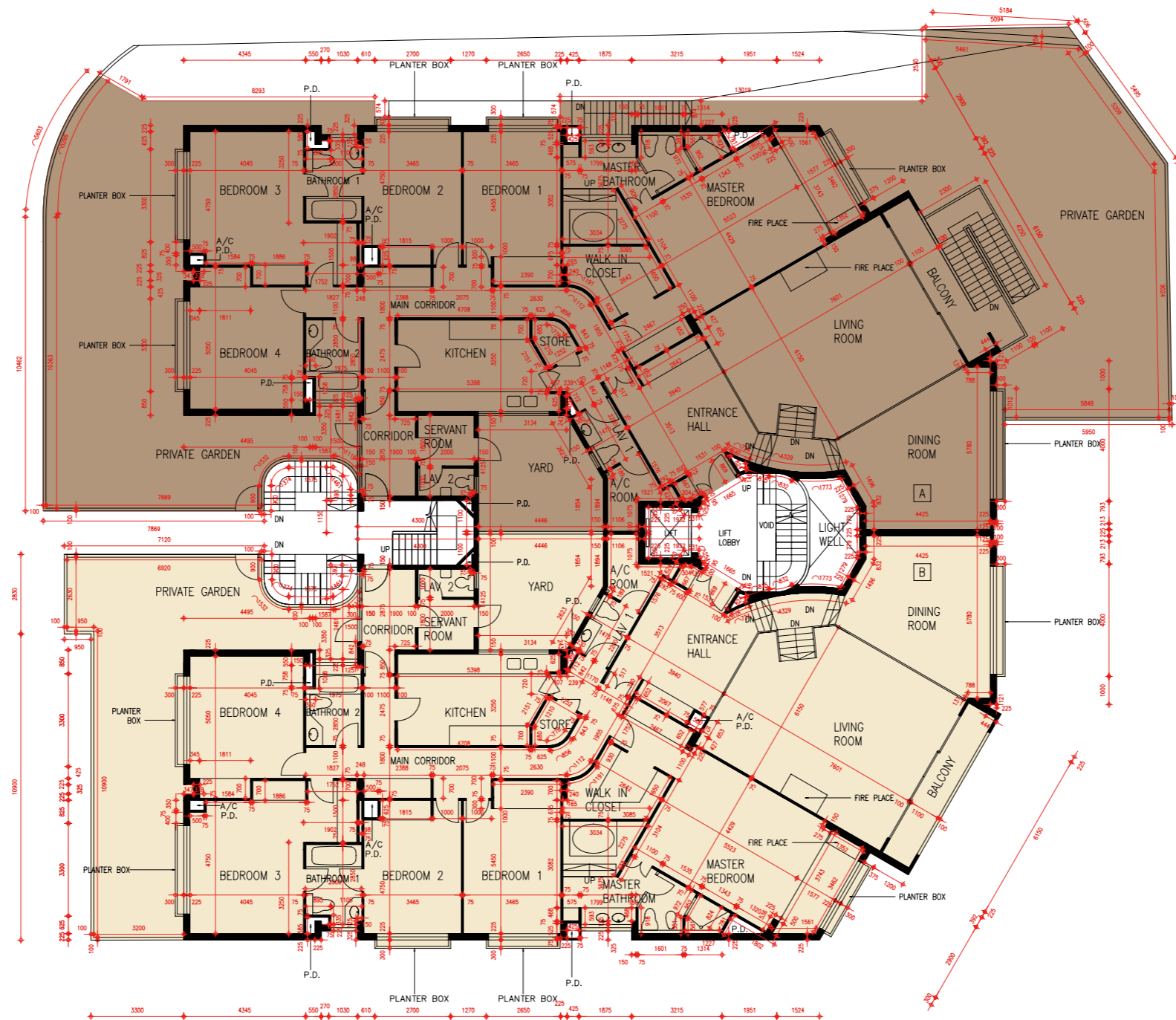
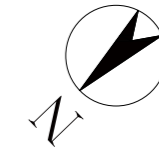
備註：

1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之備註、名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

# 11

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

1/F  
1樓



SCALE 比例 0 5m(米)

# 1 1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 2/F 2樓

	A	B
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	110 150 183	110 150 183
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2744	2744

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. (This statement as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（此根據《一手住宅物業銷售條例》附表1 第1 部第10(2)(e)條規定之陳述並不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

### 3/F 3樓

	A	B
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	110 150 183	110 150 183
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2744 2919 2961 3111	2744 2919 2961 3111

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. (This statement as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（此根據《一手住宅物業銷售條例》附表1 第1 部第10(2)(e)條規定之陳述並不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

#### Notes:

- The dimensions in floor plans are all structural dimensions in millimetre.
- Please refer to Page 19 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on the floor plans.

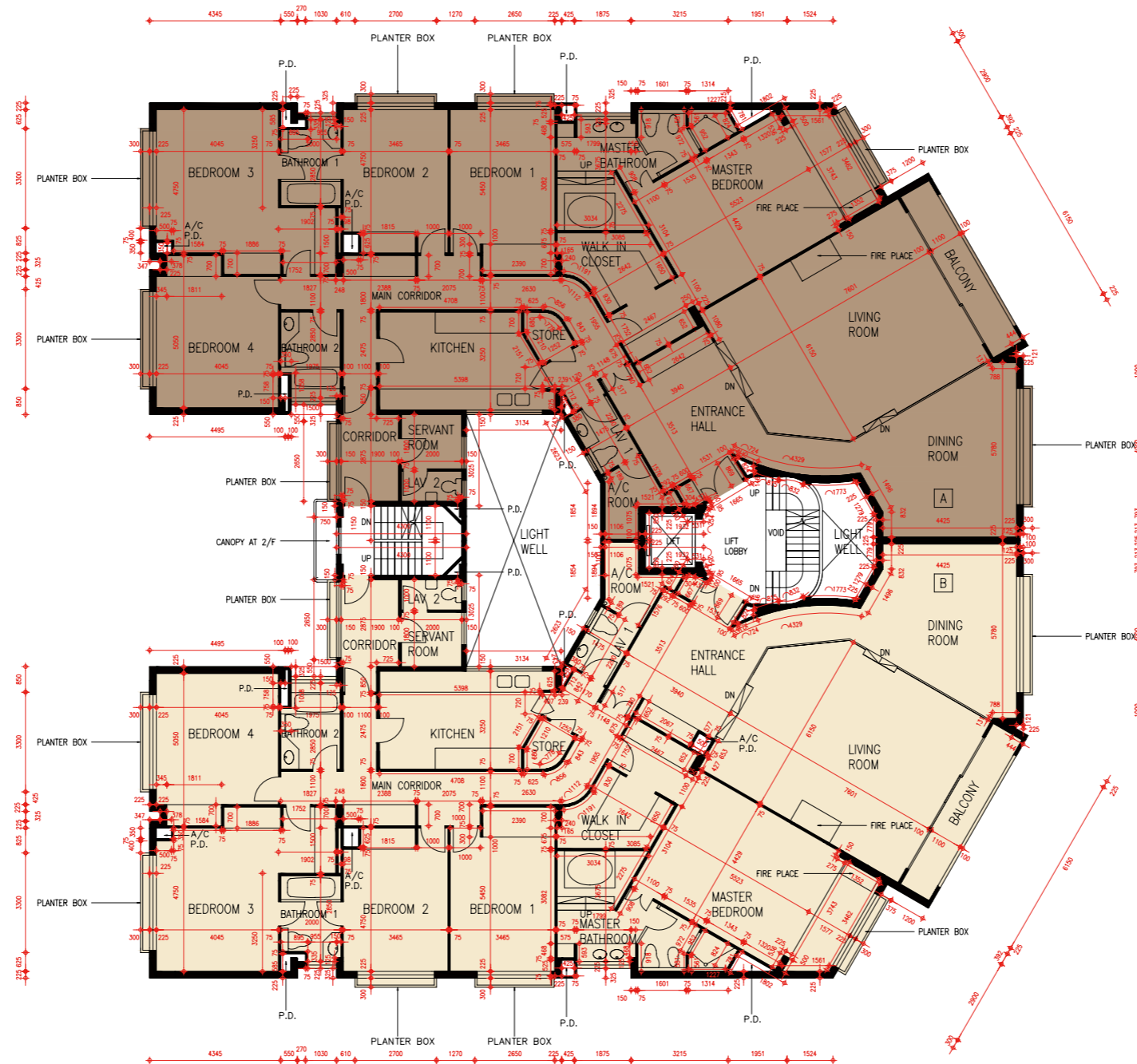
#### 備註：

- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 樓面平面圖中顯示之備註、名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

# 11

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

2/F-3/F  
2樓至3樓



SCALE 0 5m (米)  
比例 0 5m (米)

# 1 1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### ROOF 天台

	A	B
<b>Thickness of the floor slabs (excluding plaster) of each residential property (mm)</b> 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Not Applicable 不適用	Not Applicable 不適用
<b>Floor-to-floor height of each residential property (mm)</b> 每個住宅物業的層與層之間的高度（毫米）	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This statement as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（此根據《一手住宅物業銷售條例》附表1 第1 部第10(2)(e)條規定之陳述並不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 19 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on the floor plans.

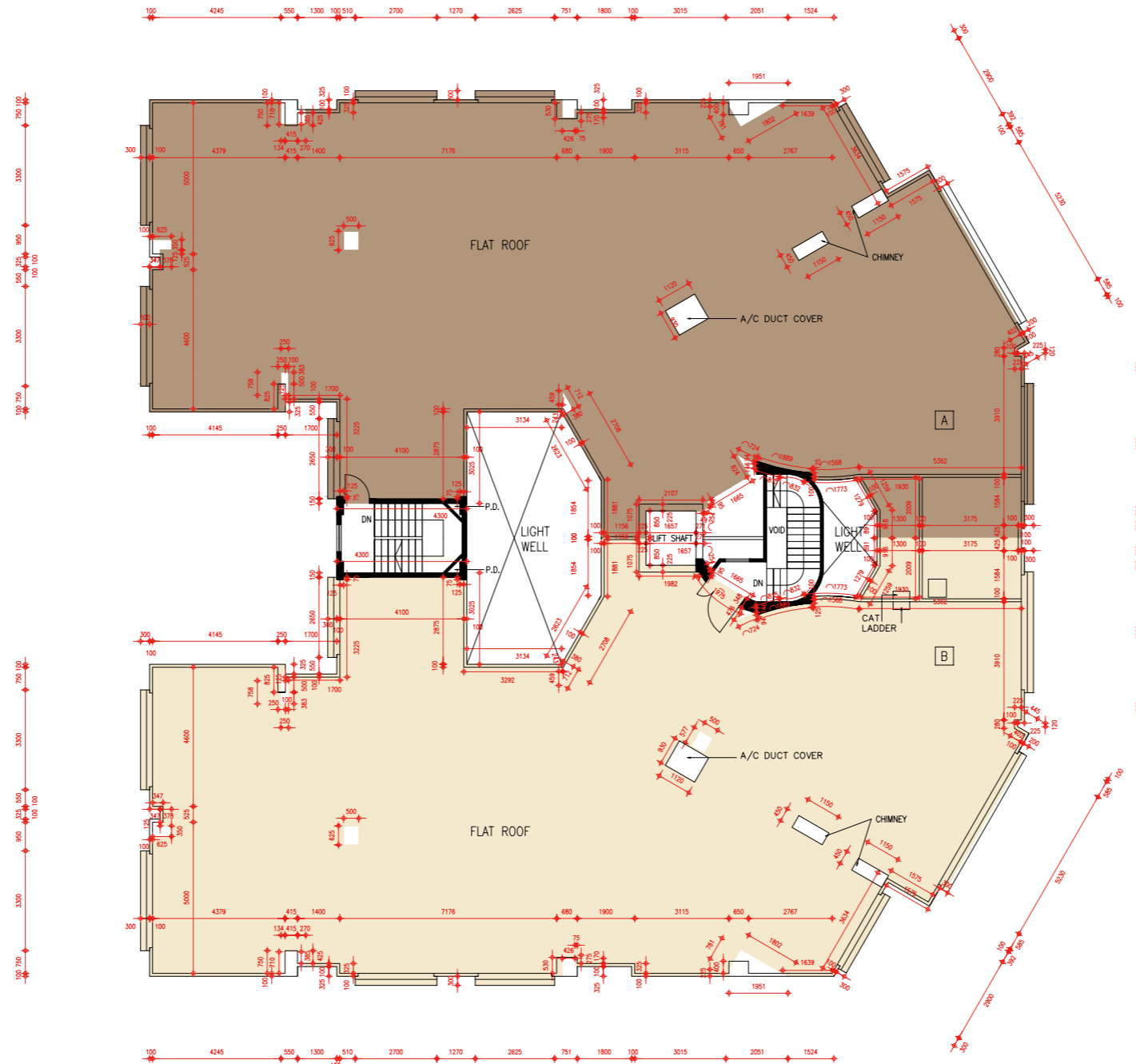
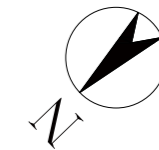
備註：

1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之備註、名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

# 11

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

### ROOF 天台



SCALE 0 5m (米)  
比例 0 5m (米)

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Fairview Court 富慧閣	1/F 1樓	A	327.591 (3526) Balcony 露台 : 7.921 (85) Utility Platform 工作平台 : - Verandah 陽台 : -	3.876 (42)	-	-	-	204.781 (2204)	-	-	-	-	16.850 (181)	
		B	327.302 (3523) Balcony 露台 : 7.921 (85) Utility Platform 工作平台 : - Verandah 陽台 : -	3.876 (42)	-	-	-	59.148 (637)	-	-	-	-	16.850 (181)	
	2/F 2樓	A	327.591 (3526) Balcony 露台 : 7.921 (85) Utility Platform 工作平台 : - Verandah 陽台 : -	3.876 (42)	-	-	-	-	-	-	-	-	-	-
		B	327.302 (3523) Balcony 露台 : 7.921 (85) Utility Platform 工作平台 : - Verandah 陽台 : -	3.876 (42)	-	-	-	-	-	-	-	-	-	-
	3/F 3樓	A	327.591 (3526) Balcony 露台 : 7.921 (85) Utility Platform 工作平台 : - Verandah 陽台 : -	3.876 (42)	-	-	320.963 (3455)	-	-	-	-	-	-	-
		B	327.302 (3523) Balcony 露台 : 7.921 (85) Utility Platform 工作平台 : - Verandah 陽台 : -	3.876 (42)	-	-	320.170 (3446)	-	-	-	-	-	-	-

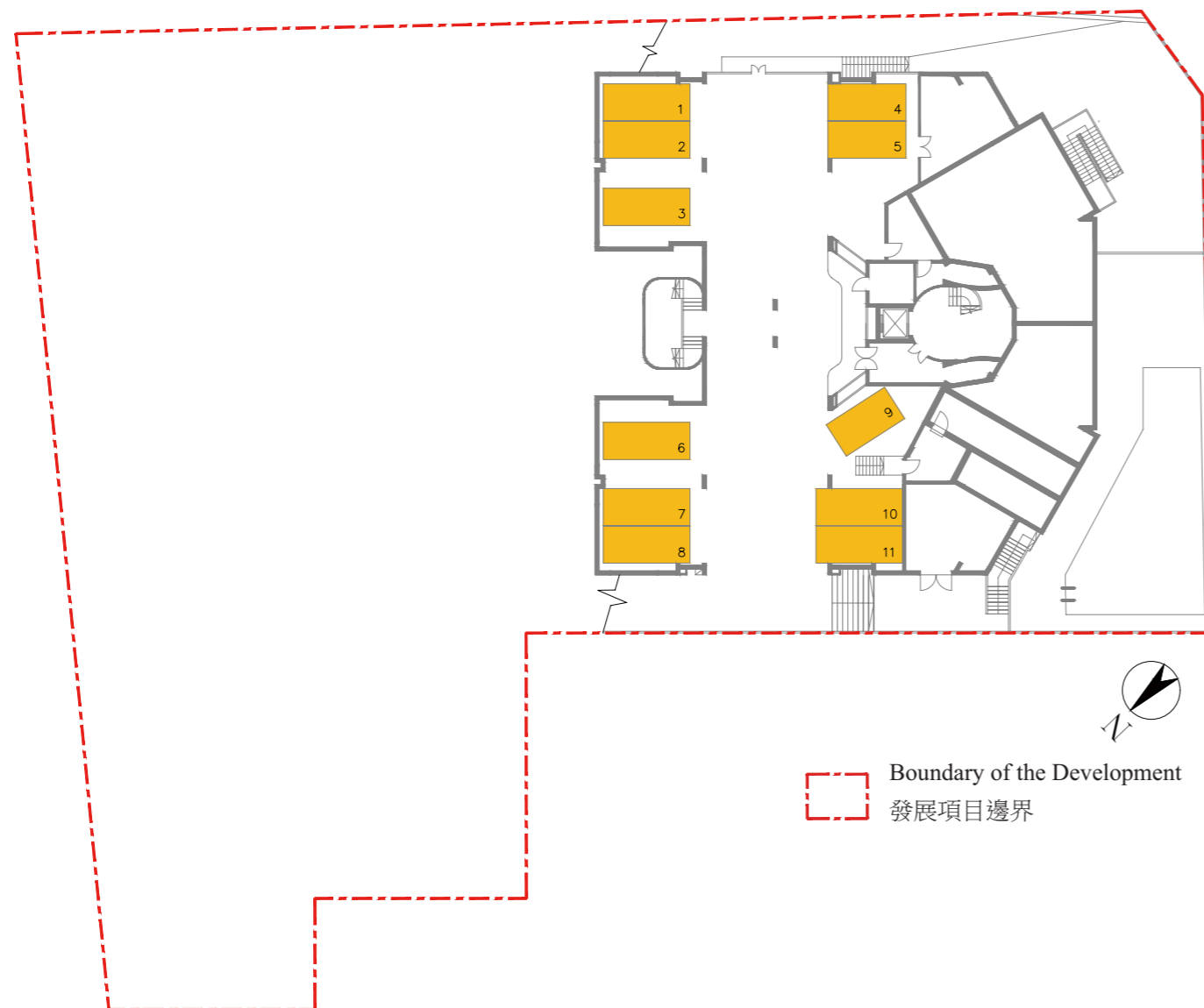
- The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
- The symbol "-" as shown in the above table denotes "Not provided".

- 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。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。
- 上述以平方呎所列之面積均以1平方米=10.764平方呎換算, 並以四捨五入至整數平方呎, 平方呎與平方米表述之面積可能有些微差異。
- 上表 "-" 符號代表不提供。

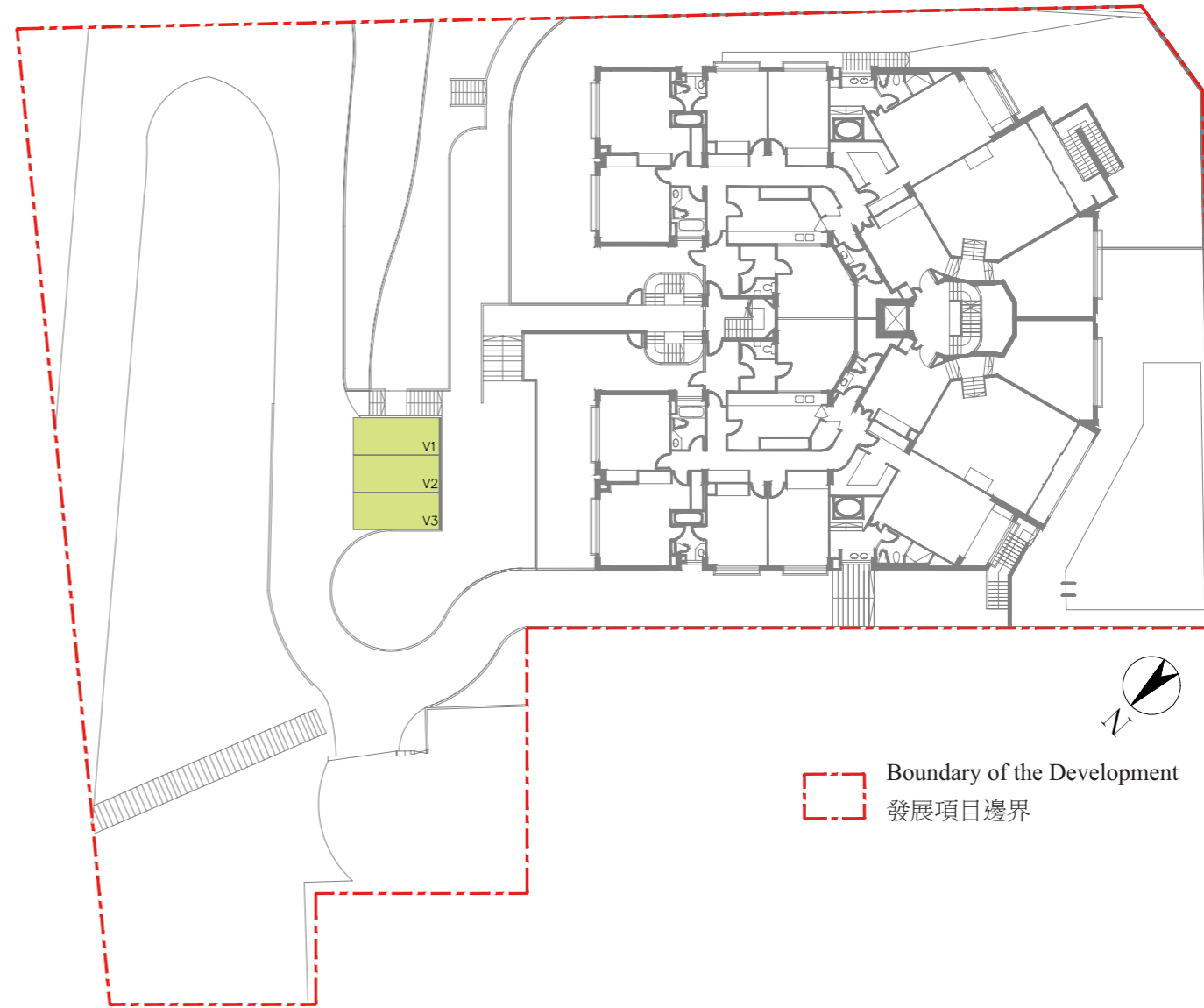
# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

G/F  
地下



1/F  
1樓



**Location, Number, Dimensions and Area of Parking Spaces** 停車位的位置、數目、尺寸及面積

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions of each parking space (Length x Width) (m) 每個停車位之尺寸(長 x 闊)(米)	Area of each parking space (sq.m.) 每個停車位之面積(平方米)
 Residential Car Parking Spaces 住宅停車位	G/F 地下	11	5 x 2.15	10.75
 Visitors' Parking Spaces 訪客停車位	1/F 1樓	3	5 x 2.15	10.75

# 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the preliminary agreement);
  2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
  3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
    - (i) the preliminary agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約(該臨時合約)時須支付款額為5%的臨時訂金；
  2. 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；
  3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
    - (i) 該臨時合約即告終止；
    - (ii) 有關的臨時訂金即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

A. Summary of the Provisions of the Deed of Mutual Covenant registered in the Land Registry by Memorial No.UB4179592 as rectified by a Deed of Rectification dated 24 February 2006 registered in the Land Registry by Memorial No. 06031700900203 (“the DMC”) that deal with the common parts of the Development

1. “Estate Common Areas” means those parts of the Land and the Development not otherwise specifically assigned to or reserved for the exclusive use of an owner and shall include, but not be limited to, the swimming pool (as defined in the DMC and set out hereinbelow), drive way, loading bay, footpath, walkway, roads, green areas, open spaces (other than those open spaces appurtenant to a residential unit in the Building (a “Flat”)), the ramps, steps and staircases (other than those steps and staircases appurtenant to a Flat), the entrances and halls, lifts, lift lobbies, entrance lobbies, passages, landings, the metal railings, gate, fence walls, emergency access land, playgrounds, flower beds, sun deck, barbecue area, garden (other than those private gardens appurtenant to a Flat), lawn, pond, the retaining walls, the external walls and all other areas within the Land and the Development intended for the common use and benefit of the owners of the Land and the Development.
2. “Facilities” or “Estate Common Facilities” means (a) sewers, drains, water courses, pipes, gutter wells (if any) wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Development through which water, sewage, gas, electricity and any other services are supplied to the Development or any part or parts thereof; (b) the transformer room, machine room, sprinkler pump room, tanks, filtration room, refuse collection chamber, store room, telephone equipment room and switch room, sump pumps, fire extinguishers and fire service installations for use and benefit the Development; (c) lamp posts and lighting within the Development; (d) communal television antennae (if any) and FM/radio aerial (if any) for the use and benefit of the Development; (e) burglar alarm system (if any) and other facilities and systems for the use and benefit of the Development.
3. “Swimming pool” means the swimming pool and all ancillary equipment (including the pump room and filtration plant room for the swimming pool and structures (including the paddling pool, if any)) erected on the Building.

**B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT**

Residential Unit	Undivided Shares allotted
Flat A on 1st Floor together with private gardens and yard appurtenant thereto	60/374
Flat B on 1st Floor together with private garden and yard appurtenant thereto	60/374
Flat A on 2nd Floor	60/374
Flat B on 2nd Floor	60/374
Flat A on 3rd Floor together with portion of the roof thereabove	60/374
Flat B on 3rd Floor together with portion of the roof thereabove	60/374
14 car parking spaces	1/374 per unit

**C. TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED**

Subject to the provisions of the Building Management Ordinance (Cap. 344) and Clause (A)(2) under Section II of the DMC, Liu Chong Hing Property Management & Agency Limited was appointed the Manager of the Development for a term of 2 years from the date of the DMC (i.e. 7 August 1989) and thereafter its appointment shall continue until the termination of its appointment or its resignation in accordance with the terms of the DMC.

**D. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT**

Every Owner shall contribute a due proportion of the amount assessed under the annual budget which shows the estimated expenditure for the ensuing year prepared by the Manager covering all expenditure to be expended for the benefit of all Owners as essential or required for the proper management, cleaning, security and maintenance of the Development, the Estate Common Areas and the Estate Common Facilities, and a due proportion of the Manager’s Remuneration. The last paragraph of Clause (B)(d)(2) of Section II of the DMC provides that, notwithstanding anything thereinbefore contained, every Owner shall pay to the Manager as from the date of the DMC (i.e. 7 August 1989) a monthly sum of HK\$4000.00 for each Flat and HK\$80.00 for each car parking space as initial contribution towards the Management Expenses and Manager’s Remuneration (“Management Fees”), provided always that each Owner shall be personally liable to pay the management fees in advance on the first day of each calendar month whether or not the flat of which he is the owner is vacant or occupied and whether let to a tenant or is occupied by the Owner himself or any other person, and provided further that the Management Fees shall be adjustable in the following manner: (a) if there shall be a deficit at the end of the year, the Manager shall be entitled to require lump sum contributions from the Owners to make good the deficit; and (b) in addition to the aforesaid right, if the Manager shall in its opinion consider that the aforesaid contributions shall be insufficient to cover the cost and expenses for management of the Development, the Manager may in its absolute discretion adjust the contribution payable by the Owners by such percentage as the Manager shall consider will cover the estimated deficit likely to occur and such adjusted contributions shall be payable to the Manager monthly in advance from the date stated in the notification to such Owners, provided always that any adjustment made pursuant to the above provision shall be notified to the Owners. The said last paragraph of Clause (B)(d)(2) of Section II of the DMC further provides that, notwithstanding anything thereinbefore contained, if any Flat or car parking space shall remain vacant or remain vested in the name of the Vendor, then the Vendor shall not be required to make any such monthly payment but instead the Vendor shall as and when demanded by the Manager make up any deficit in the event that the total amount of monthly payments collected by the Manager shall be insufficient.

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

The amount of management fee deposit shall be a sum equal to three (3) months’ management fees payable under the DMC.

**F. AREAS IN THE DEVELOPMENT RETAINED BY THE VENDOR FOR THE VENDOR’S OWN USE**

Nil.

Note:

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

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### A. 處理發展項目公用部分的公契（土地註冊處註冊摘要編號：UB4179592）（經日期為 2006 年 2 月 24 日的修正契據（土地註冊處註冊摘要編號：06031700900203）修正）的條文摘要

- 「屋苑公用地方」指該土地及本發展項目中沒有特別指定或預留給業主專用的部分，並包括但不限於游泳池（定義見公契及下文）、車道、上落客貨處、行人徑、行人道、道路、綠化地帶、休憩用地（大廈住宅單位（「單位」）附屬的休憩用地除外）、斜道、梯級及樓梯（單位附屬的梯級及樓梯除外）、入口及大堂、升降機、升降機大堂、入口大堂、通道、平台、金屬欄杆、大閘、圍牆、緊急通道用地、遊樂場、花園、日光平台、燒烤區、花園（單位附屬的私人花園除外）、草坪、池塘、護土牆、外牆及該土地及本發展項目內擬供該土地及本發展項目的業主共同使用及為其利益而設的所有其他地方。
- 「設施」或「屋苑公用設施」指 (a) 位於或於任何時間可能位於本發展項目內、下、上或經過本發展項目的污水渠、排水渠、水道、喉管、溝井（如有）、電線及電纜及其他（不論是否以管道形式）供應水、污水、氣體、電力及其他服務予本發展項目或其任何部分的服務設施；(b) 變壓房、機房、噴灑泵房、水箱、過濾室、垃圾收集室、貯物室、電話設備室及配電室、抽水泵、滅火器及供本發展項目使用及對本發展項目有利的消防裝置；(c) 本發展項目內的燈柱及照明設備；(d) 供本發展項目使用及享用的公用電視天線（如有）及調頻/收音機天線（如有）；(e) 供本發展項目使用及享用的防盜警鐘系統（如有）及其他設施和系統，以及在該土地上興建的設有住宅單位的建築物（「該建築物」）。
- 「游泳池」指建於該建築物上的游泳池及所有附屬設備（包括游泳池的泵房及過濾機房及構築物（包括戲水池，如有））。

### B. 分配予發展項目中的每個住宅物業的不分割份數的數目

住宅單位	分配給每個單位的不分割份數
1 樓 A 單位及附屬私人花園及庭院	60/374
1 樓 B 單位及附屬私人花園及庭院	60/374
2 樓 A 單位	60/374
2 樓 B 單位	60/374
3 樓 A 單位及其上天台	60/374
3 樓 B 單位及其上天台	60/374
14 個停車位	每個停車位 1/374

### C. 有關發展項目的管理人的委任年期

根據《建築物管理條例》（第 344 章）及公契第 II 部分第 (A)(2) 條的規定，廖創興物業管理及代理有限公司被委任為本發展項目的管理人，任期為兩年，由公契日期（即 1989 年 8 月 7 日）起計，其後其委任將繼續有效直至其委任根據公契條款終止或其辭任為止。

### D. 發展項目中的住宅物業的擁有人之間分擔管理開支之基準

每位業主須根據每年通過的預算案顯示本發展項目的估計管理開支（包括由業主承擔的所有成本、費用和開支，包括管理人的酬金），支付適當比例的估計金額。公契第 II 部分第 (B)(d)(2) 條最後一段規定，儘管有前述任何規定，自公契日期（即 1989 年 8 月 7 日）起，每位業主須每月向管理人就每個單位支付港幣 4000 元及就每個車位支付港幣 80 元作為初始的管理費，而每位業主均有責任在每個曆月的第一天預先繳付管理費，而管理費可以按下列方式調整：(a) 若年底出現赤字，管理人有權要求業主支付一筆過的費用以彌補赤字及 (b) 除上述權利外，如管理人認為上述費用不足以支付本發展項目的管理費用及開支，管理人可行使其絕對酌情權調整業主應付的費用至管理人認為足以支付可能出現的估計虧損的比率，根據上述條文作出的任何調整須通知業主，而該等業主須於通知日期起每月預先向管理人支付經調整的費用。公契第 II 部分第 (B)(d)(2) 條最後一段進一步規定，儘管有前述任何規定，如任何單位或車位仍然空置或仍然歸屬於賣方名下，則賣方毋須繳付任何該等月費，但如管理人每月收取的月費總額不足以支付管理開支，賣方須按管理人的要求補足任何不足之數。

### E. 計算管理費按金的基準

管理費保證金金額應相等於公契下應付的三（3）個月的管理費。

### F. 賣方在發展項目中保留作自用的範圍

沒有。

備註：

請查閱已簽立的公契以了解全部詳情。已簽立的公契現存於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費後獲取已簽立的公契副本。

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

1. The Development is situated on The Remaining Portion of Rural Building Lot No.178 (“the Land”).
2. The Land is held under a Crown Lease for Rural Building Lot No.178 dated the 26th day of June 1928 (“the Lease”) for a term of 75 years from the 3rd 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 said 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 said 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 said 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 thereby doing as little damage as possible to the said Lessee And also save and except full power to His said 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 Forty seven calendar months of the term hereby granted 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 Forty seven calendar months lay out and expend thereon the Sum of Seventeen thousand 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 a uniform manner with the building (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 tenements and all other 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 Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the 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 be lawful for His said 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 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 shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly*”.
9. The Lease provides that the Lessee “*will not allow sewage or refuse water will be allowed to flow on to any of the adjoining lands whether belonging to the Crown or private persons And will not deposit any decaying noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of the said piece or parcel of ground And will not in carrying out any works of excavation on the said piece or parcel of ground deposit any excavated earth thereon or on Crown Land adjoining thereto in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains and will properly turf all such slopes and, if necessary, secure the same in place by means of masonry toe walls And will in the event of his cutting away the hill to level the site of the said piece or parcel of ground construct substantial retaining walls wherever it may be necessary and will be responsible for any damage resulting from or brought about by any land slip occurring as a result of such cutting or levelling as aforesaid*”.
10. The Lease provides that the Lessee “*will in the event of the said Director requiring the sullage from the said piece or parcel of ground or any other lots to be dealt with either by sewer or septic tank installation or both laid or constructed by Government contribute towards the cost thereof a sum not to exceed Five hundred dollars per house payable on demand*”.
11. The Lease provides that the Lessee “*will construct to the satisfaction of the said Director such drains or channels as that Officer may consider necessary to intercept and carry off streamwater flowing on to the said piece or parcel of ground from the hillside*”.
12. The Lease provides that the Lessee “*will construct a road or path on the said piece of brown land coloured green upon the said plan over and along which the said Right of way is hereby granted as such time or times and in such manner as the said Director may require and will uphold maintain and repair such road or path and everything forming portion thereof or appertaining thereto to the satisfaction of the said Director and will be responsible for the whole as if he were absolute owner thereof*”.
13. The Lease provides that “*in case the said yearly rent of Two hundred and forty six dollars hereinbefore reserved or any part thereof shall be in arrear and unpaid by the space of twenty one days next after any of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach of non-performance of any one of the covenants and conditions herein contained and by or on the part and behalf of the said Lessee to be kept done and performed then and in either of the said cases it shall be lawful for His said 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 repossess and enjoy as in His former estate as if these presents had not been made and the said Lessee and all other occupiers of the said premises thereout and thence utterly to expel put out and amove this Indenture on anything contained herein to the contrary notwithstanding*”.

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

14. The Lease provides that *“His said 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 said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and Buildings thereon being paid to the said 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”*.
15. 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 successors and assigns.

Note:

For full details, please refer to the Land Grant which is free for inspection during opening hours at the sales office. A copy of the Land Grant is available upon request and payment of the necessary photocopying charges.

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

1. 本發展項目位於鄉郊建屋地段第 178 號餘段（「該土地」）。
2. 該土地乃根據 1928 年 6 月 26 日所訂之「鄉郊建屋地段第 178 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。
3. 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。
4. 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。」
5. 政府租契訂明，承批人「須於特此授予的期限屆滿四十七個公曆月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，且於上述四十七個公曆月的期限屆滿前須就此花費及支出最少七千圓正。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。」
6. 政府租契訂明，承批人「此後須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、堤、路塹、樹籬、溝渠、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。」
7. 政府租契訂明，承批人「須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。」
8. 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。」
9. 政府租契訂明，承批人「不得允許污水或廢水流入任何不論屬於官方或私人的毗鄰土地、不得在上述一方或一塊土地的任何部分棄置任何腐壞、發出惡臭、有毒的物質、排泄物或其他廢物、以及在上述一方或一塊土地上進行任何挖掘工程時，不得將任何挖掘出的泥土棄置在該土地或毗鄰官地，而該棄置方式會使被挖出的泥土之斜坡暴露，令其被雨水侵蝕或沖走，並須妥善為該等斜坡植草及（如需要）將斜坡以石砌坡腳牆加以鞏固、以及在其削去山丘以平整上述一方或一塊土地時，將在有需要的地方建造實質護土牆，並須對因上述削山或平整而發生的任何土地滑移所造成或帶來的任何損害負責。」
10. 政府租契訂明，承批人「須於前述的「署長」在嗣後任何時間要求處理上述一方或一塊土地的污水時，不論以安裝污水渠或化糞池的方式或兩者並由皇上陛下之工務署建造，分擔由此所產生的不多於每間房屋五百元的費用。」
11. 政府租契訂明，承批人「須建造前述的「署長」認為必要的排水渠或水渠，以截取和引走從山坡流向上述一方或一塊土地的溪水，並達到前述的「署長」滿意的程度。」
12. 政府租契訂明，承批人「須在上述圖則塗有綠色的上述棕色土地上建造一條道路或行人徑，並按前述的「署長」的要求給予通行權，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。」
13. 政府租契訂明，「倘上文所訂的每年二百四十六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、再佔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。」
14. 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該土地及建於該處各建築物向承批人作出全面合理的賠償，從而收回和再佔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。」
15. 「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。

#### 備註：

請查閱批地文件以了解全部詳情。批地文件現存於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費後獲取批地文件副本。

# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

**A. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE**

Not Applicable.

**B. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT**

Not Applicable.

**C. SIZE OF ANY OPEN SPACE THAT IS REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT**

Not Applicable.

**D. ANY PART OF THE LAND (ON WHICH THE DEVELOPMENT IS SITUATED) THAT IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF REGULATION 22(1) OF THE BUILDING (PLANNING) REGULATIONS (CAP 123 SUB. LEG. F)**

Not Applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施  
不適用。

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

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

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

# 18 WARNING TO PURCHASERS

## 對買方的警告

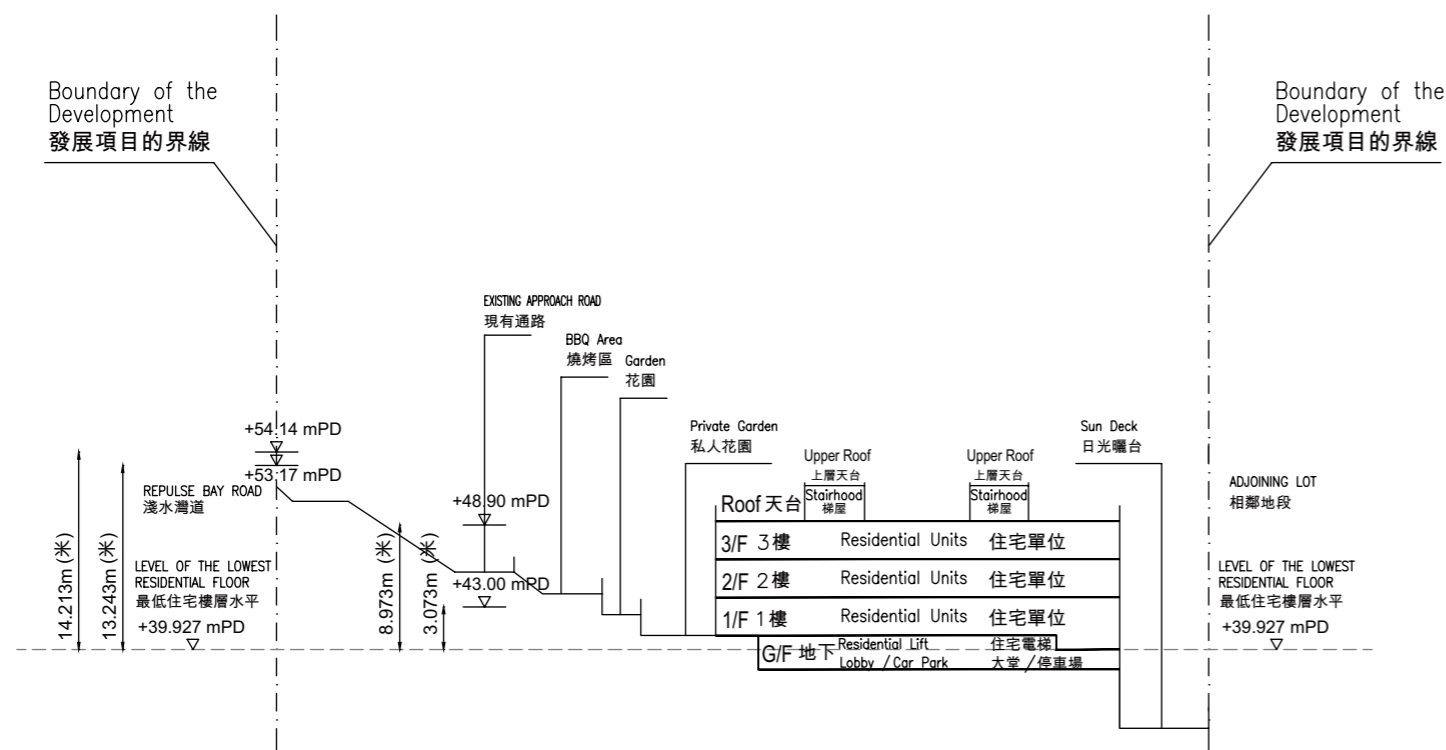
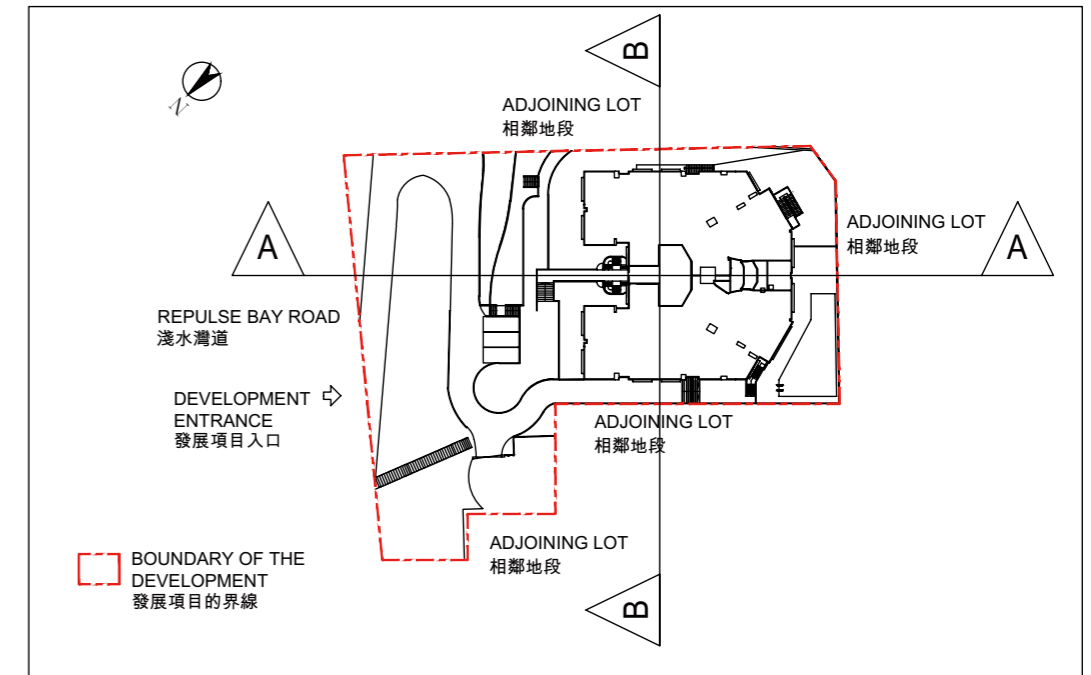
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm 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: -
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  4. In the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
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：—
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所；及
  4. 如屬上述 (3)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

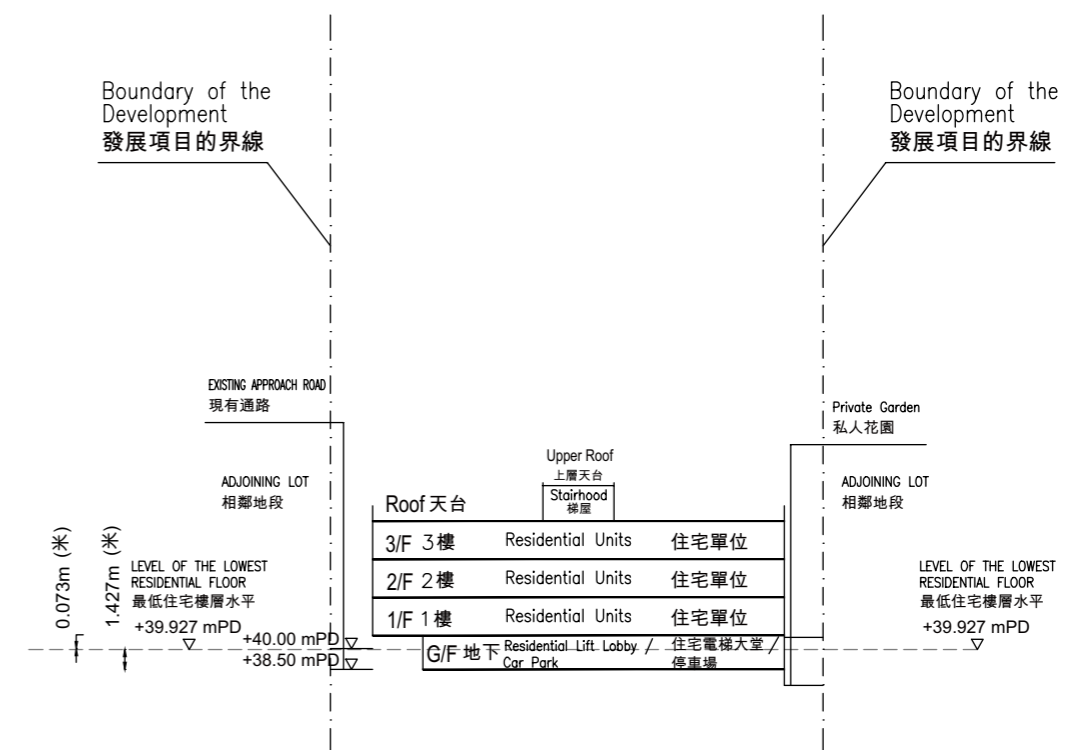
- (a) The part of Repulse Bay Road adjacent to the building is 53.17 metres to 54.14 metres above the Hong Kong principal datum.
- (b) The part of the existing approach road adjacent to the building is 43.00 metres to 48.90 metres above the Hong Kong principal datum.
- (a) 毗鄰建築物的一段淺水灣道為香港主水平基準以上 53.17 米至 54.14 米。
- (b) 毗鄰建築物的一段現有通路為香港主水平基準以上 43.00 米至 48.90 米。

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

## KEY PLAN 指示圖



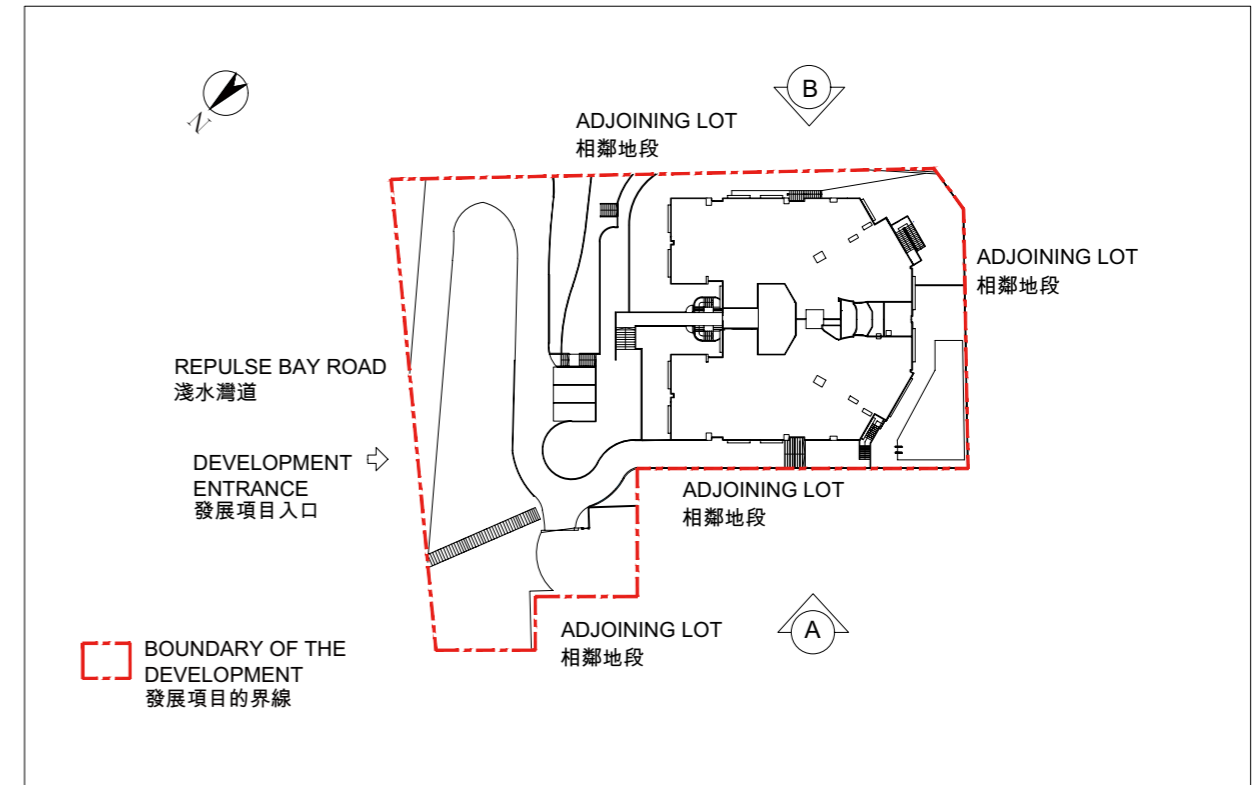
**CROSS-SECTION PLAN A-A**  
橫截面圖 A-A



**CROSS-SECTION PLAN B-B**  
橫截面圖 B-B

# 20 ELEVATION PLAN 立面圖

## KEY PLAN 指示圖



**ELEVATION PLAN A**  
立面圖 A

The elevations shown on these plans:

- a. are prepared on the basis of the approved building plans for the Development as of 26 June 1985; and
- b. are in general accordance with the outward appearance of the Development.

Note: The elevations shown on the plans have not been certified by the Authorized Person for the Development as required under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance, because the Authorized Person has passed away.



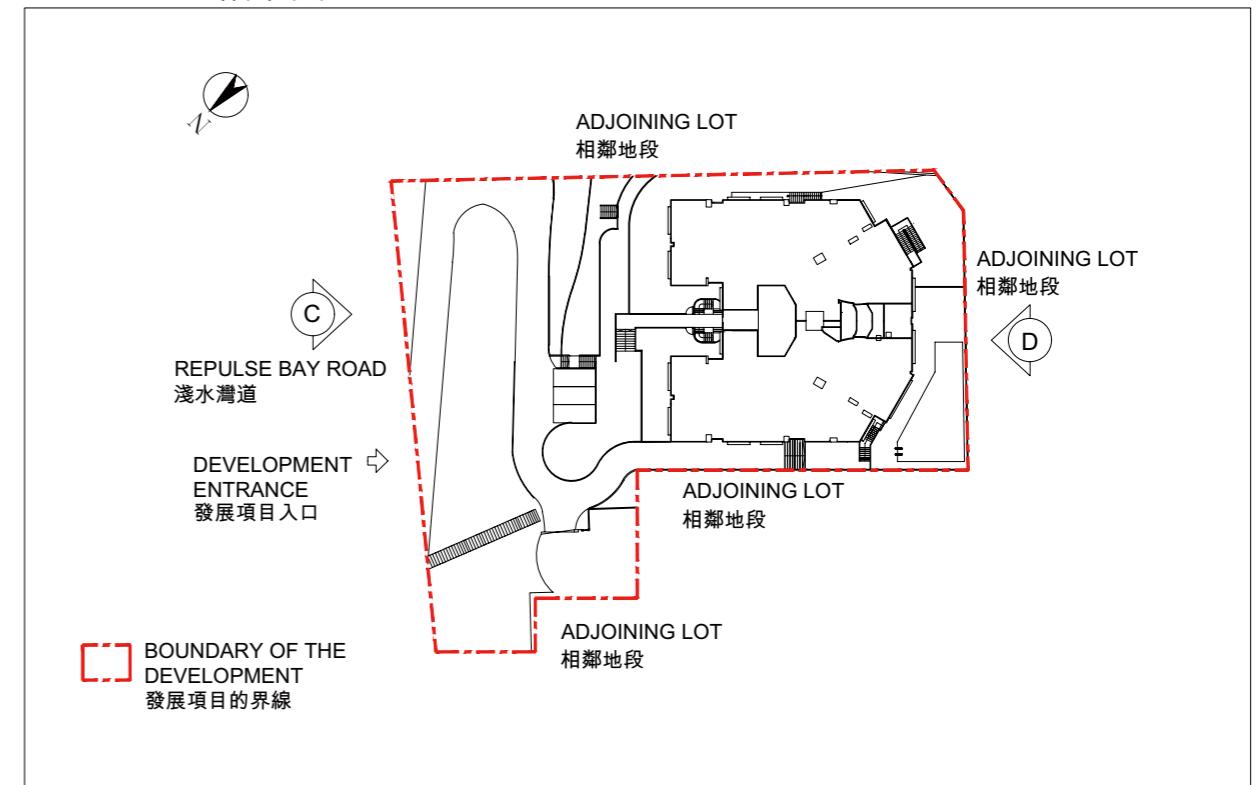
**ELEVATION PLAN B**  
立面圖 B

本圖顯示的立面：

- a. 以 1985 年 6 月 26 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。

備註：本圖顯示的立面沒有按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定經由發展項目的認可人士所證明，原因是認可人士已去世。

## KEY PLAN 指示圖



**ELEVATION PLAN C**  
立面圖 C

The elevations shown on these plans:

- are prepared on the basis of the approved building plans for the Development as of 26 June 1985; and
- are in general accordance with the outward appearance of the Development.

Note: The elevations shown on the plans have not been certified by the Authorized Person for the Development as required under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance, because the Authorized Person has passed away.



**ELEVATION PLAN D**  
立面圖 D

本圖顯示的立面：

- 以 1985 年 6 月 26 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
- 大致上與發展項目的外觀一致。

備註：本圖顯示的立面沒有按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定經由發展項目的認可人士所證明，原因是認可人士已去世。

# 21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

## 發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別		Covered 有上蓋遮蓋	Uncovered 無蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq.ft. 平方呎	Not Applicable 不適用	4405	4405
	sq.m. 平方米	Not Applicable 不適用	409.22	409.22
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

**Note:**

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from that shown in square metre.

**備註：**

以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數。平方呎與平方米之數字可能有些微差異。

# 22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

## 閱覽圖則及公契

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

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 1. EXTERIOR FINISHES

Item		Description			
a.	External wall	Type of finishes	Finished with external painting, aluminum windows and metal louvre.		
b.	Window	Material of frame	Aluminium frame.		
		Material of glass	Living room windows, dining room windows, master bedroom windows, bedroom windows and servant room windows (if any)	Tinted glass.	
			Bathroom windows (if any) and lavatory windows (if any)	Tinted glass.	
			Kitchen windows	Tinted glass.	
			Corridor windows	Tinted glass.	
c.	Bay window	Material and Window sill finishes	Not applicable.		
d.	Planter	Type of finishes	Finished with external painting.		
e.	Verandah or balcony	(i) Type of finishes	Balcony (Note: There is no verandah in the Development)		
			Wall	Floor	Balustrade
		External painting	Tiles	Metal balustrade	External painting
		(ii) Whether it is covered	Balcony is covered (Note: There is no verandah in the Development)		
f.	Drying facilities for clothing	Type	Not applicable.		
		Material	Not applicable.		

### 1. 外部裝修物料

細項		描述			
a.	外牆	裝修物料的類型	選用外牆漆、鋁窗及金屬百葉。		
b.	窗	框的用料	鋁窗框。		
		玻璃的用料	客廳窗戶、飯廳窗戶、主人睡房窗戶、睡房窗戶及佣人房窗戶 (如有)	有色玻璃。	
			浴室窗戶 (如有) 及廁所窗戶 (如有)	有色玻璃。	
			廚房窗戶	有色玻璃。	
	走廊窗戶	有色玻璃。			
c.	窗台	用料及窗台板的裝修物料	不適用。		
d.	花槽	裝修物料的類型	選用外牆漆。		
e.	陽台或露台	裝修物料的類型	露台 (註：發展項目不設陽台)		
			牆壁	地板	欄杆
		外牆漆	磚	金屬圍欄	外牆漆
		是否有蓋	露台設有上蓋 (註：發展項目不設陽台)		
f.	乾衣設施	類型	不適用。		
		用料	不適用。		

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 2. INTERIOR FINISHES

Item		Description			
a.	Lobby	Types of finishes	Wall	Floor	Ceiling
		Residential Entrance Lobby	Natural stone, tile and stainless steel to exposed surface.	Natural stone and tile flooring.	Gypsum board false ceiling finished with paint and aluminium panel.
		Residential Lift Lobby	Natural stone, tile and stainless steel to exposed surface.	Natural stone and tile flooring.	Gypsum board false ceiling finished with paint.
b.	Internal wall and ceiling	Types of finishes	Wall	Ceiling	
		Living room and Dining room	Painting on exposed surface.	Painting where exposed and gypsum board false ceiling and bulkhead finished with paint.	
		Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3 and Bedroom 4	Walls and ceilings are finished with paint to exposed surfaces. Partial areas of the ceiling are equipped with gypsum board false ceiling and bulkhead and finished with paint.		

### 2. 室內裝修物料

細項		描述			
a.	大堂	裝修物料的類型	牆壁	地板	天花板
		住宅入口大堂	外露部分以天然石材，磚及不銹鋼飾面鋪砌。	天然石材及磚。	石膏板假天花髹油漆及鋁板。
		住宅升降機大堂	外露部分以天然石材，磚及不銹鋼飾面鋪砌。	天然石材及磚。	石膏板假天花髹油漆。
b.	內牆及天花板	裝修物料的類型	牆壁	天花板	
		客廳及飯廳	外露部分髹上油漆。	天花外露部分鋪砌石膏板假天花及假陣髹油漆。	
		主人睡房、睡房 1、睡房 2、睡房 3 及睡房 4	牆身及天花外露表面髹油漆。部份天花位置裝設石膏板假天花、假陣及髹油漆。		

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 2. INTERIOR FINISHES

Item		Description				
c.	Internal floor	Types of finishes	Floor	Skirting		
		Living room and dining room	Timber flooring on exposed surface.	Solid timber skirting with paint.		
		Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3 and Bedroom 4	Timber flooring on exposed surface.	Solid timber skirting with paint.		
d.	Master Bathroom, Bathroom 1, Bathroom 2, Lavatory 1 and Lavatory 2	(i) Types of finishes	Wall	Floor	Ceiling	
			Tiles on exposed surface.	Tiles on exposed surface.	Aluminum false ceiling.	
		(ii) Whether the wall finishes run up to the ceiling	Run up to false ceiling level.			
e.	Kitchen	(i) Types of finishes	Wall	Floor	Ceiling	Cooking Bench
			Tiles and metal on exposed surfaces.	Tiles on exposed surface.	Painting on exposed surface.	Solid surfacing material.
		(ii) Whether the wall finishes run up to the ceiling	Yes			

### 2. 室內裝修物料

細項		描述				
c.	內部地板	裝修物料的類型	地板	牆腳線		
		客廳及飯廳	外露部分以木飾面地板鋪砌。	實木油漆飾面牆腳線。		
		主人睡房、睡房 1、睡房 2、睡房 3 及睡房 4	外露部分以木飾面地板鋪砌。	實木油漆飾面牆腳線。		
d.	主人浴室、浴室 1、浴室 2、廁所 1 及廁所 2	(i) 裝修物料的類型	牆壁	地板	天花板	
			外露部分以磚鋪砌。	外露部分以磚鋪砌。	鋁質假天花。	
		(ii) 牆壁的裝修物料是否鋪至天花板	鋪至假天花水平。			
e.	廚房	(i) 裝修物料的類型	牆壁	地板	天花板	灶台
			外露位置為磚及金屬。	外露部分以磚鋪砌。	外露部分髹上油漆。	實心面材。
		(ii) 牆壁的裝修物料是否鋪至天花板	是			

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item	Description
a. Doors	Material, finishes and accessories
Main entrance door	Timber door with paint finish and stainless steel finish, fitted with lockset with handle, door closer, door stopper and eye viewer.
Balcony door	Aluminum frame sliding door with tinted glass fitted with lockset with handle.
Yard door (For 1/F Units A and B only)	Metal door fitted with lockset with handle.
Private garden Back door (For 1/F Units A and B only)	Metal gate.
Door from corridor to private garden (For 1/F Units A and B only)	Aluminum frame door with tinted glass fitted with lockset with handle.
Store door, A/C Room door and Servant Room door	Timber door with paint finish fitted with handle.
Door from corridor to common staircase	Timber door with paint finish fitted with lockset with handle, door closer, door stopper and eye viewer.
Door from corridor to main corridor	Timber door with paint finish fitted with handle.
Door from main corridor to main entrance	Timber door with paint finish fitted with handle.

### 3. 室內裝置

細項	描述
a. 門	用料、裝修物料及配件
主入口大門	木門配以油漆飾面及不銹鋼，配以門鎖連拉手、門鼓、門擋及防盜眼。
露台門	鋁框趟門配以有色玻璃，配以門鎖連拉手及門擋。
庭院門 (只適用於1樓A及B單位)	金屬門配以門鎖連拉手及門擋。
私人花園後門 (只適用於1樓A及B單位)	金屬閘門。
走廊往私人花園的門 (只適用於1樓A及B單位)	鋁框門配以有色玻璃，配以門鎖連拉手及門擋。
儲物房門、冷氣機機房門及佣人房門	油漆飾面木門，配以拉手。
走廊往公共樓梯的門	油漆飾面木門，配以門鎖連拉手、門鼓、門擋及防盜眼。
走廊往主走廊的門	油漆飾面木門，配以拉手。
主走廊往主入口的門	油漆飾面木門，配以拉手。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item		Description	
a.	Doors	Master Bedroom door, Bedroom 1 door, Bedroom 2 door, Bedroom 3 door and Bedroom 4 door	Timber door with paint finish fitted with handle and lockset.
		Kitchen door	Timber door with paint finish fitted with handle, door closer and door stopper.
		Master Bathroom door, Bathroom 1 door and Bathroom 2 door	Timber door with paint finish fitted with handle.
		Lavatory 1 door and Lavatory 2 door	Timber door with paint finish fitted with handle.
		Flat Roof door (For 3/F Units A and B only)	Aluminum frame door with glass fitted with lockset with handle.

### 3. 室內裝置

細項		描述	
a.	門	主人睡房門、睡房1門、睡房2門、睡房3門及睡房4門	油漆飾面木門，配以拉手及門鎖。
		廚房門	油漆飾面木門，配以拉手、門鼓及門擋。
		主人浴室門、浴室1門及浴室2門	油漆飾面木門，配以拉手。
		廁所1門及廁所2門	油漆飾面木門，配以拉手。
		平台門 (只適用於3樓A及B單位)	鋁框門配以有色玻璃，配以門鎖連拉手及門擋。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item		Description			
b.	Bathroom	Fittings and equipment	Type Material		
		(i) Type and material of fittings and equipment	Basin Countertop	Solid surfacing material.	
			Wash basin mixer	Chrome plated brass.	
			Wash basin	Vitreous china.	
			Water closet	Vitreous china.	
			Paper holder	Stainless steel.	
			(ii) Type and material of water supply system	See "3.j. Water supply" below for type and material of water supply system.	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower compartment	Glass with glass door fitted with handle.
				Shower mixer and shower set	Chrome plated.
			Bathtub	Bathtub	Enameled cast iron.
Bath mixer and shower set	Chrome plated.				
(iv) Size of bath tub, if applicable	Master bathroom: 1680mm(L) x 1240mm(W) x 450mm(H) Bathroom 1: 1570mm(L) x 660mm(W) x 450mm(H) Bathroom 2: 1420mm(L) x 590mm(W) x 450mm(H)				

### 3. 室內裝置

細項		描述			
b.	浴室	裝置及設備	類型 用料		
		(i) 裝置及設備的類型及用料	洗手盆檯面	實心面材。	
			洗手盆水龍頭	黃銅鍍鉻。	
			洗手盆	陶瓷。	
			座廁	陶瓷。	
			廁紙架	不銹鋼。	
			(ii) 供水系統的類型及用料	供水系統的類型及用料見下文「3.j. 供水」一欄。	
		(iii) 沐浴設施(包括花灑或浴缸(如適用的話))	花灑	淋浴間	玻璃配以玻璃門連拉手。
				淋浴水龍頭及花灑套裝	鍍鉻。
			浴缸	浴缸	搪瓷鑄鐵。
浴缸水龍頭及花灑套裝	鍍鉻。				
(iv) 浴缸大小(如適用的話)	主人浴室：1680毫米(長) x 1240毫米(闊) x 450毫米(高) 浴室1：1570毫米(長) x 660毫米(闊) x 450毫米(高) 浴室2：1420毫米(長) x 590毫米(闊) x 450毫米(高)				

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item		Description	
c.	Kitchen		Material
		(i) Sink unit	Stainless steel.
		(ii) Water supply system	See “3.j. Water supply” below for material of water supply system.
			Material      Finishes
		(iii) Kitchen cabinet	Timber cabinet with timber door panels.
	(iv) Type of all other fittings and equipment	Stainless steel plated sink mixer.	
d.	Bedroom	Type and material of Fittings (including built-in wardrobe)	Not applicable.
e.	Telephone	Location and number of connection points	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”.
f.	Aerials	Location and number of connection points	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”.

### 3. 室內裝置

細項		描述	
c.	廚房		用料
		(i) 洗滌盆	不銹鋼。
		(ii) 供水系統	供水系統的用料見下文「3.j. 供水」一欄。
			用料      裝修物料
		(iii) 廚櫃	木櫃配木門板。
	(iv) 所有其他裝置及設備的類型	不銹鋼銅鍍鉻洗滌盆水龍頭。	
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	不適用。
e.	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」。
f.	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item		Description		
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets.
			Safety devices	Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device.
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ①.	
		(iii) Location and number of power points and air-conditioner points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".	
h.	Gas supply	Type, system and location	Connection point for town gas supply is reserved in kitchen, master bathroom and bathroom.	
i.	Washing machine connection point	Location	Not applicable.	
		Design	Not applicable.	
j.	Water supply	(i) Material of water pipes	Plastic coated copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system.	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ②.	
		(iii) Whether hot water is available	No	

Note:

① Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

② Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

### 3. 室內裝置

細項		描述		
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板。
			安全裝置	三相電力配電箱配置微型斷路器及漏電斷路器。
		(ii) 導管是隱藏或外露	導管是部份隱藏及部份外露 ①。	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」。	
h.	氣體供應	類型、系統及位置	廚房、主人浴室及浴室已預留煤氣接駁點。	
i.	洗衣機接駁點	位置	不適用。	
		設計	不適用。	
j.	供水	(i) 水管的用料	冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管。	
		(ii) 水管是隱藏或外露	水管是部份隱藏及部份外露 ②。	
		(iii) 有否熱水供應	否	

備註：

① 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

② 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 4. MISCELLANEOUS

Item		Description			
a.	Lifts	(i) Brand name and model number	Brand Name	Mitsubishi Electric	
			Model Number	HVE-G	
		(ii) Number and floors served by them	Number of lifts	1	
			Floors served by the lifts	G/F, 1/F to 3/F.	
b.	Letter box	Material	Stainless steel.		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners.		
		(ii) Location of refuse room	Not applicable.		
d.	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		(i) Location	Inside swimming pool filtration room.	Inside switch room.	Inside kitchen of each unit.
		(ii) Whether they are separate or communal meters for residential properties	Separate meter.	Separate meter.	Separate meter.

### 4. 雜項

細項		描述			
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱電機	
			產品型號	HVE-G	
		(ii) 升降機的數目及到達的樓層用料	升降機的數目	1	
			升降機到達的樓層	地下、1樓至3樓。	
b.	信箱	用料	不銹鋼。		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾。		
		(ii) 垃圾房的位置	不適用。		
d.	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	泳池泵房內。	電掣房內。	各單位廚房內。
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶。	獨立錶。	獨立錶。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 5. SECURITY FACILITIES

Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor doorphone is installed at the G/F residential entrance lobby for resident access.
	CCTV	CCTVs are installed at G/F residential entrance lobby, G/F lift lobby and the residential lift connecting directly to the caretaker office.
	Details and locations of built-in provisions	Video Door phone connecting to residential entrance lobby on G/F is provided in all residential units.

### 6. APPLIANCES

No appliance is provided in the Development.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

### 5. 保安設施

保安系統及設備 (包括嵌入式的裝備及其位置的細節及其位置)	入口通道控制及保安系統	地下住宅入口大堂設有訪客對講機。
	閉路電視	地下住宅入口大堂、地下升降機大堂及住宅升降機內均裝有閉路電視，並直接連接管理處。
	嵌入式裝置的細節及位置	各住宅單位均裝設視像對講機並連接至地下住宅入口大堂。

### 6. 設備

本發展項目沒有提供設備。

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

**SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表**

Location 位置	Description 描述	1/F 1樓		2/F 2樓		3/F 3樓	
		A	B	A	B	A	B
Entrance Hall 入口大堂	Door Bell Push Button 門鐘掣	1	1	1	1	1	1
	Single Socket Outlet 單位插座	1	1	2	1	2	2
	Twin Socket Outlet 雙位插座	-	-	1	-	1	-
	Lighting Switch 燈掣	2	3	3	2	3	7
	Lighting Point 燈位	2	4	4	4	4	12
	Switch for Air-Conditioner Unit 空調機開關掣	1	1	1	1	1	3
	Video Door Phone 視像對講機	1	1	1	1	1	1
Kitchen 廚房	Single Socket Outlet 單位插座	9	11	2	7	2	9
	Twin Socket Outlet 雙位插座	-	-	4	2	4	-
	Door Bell 門鐘	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	8	4	3
	Lighting Point 燈位	4	6	6	9	6	8
	Switch for Air-Conditioner Unit 空調機開關掣	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇掣	1	1	1	1	1	1
	Switch for Electric Water Heater 即熱式電熱水爐	1	1	1	1	1	1
	Telephone/ Internet Connection Point 電話/互聯網連接插座	1	1	2	1	2	2
Living Room 客廳	Switch for Air-Conditioner Unit 空調機開關掣	2	2	2	2	2	-
	TV / FM Connection Point 電視 / 收音機天線接駁點	3	2	3	2	3	1
	Telephone/ Internet Connection Point 電話/互聯網連接插座	4	1	1	1	1	1
	Single Socket Outlet 單位插座	7	4	4	3	4	5
	Twin Socket Outlet 雙位插座	-	-	4	-	4	-
	Lighting Switch 燈掣	1	3	2	2	2	-
	Lighting Point 燈位	2	2	3	3	3	18

Notes:  
1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property.  
2. "-" denotes "not applicable".

備註：  
1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。  
2. "-" 代表 "不適用"。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

**SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表**

Location 位置	Description 描述	1/F 1樓		2/F 2樓		3/F 3樓	
		A	B	A	B	A	B
Dining Room 飯廳	Single Socket Outlet 單位插座	3	3	3	2	3	2
	Twin Socket Outlet 雙位插座	-	-	-	1	-	-
	Switch for Air-Conditioner Unit 空調機開關掣	2	2	2	1	2	2
	TV / FM Connection Point 電視 / 收音機天線接駁點	1	1	1	1	1	-
	Lighting Switch 燈掣	1	3	1	1	1	3
	Lighting Point 燈位	1	2	1	1	1	9
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	-
Main Corridor 主走廊	Lighting Switch 燈掣	5	5	4	5	4	7
	Lighting Point 燈位	4	6	9	4	9	15
	Single Socket Outlet 單位插座	1	-	5	1	5	4
	TV / FM Connection Point 電視 / 收音機天線接駁點	-	-	-	-	-	1
	Switch for Air-Conditioner Unit 空調機開關掣	-	-	1	-	1	-
Private Garden 私人花園	Lighting Point 燈位	18	3	-	-	-	-
	CCTV 閉路電視	4	1	-	-	-	-
Master Bedroom 主人睡房	TV / FM Connection Point 電視 / 收音機天線接駁點	2	2	3	-	3	-
	Telephone/ Internet Connection Point 電話 / 互聯網連接插座	2	2	3	2	3	1
	Single Socket Outlet 單位插座掣	6	6	2	2	2	8
	Twin Socket Outlet 雙位插座	-	-	5	3	5	1
	Lighting Switch 燈掣	4	4	4	4	4	6
	Lighting Point 燈位	3	3	9	3	9	11
	Switch for Air-Conditioner Unit 空調機開關掣	1	1	1	1	1	1
Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	1	1	1	1	
Walk In Closet 衣帽櫃	Lighting Point 燈位	8	6	9	7	9	5
	Single Socket Outlet 單位插座掣	-	-	-	-	-	2

Notes:  
1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property.  
2. "-" denotes "not applicable".

備註：  
1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。  
2. "-" 代表 "不適用"。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

**SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表**

Location 位置	Description 描述	1/F 1樓		2/F 2樓		3/F 3樓	
		A	B	A	B	A	B
Bedroom 1 睡房 1	TV / FM Connection Point 電視 / 收音機天線接駁點	1	2	2	-	2	-
	Telephone/ Internet Connection Point 電話 / 互聯網連接插座	1	1	2	1	2	-
	Single Socket Outlet 單位插座	3	3	2	2	2	8
	Twin Socket Outlet 雙位插座	-	-	4	1	4	-
	Lighting Switch 燈掣	2	2	2	1	2	2
	Lighting Point 燈位	1	1	4	1	4	1
	Switch for Air-Conditioner Unit 空調機開關掣	1	1	1	1	1	1
Bedroom 2 睡房 2	TV / FM Connection Point 電視 / 收音機天線接駁點	3	2	-	2	-	1
	Single Socket Outlet 單位插座掣	2	3	2	3	2	7
	Twin Socket Outlet 雙位插座	-	-	1	-	1	-
	Lighting Switch 燈掣	1	2	1	1	1	4
	Lighting Point 燈位	1	1	5	1	5	2
	Switch for Air-Conditioner Unit 空調機開關掣	1	1	-	1	-	1
	Switch for Exhaust Fan 抽氣扇掣	-	-	1	-	1	-
Bedroom 3 睡房 3	TV / FM Connection Point 電視 / 收音機天線接駁點	2	1	2	-	2	2
	Telephone/ Internet Connection Point 電話 / 互聯網連接插座	1	1	2	-	2	1
	Single Socket Outlet 單位插座掣	2	2	2	1	2	7
	Twin Socket Outlet 雙位插座	-	-	2	1	2	-
	Lighting Switch 燈掣	2	3	3	3	3	4
	Lighting Point 燈位	2	2	5	2	5	2
	Switch for Air-Conditioner Unit 空調機開關掣	1	1	1	1	1	1

Notes:  
1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property.  
2. "-" denotes "not applicable".

備註：  
1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。  
2. "-" 代表 "不適用"。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

**SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表**

Location 位置	Description 描述	1/F 1樓		2/F 2樓		3/F 3樓	
		A	B	A	B	A	B
Bedroom 4 睡房 4	TV / FM Connection Point 電視 / 收音機天線接駁點	2	2	2	2	2	-
	Telephone/ Internet Connection Point 電話 / 互聯網連接插座	1	1	2	1	2	1
	Single Socket Outlet 單位插座掣	3	3	2	1	2	9
	Twin Socket Outlet 雙位插座	-	-	3	1	3	-
	Lighting Switch 燈掣	1	2	2	1	2	2
	Lighting Point 燈位	1	1	4	1	4	1
	Switch for Air-Conditioner Unit 空調機開關掣	1	1	1	1	1	1
Master Bathroom 主人浴室	Single Socket Outlet 單位插座	1	1	2	1	2	4
	Twin Socket Outlet 雙位插座	-	-	2	-	2	-
	Lighting Point 燈位	9	8	6	9	6	8
	Lighting Switch 燈掣	-	-	1	-	1	-
	Switch for Exhaust Fan 抽氣扇掣	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 收音機天線接駁點	-	-	-	-	-	1
Yard 庭院	Lighting Point 燈位	1	1	-	-	-	-

Notes:  
1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property.  
2. "-" denotes "not applicable".

備註：  
1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。  
2. "-" 代表 "不適用"。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

**SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表**

Location 位置	Description 描述	1/F 1樓		2/F 2樓		3/F 3樓	
		A	B	A	B	A	B
Bathroom 1 浴室 1	Single Socket Outlet 單位插座	1	1	1	1	1	2
	Twin Socket Outlet 雙位插座	-	-	2	-	2	-
	Lighting Point 燈位	4	6	4	4	4	8
	Switch for Exhaust Fan 抽氣扇掣	1	-	1	-	1	-
Bathroom 2 浴室 2	Single Socket Outlet 單位插座	1	1	-	1	1	1
	Twin Socket Outlet 雙位插座	-	-	-	-	1	-
	Lighting Point 燈位	4	6	-	4	4	3
	Switch for Exhaust Fan 抽氣扇掣	1	1	-	1	1	1
Store 儲物室	Lighting Point 燈位	1	1	-	1	1	-
	Lighting Switch 燈掣	1	1	-	1	1	-
Lavatory 1 廁所 1	Lighting Point 燈位	3	4	-	3	2	2
	Lighting Switch 燈掣	-	1	-	1	-	-
	Switched Single Socket Outlet 單位插座連開關掣	1	1	-	1	1	1
	Switch for Exhaust Fan 抽氣扇掣	1	1	-	1	1	1
Air-Conditioning Room 空調機房	Lighting Switch 燈掣	1	1	1	1	1	1
	Lighting Point 燈位	1	1	2	2	2	1
	Single Socket Outlet 單位插座	1	-	1	1	1	1

Notes:

1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "not applicable".

備註：

1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表 "不適用"。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

**SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表**

Location 位置	Description 描述	1/F 1樓		2/F 2樓		3/F 3樓	
		A	B	A	B	A	B
Corridor 走廊	Lighting Switch 燈掣	3	1	1	1	1	3
	Lighting Point 燈位	1	1	1	1	1	4
	Switch for Gas Water Heater 煤氣熱水爐開關掣	2	1	-	1	-	2
	Single Socket Outlet 單位插座	1	2	2	4	2	7
	Twin Socket Outlet 雙位插座	-	-	1	-	1	-
	TV / FM Connection Point 電視 / 收音機天線接駁點	-	-	-	-	-	1
	Door Bell 門鐘	-	-	-	-	-	1
Lavatory 2 廁所 2	Lighting Switch 燈掣	-	1	-	-	-	-
	Lighting Point 燈位	1	1	-	1	-	1
	Switch for Exhaust Fan 抽氣扇掣	1	1	-	1	-	1
	Twin Socket Outlet 雙位插座	-	-	-	1	-	-
Servant Room 佣人房	Single Socket Outlet 單位插座	1	1	-	1	-	3
	Twin Socket Outlet 雙位插座	-	-	2	-	2	-
	Switch for Air-Conditioner Unit 空調機開關掣	1	1	1	-	1	-
	Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	1	1	1	-
	Telephone/ Internet Connection Point 電話 / 互聯網連接插座	-	1	1	1	1	1
	Lighting Switch 燈掣	-	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1
TV / FM Connection Point 電視 / 收音機天線接駁點	1	-	1	-	1	1	

Notes:

1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "not applicable".

備註：

1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表 "不適用"。

## 24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

## 25 GOVERNMENT RENT 地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of each residential property up to and including the date of the assignment of the relevant residential property.

賣方有法律責任繳付指明住宅物業由批地文件之日期起計直至及包括該指明住宅物業之轉讓契日期之地稅。

## 26 MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

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

Note:

On that delivery, the Purchaser is liable to pay a debris removal fee to the manager (not the owner) under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；及在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

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

## 27 DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

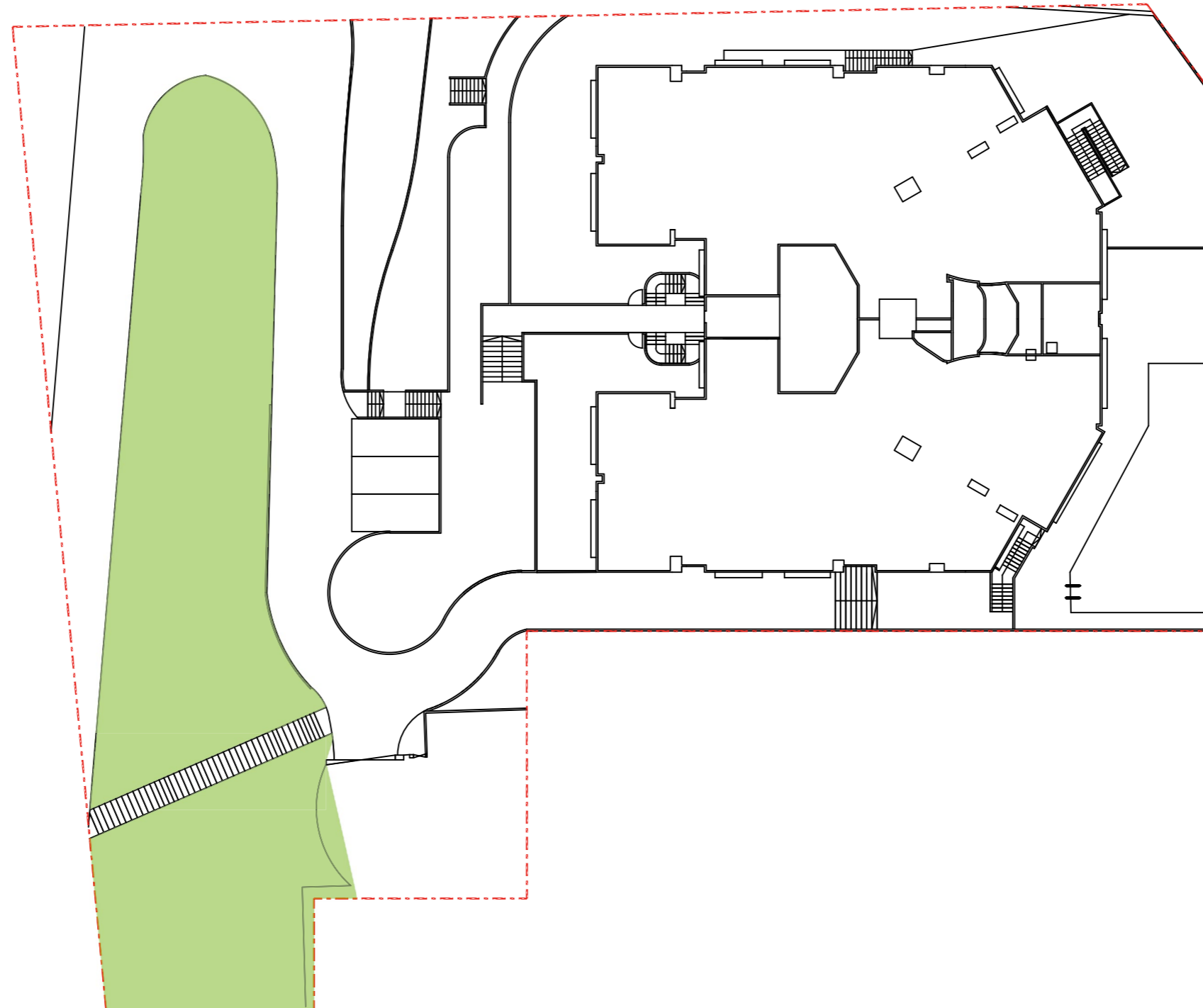
凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

# 28 MAINTENANCE OF SLOPES

## 斜坡維修


1. The Government Lease provides that the Lessee “will properly turf all such slopes and, if necessary, secure the same in place by means of masonry toe walls ... And will in the event of his cutting away the hill to level the site of the said piece or parcel of ground construct substantial retaining walls wherever it may be necessary”.
2. Under the deed of mutual covenant, the manager of the Development shall be responsible for and shall have authority to maintain the slopes and retaining walls.
3. Each of the owners of the Development is obliged to contribute towards the costs of the maintenance work of the slopes and retaining walls.
4. The slopes and retaining walls or the related structures within or outside the land on which the Development is situated is, for the purpose of identification only, shown on the plan at the end of this Section.

1. 政府租契訂明，承批人「須妥善為該等斜坡鋪有草坪並在必要時透過磚石牆固定到位 … 以及在其削除山丘以平整該幅或該塊土地時興建堅固的護土牆」。
2. 根據公契，發展項目管理人須負責及有權保養斜坡及護土牆。
3. 發展項目每名業主均須分擔保養斜坡及護土牆工程的費用。
4. 該斜坡及發展項目所位於的土地之內或之外建造的任何護土牆或有關構築物見下圖，僅供識別。



### Legend 圖例

 Slope  
斜坡

 Boundary of the development  
發展項目的邊界

Scale 比例 0 5M(米)



# 29 MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for the Development is underway.

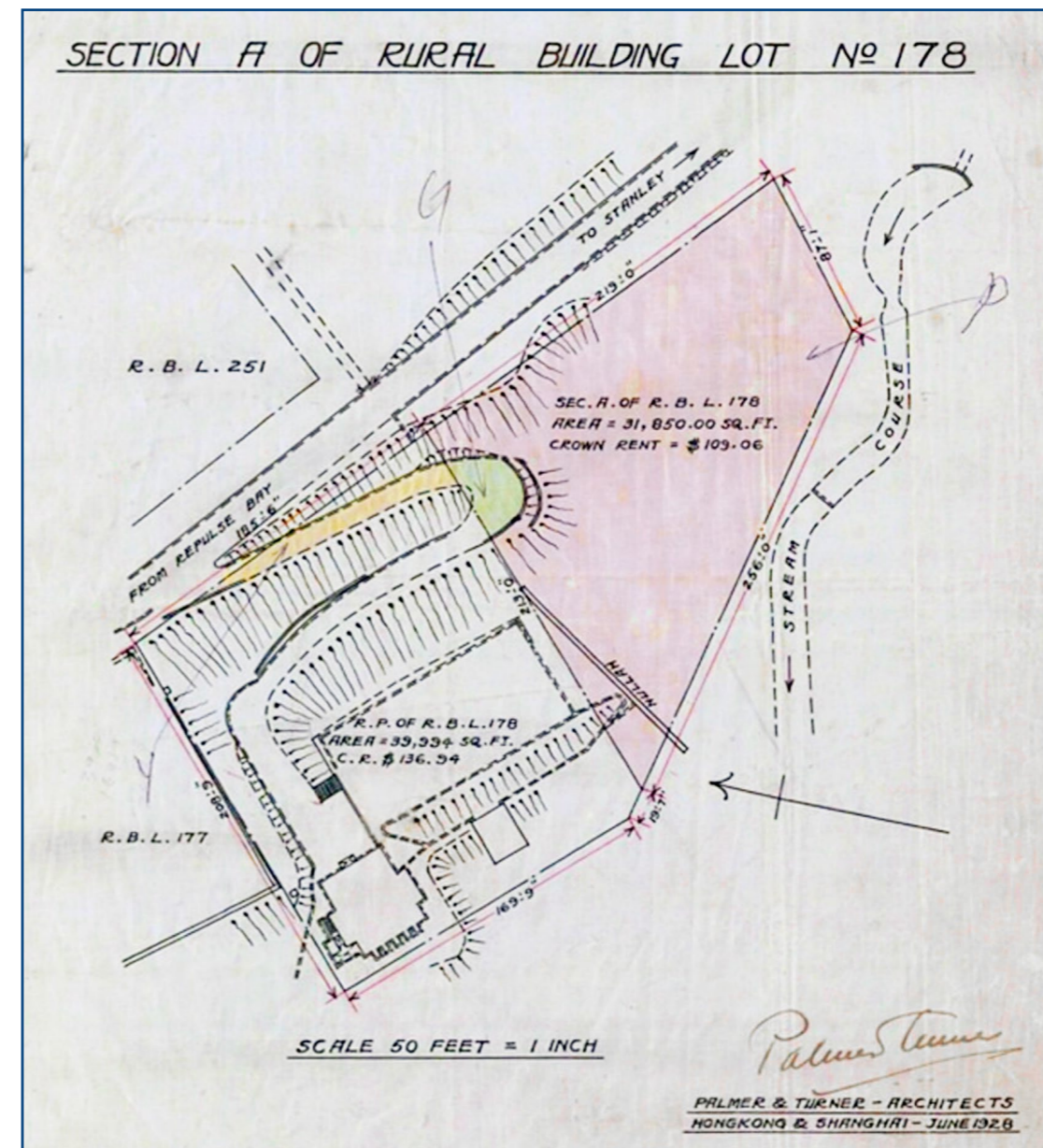
發展項目現時並沒有向政府提出申請修訂批地文件。

### Right of Way

1. According to an Assignment dated 10 January 1981 and registered in the Land Registry by Memorial No.UB2052041, the Development is held subject to and with the benefit of the rights of way as more particularly described in an Assignment dated 3 July 1928 and registered in the Land Registry by Memorial No.UB110951 and an Indenture dated 18 June 1975 and registered in the Land Registry by Memorial No.UB1175995.
  - (a) Pursuant to the said Assignment,
    - (1) the owner of the Development shall have the full right and liberty at all times to go pass and repass over and upon the portion of the piece or parcel of ground shown and coloured Green on the plan below; and
    - (2) the owner of the neighbouring land shown and coloured Pink on the plan below shall have the full right and liberty at all times and for all lawful purposes to go pass and repass upon over and along the portion of the piece or parcel of ground shown and coloured Yellow on the plan below.

### 通行權

1. 根據日期為1981年1月10日並於土地註冊處以註冊摘要第UB2052041號註冊之轉讓契據，發展項目受限於日期為1928年7月3日並於土地註冊處以註冊摘要第UB110951號註冊之轉讓書及日期為1975年6月18日並於土地註冊處以註冊摘要第UB1175995號註冊之契約內詳述之通行權，並享有該等通行權之利益。
  - (a) 根據上述轉讓書，
    - (1) 發展項目的擁有人具有充分權利及自由於任何時間，出入、通過及再通過下圖以綠色顯示的該幅或該塊土地的部分；及
    - (2) 下圖以粉紅色顯示的鄰近土地之擁有人具有充分權利及自由於任何時間及為一切合法目的，出入、通過及再通過下圖以黃色顯示的該幅或該塊土地的部分。



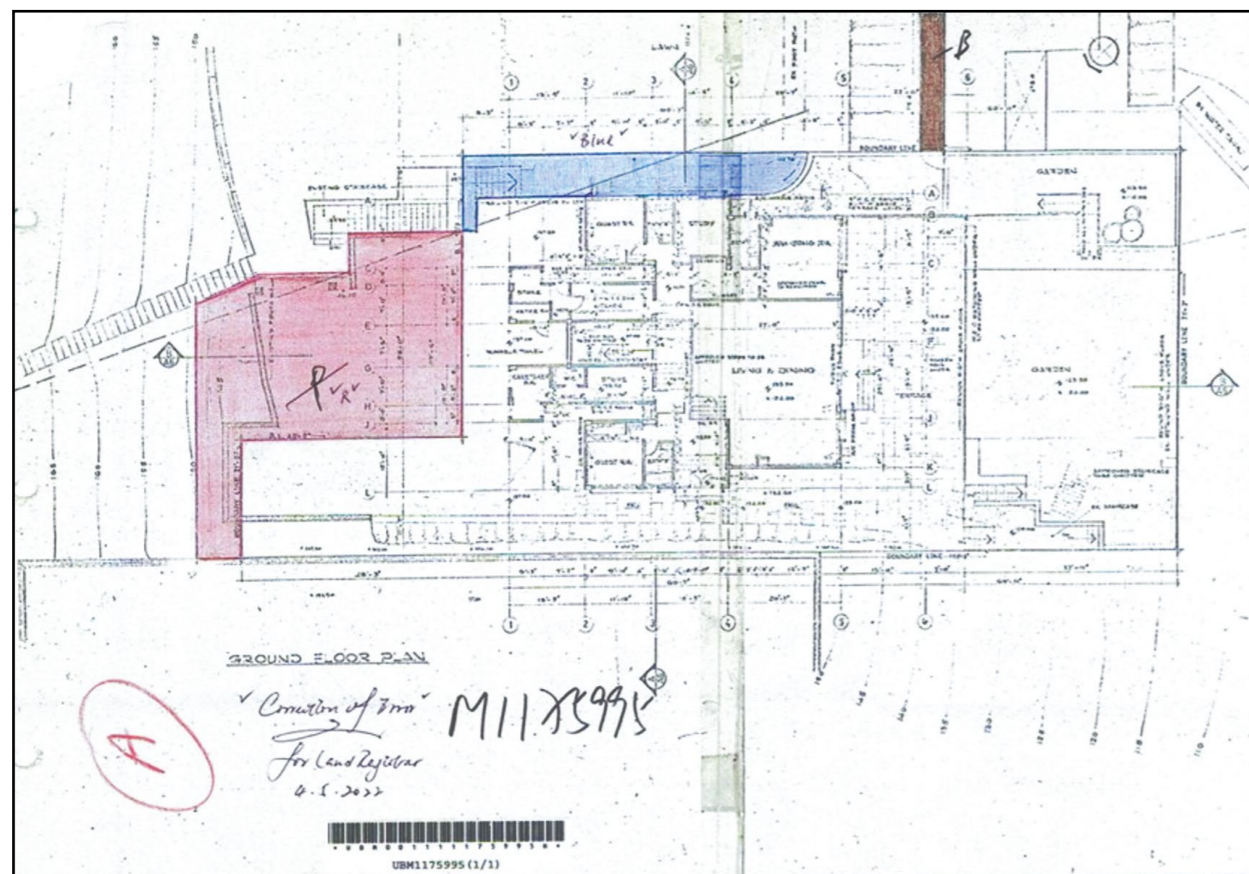
### Legend 圖例

<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></div> <div style="margin-right: 10px;">Green 綠色</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 15px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></div> <div style="margin-right: 10px;">Pink 粉紅色</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 15px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></div> <div style="margin-right: 10px;">Yellow 黃色</div> </div>	<p>The portion of the piece or parcel of ground the owner of the Development shall have the full right and liberty at all times to go pass and repass over 發展項目的擁有人具有充分權利及自由於任何時間，出入、通過及再通過的該幅或該塊土地的部分</p> <p>Neighbouring land 鄰近土地</p> <p>The portion of the piece or parcel of ground the owner of the neighbouring land shall have the full right and liberty at all times and for all lawful purposes to go pass and repass upon over and along 鄰近土地之擁有人具有充分權利及自由於任何時間及為一切合法目的，出入、通過及再通過的該幅或該塊土地的部分</p>
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# 30 RELEVANT INFORMATION

## 有關資料

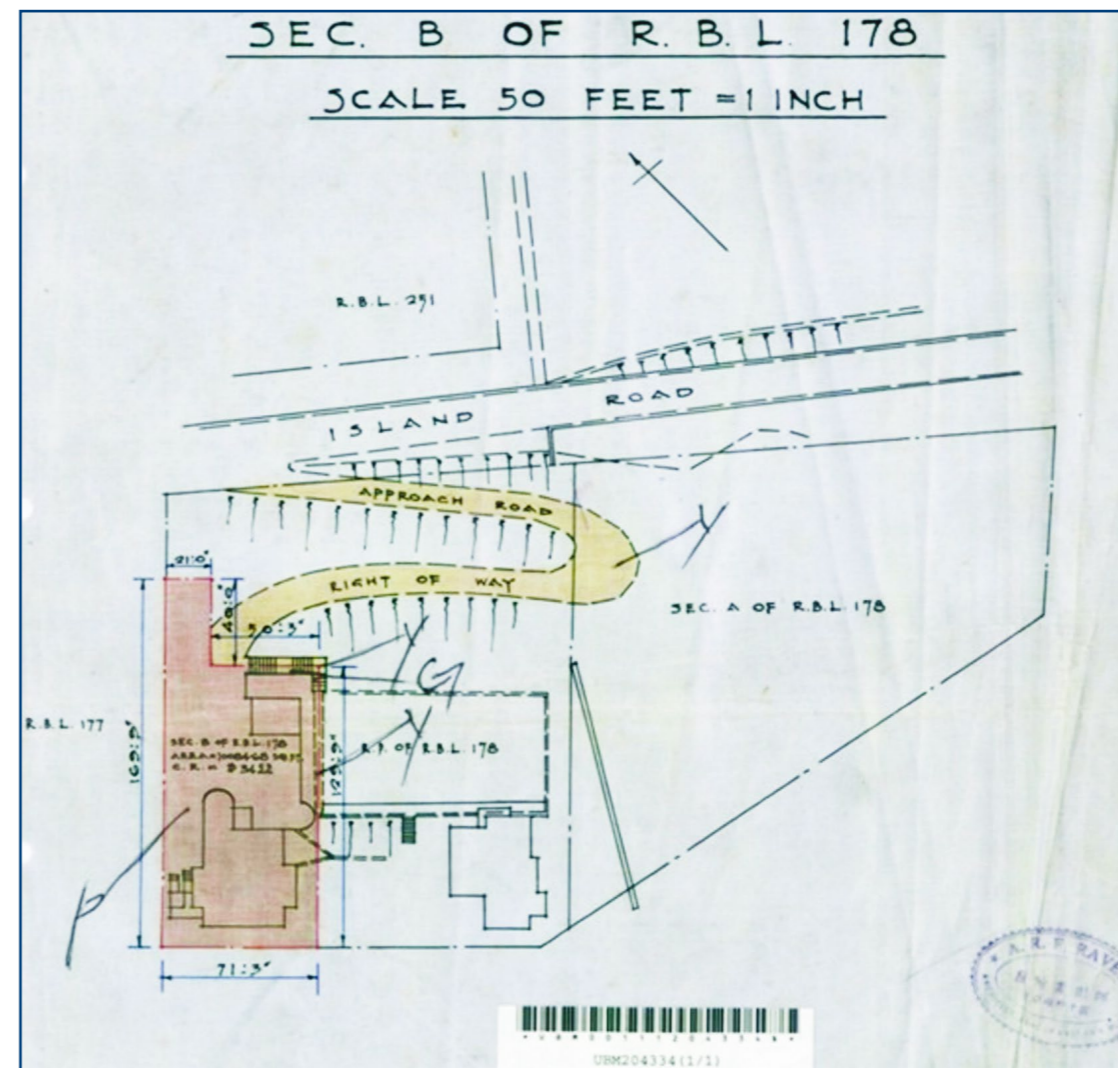
- (b) Pursuant to the said Indenture,
- (1) the owner of the Development is granted the sole and exclusive right to use All That portion of Section B of Rural Building Lot No.178 shown and coloured Blue on the plan below;
  - (2) the owner of Section B of Rural Building Lot No.178 is granted the sole and exclusive right to use All That portion of the Development shown and coloured Red on the plan below; and
- (b) 根據上述契約，
- (1) 發展項目的擁有人獲授予唯一及專有權利，使用下圖以藍色顯示的鄉郊建屋地段第 178 號 B 段的所有部分；及
  - (2) 鄉郊建屋地段第 178 號 B 段的擁有人獲授予唯一及專有權利，使用下圖以紅色顯示的發展項目的所有部分。




### Legend 圖例

- |   |            |  |
|---|------------|--|
|  | Blue<br>藍色 | All that portion of Section B of Rural Building Lot No.178 the owner of the Development is granted the sole and exclusive right to use<br>發展項目的擁有人獲授予唯一及專有權利，使用的鄉郊建屋地段第 178 號 B 段的所有部分 |
|  | Red<br>紅色  | All that portion of the Development the owner of Section B of Rural Building Lot No.178 is granted the sole and exclusive right to use<br>鄉郊建屋地段第 178 號 B 段的擁有人獲授予唯一及專有權利，使用的發展項目的所有部分 |

2. Pursuant to an Assignment dated 11 August 1962 and registered in the Land Registry by Memorial No.UB377384, the owner of Section B of Rural Building Lot No.178 shall have the right for all purposes connected with the proper use and enjoyment of Section B of Rural Building Lot No.178 to go pass and repossess over and along the approach road shown and coloured Yellow on the plan annexed to an Agreement dated 9 May 1951 and registered in the Land Registry by Memorial No.UB204334. The said plan annexed to the said Agreement is reproduced below.
2. 根據日期為 1962 年 8 月 11 日並於土地註冊處以註冊摘要第 UB377384 號註冊之轉讓書，鄉郊建屋地段第 178 號 B 段之擁有人有權就所有與適當使用及享用鄉郊建屋地段第 178 號 B 段有關之目的，出入、通過及再通過於 1951 年 5 月 9 日以註冊摘要第 UB204334 號於土地註冊處註冊之協議所附圖則以黃色顯示的引道上。上述協議所附圖則如下。



### Legend 圖例

- |   |              |  |
|---|--------------|--|
|  | Yellow<br>黃色 | The approach road the owner of Section B of Rural Building Lot No.178 shall have the right for all purposes connected with the proper use and enjoyment of Section B of Rural Building Lot No.178 to go pass and repossess over and along<br>鄉郊建屋地段第 178 號 B 段之擁有人有權就所有與適當使用及享用鄉郊建屋地段第 178 號 B 段有關之目的，出入、通過及再通過的引道 |
|---|--------------|--|

### Deed of Grant

- The vendor and Wonder View Investment Limited (collectively, “the 1st Land Owner”) as owners of The Remaining Portion of Rural Building Lot No. 178 (“the 1st Land”) and Resounding Success Limited (“the 2nd Land Owner”) as owner of Section B of Rural Building Lot No. 178 (“the 2nd Land”) entered into a Deed of Grant dated 28 August 2025 and registered at the Land Registry by Memorial No. 25092201020102 (“the Deed of Grant”).
- Pursuant to the Deed of Grant, the 1st Land Owner granted unto the 2nd Land Owner:-
  - the rights and liberty of laying of utilities at the 2nd Land Owner’s own costs and expenses within such part or parts of those portions of the 1st Land as shown coloured Yellow and Pink at such positions, levels and along such routes and alignments and in such manner as the 1st Land Owner may in their absolute discretion approve in writing;
  - the free and uninterrupted passage and running of water, drainage, sewerage, electricity, gas, data and means of telecommunication through the utilities laid by the 2nd Land Owner in, on or under the utilities corridor; and
  - the access to enter into the 1st Land at a reasonable time and by reasonable prior arrangements and/or appointments as may be agreed to carry out work(s) to the retaining structure constructed and/or to be constructed along the site boundary between the 1st Land and the 2nd Land as for identification purposes delineated and shown coloured Green.

**Note:**

For full details, please refer to the executed Deed of Grant which is free for inspection during opening hours at the sales office. A copy of the executed Deed of Grant is available upon request and payment of the necessary photocopying charges.

### 授予契約

- 賣方和德懋投資有限公司（統稱「第1幅土地擁有人」）作為於鄉郊建屋地段第178號餘段（「第1幅土地」）擁有人及Resounding Success Limited（「第2幅土地擁有人」）作為鄉郊建屋地段第178號B段（「第2幅土地」）擁有人於2025年8月28日簽訂並於土地註冊處註冊以註冊摘要編號25092201020102的授予契約（「授予契約」）。
- 根據授予契約，第1幅土地擁有人授予第2幅土地擁有人：
  - 由第2幅土地擁有人自費，並須依照第1幅土地擁有人按其絕對酌情書面批准之位置、層次、路線及方式，在第1幅土地中標示為黃色及粉紅色部分的範圍內鋪設公共設施的權利與自由；
  - 通過第2幅土地擁有人所鋪設之公共設施之內、之下或經過的排水、污水、電力、氣體、數據及電訊服務之自由且不受阻礙的通行與運行；
  - 於合理時間並經合理事先安排及/或約定，進入第1幅土地以進行在第1幅土地與第2幅土地之邊界沿線已建或將建之擋土結構的相關工程，該邊界為識別目的而以綠色標示。

**備註：**

請查閱已簽立的授予契約以了解全部詳情。已簽立的授予契約現存於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費後獲取已簽立的授予契約副本。



### Legend 圖例

	Pink 粉紅色	Existing slope and portion of utilities corridor 現有斜坡及部分公共設施
	Yellow 黃色	Portion of utilities corridor 部分公共設施
	Green 綠色	Retaining structure 擋土結構

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.94repulsebayroad.hk](http://www.94repulsebayroad.hk)

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

[www.94repulsebayroad.hk](http://www.94repulsebayroad.hk)

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the Authorized Person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

### 獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m <sup>2</sup> ) 面積 (平方米)
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b> 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2.	<b>Plant rooms and similar services</b> 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	Not Applicable 不適用
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	Not Applicable 不適用
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用
<b>Green Features under Joint Practice Notes 1 and 2</b> 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	Not Applicable 不適用
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

		Area (m <sup>2</sup> ) 面積 (平方米)
<b>Amenity Features 適意設施</b>		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	Not Applicable 不適用
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	Not Applicable 不適用
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14.	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	Not Applicable 不適用
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	Not Applicable 不適用
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

		Area (m <sup>2</sup> ) 面積 (平方米)
<b>Other Exempted Items 其他項目</b>		
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出 / 外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.(#)	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
<b>Bonus GFA 額外總樓面面積</b>		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
<b>Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考 (第8號) 提供的額外環保設施</b>		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

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

### **本發展項目有關建築物的環境評估及公用部分的預計能量表現或消耗的資料**

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公用部份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。

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

發展項目及其周邊地區日後可能出現改變。



