Chantilly

肇輝臺6號

6 SHIU FAI TERRACE

Sales Brochure

售樓說明書

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —
(i) 每個住宅物業的外部尺寸；(ii) 每個住宅物業的內部尺寸；(iii) 每個住宅物業的內部間隔的厚度；(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

否屬明確選擇購樓意向)。因此您不應向賣方或其授權代表提出有關意向。

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址	：	www.consumer.org.hk
電話	：	2929 2222
電郵	：	cc@consumer.org.hk
傳真	：	2856 3611

地產代理監管局

網址	：	www.eaa.org.hk
電話	：	2111 2777
電郵	：	enquiry@eaa.org.hk
傳真	：	2598 9596

香港地產建設商會

電話	：	2826 0111
傳真	：	2845 2521

一手住宅物業銷售監管局

2023年3月

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

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

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

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following -
(i) the external dimensions of each residential property; (ii) the internal dimensions of each residential property; (iii) the thickness of the internal partitions of each residential property; (iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
  - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
  - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

發展項目的資料
INFORMATION ON THE DEVELOPMENT

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數	：	肇輝臺6號
樓層的總數	：	14層
樓層號數	：	地下、1樓至3樓、5樓至12樓、15樓至16樓
被略去的樓層號數	：	4樓、13樓及14樓
庇護層	：	不適用

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development	:	No. 6 Shiu Fai Terrace
Total number of storeys	:	14 storeys
Floor numbering	:	L/F, 1/F - 3/F, 5/F – 12/F, 15/F – 16/F
The omitted floor numbers	:	4/F, 13/F and 14/F
Refuge Floor	:	Not applicable

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

賣方 [1]	：	承輝有限公司、國昌香港有限公司及龍徽國際有限公司[1a]
賣方的控權公司 [2]	：	嘉華國際集團有限公司、Sutimar Enterprises Limited、嘉華石業(集團)有限公司及嘉華房產投資有限公司
發展項目的認可人士	：	麥致祥
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	：	雲麥郭楊建築師工程師有限公司
發展項目的承建商	：	佳盛建築有限公司
就發展項目中的住宅物業的出售而代表賣方行事的律師事務所	：	胡百全律師事務所
已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構 [3]	：	中國銀行(香港)有限公司
已為發展項目的建造提供貸款的其他人	：	嘉華房產投資有限公司

備註：

1. 除2樓A單位及16樓B單位外， 承輝有限公司為發展項目中所有的指明住宅物業的賣方。

   國昌香港有限公司為下列發展項目中的指明住宅物業的賣方：2樓A單位

   龍徽國際有限公司[1a] 為下列發展項目中的指明住宅物業的賣方：16樓B單位

   「指明住宅物業」指《一手住宅物業銷售條例》（第621章）憑藉其第10條而適用的住宅物業。

1a. 龍徽國際有限公司於2023年10月28日透過成員自動清盤已告解散。

2. 承輝有限公司、國昌香港有限公司及龍徽國際有限公司[1a]的相同控權公司為嘉華國際集團有限公司、Sutimar Enterprises Limited、嘉華石業（集團）有限公司及嘉華房產投資有限公司。

3. 該貸款已全數清還。

Vendor [1]	:	Grand Spark Limited, Citigrand Hong Kong Limited and Dragon Mark International Limited[1a]
Holding Company of the Vendor [2]	:	K. Wah International Holdings Limited, Sutimar Enterprises Limited, K. Wah Stones (Holdings) Limited and K. Wah Properties Investment Limited
Authorized Person for the Development	:	Peter C.C. Mak
Firm or corporation of which the Authorized Person is a proprietor, director or employee in his/her professional capacity	:	WMKY Limited
Building Contractor for the Development	:	Grand Tech Construction Company Limited
Firm of Solicitors acting for the Vendor in relation to the sale of residential properties in the Development	:	P.C Woo & Co
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development [3]	:	Bank of China (Hong Kong) Limited
Other person who has made a loan for the construction of the Development	:	K. Wah Properties Investment Limited

Explanatory remark:

1. Grand Spark Limited is the vendor of all specified residential properties in the Development save and except Unit A on 2/F and Unit B on 16/F.

   Citigrand Hong Kong Limited is the vendor of the following specified residential property in the Development: Unit A on 2/F.

   Dragon Mark International Limited[1a] is the vendor of the following specified residential property in the Development: Unit B on 16/F.

   "specified residential properties" means any residential property to which the Residential Properties (First-hand Sales) Ordinance (Cap.621) applies by virtue of Section 10 thereof.

1a. Dragon Mark International Limited has been dissolved by way of Member's Voluntary Liquidation on 28 October 2023.

2. The identical holding companies of Grand Spark Limited, Citigrand Hong Kong Limited and Dragon Mark International Limited[1a] are K. Wah International Holdings Limited, Sutimar Enterprises Limited, K. Wah Stones (Holdings) Limited and K. Wah Properties Investment Limited.

3. The loan has been repaid in full.

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

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

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	Not Applicable
(d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not Applicable
(h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not Applicable
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(l) The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that vendor;	Not Applicable
(m) The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(o) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p) The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r) The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Not Applicable

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

發展項目有非結構的預製外牆構成圍封牆的一部分。
THERE ARE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS FORMING PART OF THE ENCLOSING WALL OF THE DEVELOPMENT.

非結構的預製外牆的厚度範圍：300毫米。
The range of thickness of the non-structural prefabricated external wall: 300mm.

每個住宅物業的非結構的預製外牆的總面積：
The total area of the non-structural prefabricated external walls of each residential property：

樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq m)
2/F	A	13.248
	B	15.961
3/F	A	13.248
	B	15.961
5/F	A	13.248
	B	15.961
6/F	A	13.248
	B	15.961
7/F	A	13.248
	B	15.961
8/F	A	13.248
	B	15.961
9/F	A	13.248
	B	15.961
10/F	A	13.248
	B	15.961
11/F	A	13.248
	B	15.961
12/F	A	13.248
	B	15.961
15/F	A	13.248
	B	15.961
16/F	A	13.248
	B	15.961

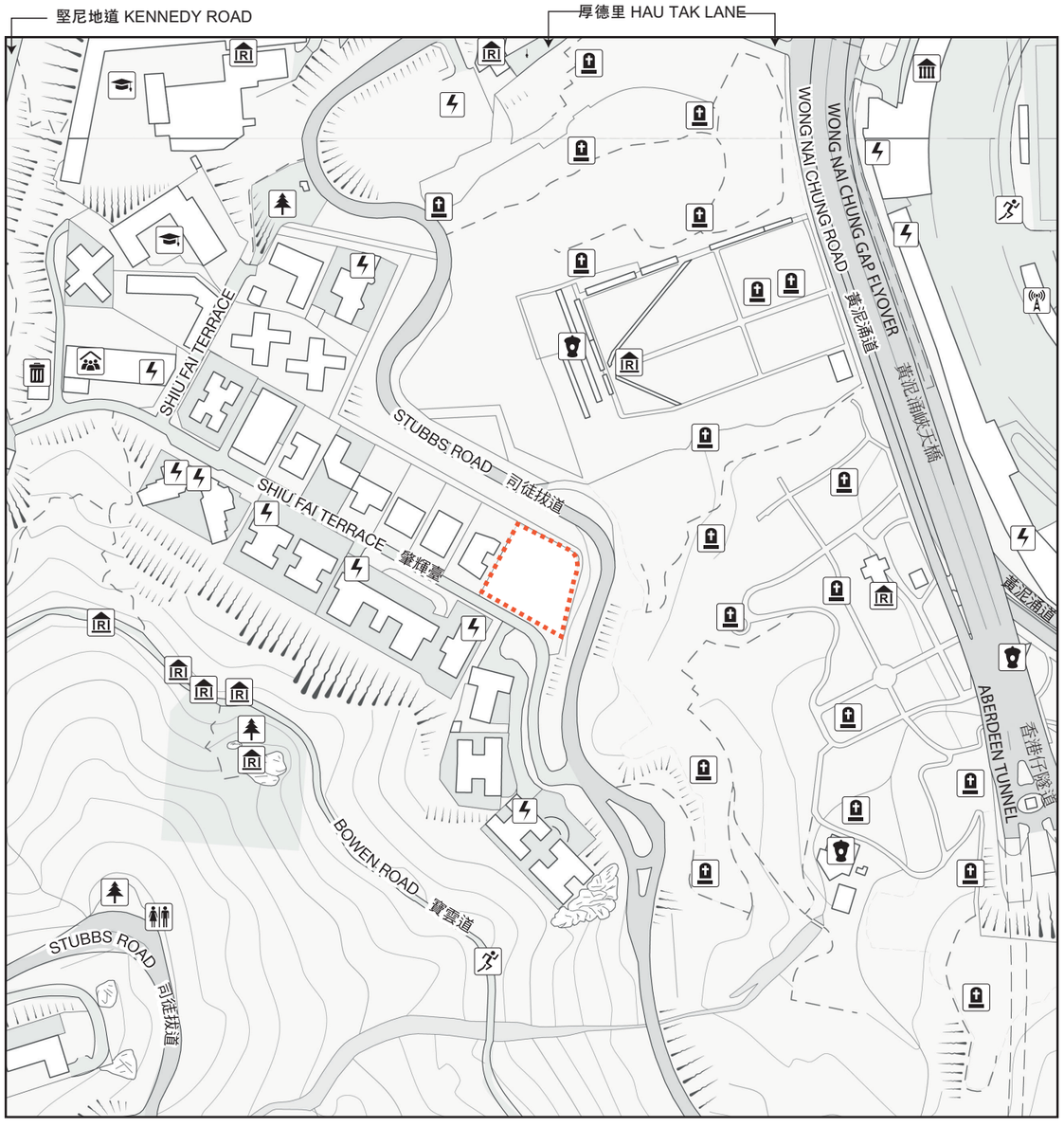
沒有幕牆構成圍封牆的一部份。
THERE IS NO CURTAIN WALLS FORMING PART OF THE ENCLOSING WALLS.

物業管理的資料
INFORMATION ON PROPERTY MANAGEMENT

根據已簽下的公契獲委任為發展項目的管理人的人為捷盛(物業管理)有限公司。

Chissay (Property Management) Ltd. is the person appointed as the manager of the development under the deed of mutual covenant that has been executed.

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



NOTATION 圖例

- 宗教場所 (包括教堂、廟宇及祠堂) A Religious Institution (including a church, a temple and a Tsz Tong)
- 公園 A Public Park
- 公廁 A Public Convenience
- 體育設施 (包括運動場及游泳池) Sports Facilities (including a sports ground and a swimming pool)
- 學校 (包括幼稚園) A School (including a kindergarten)
- 垃圾收集站 A Refuse Collection Point
- 骨灰龕 A Columbarium
- 社會福利設施 (包括老人中心及弱智人士護理院)
  Social Welfare Facilities (including an elderly centre and a home for the mentally disabled)
- 墳場 A Cemetery
- 博物館 A Museum
- 發電廠(包括電力分站) A Power Plant (including electricity sub-stations)
- 公用事業設施裝置 A Public Utility Installation

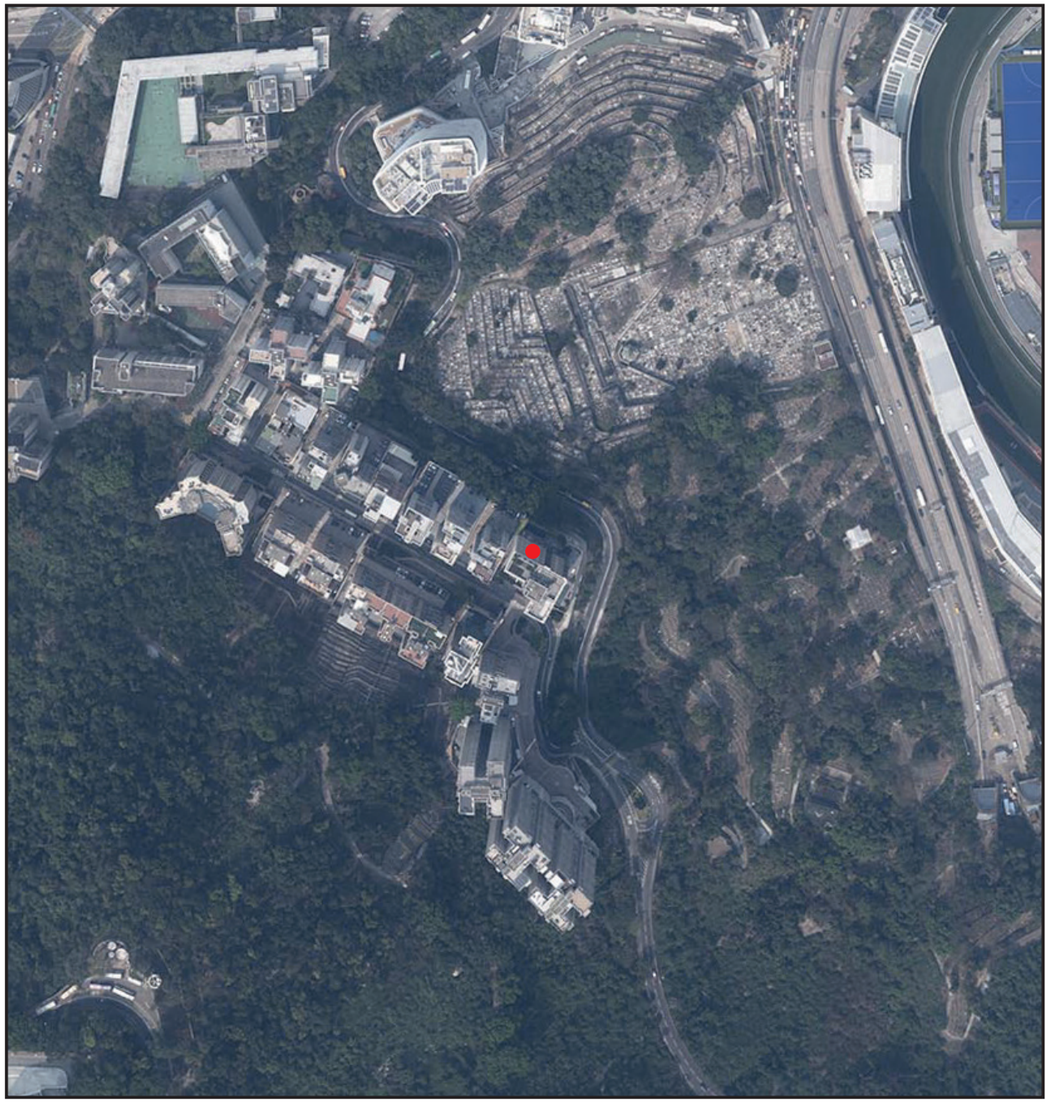
發展項目範圍的地界線 Boundary Line of the Development

SCALE 比例尺： 0 50 100 150 200 250(m)(米)

Explanatory remark:
1. The Location Plan is prepared with reference to the Digital Topographic Map No.T11-SW-B dated 12/11/2024 and Digital Topographic Map No.T11-SW-D dated 12/11/2024.
2. The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
3. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621) due to technical reason that the boundary of the Development is irregular.

備註:
1. 所在位置圖是參考日期為2024年11月12日之數碼地形圖(編號為T11-SW-B)及日期為2024年11月12日之數碼地形圖(編號為T11-SW-D) 擬備。
2. 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。
3. 由於發展項目的邊界不規則的技術原因，所在位置圖可能顯示多於《一手住宅物業銷售條例》(第621章) 所要求顯示的範圍。

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



● 發展項目的位置 Location of the Development

The Aerial Photograph is adopted from part of aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo reference number E219062C dated 08/03/2024.
鳥瞰照片摘錄自於地政總署測繪處於2024年3月8日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E219062C。

Survey and Mapping Office, Lands Department, The Government of HKSAR© Copyright reserved – reproduction by permission only
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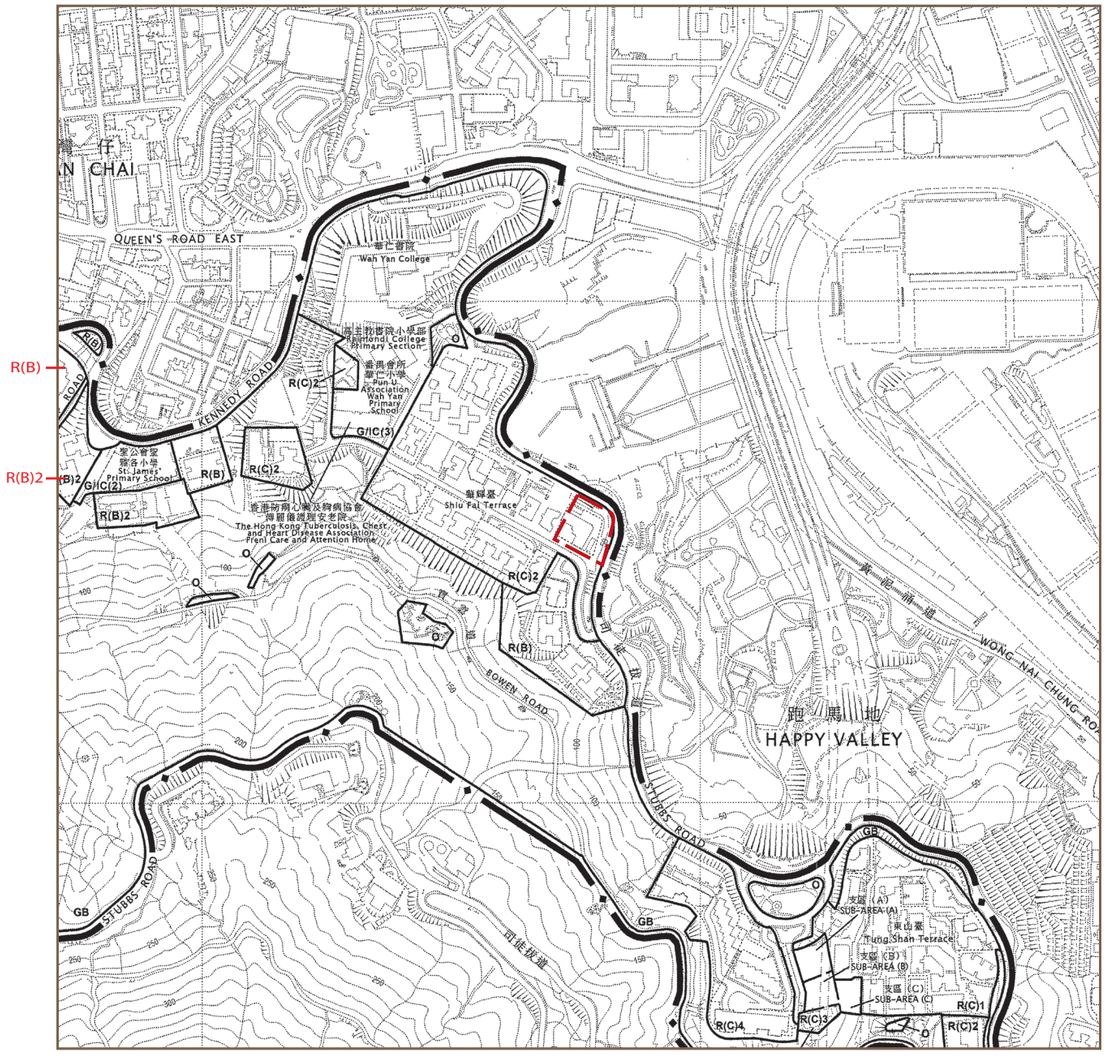
Explanatory remark:-
The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621) due to technical reason that the boundary of the Development is irregular.

備註：
由於發展項目的邊界不規則的技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。

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

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



NOTATION 圖例

ZONES 地帶		
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
GB	Green Belt	綠化地帶
COMMUNICATIONS 交通		
	Major Road and Junction	行人專用區或街道
MISCELLANEOUS 其他		
	Boundary of Planning Scheme	規劃範圍界線

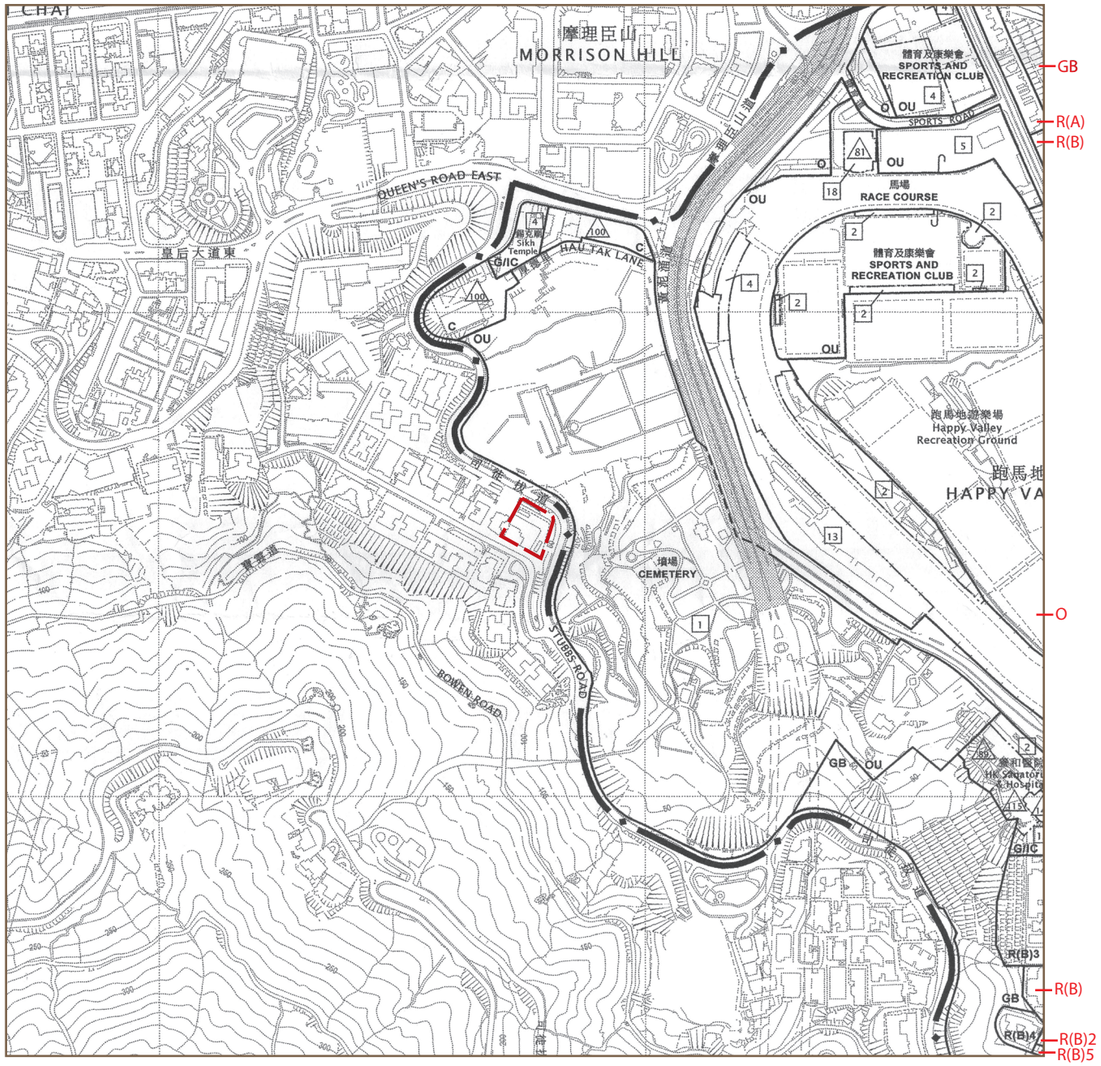
發展項目範圍界線 Boundary Line of Development

SCALE 比例尺 : 0 200 (m)(米)

Explanatory remark:-
1. The Outline Zoning Plan is adopted from part of approved Mid-Levels East Outline Zoning Plan No.S/H12/14, gazette date on 10/10/2024.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621) due to technical reason that the boundary of the Development is irregular.

備註:
1. 分區計劃大綱圖摘錄自2024年10月10日憲報公佈之半山區東部分區計劃大綱核准圖，編號為S/H12/14。
2. 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。
3. 由於發展項目的邊界不規則的技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》(第621章) 所要求顯示的範圍。

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



NOTATION 圖例

ZONES 地帶		
C	Commercial	商業
R(A)	Residential (Group A)	住宅 (甲類)
R(B)	Residential (Group B)	住宅 (乙類)
G/IC	Government, Institution or Community	政府、機構或社區
O	Open Space	休憩用地
OU	Other Specified Uses	其他指定用途
GB	Green Belt	綠化地帶
COMMUNICATIONS 交通		
	Major Road and Junction	主要道路及路口
	Elevated Road	高架道路
MISCELLANEOUS 其他		
	Boundary of Planning Scheme	規劃範圍界線
	Building Height Control Zone Boundary	建築物高度管制區界線
120	Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
2	Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)
NBA	Non-building Area	非建築用地

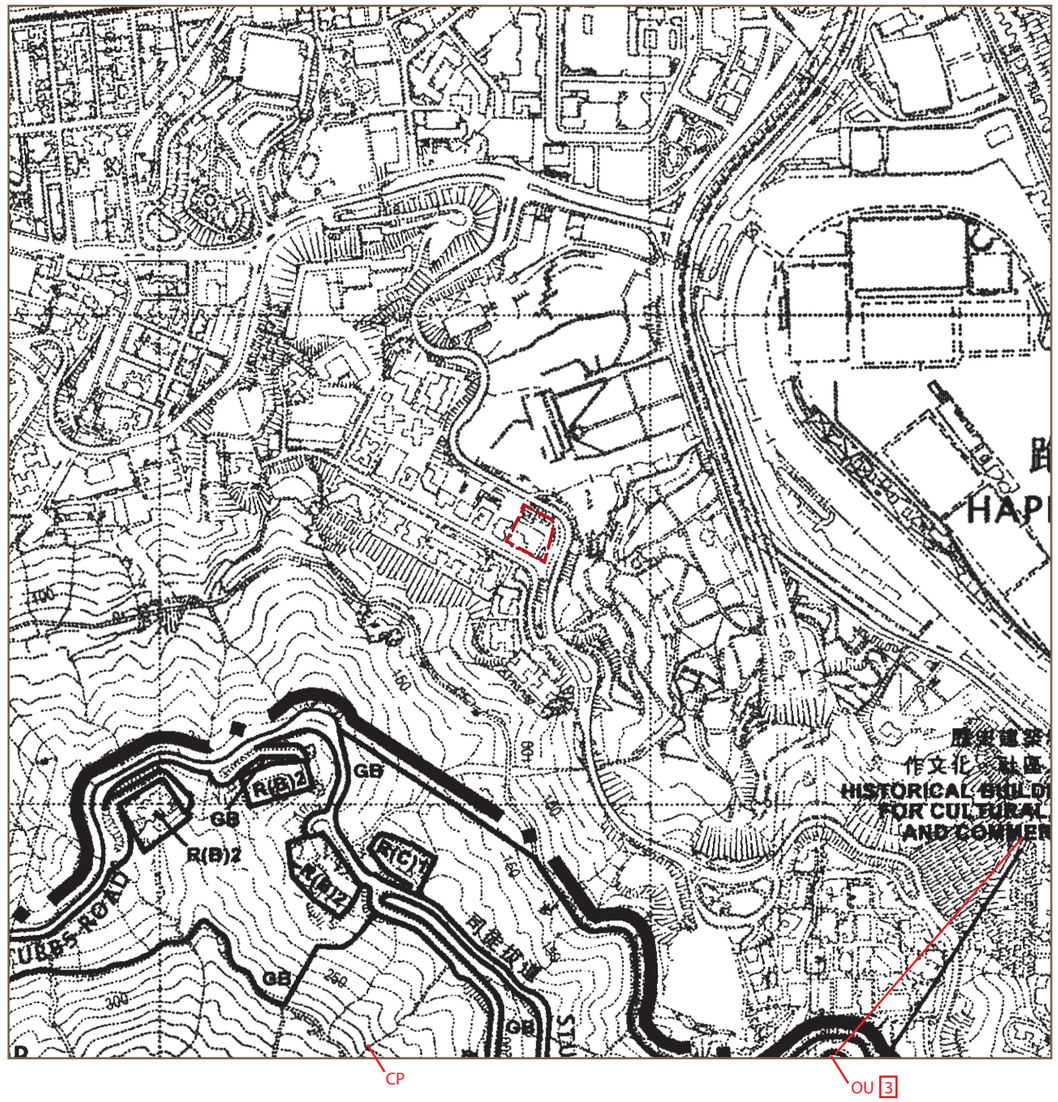
發展項目範圍界線 Boundary Line of Development

SCALE 比例尺： 0 200 (m)(米)

Explanatory remark:-
1. The Outline Zoning Plan is adopted from part of Approved Wong Nai Chung Outline Zoning Plan No.S/H7/21, gazette date on 4/10/2020.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621) due to technical reason that the boundary of the Development is irregular.

備註:
1. 分區計劃大綱圖摘錄自2020年12月4日憲報公佈之黃泥涌分區計劃大綱核准圖，編號為S/H7/21。
2. 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。
3. 由於發展項目的邊界不規則的技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》(第621章) 所要求顯示的範圍。

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



NOTATION 圖例

ZONES 地帶	
R(B) Residential (Group B)	住宅 (乙類)
R(C) Residential (Group C)	住宅 (丙類)
OU Other Specified Uses	其他指定用途
GB Green Belt	綠化地帶
CP Country Park	郊野公園
COMMUNICATIONS 交通	
Major Road and Junction Elevated Road	主要道路及路口高架道路
MISCELLANEOUS 其他	
Boundary of Planning Scheme	規劃範圍界線
100 Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
2 Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)

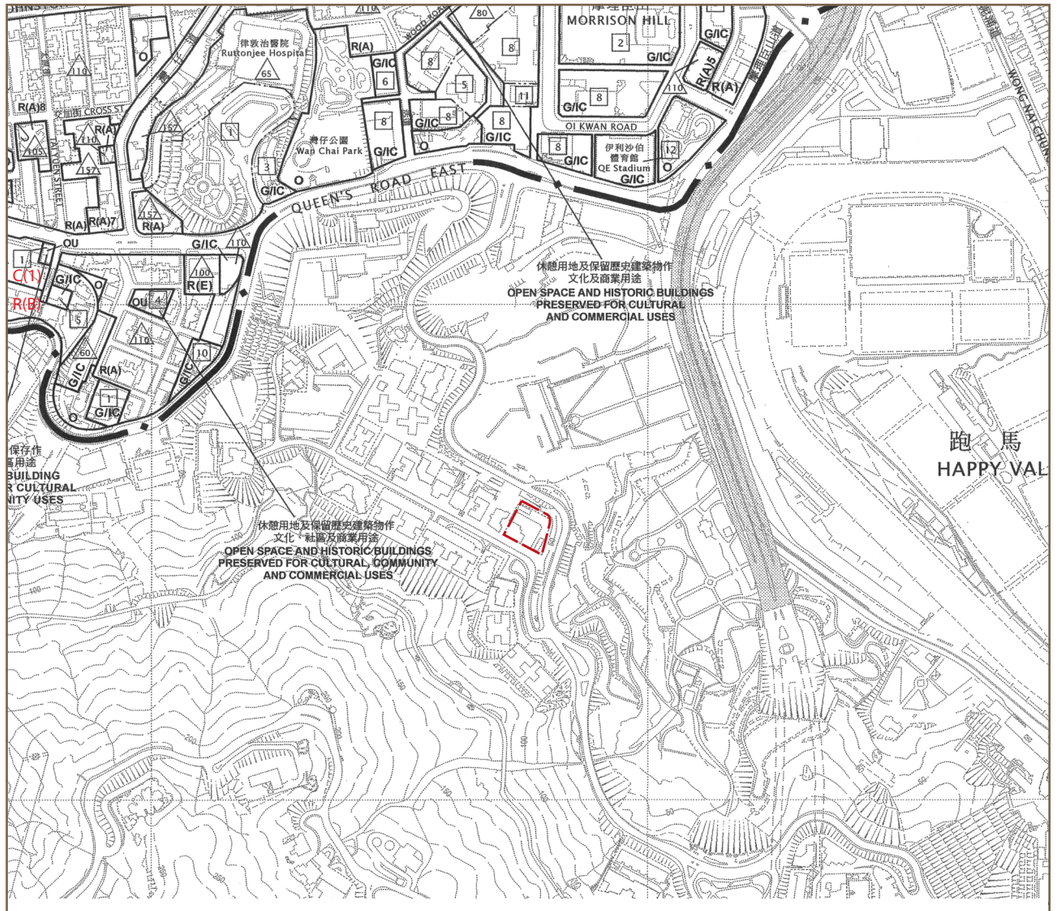
發展項目範圍界線 Boundary Line of Development

SCALE 比例尺： 0 200 (m)(米)

Explanatory remark:-
1. The Outline Zoning Plan is adopted from part of Approved The Peak Area Outline Zoning Plan No.S/H14/13, gazette date on 06/04/2018.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621) due to technical reason that the boundary of the Development is irregular.

備註:
1. 分區計劃大綱圖摘錄自2018年4月6日憲報公佈之山頂區分區計劃大綱核准圖，編號為S/H14/13。
2. 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。
3. 由於發展項目的邊界不規則的技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》(第621章) 所要求顯示的範圍。

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



This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍

NOTATION 圖例

ZONES 地帶		
C	Commercial	商業
R(A)	Residential (Group A)	住宅 (甲類)
R(B)	Residential (Group B)	住宅 (乙類)
R(E)	Residential (Group E)	住宅 (戊類)
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
COMMUNICATIONS 交通		
	Major Road and Junction	主要道路及路口
	Elevated Road	高架道路
MISCELLANEOUS 其他		
	Boundary of Planning Scheme	規劃範圍界線
	Building Height Control Zone Boundary	建築物高度管制區界線
135	Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度(在主水平基準上若干米)
8	Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)

發展項目範圍界線 Boundary Line of Development

SCALE 比例尺： 0 200 (m)(米)

Explanatory remark:-
1. The Outline Zoning Plan is adopted from part of approved Wan Chai Outline Zoning Plan No.S/H5/31, gazette date on 12/5/2023.
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3. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621) due to technical reason that the boundary of the Development is irregular.

備註:
1. 分區計劃大綱圖摘錄自2023年5月12日憲報公佈之灣仔分區計劃大綱核准圖，編號為S/H5/31。
2. 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。
3. 由於發展項目的邊界不規則的技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》(第621章) 所要求顯示的範圍。

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



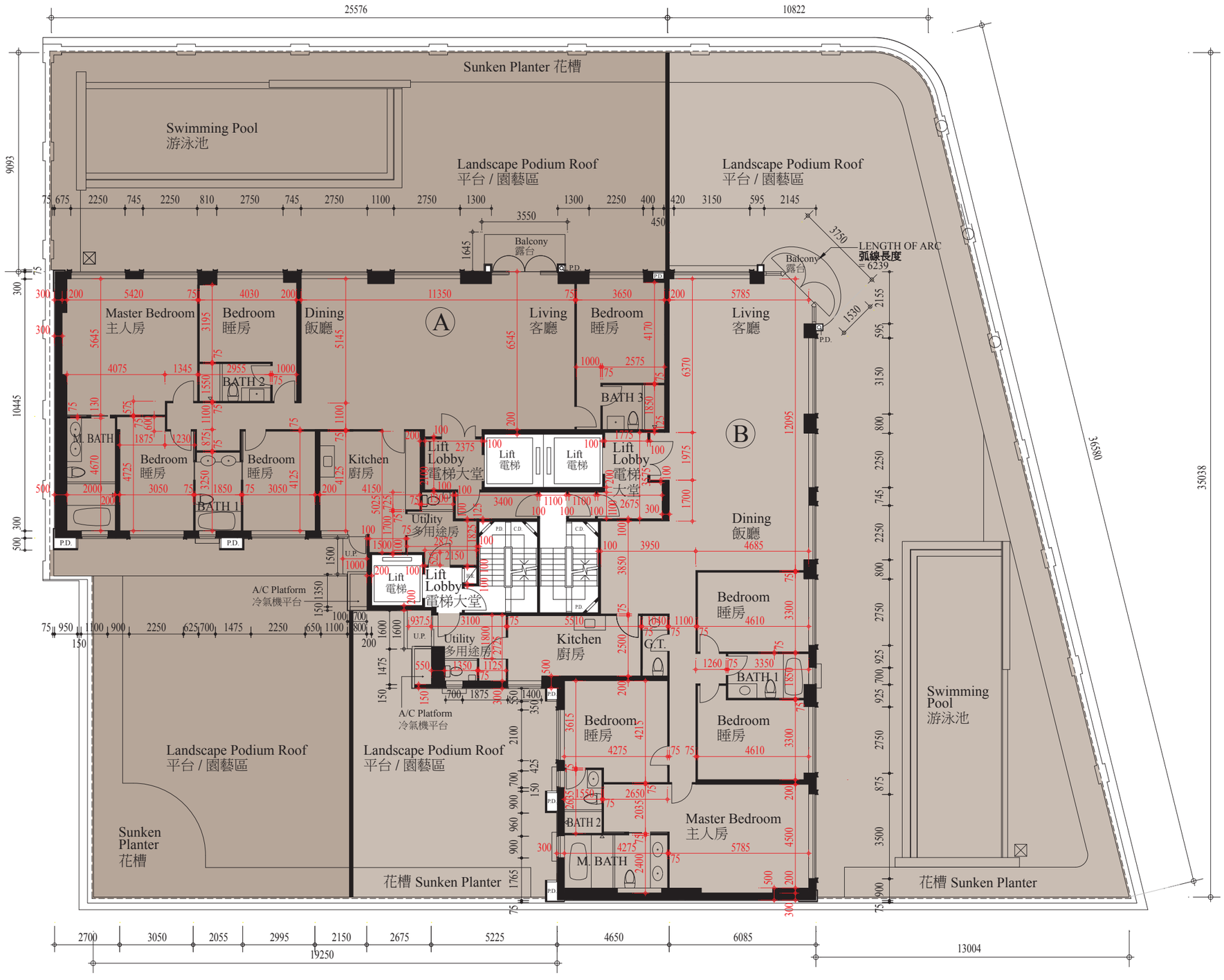
發展項目範圍界線 Boundary Line of Development

SCALE 比例尺 : 0 5 (m)(米)

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

2樓單位平面圖
2ND FLOOR UNIT FLOOR PLAN

SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)



M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

按發展項目的經批准的建築圖則所規定，2樓的每個住宅物業的層與層之間的高度：3.41米[1]
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 2/F as provided in the approved building plans for the Development: 3.41m[1]
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of 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)
2/F	200, 300 (700, 2,000 for transfer plate) (轉換層為700, 2,000)

備註:
1. 數字四捨五入至小數點後第二位。
2. 樓面平面圖上尺寸以毫米為單位。
3. 2樓A單位住宅物業之平台內設有花槽、游泳池及平台/園藝區。「發展項目的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池及平台/園藝區之面積。
4. 2樓B單位住宅物業之平台內設有花槽、游泳池及平台/園藝區。「發展項目的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池及平台/園藝區之面積。
5. 樓面平面圖根據發展項目的經批准的建築圖則提供。2樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。
6. 有關2樓A單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第17a及17b頁。

Explanatory remark:
1. The figure is rounded up to 2nd decimal places.
2. The dimensions of the Floor Plan are all in millimeter.
3. The sunken planter, swimming pool and landscape podium roof are provided in the flat roof of residential property Unit A on 2/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool and landscape podium roof.
4. The sunken planter, swimming pool and landscape podium roof are provided in the flat roof of residential property Unit B on 2/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool and landscape podium roof.
5. The Floor Plan is provided according to the approved building plans of the Development. Unit A on 2/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development.
6. Please refer to pages 17a and 17b for the approximate location of alteration, details of alteration and condition of the unit after alteration of Unit A on 2/F.

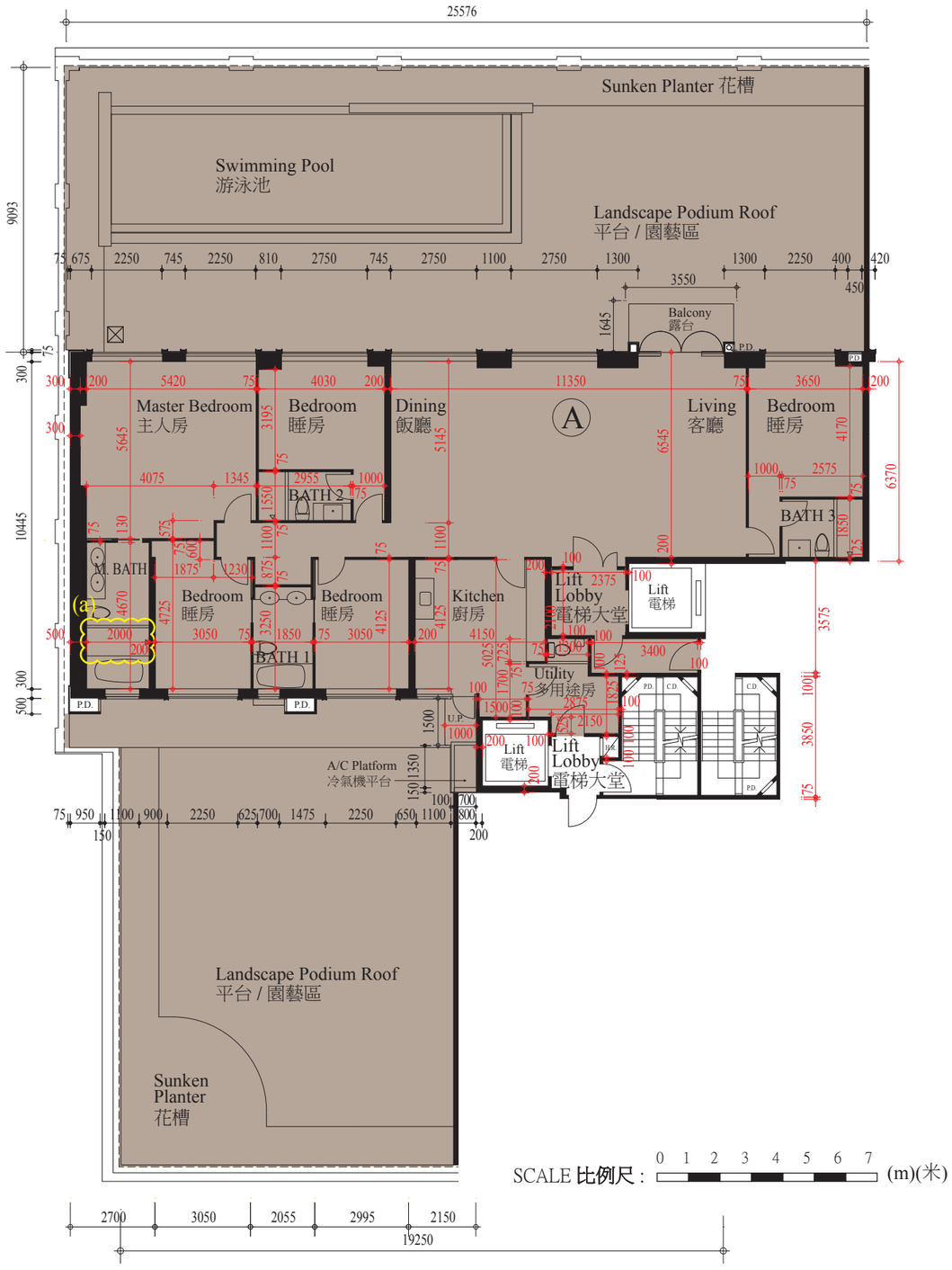
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第17頁備註6的附加資料。2樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 6 on page 17. Unit A on 2/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate location of the alteration. The details of the alteration are set out below (numbering below refers to the remarks in the floor plan):-

(a) 淋浴間花灑水龍頭移位
Shower mixer relocated

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



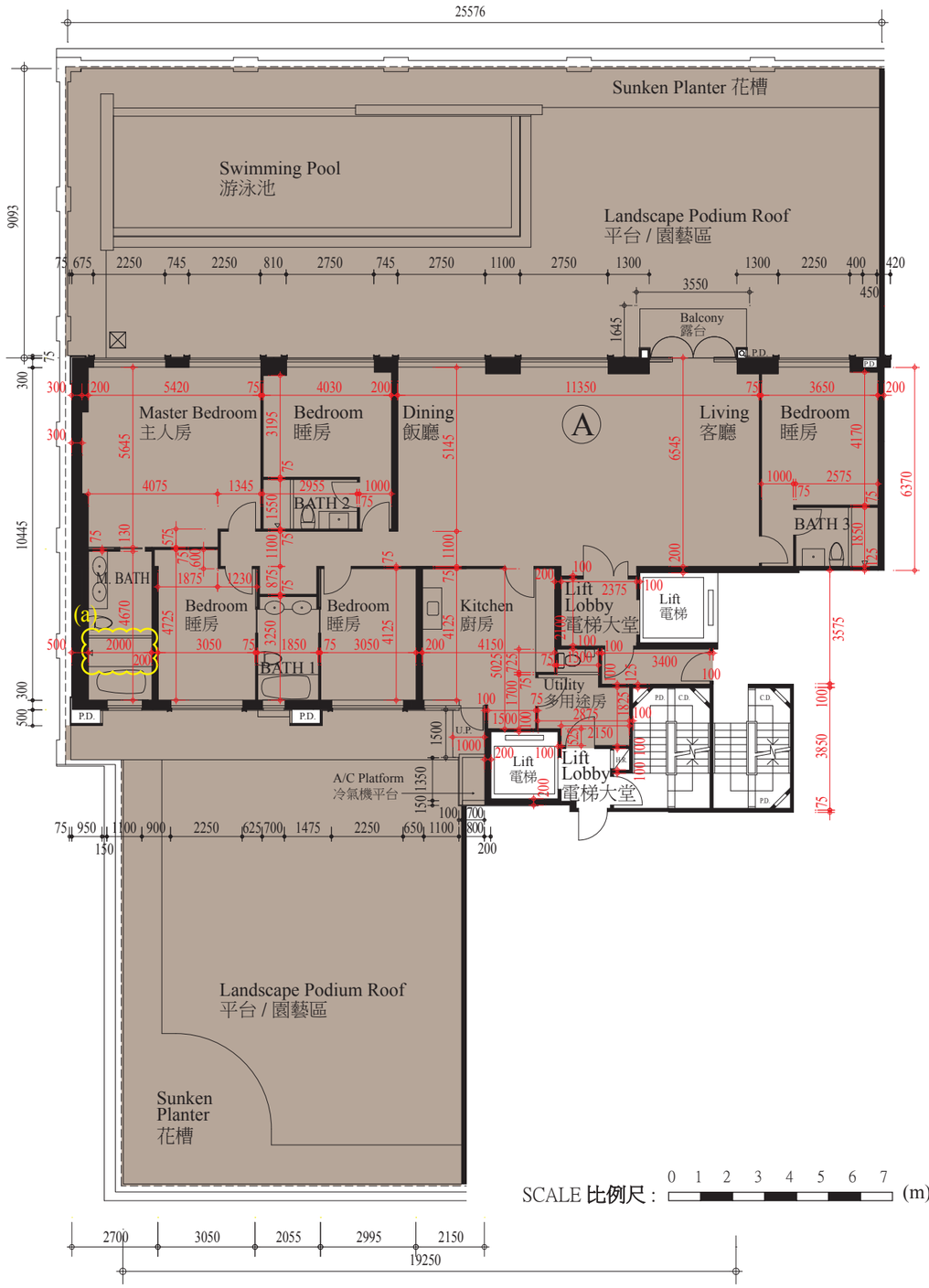
M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

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

本頁是第17頁備註6的附加資料。2樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。

This page is additional information to the Explanatory Remark 6 on page 17. Unit A on 2/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，2樓的每個住宅物業的層與層之間的高度：3.41米(數字四捨五入至小數點後第二位)。
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 2/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

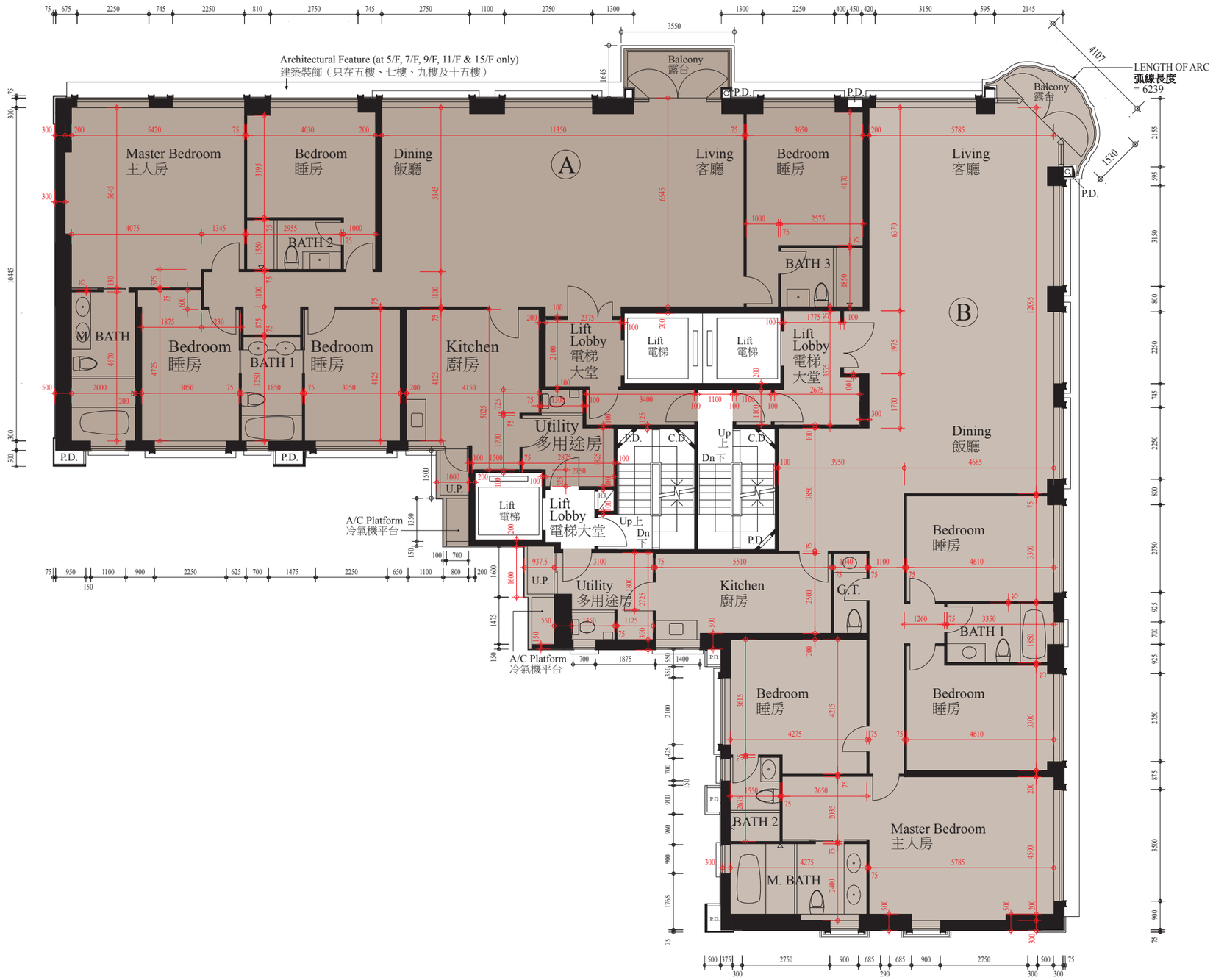
Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
2/F	200, 300 (700, 2,000 for transfer plate) (轉換層為700, 2,000)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

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

3樓、5-12樓及15樓單位平面圖
3/F, 5-12/F, 15/F FLOOR UNIT FLOOR PLAN

SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)



M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

按發展項目的經批准的建築圖則所規定，3樓、5-12樓及15樓的每個住宅物業的層與層之間的高度：3.41米[1]
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 3/F, 5-12/F and 15/F as provided in the approved building plans for the Development: 3.41m[1]
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of 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)
3/F	150, 175
5 – 12/F	150, 175
15/F	150, 175

備註:
1. 數字四捨五入至小數點後第二位。
2. 樓面平面圖上尺寸以毫米為單位。
3. 樓面平面圖根據發展項目的經批准的建築圖則提供。8樓B單位、9樓A單位及11樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。
4. 有關8樓B單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第19及20頁。
5. 有關9樓A單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第21及22頁。
6. 有關11樓A單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第23及24頁。

Explanatory remark:
1. The figure is rounded up to 2nd decimal places.
2. The dimensions of the Floor Plan are all in millimeter.
3. The Floor Plan is provided according to the approved building plans of the Development. Unit B on 8/F, Unit A on 9/F and Unit A on 11/F have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development.
4. Please refer to page 19 and 20 for the approximate locations of alterations, details of alterations and condition of the unit after alterations of Unit B on 8/F.
5. Please refer to page 21 and 22 for the approximate locations of alterations, details of alterations and condition of the unit after alterations of Unit A on 9/F.
6. Please refer to page 23 and 24 for the approximate locations of alterations, details of alterations and condition of the unit after alterations of Unit A on 11/F.

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

本頁是第18頁備註4的附加資料。8樓B單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

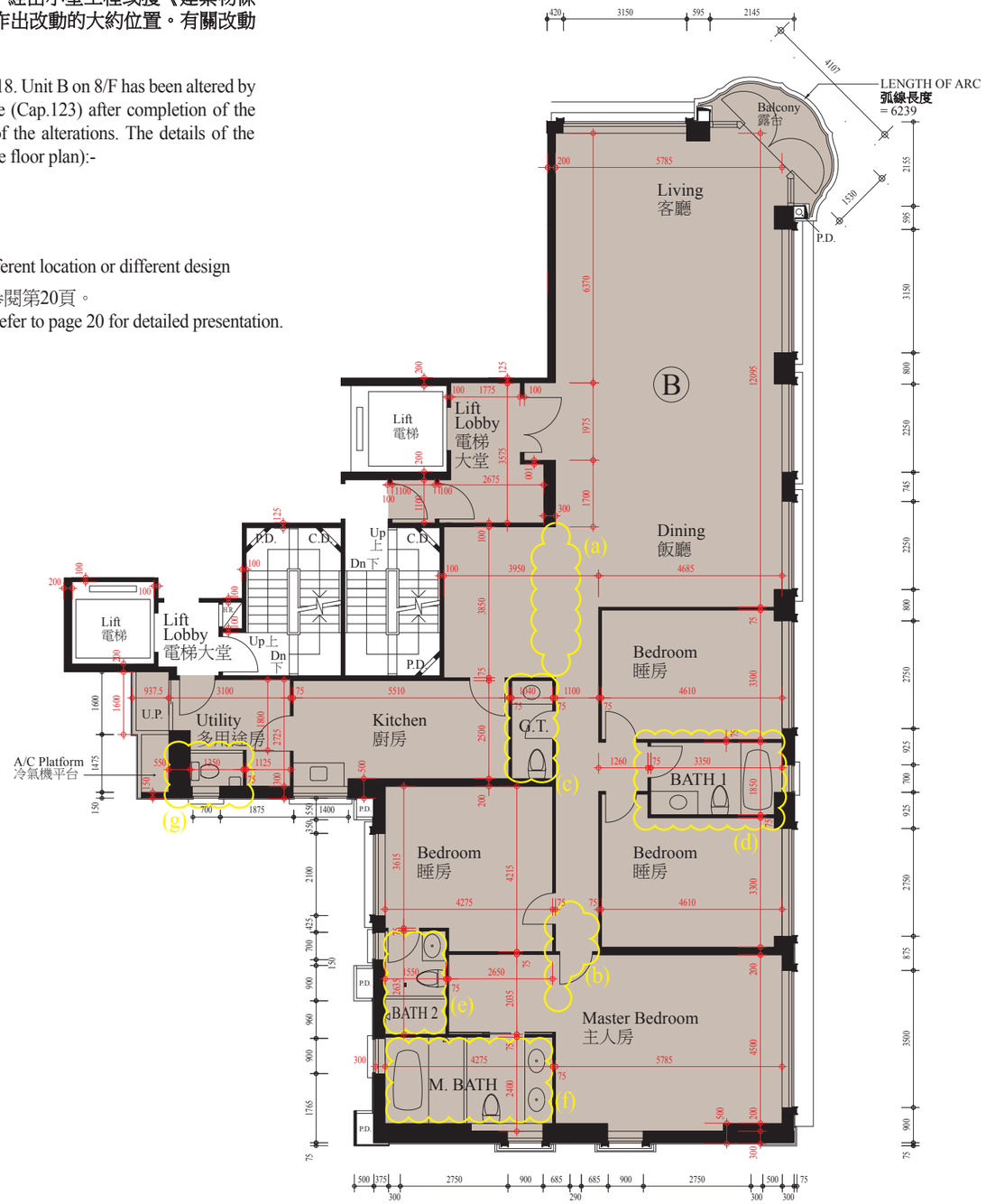
This page is additional information to the Explanatory Remark 4 on page 18. Unit B on 8/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate locations of the alterations. The details of the alterations are set out below (numbering below refers to the remarks in the floor plan):-

(a) 增設推拉門
Additional sliding door

(b) 門移位或拆除，並以不同位置或不同設計之門取代。
Door relocated or removed and replaced by a door at a different location or different design

(c)(d)(e)(f)(g) 本樓面平面圖只簡單顯示裝置，有關的詳細顯示請參閱第20頁。
The fittings shown in the floor plan are simplified, please refer to page 20 for detailed presentation.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

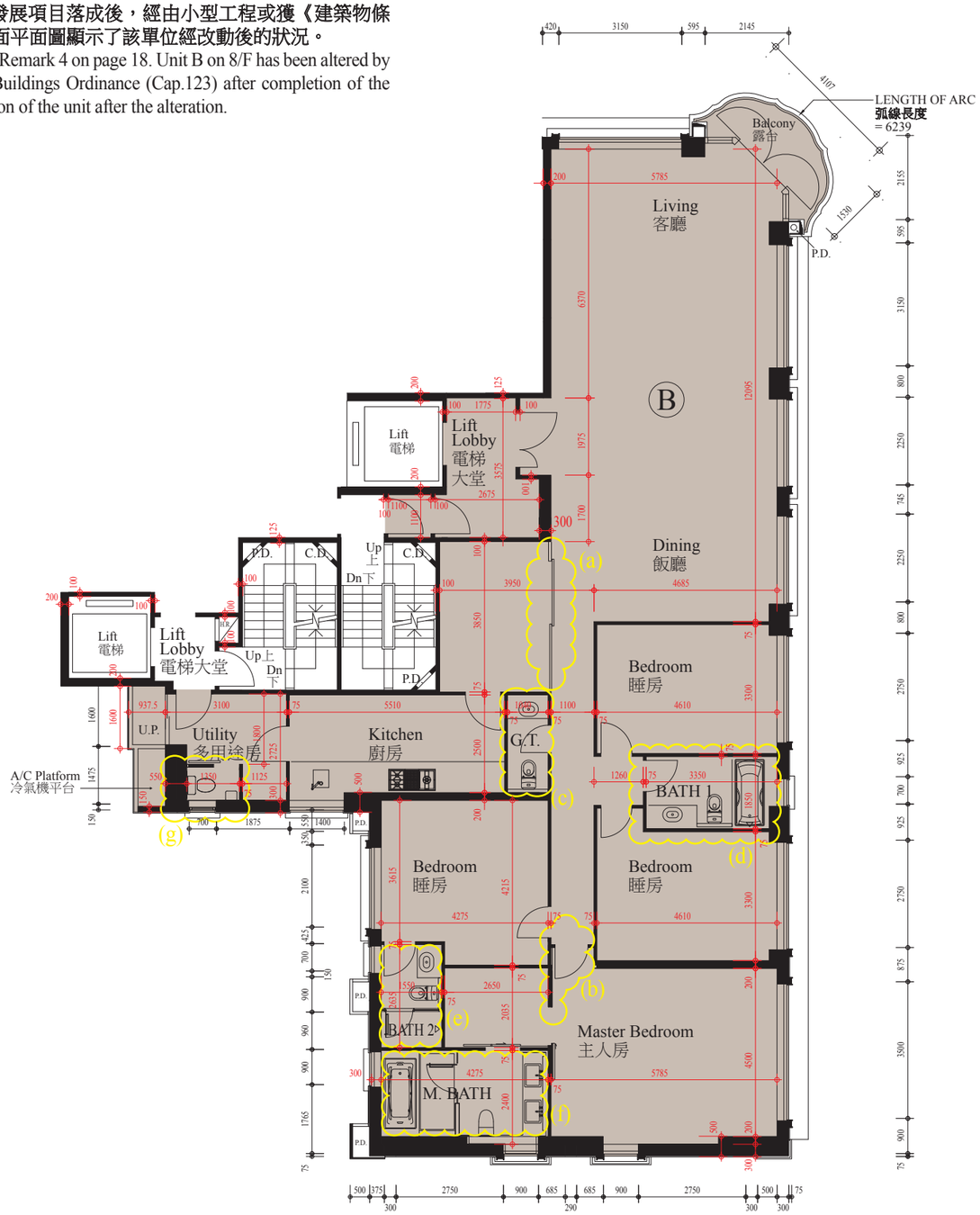
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註4的附加資料。8樓B單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。

This page is additional information to the Explanatory Remark 4 on page 18. Unit B on 8/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。

The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，8樓的每個住宅物業的層與層之間的高度：3.41米 (數字四捨五入至小數點後第2位)。

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

按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 8/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).

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.

The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of 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)
8/F	150, 175

SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

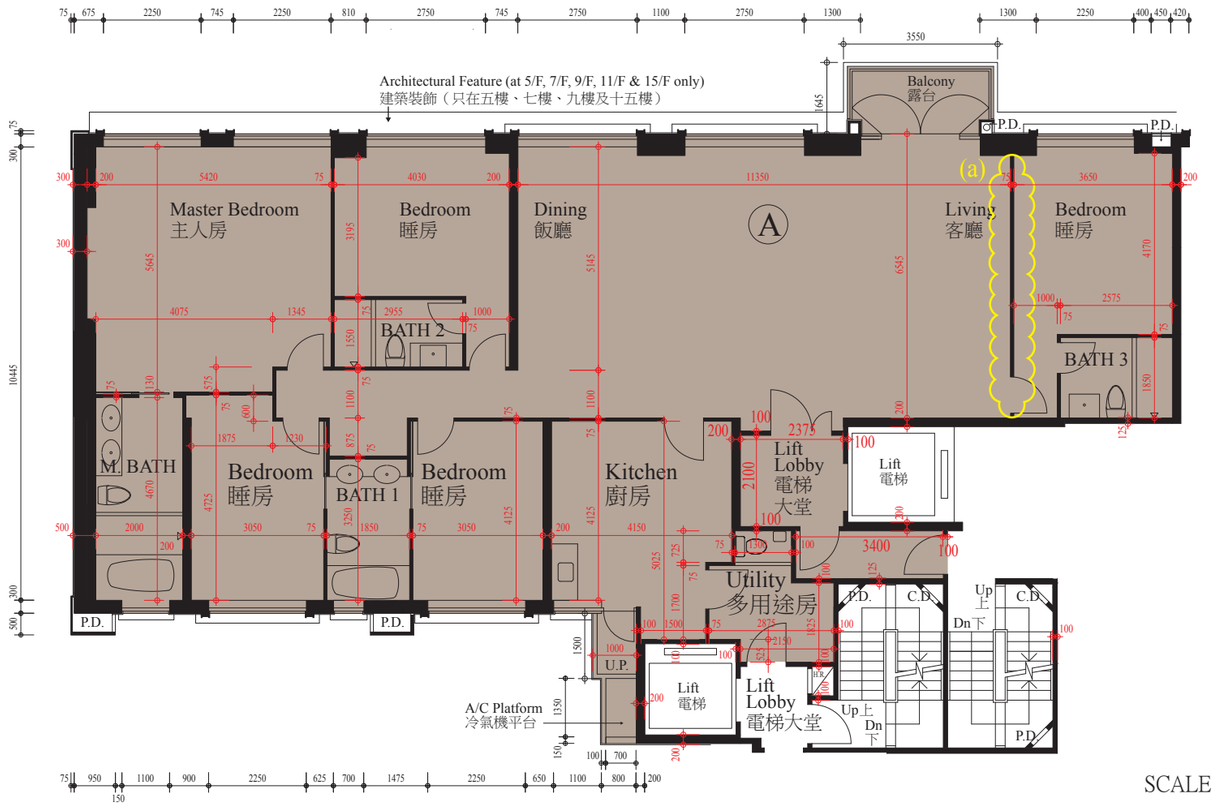
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註5的附加資料。9樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 5 on page 18. Unit A on 9/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate locations of the alterations. The details of the alterations are set out below (numbering below refers to the remarks in the floor plan):-

(a) 內牆拆除
Original wall removed

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

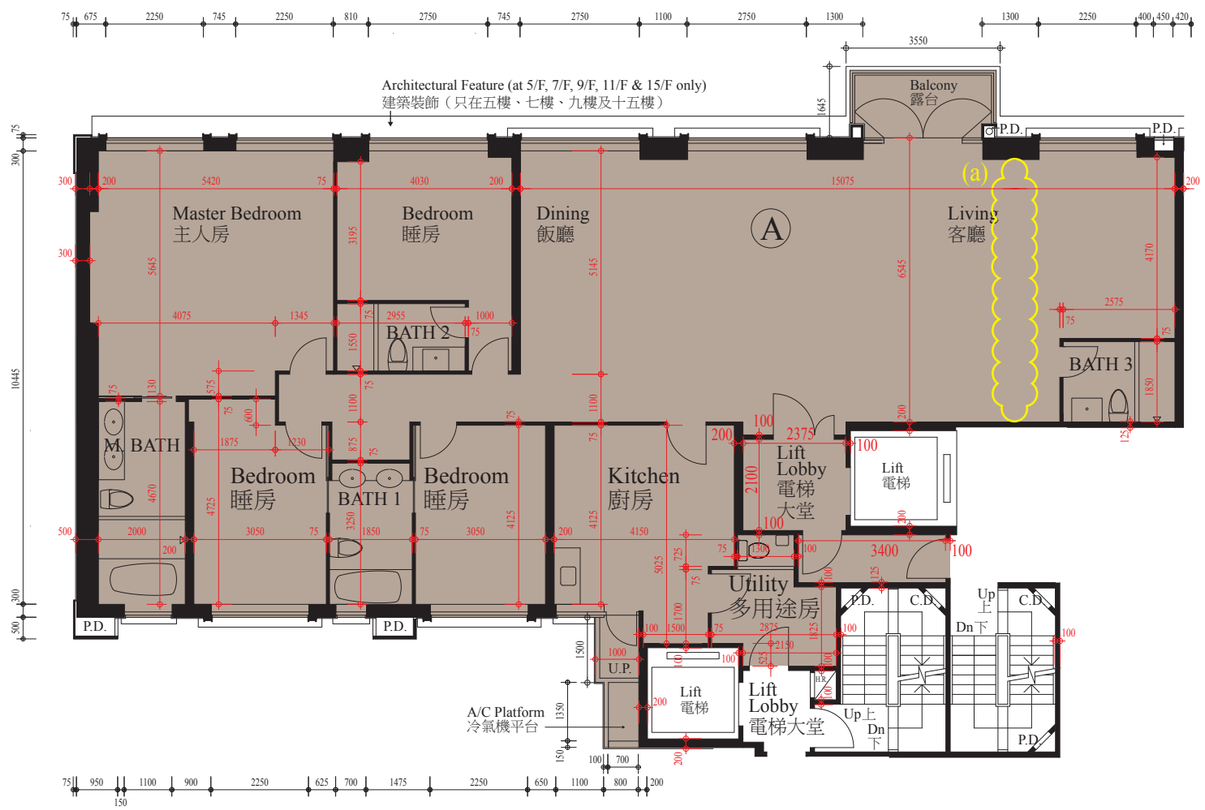
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註5的附加資料。9樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。

This page is additional information to the Explanatory Remark 5 on page 18. Unit A on 9/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。

The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，9樓的每個住宅物業的層與層之間的高度：3.41米 (數字四捨五入至小數點後第2位)。

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

按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 9/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).

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.

The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of 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)
9/F	150, 175

SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

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

本頁是第18頁備註6的附加資料。11樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 6 on page 18. Unit A on 11/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate locations of the alterations. The details of the alterations are set out below (numbering below refers to the remarks in the floor plan):-

(a) **原本的牆及裝置移除或移位，以不同尺寸的牆及不同的裝置取代**
Original walls and fittings are demolished or relocated, replaced with walls of different dimension and fitting with different fittings

(b) **浴室原本的牆及裝置移除或移位，以不同尺寸的牆及不同的裝置取代**
Original walls and fittings of bathroom are demolished or relocated, replaced with walls of different dimension and fitting with different fittings

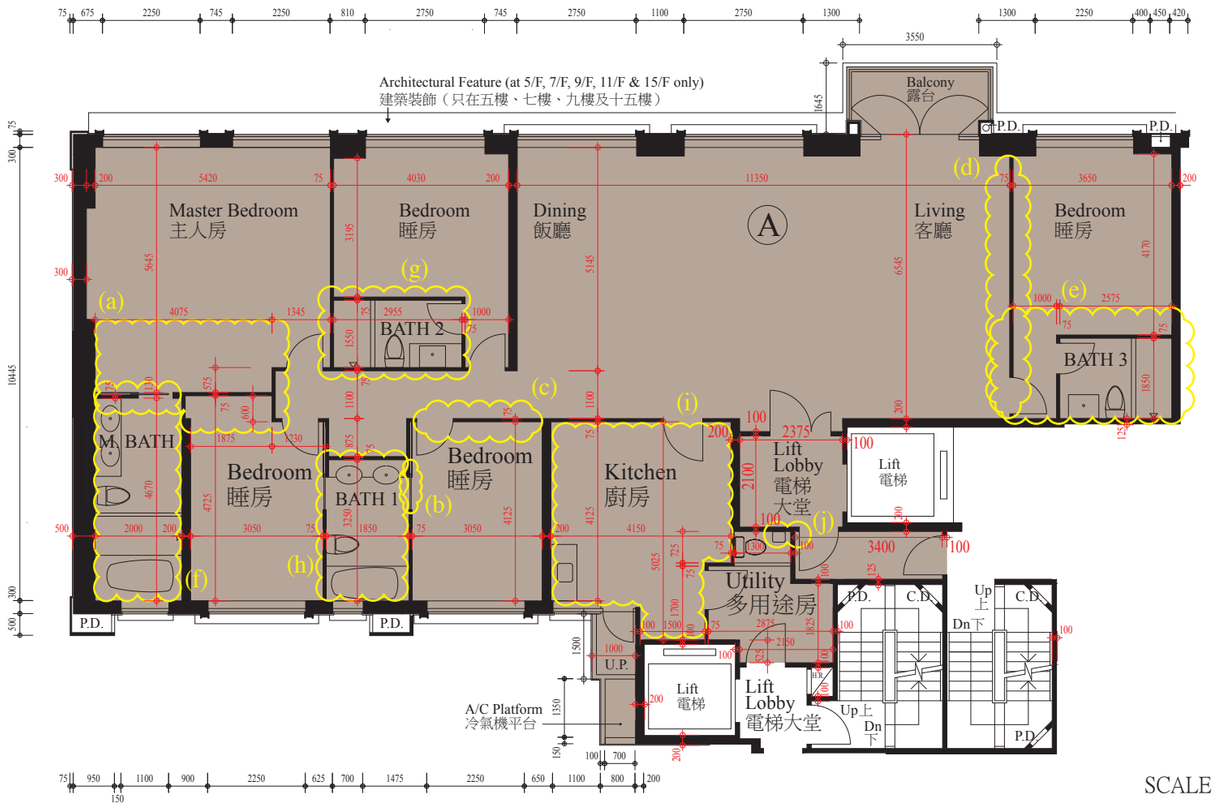
(c) **內牆拆除**
Original walls removed

(d) **內牆拆除**
Original walls removed

(e) **浴室原本的牆及裝置移除或移位，以不同尺寸的牆及不同的裝置取代**
Original walls and fittings of bathroom are demolished or relocated, replaced with walls of different dimension and fitting with different fittings

(f)(g)(h)(i)(j) **本樓面平面圖只簡單顯示裝置，有關的詳細顯示請參閱第24頁。**
The fittings shown in the floor plan are simplified, please refer to page 24 for detailed presentation.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



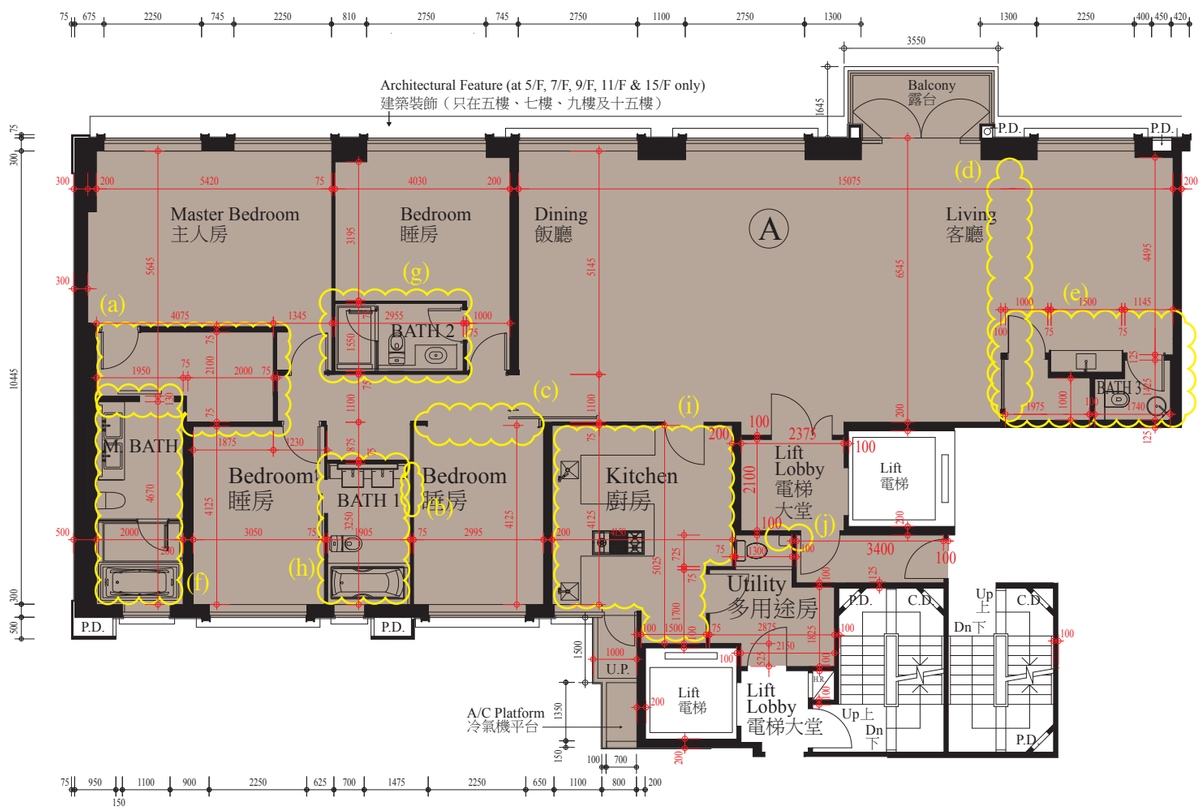
SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

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

本頁是第18頁備註6的附加資料。11樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。
This page is additional information to the Explanatory Remark 6 on page 18. Unit A on 11/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，11樓的每個住宅物業的層與層之間的高度：3.41米 (數字四捨五入至小數點後第2位)。
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 11/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

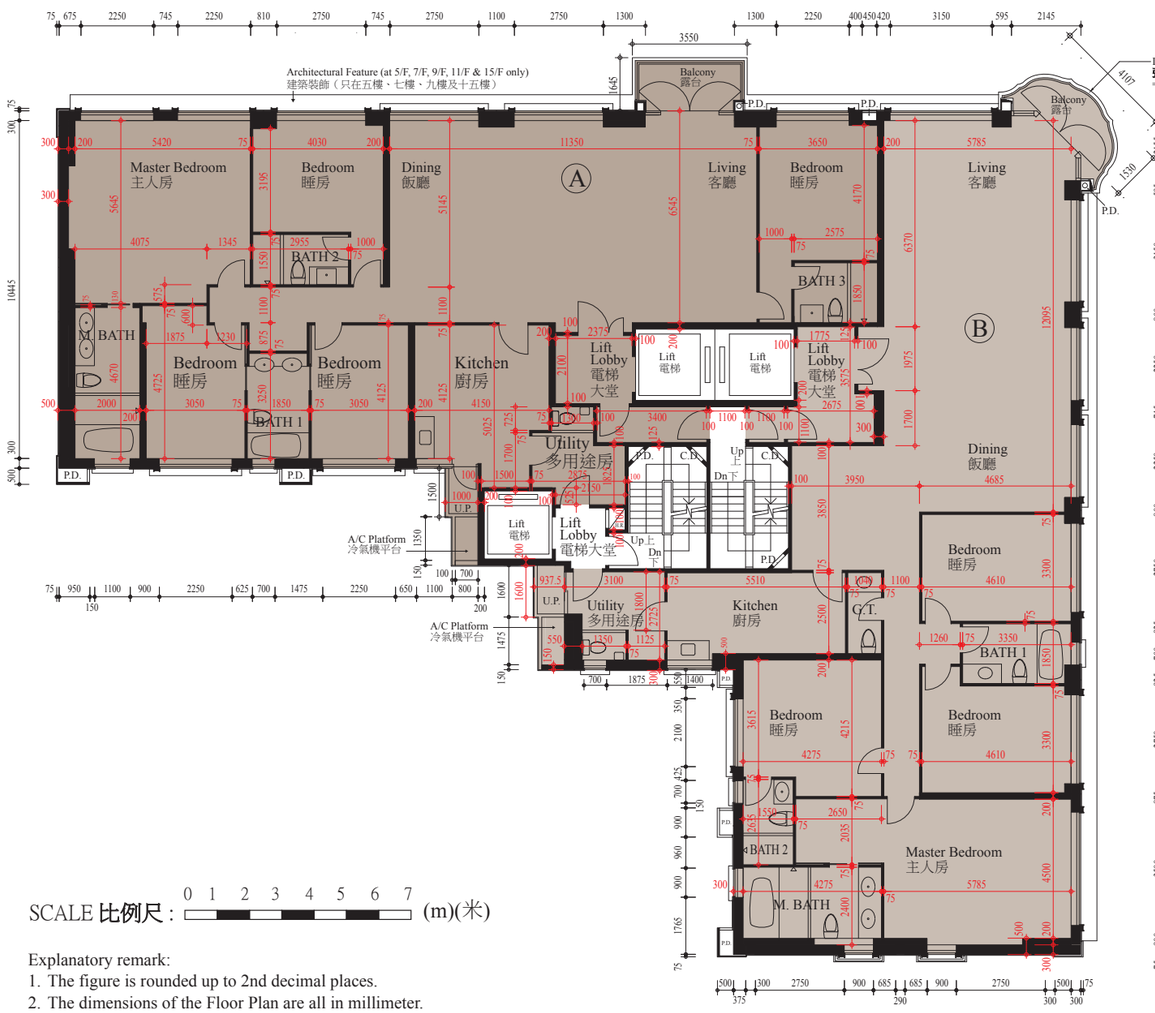
Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)
11/F	150, 175

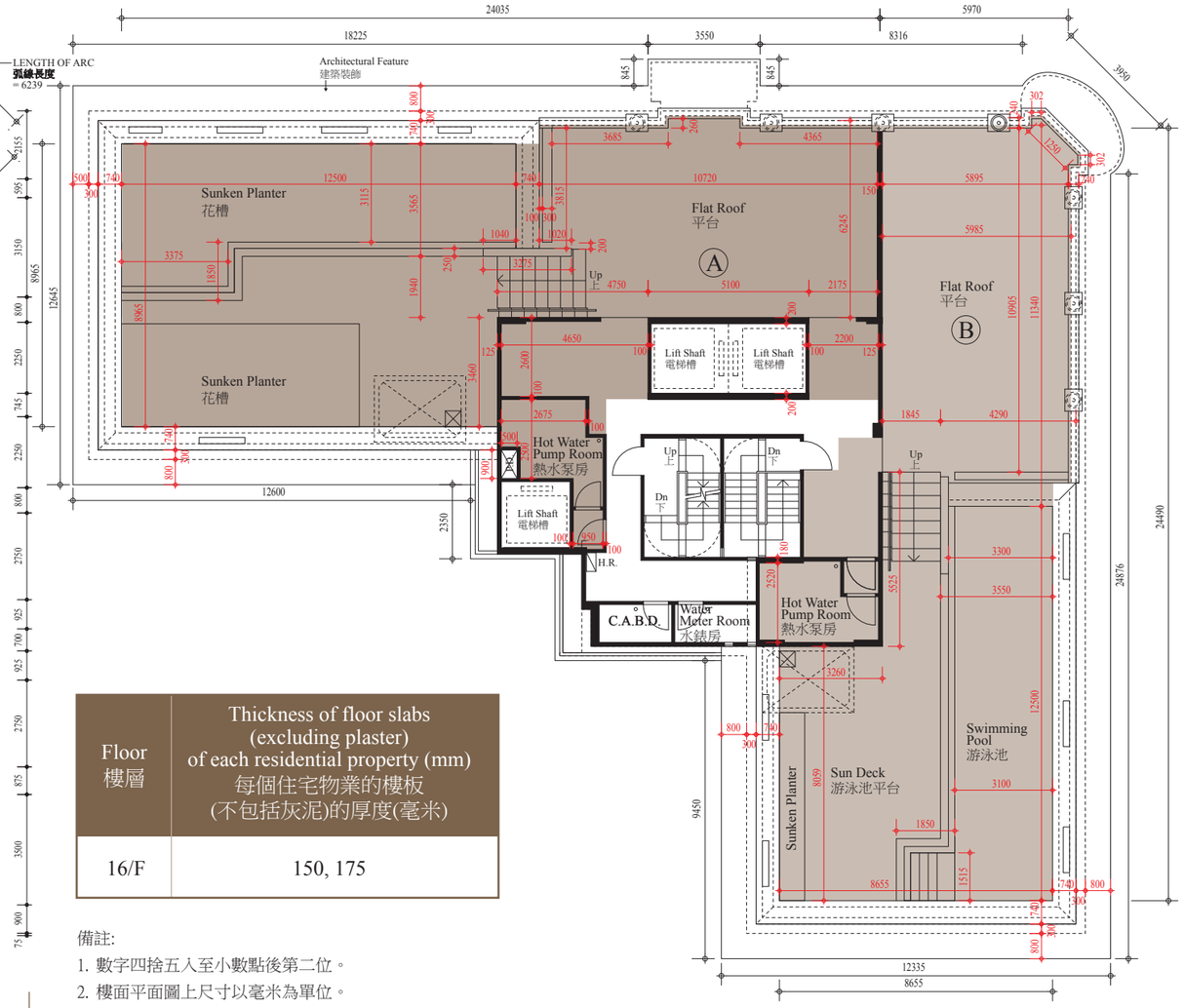
SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台

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

16樓單位及天台平面圖
16TH FLOOR UNIT AND ROOF FLOOR PLAN





Floor 樓層	Thickness of 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)
16/F	150, 175

按發展項目的經批准的建築圖則所規定，16樓的每個住宅物業的層與層之間的高度：3.41米[1]
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 16/F as provided in the approved building plans for the Development: 3.41m[1]
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Explanatory remark:
1. The figure is rounded up to 2nd decimal places.
2. The dimensions of the Floor Plan are all in millimeter.
3. The sunken planters and hot water pump room are provided in the flat roof of residential property Unit A on 16/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planters and hot water pump room.
4. The sunken planter, swimming pool, hot water pump room and sun deck are provided in the flat roof of residential property Unit B on 16/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool, hot water pump room and sun deck.
5. The "flat roof" on the roof floor plan means the uppermost roof slab of the Development.
6. The Floor Plan is provided according to the approved building plans of the Development. Unit A on 16/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development.
7. Please refer to pages 25a and 25b for the approximate locations of alterations, details of alterations and condition of the unit after alterations of Unit A on 16/F.

備註:
1. 數字四捨五入至小數點後第二位。
2. 樓面平面圖上尺寸以毫米為單位。
3. 16樓A單位住宅物業之平台內設有花槽及熱水泵房。「發展項目的住宅物業的面積」一節所列出該平台之面積包括花槽及熱水泵房之面積。
4. 16樓B單位住宅物業之平台內設有花槽、游泳池、熱水泵房及游泳池平台。「發展項目的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池、熱水泵房及游泳池平台之面積。
5. 此天台平面圖上的「平台」是指此發展項目的最高天台樓板。
6. 樓面平面圖根據發展項目的經批准的建築圖則提供。16樓A單位於發展項目落成後，經由小型工程或《建築物條例》(第123章)豁免的工程而作出改動。
7. 有關16樓A單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第25a及25b頁。

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台
C.A.B.D. : Communal Aerial Broadcast Distibution 公共天線系統房

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

本頁是第25頁備註7的附加資料。16樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 7 on page 25. Unit A on 16/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate locations of the alterations. The details of the alterations are set out below (numbering below refers to the remarks in the floor plan):

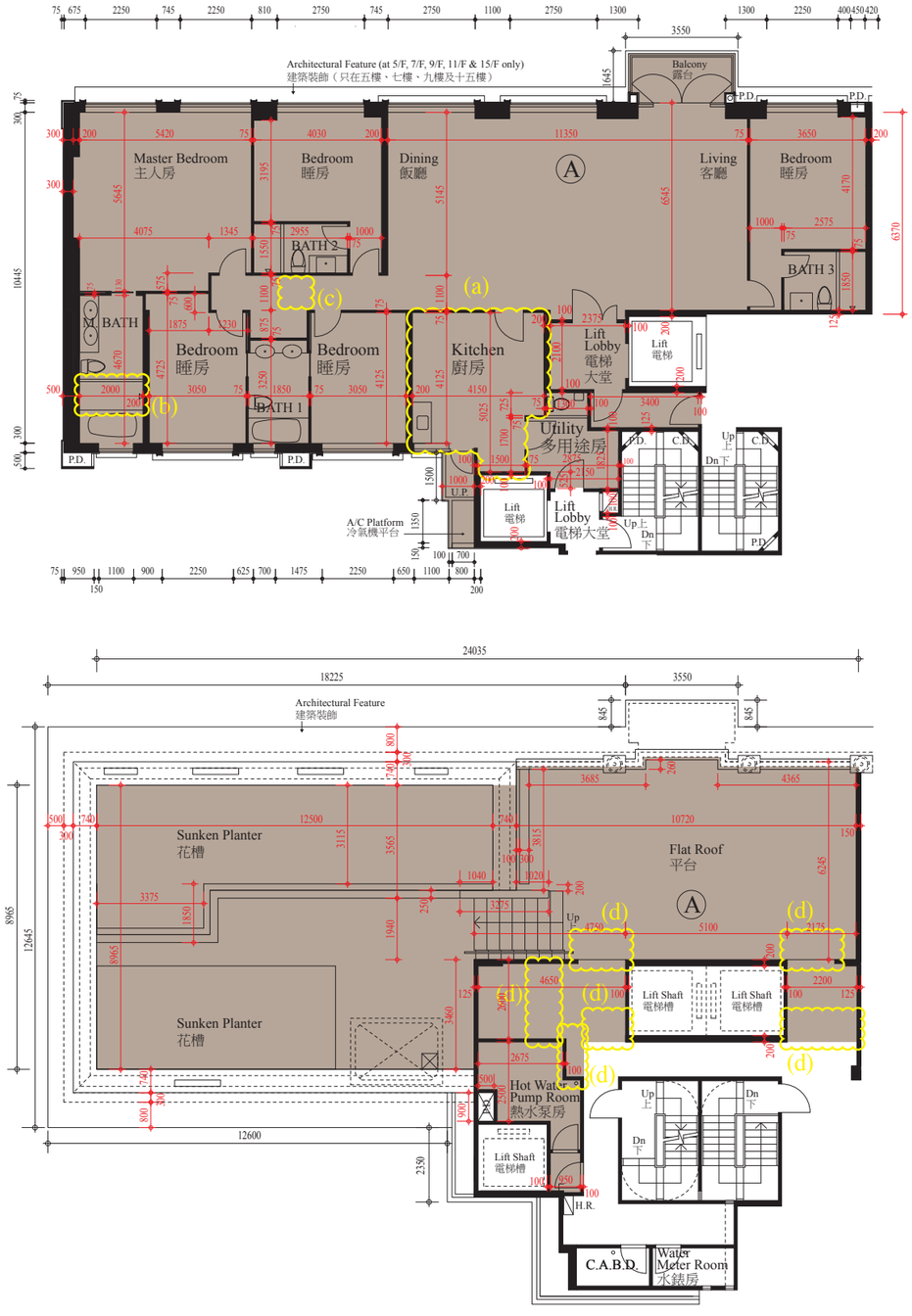
(a) 增加不銹鋼鋅盤
Addition of stainless steel sink

(b) 淋浴間花灑水龍頭移位
Shower mixer relocated

(c) 增加門
Addition of door

(d) 增加門及間牆
Addition of doors and partition wall

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台
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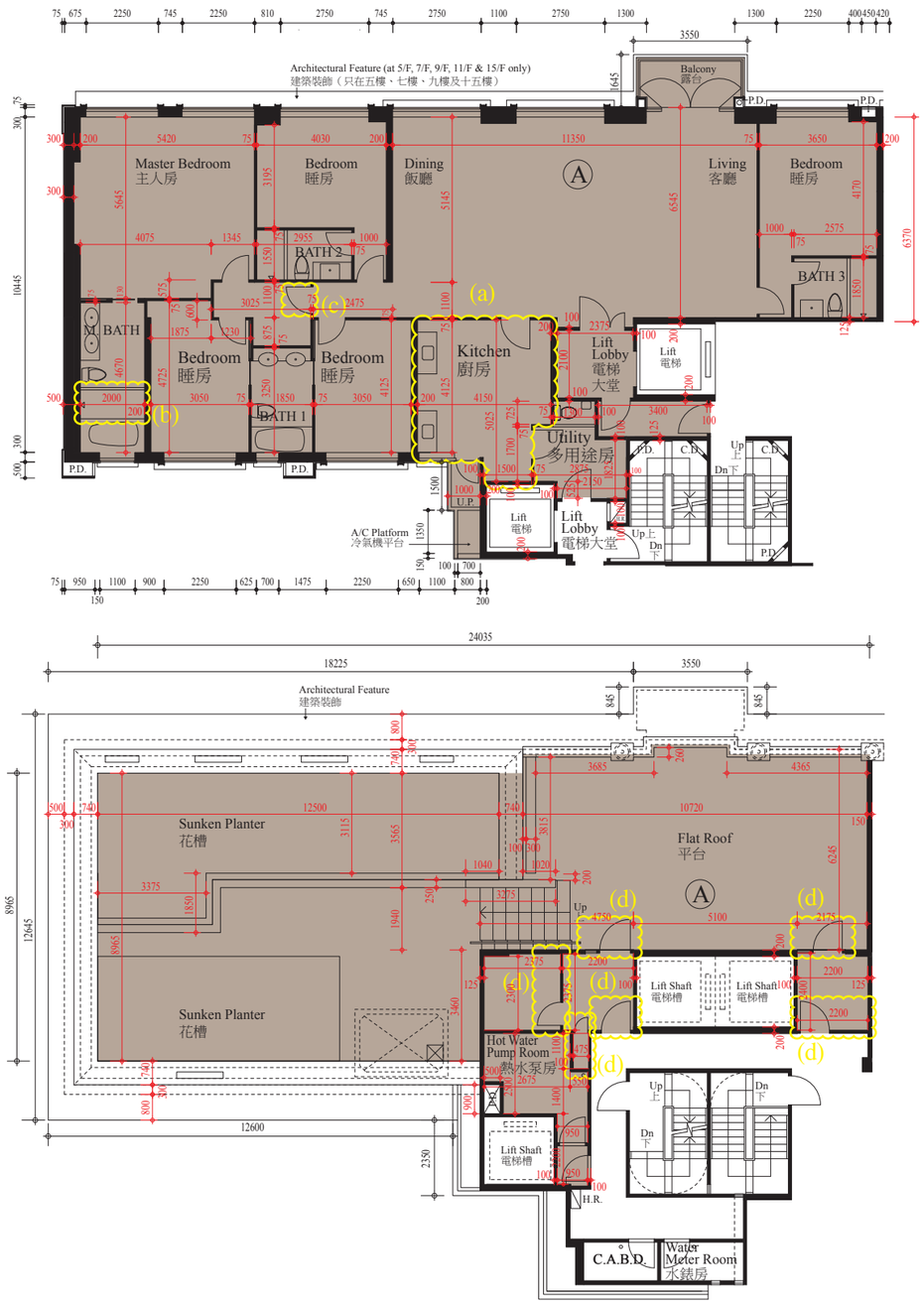
發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第25頁備註7的附加資料。16樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。

This page is additional information to the Explanatory Remark 7 on page 25. Unit A on 16/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。

The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，16樓的每個住宅物業的層與層之間的高度：3.41米 (數字四捨五入至小數點後第2位)。

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

按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 16/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).

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.

The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of 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)
16/F	150, 175

SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

M. BATH : Master Bathroom 主人房浴室　BATH : Bathroom 浴室　G.T. : Guest Toilet 客廁　P.D. : Pipe Duct 管道槽　C.D. : Cable Duct 電線槽　H.R. : Hose Reel 喉轆　U.P. : Utility Platform 工作平台
C.A.B.D. : Communal Aerial Broadcast Distibution 公共天線系統房

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

物業的描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)								
樓層 Floor	單位 Unit		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
2	A	261.579 (2,816) 露台 Balcony：4.996 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	389.161 (4,189)	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony：4.999 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	437.289 (4,707)	--	--	--	--	--	--
3	A	261.579 (2,816) 露台 Balcony：4.996 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	--	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony：4.999 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	--	--	--	--	--	--	--
5-12	A	261.579 (2,816) 露台 Balcony：4.996 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	--	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony：4.999 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	--	--	--	--	--	--	--
15	A	261.579 (2,816) 露台 Balcony：4.996 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	--	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony：4.999 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	--	--	--	--	--	--	--
16	A	261.579 (2,816) 露台 Balcony：4.996 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	210.108 (2,262)	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony：4.999 (54) 工作平台 Utility Platform：1.500 (16)	--	--	--	185.685 (1,999)	--	--	--	--	--	--

實用面積，以及露台、工作平台及陽台的樓面面積(如有)，是按照《一手住宅物業銷售條例》(第621章)第8條計算。
其他指明項目的面積(不包括在實用面積內)，是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算。

The saleable area 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 (Cap.621).
The area of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

備註：

1. 以平方米列出的面積以1平方米 = 10.764平方呎換算至平方呎並以四捨五入至整數。
2. 2樓A單位住宅物業之平台內設有花槽、游泳池及平台/園藝區。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池及平台/園藝區之面積。
3. 2樓B單位住宅物業之平台內設有花槽、游泳池及平台/園藝區。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池及平台/園藝區之面積。
4. 16樓A單位住宅物業之平台內設有花槽及熱水泵房。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括花槽及熱水泵房之面積。
5. 16樓B單位住宅物業之平台內設有花槽、游泳池、熱水泵房及游泳池平台。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池、熱水泵房及游泳池平台之面積。
6. 「發展項目中的住宅物業的面積」一節所列出的16樓A單位住宅物業之平台及16樓B單位住宅物業之平台是指該兩個住宅物業位於發展項目的最高天台樓板的平台。

Explanatory remark:

1. The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. The sunken planter, swimming pool and landscape podium roof are provided in the flat roof of residential property Unit A on 2/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool and landscape podium roof.
3. The sunken planter, swimming pool and landscape podium roof are provided in the flat roof of residential property Unit B on 2/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool and landscape podium roof.
4. The sunken planters and hot water pump room are provided in the flat roof of residential property Unit A on 16/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planters and hot water pump room.
5. The sunken planter, swimming pool, hot water pump room and sun deck are provided in the flat roof of residential property Unit B on 16/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool, hot water pump room and sun deck.
6. The flat roof of residential property Unit A on 16/F and the flat roof of residential property Unit B on 16/F as specified in the section "Area of Residential Properties in the Development" mean the flat roofs of these two residential properties located on the uppermost roof slab of the Development.

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

車位數目及車位面積 Numbers and Area of Car Parking Spaces

車位類別 Category of Car Parking Space	車位數目 Number of Parking Space			尺寸 (長x闊) (米) Dimension (L x W) (m)	每個車位面積 (平方米) Area Per Space (sq.m)
	地下 L/F	1樓 1/F	總數 Total		
住客車位 Residential Parking Space	4	28	32	5 x 2.5	12.5
訪客車位 Visitor's Parking Space	1*	4	4	5 x 2.5	12.5
			1*	5 x 3.5	17.5
電單車車位 Motor Cycle Parking Space	2	1	3	2.4 x 1.0	2.4
上落貨車位 Loading and Unloading Parking Space	1	0	1	9 x 3.5	31.5

備註：
*傷殘人士及訪客車位。

Explanatory remark:
*Carpark for disabled and visitor.

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

地下 L/F



住客車位
Residential Parking Space

訪客車位
Visitor's Parking Space

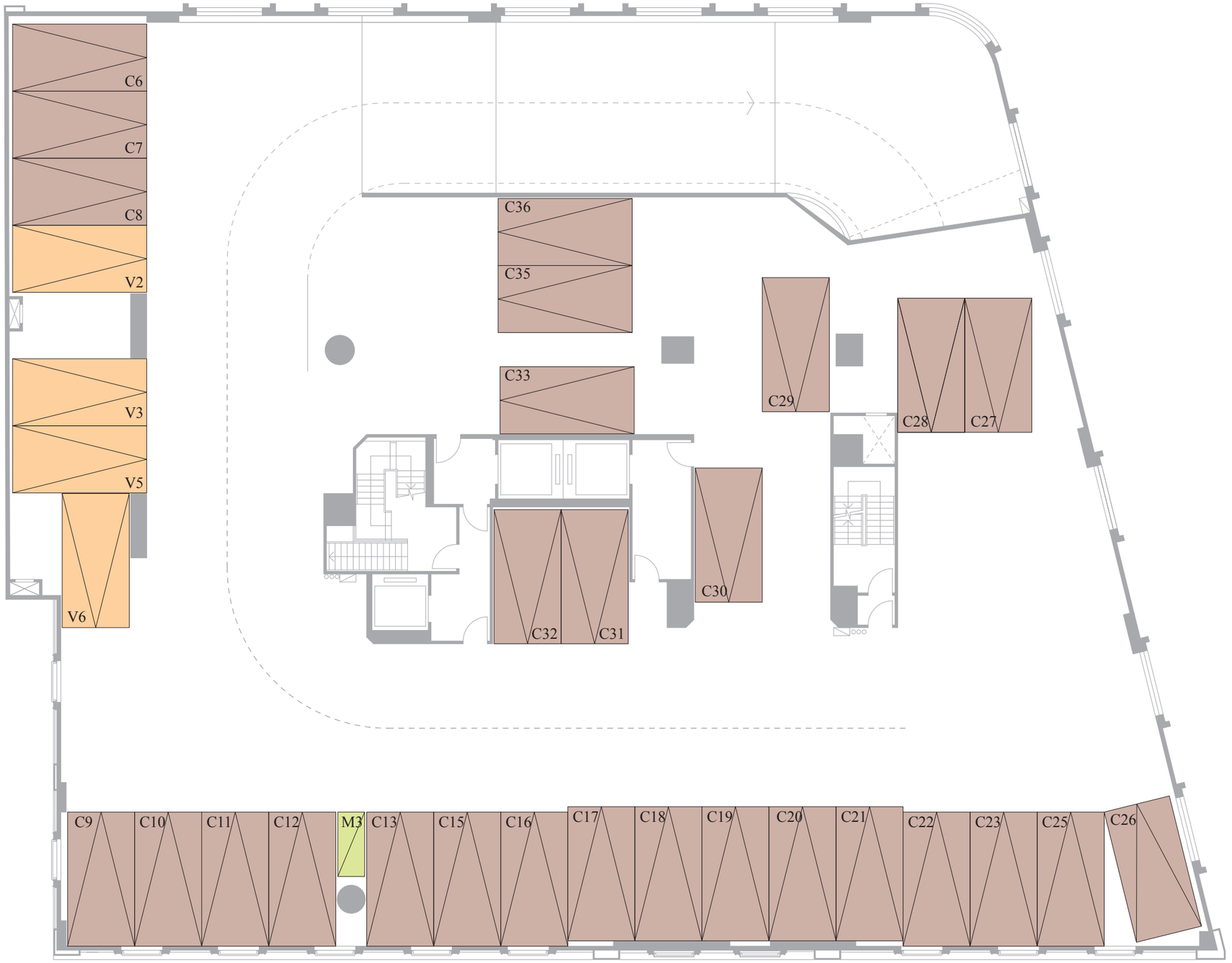
電單車車位
Motor Cycle Parking Space

上落貨車位
Loading and Unloading Parking Space

SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

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

1樓 1/F



住客車位
Residential Parking Space

訪客車位
Visitor's Parking Space

電單車車位
Motor Cycle Parking Space

SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

臨時買賣合約摘要
SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表賣方行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有於訂立臨時買賣合約的日期之後5個工作日內簽立買賣合約：
   (i) 臨時買賣合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

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

2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the Vendor, 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 for sale and purchase : -
   i) the preliminary agreement for sale and purchase is terminated;
   ii) the preliminary deposit is forfeited; and
   iii) the Vendor does not have any further claim against the purchaser for the failure.

公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

(a) 「公用地方及設施」統指發展項目公用地方及設施、住宅區公用地方及設施及停車場公用地方及設施。

(b) 「發展項目公用地方及設施」指並包括公契（「公契」）附錄的圖則上用深藍色標明的通道、入口、人行道、樓梯、梯台、平台、裝卸區、露天地方、斜坡及護土牆（如有）、從大堂底樓至二樓的外牆及飾面、邊界圍牆、緊急通道區、行人路、園藝區、花架及訪客停車位（定義見公契）和目前或任何時候在該地段（定義見公契）及/或發展項目（定義見公契）之內、之下、之上或經過將食水、碱水、污水、煤氣、電力及其他服務輸送出入該地段及/或發展項目的排水渠、渠道、總喉、污水渠、食水及碱水儲存及處理廠、食水及碱水進水口及總喉、雨水排水連接管及其他設施，不論有否套套管，和在該地段及/或發展項目內安裝或提供擬供該地段及/或發展項目共同使用與享用的燈柱及其他照明裝置、消防和滅火設備及裝置、保安系統及裝置、通風系統和其他機械系統、裝置或設施和第一業主（定義見公契）目前或任何時候按公契指定供該地段及/或發展項目共同使用與享用該地段及/或發展項目內的其他區域和該地段及/或發展項目內的其他系統、裝置及設施，但不包括住宅區公用地方及設施、停車場公用地方及設施和在該地段及/或發展項目內供任何個別業主（定義見公契）有權獨家持有、使用、佔用和享用的區域以及在該地段及/或發展項目內僅服務任何個別業主的設施。

(c) 「住宅區公用地方及設施」指並包括康樂地方及設施（定義見公契），在公契附錄的圖則上用黃色標明的花園、天台及平台（不屬於業主獨家擁有）、住宅區的（定義見公契）外牆及飾面、通道、入口、梯台、大堂、升降機門廊、樓梯、業主委員會辦事處（定義見公契）、管理員工作枱、垃圾儲放及物料回收室、入口大廳、過濾機機房、儀錶房、空調機機房、設備房、灑水器水箱、控制室、水箱、緊急發電機房及垃圾槽，目前或任何時候在該地段及/或發展項目之內、之下、之上或經過將食水、碱水、污水、煤氣、電力及其他服務輸送出入住宅區的廣播發射機、電訊網絡設施、儀錶、變壓器、照明、排水渠、渠道、污水渠、碱水及食水進水及總喉、電線、電纜及其他設施，不論有否套套管，在該地段及/或發展項目內安裝，擬供住宅區業主及佔用人和他們的真正訪客共同使用與享用的泵、水箱、衛生裝置、電力裝置、固定物、設備及器具、消防及滅火設備及裝置、保安設備及裝置、任何其他區域和其他系統、裝置或設施和第一業主目前或不時按公契指定供住宅區共同使用與享用在該地段及/或發展項目內的其他區域、其他系統、裝置及設施，但不包括發展項目公用地方及設施、停車場公用地方及設施和該地段及/或發展項目內供任何個別業主有權獨家持有、使用、佔用和享用該地段及/或發展項目內的區域和該地段及/或發展項目內僅服務任何個別業主的設施。

(d) 「停車場公用地方及設施」指公契附錄的圖則上用綠色標明並詳述發展項目大堂底樓及一樓的所有地方及區域和該地段及/或發展項目內供住宅停車位（定義見公契）及電單車停車位（定義見公契）業主共同使用與享用的一切其他地方及區域，受制於公契的規定，並包括供住宅停車位及電單車停車位的業主共同使用與享用的通道、車道、斜道、入口區、迴旋通道、空置區、停車場（定義見公契）入口及出口和目前或任何時候在該地段及/或發展項目之內、之下、之上或通過該地方輸送水、污水、煤氣、電力、空調和任何其他服務設施給停車場共同使用與享用的污水渠、排水渠、水道、管道、明渠、井（如有）、天線、電線、電纜、避雷針、空調機及系統（如有）和其他服務設施及一般設施，不論有否套套管，和不時按公契安裝供停車場共同使用與享用的照明、灑水器系統及一般設施、附著物、固定物、機械、機器、器具及裝置，但不包括發展項目公用地方及設施、住宅區公用地方及設施和在該地段及/或發展項目內供任何個別有權獨家持有、使用、佔用和享用的地方和在該地段及/或發展項目內僅服務任何個別業主的設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	不可分割份數
2/F	A	325 / 6,874
2/F	B	329 / 6,874
3/F	A	281 / 6,874
3/F	B	280 / 6,874
5/F	A	281 / 6,874
5/F	B	280 / 6,874
6/F	A	281 / 6,874
6/F	B	280 / 6,874
7/F	A	281 / 6,874
7/F	B	280 / 6,874
8/F	A	281 / 6,874
8/F	B	280 / 6,874
9/F	A	281 / 6,874
9/F	B	280 / 6,874
10/F	A	281 / 6,874
10/F	B	280 / 6,874
11/F	A	281 / 6,874
11/F	B	280 / 6,874
12/F	A	281 / 6,874
12/F	B	280 / 6,874
15/F	A	281 / 6,874
15/F	B	280 / 6,874
16/F	A	307 / 6,874
16/F	B	303 / 6,874

3. 發展項目的管理人的委任年期

發展項目的管理人的初始委任年期為自公契日期起兩年，並隨後續任，直至根據公契的條款終止。

4. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 每位業主須就其為業主的住宅區、住宅停車位或電單車停車位的任何部分所獲分配的每個管理份數支付年度採納預算第三部份評定的發展項目公用地方及設施的管理開支總額按一個分數計算的數額，該分數的分子為一，而分母相等於該地段及發展項目管理份數的總數。

(b) 除須支付上文(a)段的款額外，每位業主須就其為業主的住宅單位所獲分配的每個管理份數支付年度採納預算第一部份評定的住宅區公用地方及設施的管理開支總額按一個分數計算的數額，該分數的分子為一，而分母相等於該發展項目的住宅單位的管理份數的總數。

(c) 除須支付上文(a)及(b)段的款額外，每位業主須就其為業主的住宅停車位或電單車停車位所獲分配的每個管理份數支付年度採納預算第二部份評定的停車場公用地方及設施的管理開支總額按一個分數計算的數額，該分數的分子為一，而分母相等於該發展項目的住宅停車位及電單車停車位的管理份數的總數。

5. 計算管理費按金的基準

管理費按金相等於業主就其單位（定義見公契）而須繳付的三個月管理費。

6. 賣方在發展項目中保留作自用的範圍

不適用。

公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

1. COMMON PARTS OF THE DEVELOPMENT

(a) "Common Areas and Facilities" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.

(b) "Development Common Areas and Facilities" means and includes such of the passages, entrances, walkways, stairways, landings, platforms, loading and unloading areas, open spaces, slopes and retaining walls (if any), external walls and surfaces from the Lobby Floor to the Second Floor, boundary fence walls, emergency access areas, pavements, landscaped areas, planters and Visitors' Car Parking Spaces (as defined in DMC) as shown and coloured Indigo on the plans annexed to the Deed of Mutual Covenant ("the DMC") and such of the drains, channels, water mains, sewers, fresh and salt water storage and treatment plants, fresh and salt water intakes and mains, storm water drainage connection and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot (as defined in DMC) and/or the Development (as defined in DMC) through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Lot and/or the Development, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Lot and/or the Development intended for common use and benefit of the Lot and/or the Development, and such other areas within the Lot and/or the Development and such other systems, devices and facilities within the Lot and/or the Development as are now or from time to time designated by the First Owner (as defined in DMC) for common use and benefit of the Lot and/or the Development in accordance with these presents but EXCLUDING the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Lot and/or the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner (as defined in DMC) and such facilities within the Lot and/or the Development serving only any particular owner.

(c) "Residential Common Areas and Facilities" means and includes the Recreational Areas and Facilities (as defined in DMC), such of the gardens, roofs and flat roofs (not exclusively possessed by an Owner), external walls and surfaces of the Residential Accommodation (as defined in DMC), passages, entrances, landings, lobbies, lift lobbies, stairways, Owners' Committee's office (as defined in DMC), caretaker's counter, refuse storage and material recovery chamber, entrance hall, filtration plant room, meter rooms and meter spaces, switch rooms, lift machine rooms, pump rooms, TBE room, air-conditioning plant room, equipment room, sprinkler tank, control room, water tanks, emergency generator room and refuse chutes as shown and coloured Yellow on the plan annexed to the DMC and such of the aerials broadcast distribution or telecommunications network facilities, meters, transformers, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables and other facilities whether ducted or otherwise under are or at any time may be in under or over or passing through the Lot and/or the Development through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and any other areas and any other systems, devices or facilities installed or provided in the Lot and/or the Development intended for the common use and benefit of the Owners and occupiers of the Residential Accommodation and their bona fide visitors and such other areas within the Lot and/or the Development and such other systems, devices and facilities within the Lot and/or the Development as are now or from time to time designated by the First Owner for common use and benefit of the Residential Accommodation in accordance with these presents but EXCLUDING the Development Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Lot and/or the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Lot and/or the Development serving only any particular owner.

(d) "Carpark Common Areas and Facilities" means all the areas and spaces on the Lobby Floor and First Floor of the Development more particularly shown and coloured Green on the plans annexed to the DMC and all other areas and spaces in any part or parts of the Lot and/or the Development which are for the common use and benefit of the Owners of the Residential Car Parking Spaces (as defined in DMC) and the Motorcycle Parking Spaces (as defined in DMC) subject always however to the provisions of the DMC and includes such of the passageways, driveways, ramps, accessory areas, circulation passages, void spaces, entrances and exits to the Carpark (as defined in DMC) which are for the common use and benefit of the Owners of the Residential Car Parking Spaces and the Motorcycle Parking Spaces and such of the sewers, drains, water courses, pipes, gutters, wells (if any), aerials, wires and cables, lightning conductor, air-conditioning plant and system (if any) and other services and facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot and/or the Development through which water, sewage, gas, electricity, air-conditioning (if any) and any other services are supplied for the common use and benefit of the Carpark, and lighting, sprinkler systems and such of the facilities, fixtures, fittings, plant, machinery, apparatus and installations from time to time installed for the common use and benefit of the Carpark in accordance with these presents but EXCLUDING the Development Common Areas and Facilities, the Residential Common Areas and Facilities and such areas within the Lot and/or the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Lot and/or the Development serving only any particular Owner.

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

Floor	Unit	Undivided shares
2/F	A	325 / 6,874
2/F	B	329 / 6,874
3/F	A	281 / 6,874
3/F	B	280 / 6,874
5/F	A	281 / 6,874
5/F	B	280 / 6,874
6/F	A	281 / 6,874
6/F	B	280 / 6,874
7/F	A	281 / 6,874
7/F	B	280 / 6,874
8/F	A	281 / 6,874
8/F	B	280 / 6,874
9/F	A	281 / 6,874
9/F	B	280 / 6,874
10/F	A	281 / 6,874
10/F	B	280 / 6,874
11/F	A	281 / 6,874
11/F	B	280 / 6,874
12/F	A	281 / 6,874
12/F	B	280 / 6,874
15/F	A	281 / 6,874
15/F	B	280 / 6,874
16/F	A	307 / 6,874
16/F	B	303 / 6,874

3. TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

   The manager for the Development shall be appointed for an initial period of two years from the date of the DMC and such appointment shall thereafter continue until termination in accordance with the terms of the DMC.

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

   (a) Each Owner shall pay for every Management Share (as defined in DMC) allocated to any part of the Residential Accommodation, the Residential Car Parking Space or the Motorcycle Parking Spaces of which he is the Owner a fraction of the total amount of the Management Expenses relating to the Development Common Areas and Facilities assessed under the third part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Lot and in the Development.

   (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Management Share allocated to a Residential Flat (as defined in DMC) of which he is the Owner pay a fraction of the total amount of the Management Expenses relating to the Residential Common Areas and Facilities assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares of all the Residential Flats in the Development.

   (c) Each Owner in addition to the amount (if any) payable under (a) and (b) above shall in respect of each Management Share allocated to a Residential Car Parking Space or a Motorcycle Parking Space of which he is the Owner pay a fraction of the total amount of the Management Expenses relating to the Carpark Common Areas and Facilities assessed under the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares of all the Residential Car Parking Spaces and Motorcycle Parking Spaces in the Development.

5. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

   The management fee deposit is equivalent to three months' management contribution payable by the Owner in respect of his Unit (as defined by DMC).

6. AREA IN THE DEVELOPMENT RETAINED BY THE OWNER FOR THAT OWNER'S OWN USE

   Not applicable.

批地文件的摘要
SUMMARY OF LAND GRANT

1. 發展項目位於內地段第2302號B分段第1小分段及延展地段（「該地段」）。

2. 有關租契規定的年期為75年， 由 1920 年 10 月 4 日起計，並有權續期75年。

3. 批地文件的特別批地條款第(1)條規定：
承授人應在有需要時興建足夠的擋土牆，以消除承授人在切割丘陵以夷平地皮而導致山崩的情況。所有沿該地段北面及東面周邊建造的擋土牆的深度需達到地政總署署長的要求。

4. 批地文件的特別批地條款第(5)條規定：
該地段將被給予兩條從新道路起的公用路線穿越用地，路線須由地政總署署長批准。承授人應在地政總署署長指示時維護、維持及維修該公用路線穿越用地及一切構成或屬於該公用路線穿越用地的部分，以致使地政總署署長滿意。

5. 批地文件的特別批地條款第(6)條規定：
承授人應自行承擔費用，處理污水，以致使地政總署署長滿意。

6. 批地文件的特別批地條款第(7)條規定：
政府不能保證能供水予該地段，但會鋪設設備至最近的位置，從而可由現有的供水系統以引力取得供應，有關費用由承授人自行承擔。

7. 批地文件的特別批地條款第(9)條規定：
承授人應自行承擔費用，於有需要時移除任何現處於該地段上的中國式墳墓。工程應由Tung Wah Hospital Authorities負責進行。

8. 批地文件的特別批地條款第(13)條規定：
該地段、當中任何部分、在其上興建和將會興建的任何建築物或其任何部分，除作為私人住宅用途外，不得作任何其他用途。

9. 批地文件的特別批地條款第(15)條規定：
除已先行得到地政總署署長書面同意外，在批地文件所夾附圖則A內以粉紅色加上黑色影線顯示的區域以及當中任何部分的裡面、上面、地底建立和設置任何建築物、結構物或任何建築物、結構物的支撐（批地文件的特別批地條款第(15)條訂定的除外）。

10. 批地文件的特別批地條款第(18)條規定：
在該地段上或毗鄰的樹木，不得在未得到地政總署署長事先書面同意的情況下移除或遭受干擾。而地政總署署長在給予同意時，可加上其認為合適的關於移植、補償性園景美化或重植的條款。

11. 批地文件的特別批地條款第(19)條規定：
承授人應自行承擔費用，根據已得到批准的園景總綱圖對該地段實施園景美化。如未得到地政總署署長事先書面同意，不得對已得到批准的園景總綱圖作出任何修訂、更改、改變或取代。承授人此後應自行承擔費用，對園景工程進行保養，使其維持於安全、清潔、整齊、能夠運作及健康的狀態，以致在一切方面使地政總署署長滿意。

12. 批地文件的特別批地條款第(28)(a)(i)及(28)(a)(iv)條規定：
住宅車位除作批地文件的特別批地條款第(28)(a)(i)條訂定之用途外，不得作任何其他用途，其中特別禁止在該處存放、陳列或展示車輛作招售等用途。

13. 批地文件的特別批地條款第(28)(a)(iii)及(28)(a)(iv)條規定：
訪客車位除作批地文件的特別批地條款第(28)(a)(iii)條訂定之用途外，不得作任何其他用途，其中特別禁止在該處存放、陳列或展示車輛作招售等用途。

14. 批地文件的特別批地條款第(28)(b)條規定：
電單車車位除作批地文件的特別批地條款第(28)(b)條訂定之用途外，不得作任何其他用途，其中特別禁止在該處存放、陳列或展示車輛作招售等用途。

15. 批地文件的特別批地條款第(29)條規定：
裝貨及卸貨車位除作批地文件的特別批地條款第(29)條訂定之用途外，不得作任何其他用途。

16. 批地文件的特別批地條款第(32)條規定：
住宅車位及電單車車位應遵守以下規定：
(i) 除符合以下規定外不得進行轉讓：
(I) 連同賦予專有權使用及管有在該地段上興建或將會興建的建築物當中某一個或多個住宅單位之不分割業權一併轉讓；或
(II) 承讓人已是該地段不分割業權的業主，並具有專有權使用及管有在該地段上興建或將會興建的建築物當中的住宅單位的權利；或
(ii) 只可分租給在該地段上興建或將會興建的建築物當中的住宅單位住客。

惟不論在任何情況下，均不得轉讓或分租總數超過三個住宅車位及電單車車位予任何同一個在該地段上興建或將會興建的建築物當中住宅單位的業主或任何同一個在該地段上興建或將會興建的建築物當中住宅單位的住客。

17. 批地文件的特別批地條款第(34)條規定：
除於已批准的圖則所指示的車位外，任何該地段的其他部分或該地段上的建築物或結構物均不得用作停泊用途。

18. 批地文件的特別批地條款第(37)條規定：
如在該地段或在任何政府土地上有削除、移除或移後土地的情況，或者施行任何性質的建築、填土或斜坡處理工程，不論是否已經先行得到地政總署署長的書面同意，凡是為構造、平整或發展該地段或者當中任何部分，或者是為執行承授人在批地文件條款下需要進行的其他工作所相關的，又或者為其他目的的，承授人應自行承擔費用，在該地段及其毗鄰或相連的政府或出租土地，進行及建造斜坡治理工程、擋土牆或其他支撐、保護、排水系統或輔助或其他工程，以在任何時候保護及支撐該土地，並消除及防止任何陷落、山崩或沈澱的發生。承授人應在批地文件規定的年期內自行承擔費用，維持該土地、斜坡治理工程、擋土牆或其他支撐、保護、排水系統或輔助或其他工程，以致維修狀況良好，並使地政總署署長滿意。

19. 批地文件的特別批地條款第(39)條規定：
如於發展或重建該地段或其任何部分時安裝預應力地錨，承授人應自行承擔費用，在預應力地錨的使用年限內為預應力地錨進行定期保養及定期監察，以致使地政總署署長滿意，並提供地政總署署長可能不時全權酌情決定要求的所有監察工作的報告及資料。

20. 批地文件的特別批地條款第(42)(a)條規定：
承授人應為將建於或流入該地段的雨水截流和引入最就近的河道、集水溝、水道或政府雨水渠，而自行承擔費用，按照地政總署署長之需要，在該地段範圍內以及在官地內建設、保養排水道和水渠，使地政總署署長滿意。對於該等雨水導致任何損毀和滋擾，進而引起各種法律行動、索償和要求，承授人應單獨負責，並應保障政府及其人員不必承擔任何責任。

批地文件的摘要
SUMMARY OF LAND GRANT

1. The Development is situated on Sub-section 1 of Section B of Inland Lot No.2302 and the Extensions thereto ("the Lot").

2. The term of years under the lease is 75 years commencing from 4 October 1920 with a right to renew for one further term of 75 years.

3. Special Condition No.(1) of the Land Grant stipulates that:-

   The grantee shall construct substantial retaining walls where necessary to obviate landslip in the event of his cutting away the hill to level the site. Any retaining walls constructed along the North and East sides of the Lot shall be founded at such depths as the Director of Lands may require.

4. Special Condition No.(5) of the Land Grant stipulates that:-

   Two rights-of-way from the New Road will be given to the Lot on lines to be approved by the Director of Lands. The grantee shall uphold, maintain and repair such rights-of-way including everything forming portion of them or appertaining to them at such time as the Director of Lands may direct, and to his satisfaction.

5. Special Condition No.(6) of the Land Grant stipulates that:-

   The grantee must make all necessary arrangements at his own expense and to the satisfaction of the Director of Lands for the disposal of any foul or contaminated water.

6. Special Condition No.(7) of the Land Grant stipulates that:-

   The Government is unable to ensure supply of water to the Lot, but will, at the expense of the grantee, lay a service to the nearest point at which a supply by gravitation can be obtained from the waterworks existing system.

7. Special Condition No.(9) of the Land Grant stipulates that:-

   The grantee shall pay the cost of removing any Chinese graves at present on the Lot if such removal becomes necessary. The work shall be done by the Tung Wah Hospital Authorities.

8. Special Condition No.(13) of the Land Grant stipulates that:-

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

9. Special Condition No.(15) of the Land Grant stipulates that:-

   Except with the prior written consent of the Director of Lands, no building or structure or support for any building or structure (other than those stipulated in Special Condition No.(15)) may be erected or constructed or placed within, on, over, under, above or below the area shown coloured pink hatched black on the Plan A annexed to the Land Grant.

10. Special Condition No.(18) of the Land Grant stipulates that:-

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

11. Special Condition No.(19) of the Land Grant stipulates that:-

    The grantee shall at his own expense landscape the Lot in accordance with the approved landscape master plan and no amendment, variation, alteration, modification thereof or substitution therefor shall be made without the prior written consent of the Director of Lands. The grantee shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director of Lands.

12. Special Condition Nos.(28)(a)(i) and (28)(a)(iv) of the Land Grant stipulates that:-

    Residential parking spaces shall not be used for any purpose other than those stipulated in Special Condition No.(28)(a)(i) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

13. Special Condition Nos.(28)(a)(iii) and (28)(a)(iv) of the Land Grant stipulates that:-

    Visitors' parking spaces shall not be used for any purpose other than those stipulated in Special Condition No.(28)(a)(iii) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

14. Special Condition No.(28)(b) of the Land Grant stipulates that:-

    Motor cycle parking spaces shall not be used for any purpose other than those stipulated in Special Condition No.28(b) of the Land Grant and in particular such spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

15. Special Condition No.(29) of the Land Grant stipulates that:-

    Loading and unloading spaces shall not be used for any purpose other than those stipulated in Special Condition No.(29) of the Land Grant.

16. Special Condition No.(32) of the Land Grant stipulates that:-

    The residential parking spaces and the motor cycle parking spaces shall not be:-

    (i) assigned excepted:-

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

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

    (ii) underlet except to residents of the residential units in the building erected or to be erected on the Lot.

    Provided that in any event not more than three in number of the total of the residential parking spaces and the motor cycle parking spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building erected or to be erected on the Lot.

17. Special Condition No.(34) of the Land Grant stipulates that:-

    Except for the parking spaces indicated on the approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

18. Special Condition No.(37)(a) of the Land Grant stipulates that:-

    Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, leveling or development of the Lot or any part thereof or any other works required to be done by the grantee under the conditions of the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct the slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to

obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant at his own expense maintain the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands.

19. Special Condition No.(39) of the Land Grant stipulates that:-

Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director of Lands and shall supply to the Director of Lands such reports and information on all such monitoring works as the Director of Lands may from time to time in his absolute discretion require.

20. Special Condition No.(42)(a) of the Land Grant stipulates that:-

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

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

不適用

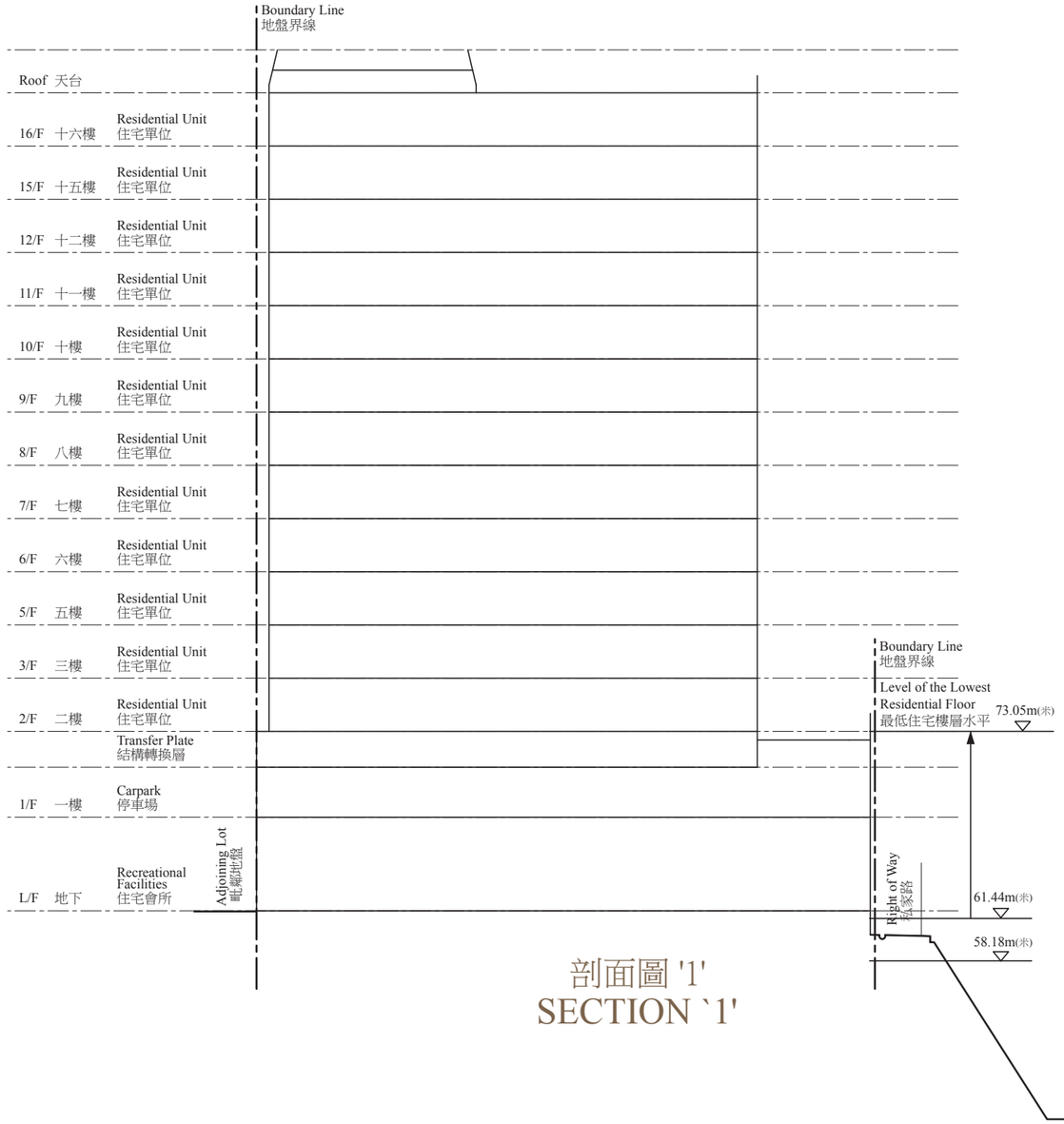
Not applicable.

對買方的警告
WARNING TO PURCHASERS

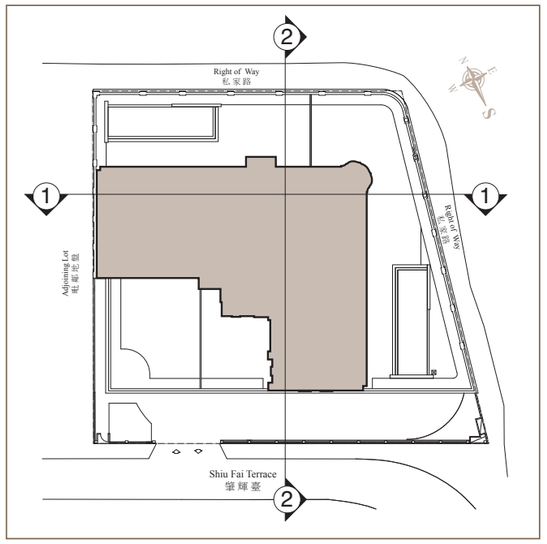
1. 現建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突 -
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所。
4. 如屬3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the Vendor) 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.
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.

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



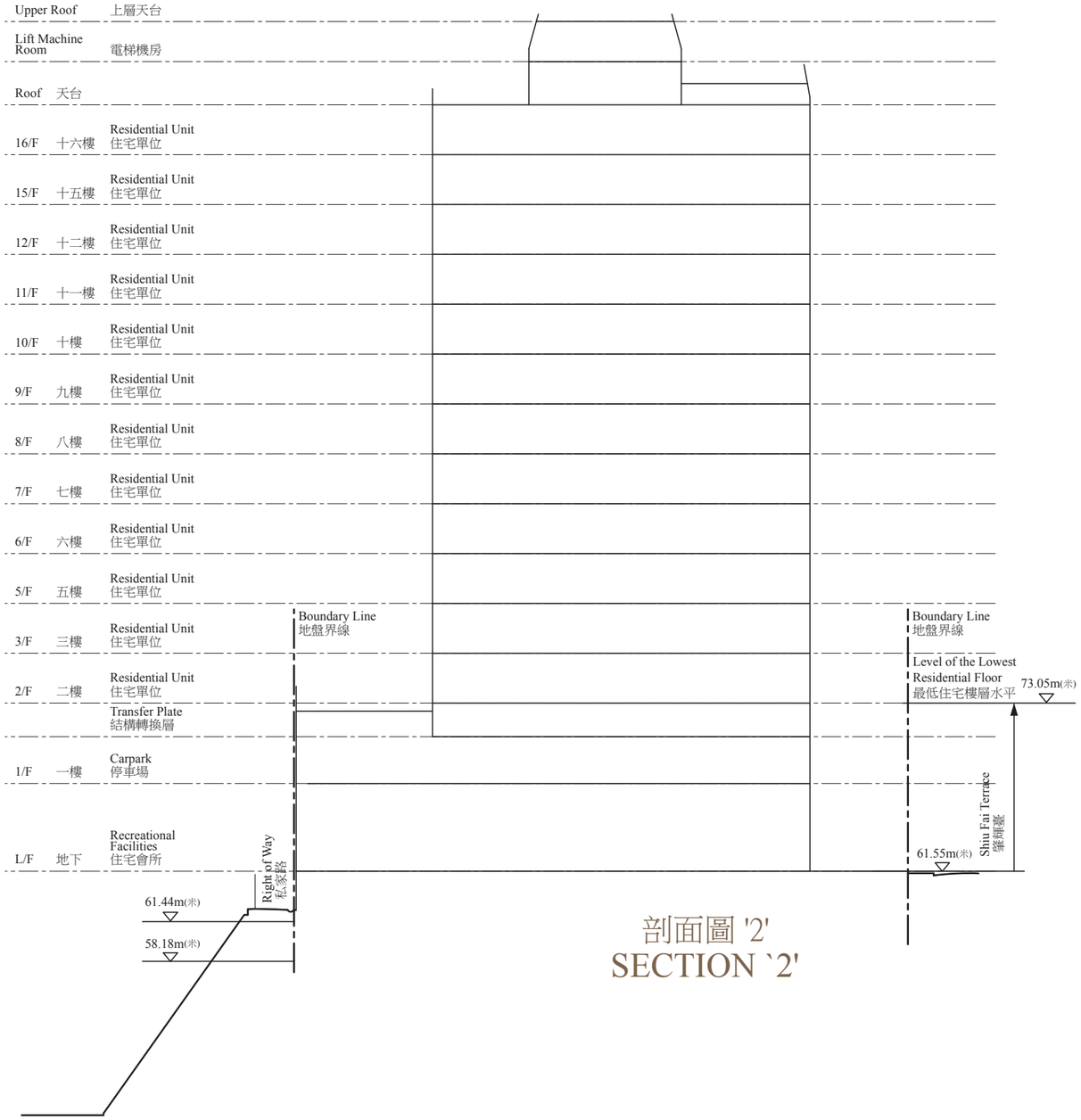
剖面圖 '1'
SECTION `1'



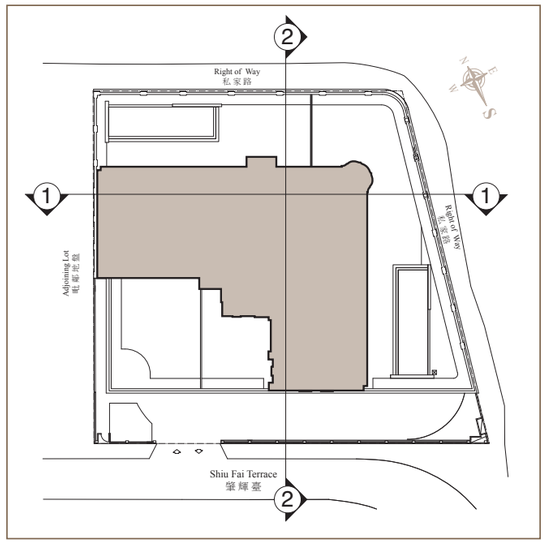
毗連建築物的一段私家路為香港主水平基準以上58.18至61.44米。
The part of Right of Way adjacent to the building is 58.18 to 61.44 metres above the Hong Kong principal datum.

發展項目之最低住宅層為香港主水平基準以上73.05米。
The level of lowest residential floor of the Development is 73.05 metres above Hong Kong Principal Datum.

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



剖面圖 '2'
SECTION `2'

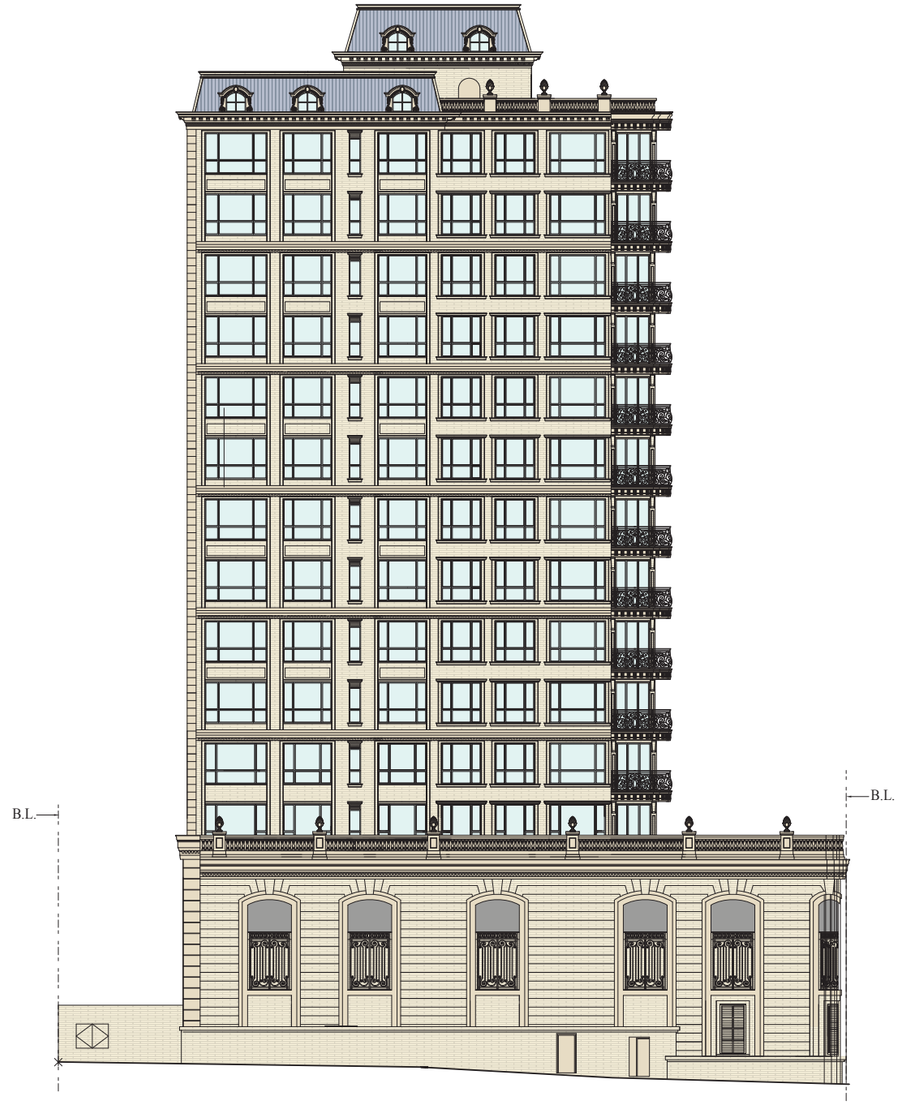


毗連建築物的一段肇輝臺為香港主水平基準以上61.55米。
The part of Shiu Fai Terrace adjacent to the building is 61.55 metres above the Hong Kong principal datum.

毗連建築物的一段私家路為香港主水平基準以上58.18至61.44米。
The part of Right of Way adjacent to the building is 58.18 to 61.44 metres above the Hong Kong principal datum.

發展項目之最低住宅層為香港主水平基準以上73.05米。
The level of lowest residential floor of the Development is 73.05 metres above Hong Kong Principal Datum.

立面圖
ELEVATION PLAN



東南面立面圖
SOUTH EAST ELEVATON

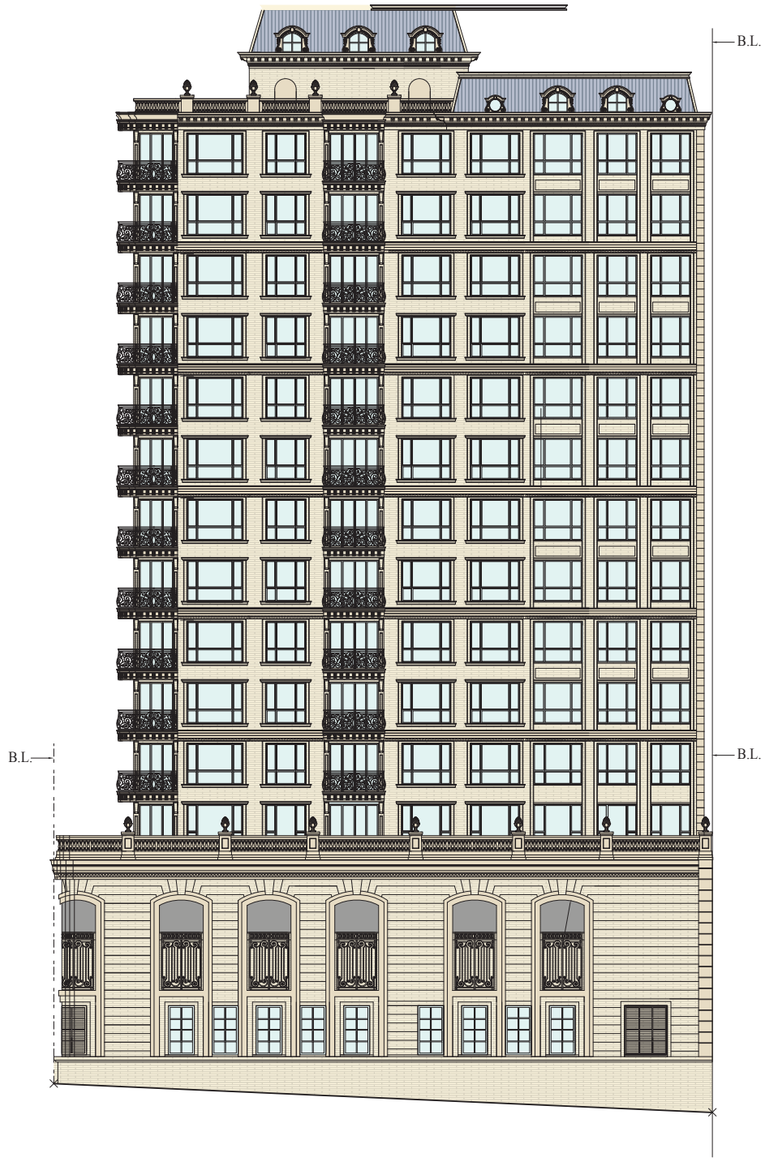
Explanatory remark:

1. The Elevation Plan is certified by the Authorized Person that the elevation:-
   (a) are prepared on the basis of the approved building plans for the Development as of 23 Oct 2009; and
   (b) are in general accordance with the outward appearance of the Development.

備註：

1. 立面圖須由認可人士證明該等立面：
   (a) 以2009年10月23日的情況為準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。

立面圖
ELEVATION PLAN



東北面立面圖
NORTH EAST ELEVATON

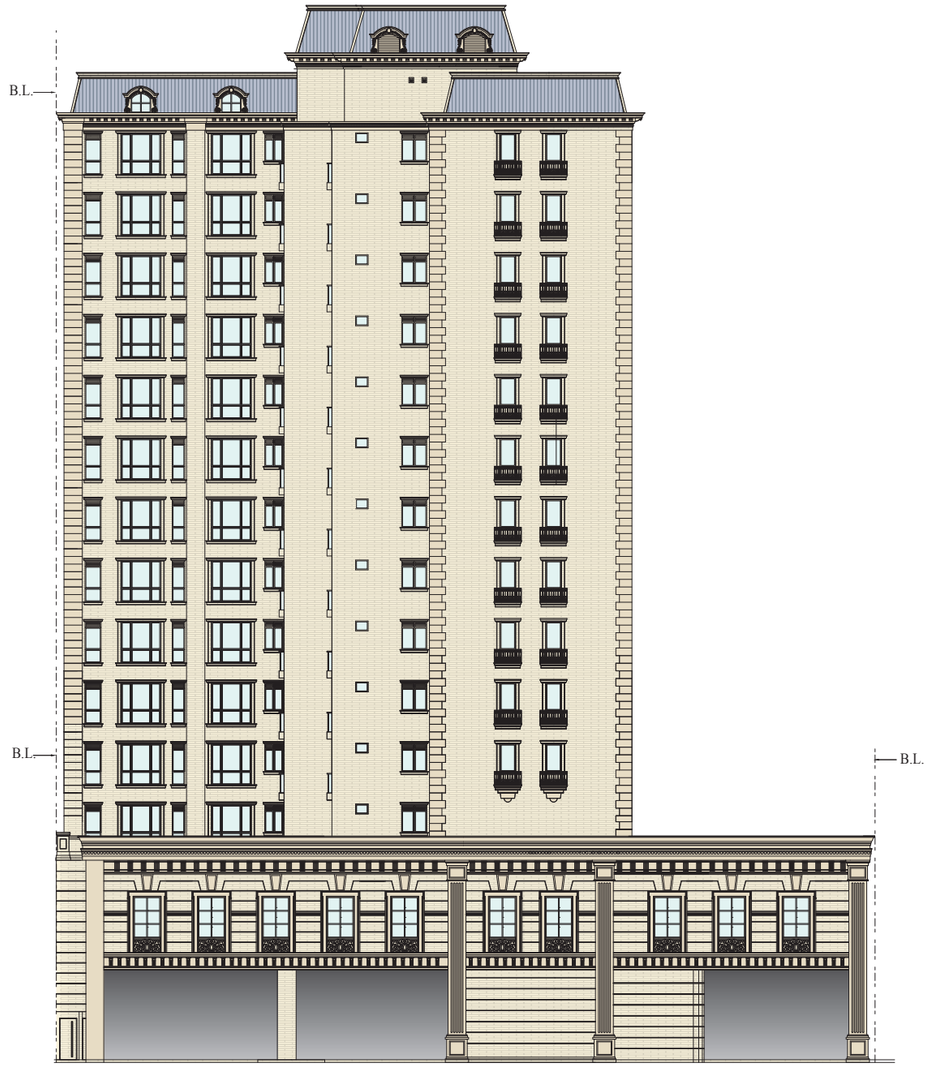
Explanatory remark:

1. The Elevation Plan is certified by the Authorized Person that the elevation:-
   (a) are prepared on the basis of the approved building plans for the Development as of 23 Oct 2009; and
   (b) are in general accordance with the outward appearance of the Development.

備註：

1. 立面圖須由認可人士證明該等立面：
   (a) 以2009年10月23日的情況為準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。

立面圖
ELEVATION PLAN



西南面立面圖
SOUTH WEST ELEVATION

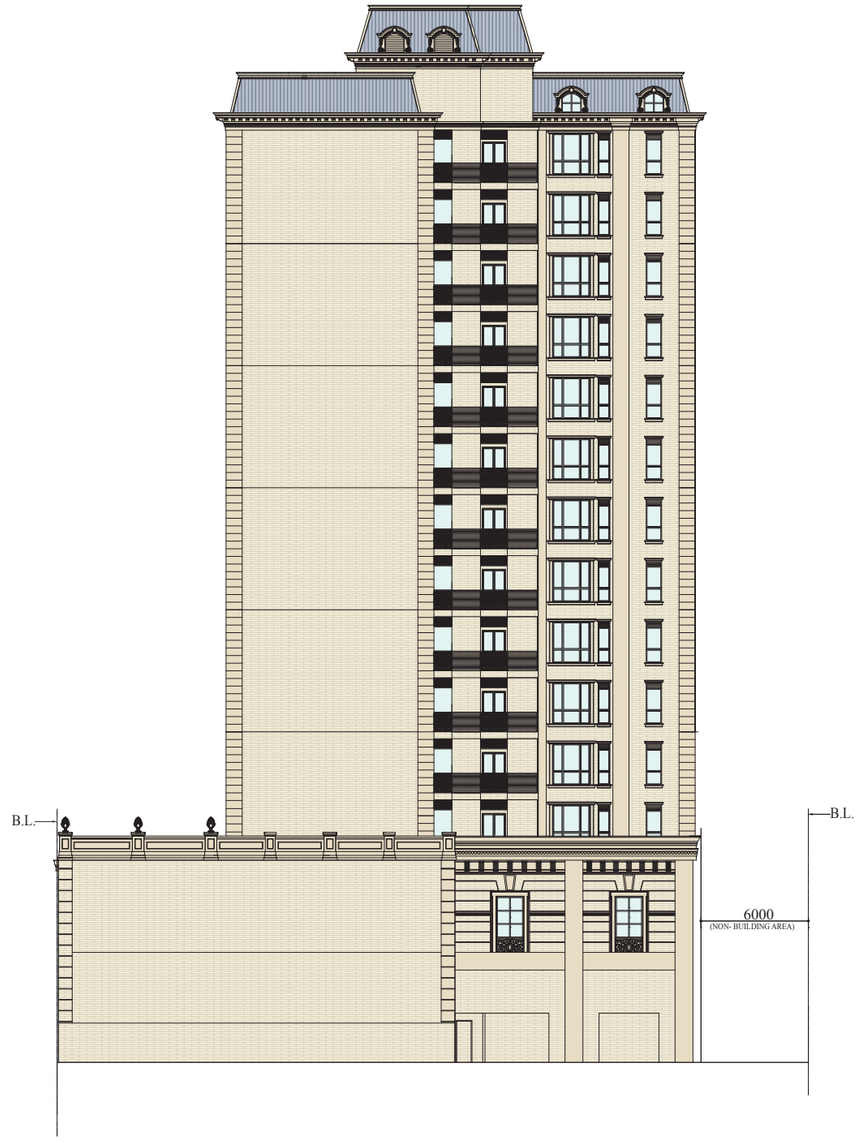
Explanatory remark:

1. The Elevation Plan is certified by the Authorized Person that the elevation:-
   (a) are prepared on the basis of the approved building plans for the Development as of 23 Oct 2009; and
   (b) are in general accordance with the outward appearance of the Development.

備註：

1. 立面圖須由認可人士證明該等立面：
   (a) 以2009年10月23日的情況為準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。

立面圖
ELEVATION PLAN



西北面立面圖
NORTH WEST ELEVATION

Explanatory remark:

1. The Elevation Plan is certified by the Authorized Person that the elevation:-
   (a) are prepared on the basis of the approved building plans for the Development as of 23 Oct 2009; and
   (b) are in general accordance with the outward appearance of the Development.

備註：

1. 立面圖須由認可人士證明該等立面：
   (a) 以2009年10月23日的情況為準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。

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

1. 住客會所(包括供住客使用的任何康樂設施)的面積為3,411平方呎/316.909平方米[1]。

2. 住客會所(包括供住客使用的任何康樂設施)有上蓋遮蓋。

備註：
1. 以平方米列出的面積以1平方米 = 10.764平方呎換算至平方呎並以四捨五入至整數。

1. The area of residents' clubhouse (including any recreational facilities for residents' use) is 3,411 square feet / 316.909 square metres[1].

2. The residents' clubhouse (including any recreational facilities for residents' use) is covered.

Explanatory remark:
1. The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

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

1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 指明住宅物業每一已簽立的公契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。

1. A copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection fee is free of charge.

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

1.外部裝修物料

細項	描述
(a)外牆	外牆鋪砌花崗石、花崗石外牆瓦及噴漆。
(b)窗	客 / 飯廳及睡房選用顏色氟化炭噴塗鋁質窗框配玻璃。玻璃物料為著色玻璃，離地台飾面1,100毫米以下為強化玻璃。客 / 飯廳及睡房窗台枕手鋪砌雲石。
(c)窗台	無
(d)花槽	花崗石
(e)陽台或露台	花崗石地台。天花為油漆天花。露台為有蓋的。
(f)乾衣設施	没有

2.室內裝修物料

細項	描述
(a)大堂	地台及牆身鋪砌花崗石及雲石配冷氣系統。天花為石膏板天花。
(b)內牆及天花板	客/飯廳及睡房的牆身、天花板、石膏板天花及所有外露部份均塗上乳膠漆。(8B, 11A及16A單位除外) 8B及11A單位－客/飯廳及睡房的牆身為天然石材、鏡材、布料、不銹鋼、塑膠板面、玻璃、木材、仿皮及牆紙，天花及石膏板天花均塗上乳膠漆。部份石膏板天花設有嵌入式照明裝置。 16A單位－客/飯廳及睡房的牆身為鏡材、塑膠板面、牆紙及乳膠漆，天花及石膏板天花均塗上乳膠漆。部份石膏板天花設有嵌入式照明裝置。
(c)內部地板	客/飯廳及睡房的地台鋪砌長條木地板配木腳線。(8B及11A單位除外) 8B單位－客/飯廳地台鋪砌天然石材，配木材地腳線。睡房鋪砌木地板。11A單位－客/飯廳地台鋪砌天然石材，配不銹鋼及木材地腳線。睡房鋪地毯及天然石材。
(d)浴室	地台鋪砌雲石，牆身設有鏡及鋪砌雲石至假天花，部份石膏板天花塗上乳膠漆。(11A單位浴室3及各單位多用途房內之洗手間除外) 11A單位浴室3－地台鋪砌雲石，牆身鋪砌天然石材、鏡及牆紙至假天花，部分石膏板天花塗上乳膠漆。 8B單位多用途房內之洗手間－地台鋪砌瓷磚及環保木地板，牆身鋪砌瓷磚，及裝置鋁板天花。 8B單位以外各單位多用途房內之洗手間－地台鋪砌瓷磚，牆身鋪砌瓷磚，及裝置鋁板天花。
(e)廚房	地台鋪砌雲石，牆身鋪砌雲石至假天花。 鋁板或石膏板天花塗上乳膠漆，假天花設嵌入式照明裝置。

3 .室內裝置

細項	描述
(a)門	大門選用實心木門配防盜眼、氣鼓、門擋及門鎖。廚房門選用實心木門配玻璃(11A單位除外)、氣鼓及門擋，11A單位廚房門選用實心木門配以氣鼓。睡房及浴室木門選用實心木門配以門鎖，部份浴室木門附有百葉窗或為趟門。門手柄物料為亮金屬飾面手柄。多用途房門選用實心木門配以門鎖、氣鼓及門擋。多用途房廁所門選用玻璃門。
(b)浴室	裝置煤氣熱水爐。枱面物料為雲石台面。 A單位及B單位：主人房浴室裝有強化纖維嵌入式按摩浴缸 (尺寸：1,800毫米長 x 800毫米寬 x 550毫米高)。主人房浴室配備陶瓷洗手盤、亮鉻色銅製洗手盤水龍頭、亮鉻色銅製浴缸及淋浴間花灑水龍頭、陶瓷座廁連多功能電子廁板、不銹鋼廁紙架、不銹鋼電熱毛巾架、排氣扇以及主人房浴室電視。 A單位：浴室1裝有搪瓷鑄鐵嵌入式浴缸(尺寸：1,700毫米長 x 750毫米寬 x 470毫米高)。浴室1配備陶瓷洗手盤、亮鉻色銅製洗手盤水龍頭、亮鉻色銅製浴缸花灑水龍頭、陶瓷座廁、不銹鋼毛巾架、不銹鋼廁紙架及排氣扇。 B單位：浴室1裝有搪瓷鑄鐵嵌入式浴缸(尺寸：1,700毫米長 x 750毫米寬 x 470毫米高)。浴室1配備陶瓷洗手盤、亮鉻色銅製洗手盤水龍頭、亮鉻色銅製浴缸花灑水龍頭、陶瓷座廁、不銹鋼毛巾架、不銹鋼廁紙架及排氣扇。
	A單位 ： 浴室2配備陶瓷洗手盤、亮鉻色銅製洗手盤水龍頭、亮鉻色銅製及塑膠淋浴柱、陶瓷座廁、不銹鋼廁紙架及排氣扇。 B單位 ： 浴室2配備陶瓷洗手盤、亮鉻色銅製洗手盤水龍頭、亮鉻色銅製及塑膠淋浴柱、陶瓷座廁、不銹鋼廁紙架及排氣扇。 A單位 ： 浴室3(11A單位除外)配備陶瓷洗手盤、亮鉻色銅製洗手盤水龍頭、亮鉻色銅製及塑膠淋浴柱、陶瓷座廁、不銹鋼廁紙架及排氣扇。 11A單位 : 浴室3配備玻璃洗手盤、亮鉻色銅製洗手盤水龍頭、陶瓷座廁、不銹鋼廁紙架及排氣扇。 B單位：客廁配備陶瓷洗手盤、亮鉻色銅製洗手盤水龍頭、陶瓷座廁、不銹鋼廁紙架及排氣扇。 多用途房配備陶瓷洗手盤、亮鉻色銅製洗手盤水龍頭、陶瓷座廁及排氣扇。 隨樓附送之裝置及設備，請參考第49-50頁的設備說明。
(c)廚房	雲石地台/雲石牆身鋪砌至天花/鋁板天花/人造石煮食台面。採用隱藏式銅喉。裝置及設備包括：木製廚櫃(地櫃門面板配木皮飾面，高櫃及吊櫃配厚高光亞克力飾面及鋁質邊，地櫃及吊櫃配鋁質拉手，高櫃配鋁質長拉手)、不銹鋼鋅盤、亮鉻色冷熱水龍頭、雪櫃、抽油煙機、焗爐、蒸煮焗爐、暖碟機、洗衣機、乾衣機、洗碗碟機、單頭煤氣爐頭、紅酒櫃、雙頭煤氣爐頭、電烤板及排氣扇。隨樓附送之裝置及設備，請參考第49-50頁的設備說明。(16A單位除外) 16A單位 - 雲石地台 / 雲石牆身鋪砌至天花 / 鋁板天花 / 人造石煮食台面。採用隱藏式銅喉。裝置及設備包括：木製廚櫃(地櫃門面板配木皮飾面，高櫃及吊櫃門面板配厚高光亞克力飾面，地櫃及吊櫃配鋁質拉手，高櫃配鋁質長拉手)、不銹鋼鋅盤、亮鉻色冷熱水龍頭、雪櫃、抽油煙機、焗爐、蒸煮焗爐、暖碟機、洗衣機、乾衣機、洗碗碟機、單頭煤氣爐頭、紅酒櫃、雙頭煤氣爐頭、電烤板及排氣扇。隨樓附送之裝置及設備，請參考第49-50頁的設備說明。
(d)睡房	所有睡房均裝有分體式冷氣機。
(e)電話	客 / 飯廳及睡房裝妥電話插頭。有關接駁點之數目及位置，請參考第51-56頁機電裝置平面圖及住宅單位機電裝置數量說明表。
(f)天線	客 / 飯廳及睡房裝妥本地電台及電視天線插座。有關接駁點之數目及位置，請參考第51-56頁機電裝置平面圖及住宅單位機電裝置數量說明表。
(g)電力裝置	裝置入牆暗線燈位及插座。採用隱藏式導管。有關電插座及冷氣機接駁點之數目及位置，請參考第51-56頁機電裝置平面圖及住宅單位機電裝置數量說明表。
(h)氣體供應	每戶裝妥煤氣喉接駁至煮食爐及煤氣熱水爐。位置請參考第51-55頁的機電裝置平面圖。
(i)洗衣機接駁點	設於多用途房內，接駁點在低位。位置請參考第51-55頁的機電裝置平面圖。
(j)供水	裝妥銅喉提供冷、熱水。採用隱藏式銅喉。

4.雜項

細項	描述
(a)升降機	所有住宅樓層均設有兩部客用升降機及一部工人升降機。 升降機型號為TOSHIBA CV-150HS。
(b)信箱	入口大堂設有每戶之信箱。信箱物料為鏡面不銹鋼。
(c)垃圾收集	垃圾及物料回收點設於每層住宅公共地方。垃圾及物料回收站設於地下，由清潔工人定時收集。
(d)水錶、電錶及氣體錶	每層錶房內均設有每戶之獨立水、電錶。單位內設有每戶獨立氣體錶。

5.保安設施

描述
設有閉路電視及保安監察系統。每戶均設視像對講機。項目設有智能卡保安系統。

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。

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

1.Exterior finishes

Item	Description
(a) External wall	Granite cladding, granite external tiles and spray paint finishes.
(b) Window	Aluminum window frames with coloured fluorocarbon coating finish and glass in living, dining room and bedrooms. Tinted glass for windows, tempered glass below 1,100mm from finished floor level. Window sills finished with marble at living / dining room and all bedrooms.
(c) Bay window	N/A
(d) Planter	Granite
(e) Verandah or balcony	Granite floor, painted ceiling. Balcony is covered.
(f) Drying facilities for clothing	Nil.

2.Interior finishes

Item	Description
(a) Lobby	Floor finished with granite and marble; walls finished with granite and marble; air-conditioned; gypsum board ceiling.
(b) Internal wall and ceiling	Internal wall, ceiling, gypsum board ceiling and all exposed surface of living/ dining rooms and bedrooms finished with emulsion paint. (except units 8B, 11A and 16A) Units 8B and 11A – Internal wall of living/ dining rooms and bedrooms finished with natural stone, mirror, cloth, stainless steel, plastic laminate, glass, wood veneer, artificial leather and wall paper; ceiling and gypsum board ceiling finished with emulsion paint. Part of gypsum board ceiling mounted with concealed light fittings. Unit 16A – Internal wall of living/ dining room and bedrooms finished with mirror, plastic laminate, wallpaper and emulsion paint; ceiling and gypsum board ceiling finished with emulsion paint. Part of gypsum board ceiling mounted with concealed light fittings.
(c) Internal floor	Floor of living/ dining rooms and bedrooms finished with strip timber flooring and timber skirting. (except units 8B and 11A) Unit 8B – Floor of living/ dining rooms finished with natural stone and timber skirting. Floor of bedrooms finished with timber flooring. Unit 11A – Floor of living/ dining rooms finished with natural stone and stainless steel and timber skirting. Floor of bedrooms finished with carpet and natural stone.
(d) Bathroom	Floor finished with marble, wall finished with mirror on wall and marble up to false ceiling, gypsum board ceiling with emulsion paint. (except third bathroom of unit 11A and toilet inside utility room of all units) Third bathroom of unit 11A – Floor finished with marble; wall finished with natural stone, mirror and wall paper up to false ceiling, gypsum board ceiling with emulsion paint. Toilet inside utility room of unit 8B – Floor finished with ceramic tile and recycled timber flooring; wall finished with ceramic tile; and ceiling installed with aluminium panels. Toilet inside utility room of all units other than unit 8B – Floor finished with ceramic tile; wall finished with ceramic tile; ceiling installed with aluminium panels.
(e) Kitchen	Floor finished with marble, wall finished with marble up to false ceiling. Aluminum ceiling or gypsum board ceiling finished with emulsion paint, false ceiling mounted with concealed light fittings.

3.Interior fittings

Item	Description
(a)Doors	Entrances – Solid-core timber veneered door, fitted with lockset, eye viewer, door closer and door stopper. Kitchens – Solid-core timber veneered door, fitted with glass panel (except unit 11A), door closer and door stopper. Kitchen of Unit 11A – Solid-core veneered door with door closer. Bedrooms and Bathrooms – Solid-core veneered door with lockset, some bathroom doors with louvers. Some bathroom doors are sliding door. Bright metallic finished handle is provided. Utility Rooms – Solid-core veneered door with lockset, door closer and door stopper. Lavatory in Utility Rooms – Glass sliding door.
(b)Bathroom	Town gas water heater is provided. Countertop is fitted with marble. High gloss acrylic and built-in bathtub (size: 1,800mmL × 800mmW × 550mmH) with whirlpool function is provided in master bathroom of unit A and unit B. Vitreous china basin, chrome colour brass made basin mixer, chrome colour brass made bath and shower mixer, vitreous china water closet with multi-functional washlet, stainless steel paper holder, stainless steel heated towel rack, exhaust fan and master bathroom TV are provided in master bathroom of unit A and unit B. Enameled cast iron and built-in bathtub (size: 1,700mmL × 750mmW × 470mmH) is provided in the first bathroom of unit A. Vitreous china basin, chrome colour brass made basin mixer, chrome colour brass made bath and shower mixer, vitreous china water closet, stainless steel towel rack, stainless steel paper holder and exhaust fan are provided in the first bathroom of unit A. Enameled cast iron and built-in bathtub (size: 1,700mmL × 750mmW × 470mmH) is provided in the first bathroom of unit B. Vitreous china basin, chrome colour brass made basin mixer, chrome colour brass made bath and shower mixer, vitreous china water closet, stainless steel towel rack, stainless steel paper holder and exhaust fan are provided in the first bathroom of unit B. Vitreous china basin, chrome colour brass made basin mixer, chrome colour brass made and plastic shower column, vitreous china water closet, stainless steel paper holder and exhaust fan are provided in the second bathroom of unit A. Vitreous china basin, chrome colour brass made basin mixer, chrome colour brass made and plastic shower column, vitreous china water closet, stainless steel paper holder and exhaust fan are provided in the third bathroom of unit A. (except unit 11A) Glass basin, chrome colour brass made basin mixer, vitreous china water closet, stainless steel paper holder and exhaust fan are provided in the third bathroom of unit 11A. Vitreous china basin, chrome colour brass made basin mixer, vitreous china water closet, stainless steel paper holder and exhaust fan are provided in the guest toilet of unit B. Vitreous china basin, chrome colour brass made basin mixer, vitreous china water closet and exhaust fan are provided in utility room. For fittings and equipment, please refer to Appliances Schedule on page 49-50.
(c)Kitchen	Floor marble/ Wall marble up to ceiling/ Aluminum ceiling/ artificial granite cooking bench. Concealed copper pipes are provided. Fittings and equipment include Wooden Cabinets (base cabinet doors finished with wood veneer, tall and wall-mounted cabinet doors finished with high glossy acrylic thick panel with aluminum edge, base and wall-mounted cabinets with aluminum spacer profile handles, tall cabinet with aluminum strip bar handles), stainless steel sink, chrome color mixer, refrigerator, exhaust hood, oven, steamer-oven, plate warmer, washer, dryer, dish washer, gas hob, wine cellar, double burner, BBQ grill and exhaust fan. For fittings and equipment, please refer to Appliances Schedule on page 49-50. (except unit 16A) Unit 16A - Floor marble/ Wall marble up to ceiling/ Aluminum ceiling/ artificial granite cooking bench. Concealed copper pipes are provided. Fittings and equipment include Wooden Cabinets (base cabinet doors finished with wood veneer, tall and wall-mounted cabinet doors finished with high glossy acrylic thick panel, base and wall-mounted cabinets with aluminum spacer profile handles, tall cabinet with aluminum strip bar handles), stainless steel sink, chrome color mixer, refrigerator, exhaust hood, oven, steamer-oven, plate warmer, washer, dryer, dish washer, gas hob, wine cellar, double burner, BBQ grill and exhaust fan. For fittings and equipment, please refer to Appliances Schedule on page 49-50.
(d)Bedroom	Split-type air conditioners are installed in all bedrooms.
(e)Telephone	Telephone point is installed at living/ dining rooms and all bedrooms. For the number and the location of connection points, please refer to the Mechanical & Electrical Provision Plans and the Schedule of Mechanical & Electrical Provisions of Residential Units on page 51-56.
(f)Aerials	Communal TV/FM points are installed at living/ dining rooms and all bedrooms. For the number and the location of connection points, please refer to the Mechanical & Electrical Provision Plans and the Schedule of Mechanical & Electrical Provisions of Residential Units on page 51-56.
(g)Electrical installations	Concealed conduit wiring for lighting and power point. Concealed conduits are provided. For the number and the location of power points and air-conditioner points, please refer to the Mechanical & Electrical Provision Plans and the Schedule of Mechanical & Electrical Provisions of Residential Units on page 51-56.
(h)Gas supply	Gas supply pipes provided and connected to cooker hob and gas water heaters. For the locations, please refer to the Mechanical & Electrical Provision Plans on page 51-55.
(i)Washing machine connection point	Inside utility room, connection point at low level. For the locations, please refer to the Mechanical & Electrical Provision Plans on page 51-55.
(j)Water supply	Copper pipes for hot and cold water. Concealed copper pipes are provided.

4.Miscellaneous

Item	Description
(a)Lifts	All domestic floors are served by two numbers of passenger lifts and one number of servant lifts. Lift model is TOSHIBA CV-150HS.
(b)Letter box	Letter box for each unit is provided at the main entrance lobby. Letter box material is mirror finished stainless steel.
(c)Refuse collection	Refuse Storage and Material Recovery Point is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on lobby floor for collection of refuse by cleaners.
(d)Water meter, electricity meter and gas meter	Separate meters for water supply and electricity in meter rooms on each floor.Separate meter for gas in the unit.

5.Security facilities

Description
CCTV system and surveillance system are provided. Video door unit is provided for every residential unit. Smart card access system is provided in the development.

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

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

6.設備 Appliances

	Flat A at 2/F, 3/F, 6/F, 9/F, 16/F 2A, 3A, 6A, 9A, 16A單位		Flat A at 5/F, 8/F 5A, 8A單位		Flat A at 7/F 7A單位		Flat A at 10/F to 12/F 10A至12A單位		Flat A at 15/F 15A單位		Flat B at 2/F to 7/F, 9/F, 12/F, 16/F 2B至7B, 9B, 12B, 16B單位		Flat B at 8/F, 10/F 8B, 10B單位		Flat B at 11/F, 15/F 11B, 15B單位	
Living Room / Dining Room 客廳 / 飯廳	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號
Split Type Air-conditioner - Indoor Unit 分體式冷氣機－室內機	-	-	-	-	General	ASG18UFAJR	-	-	-	-	General	ASG18UFAJR / ASHA12L / ASG9UFADR	-	-	-	-
Split Type Air-conditioner - Outdoor Unit 分體式冷氣機－室外機	-	-	-	-	General	AOG54UJBMR	-	-	-	-	General	AOG54UJBMR / AOWR12L / AOG54UJBMR	-	-	-	-
VRV System - Indoor Unit 中央冷氣系統－室內機	Daikin	FXAQ50PVE	Daikin	FXAQ50AVM	-	-	Daikin	FXAQ50AVM	Daikin	FXAQ50PVE	-	-	Daikin	FXAQ50AVM	Daikin	FXAQ50AVM
VRV System - Outdoor Unit 中央冷氣系統－室外機	Daikin	RJLQ6AAV	Daikin	RJLQ6AAV	-	-	Daikin	RJLQ6BAV	Daikin	RJLQ6BAV	-	-	Daikin	RJLQ6BAV	Daikin	RJLQ6AAV
Video Door Unit 視像對講機	TCS	TCS-1UD50	TCS	TCS-1UD50	TCS	TCS-1UD50	TCS	TCS-1UD50	TCS	TCS-1UD50	TCS	TCS-1UD50	TCS	TCS-1UD50	TCS	TCS-1UD50

	Flat A at 2/F, 6/F, 9/F, 15/F, 16/F 2A, 6A, 9A, 15A, 16A單位		Flat A at 3/F 3A單位		Flat A at 5/F, 8/F 5A, 8A單位		Flat A at 7/F 7A單位		Flat A at 10/F, 12/F 10A, 12A單位		Flat A at 11/F 11A單位	
Bedroom 睡房	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號
Split Type Air-conditioner - Indoor Unit 分體式冷氣機－室內機	General	ASWA12L	-	-	Daikin	FTXA35AV1H	General	ASG12UFADR / ASWA12L	Daikin	FTWX35AXV1	Daikin	FTXS35KVMN / FDXS35CVMA
Split Type Air-conditioner - Outdoor Unit 分體式冷氣機－室外機	General	AOWR12L	-	-	Daikin	RXA35AV1H	General	AOG54UJBMR / AOWR12L	Daikin	RWX35AXV1	Daikin	4MXS80LVMA9
VRV System - Indoor Unit 中央冷氣系統－室內機	Daikin	FXAQ25PVE / FXAQ32PVE	Daikin	FXAQ32PVE	Daikin	FXAQ25AVM / FXAQ32AVM	-	-	Daikin	FXAQ25AVM/ FXAQ32AVM	Daikin	FXAQ25AVM/ FXAQ32AVM
VRV System - Outdoor Unit 中央冷氣系統－室外機	Daikin	RJLQ6AAV	Daikin	RJLQ6AAV	Daikin	RJLQ6AAV	-	-	Daikin	RJLQ6BAV	Daikin	RJLQ6BAV

	Flat B at 2/F to 7/F, 9/F, 12/F, 16/F 2B至7B, 9B, 12B, 16B單位		Flat B at 8/F 8B單位		Flat B at 10/F 10B單位		Flat B at 11/F 11B單位		Flat B at 15/F 15B單位	
Bedroom 睡房	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號
Split Type Air-conditioner - Indoor Unit 分體式冷氣機－室內機	General	ASG12UFADR / ASWA12L	Daikin	FTWX35AXV1	Daikin	FTXA35AV1H	Daikin	FTXA35AV1H	Daikin	FTWX35AXV1
Split Type Air-conditioner - Outdoor Unit 分體式冷氣機－室外機	General	AOG54UJBMR / AOWR12L	Daikin	RWX35AXV1	Daikin	RXA35AV1H	Daikin	RXA35AV1H	Daikin	RWX35AXV1
VRV System - Indoor Unit 中央冷氣系統－室內機	-	-	Daikin	FXAQ25AVM / FXAQ32AVM	Daikin	FXAQ25AVM / FXAQ32AVM	Daikin	FXAQ25AVM/ FXAQ32AVM	Daikin	FXAQ25AVM/ FXAQ32AVM
VRV System - Outdoor Unit 中央冷氣系統－室外機	-	-	Daikin	RJLQ6BAV	Daikin	RJLQ6BAV	Daikin	RJLQ6AAV	Daikin	RJLQ6AAV

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

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

		Flat A at 2/F, 6/F, 10/F to16/F 2A, 6A, 10A至16A單位		Flat A at 3/F, 5/F, 7/F to 9/F 3A, 5A, 7A至9A單位		Flat B at 8/F 8B單位		Flat B at 11/F, 15/F 11B, 15B單位		Flat B at 2/F to 7/F, 9/F, 10/F, 12/F, 16/F 2B至7B, 9B, 10B, 12B, 16B單位	
Bathroom / Guest Toilet 浴室 / 客廁		Brand牌子	Model No.型號	Brand牌子	Model No.型號	Brand牌子	Model No.型號	Brand牌子	Model No.型號	Brand牌子	Model No.型號
Master Bathroom TV 主人房浴室電視	Master Bathroom 主人房浴室	PRIMA	LE-19CV150	JSA	B1502	PRIMA	LE-19CV150	PRIMA	LE-19CV150	JSA	B1502
Master Bathroom Heated Towel Rack 主人房浴室電熱毛巾架	Master Bathroom 主人房浴室	Radiance/ Hotwire	CR7R	Radiance/ Hotwire	CR7R	Radiance/ Hotwire	CR7R	Radiance/ Hotwire	CR7R	Radiance/ Hotwire	CR7R
Master Bathroom Multi-functional Washlet 主人房浴室多功能電子廁板	Master Bathroom 主人房浴室	TOTO	TCF9683AJ	TOTO	TCF9683AJ	TOTO	TCF9683AJ	TOTO	TCF9683AJ	TOTO	TCF9683AJ
Master Bathroom Exhaust Fan 主人房浴室排氣扇	Master Bathroom 主人房浴室	Panasonic	FV-18NF2H	Panasonic	FV-18NF2H	Panasonic	FV-18NF3H	Panasonic	FV-18NF2H	Panasonic	FV-18NF2H
All Bathrooms (Except for Master Bathroom) Exhaust Fan 所有浴室(除主人房浴室外)排氣扇	Bathrooms (Except for Master Bathroom) 浴室(除主人房浴室外)	Panasonic	FV-18NS2H	Panasonic	FV-18NS2H	Panasonic	FV-18NS2H	Panasonic	FV-18NS2H	Panasonic	FV-18NS2H
Guest Toilet Exhaust Fan 客廁排氣扇	Guest Toilet 客廁	-	-	-	-	Panasonic	FV-20NS2H	Panasonic	FV-20NS2H	Panasonic	FV-20NS2H

	Flat A at 2/F to 5/F, 7/F to 10/F, 15/F 2A至5A, 7A至10A, 15A單位		Flat A at 6/F 6A單位		Flat A at 11/F 11A單位		Flat A at 12/F 12A單位		Flat A at 16/F 16A單位		Flat B B單位	
Kitchen 廚房	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號
Refrigerator 雪櫃	Sub-Zero	ICBBI-48S/S	Sub-Zero	ICBBI-48S/S	Sub-Zero	ICBBI-48S/S	Sub-Zero	ICBBI-48S/S	Sub-Zero	ICBBI-48S/S	Sub-Zero	ICBBI-48S/S
Exhaust Hood 抽油煙機	Gaggenau	A1400-120	Gaggenau	A1400-120	Gaggenau	A1400-120	V-Zug	DIPQ12Lg	Gaggenau	A1400-120	Gaggenau	AW400-120
Oven 焗爐	Gaggenau	BO271-101	Gaggenau	BO271-101	Gaggenau	BO271-101	Gaggenau	BO271-101	Gaggenau	BO271-101	Gaggenau	BO271-101
Steamer-oven 蒸煮焗爐	Gaggenau	BS271-100	Gaggenau	BS271-100	Gaggenau	BS271-100	Gaggenau	BS271-100	Gaggenau	BS271-100	Gaggenau	BS271-100
Plate Warmer 暖碟機	Gaggenau	WS-222-100	Gaggenau	WS-222-100	Gaggenau	WS-222-100	Gaggenau	WS-222-100	Gaggenau	WS-222-100	Gaggenau	WS-222-100
Dish Washer 洗碗碟機	Gaggenau	DI460-111	Gaggenau	DI460-111	Gaggenau	DI460-111	Gaggenau	DI460-111	Gaggenau	DI460-111	Gaggenau	DI460-111
Gas Hob 單頭煤氣爐頭	Gaggenau	VG231-311SG	Gaggenau	VG231-311SG	Gaggenau	VG231-311SG	Gaggenau	VG231-311SG	Gaggenau	VG231-311SG	Gaggenau	VG231-311SG
Wine Cellar 紅酒櫃	Gaggenau	RW404-260	Gaggenau	RW404-260	Gaggenau	RW404-260	Gaggenau	RW404-260	Gaggenau	RW404-260	Gaggenau	RW404-260
Double Burner 雙頭煤氣爐頭	Gaggenau	VG232-322SG	Gaggenau	VG232-322SG	Gaggenau	VG232-322SG	Gaggenau	VG232-322SG	Gaggenau	VG232-322SG	Gaggenau	VG232-322SG
BBQ Grill 電烤板	Gaggenau	VR230-112	Gaggenau	VR230-134	Gaggenau	VR230-112	Gaggenau	VR230-112	Gaggenau	VR230-112	Gaggenau	VR230-112
Exhaust Fan 排氣扇	Panasonic	FV-25NS2H	Panasonic	FV-25NS2H	Panasonic	FV-25NS2H	Panasonic	FV-25NS2H	Panasonic	FV-25N3H	Panasonic	FV-25NS2H
Split Type Air-conditioner - Indoor Unit 分體式冷氣機－室內機	-	-	-	-	Daikin	FFQ35BV1B9	-	-	-	-	-	-
Split Type Air-conditioner - Outdoor Unit 分體式冷氣機－室外機	-	-	-	-	Daikin	4MXS80LVMA9	-	-	-	-	-	-

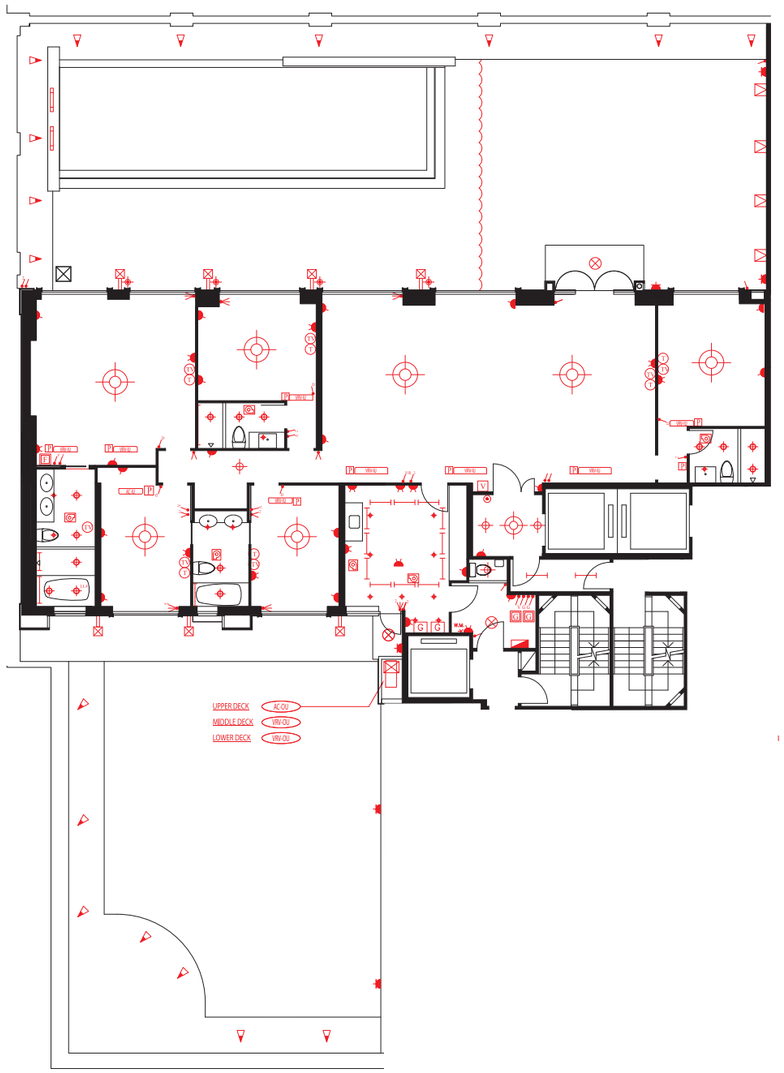
	Flat A at 2/F to 5/F, 7/F to 10/F 2A至5A, 7A至10A單位		Flat A at 6/F 6A單位		Flat A at 11/F 11A單位		Flat A at 12/F 12A單位		Flat A at 15/F 15A單位		Flat A at 16/F 16A單位		Flat B at 2/F 2B單位		Flat B at 3/F to 10/F, 12/F to 16/F 3B至10B, 12B至16B單位		Flat B at 11/F 11B單位	
Utility Room 多用途房	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號	Brand 牌子	Model No. 型號
Exhaust Fan 排氣扇	Panasonic	FV-20NS2H	Panasonic	FV-20NS2H	Panasonic	FV-20NS2H	Panasonic	FV-20NS2H	Panasonic	FV-20N3H	Panasonic	FV-20N3H	KDK	17CUF	KDK	17CUF	KDK	17CUF
Washer 洗衣機	Miele	W3844	Miele	WEI 865	Miele	W3844	Miele	WEI 865	Miele	WEI 865	Miele	W3844	Miele	W3844	Miele	W3844	Miele	WEI 865
Dryer 乾衣機	Miele	T4804 C	Miele	T4804 C	Miele	T4804 C	Miele	TEL 785 WP	Miele	T4804 C	Miele	T4804 C	Miele	TEL 785WP	Miele	T4804 C	Miele	TEL 785 WP
Split Type Air-conditioner - Indoor Unit 分體式冷氣機－室內機	-	-	-	-	Daikin	FFQ35BV1B9	-	-	-	-	-	-	-	-	-	-	-	-
Split Type Air-conditioner - Outdoor Unit 分體式冷氣機－室外機	-	-	-	-	Daikin	4MXS80LVMA9	-	-	-	-	-	-	-	-	-	-	-	-

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

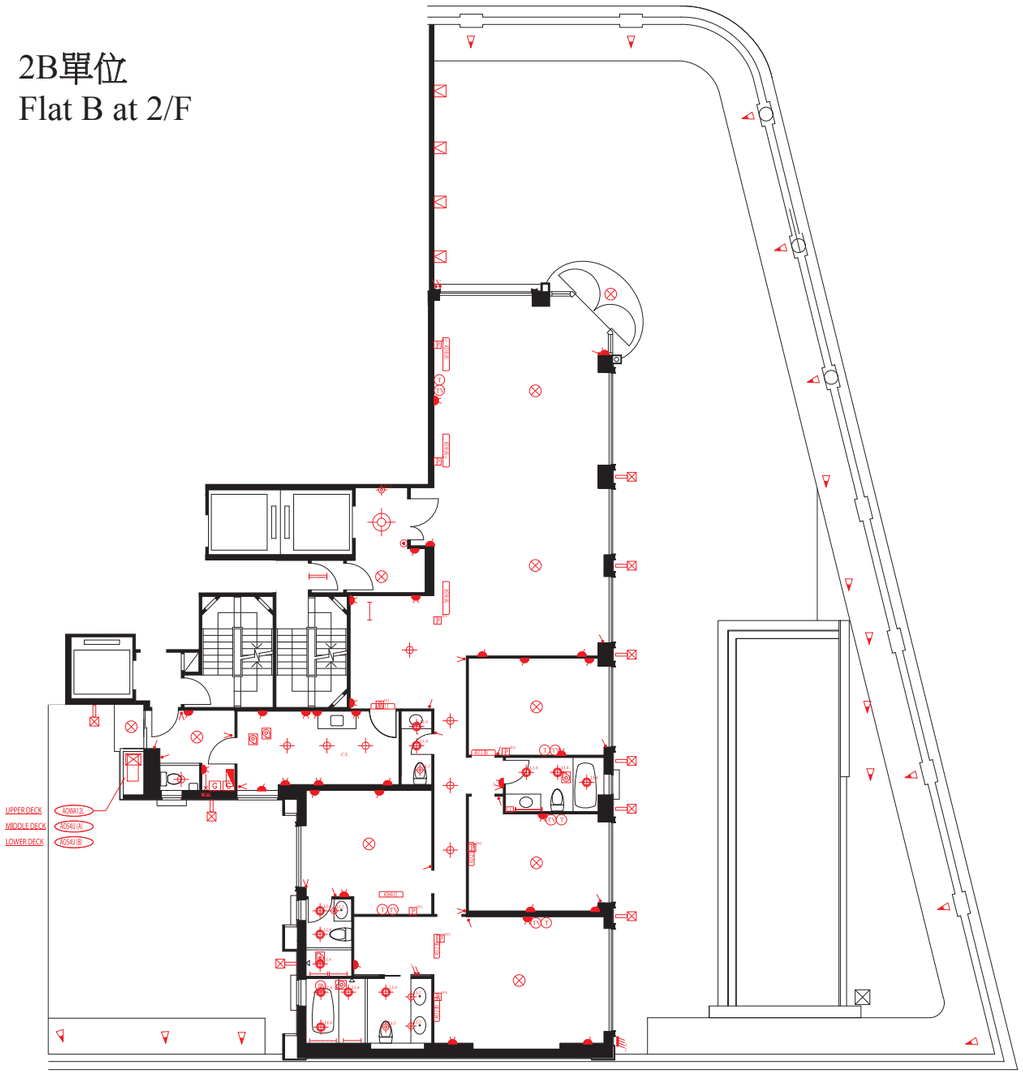
裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置圖 Mechanical & Electrical Provisions Plans

2A單位
Flat A at 2/F



2B單位
Flat B at 2/F

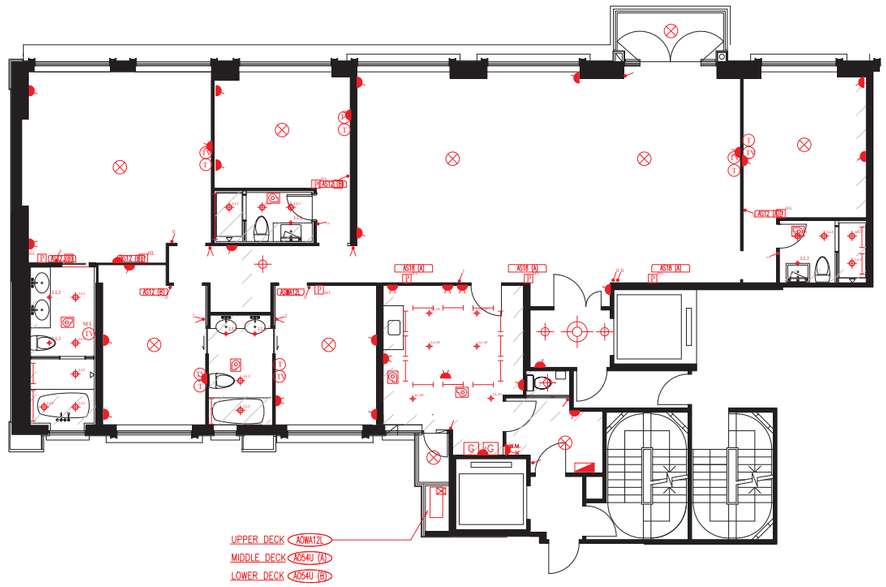


- 天花燈位 LAMP HOLDER C/W INCANDESCENT LAMP
- 天花筒燈 CEILING DOWNLIGHT
- 天花吊燈 PENDANT LIGHT
- 光管 T5 FLUORESCENT TUBE
- 光暗開關 DIMMER SWITCH
- 10A開關 10A SWITCH
- 二路照明開關 10A TWO WAY LIGHTING SWITCH
- 三路照明開關 10A THREE WAY LIGHTING SWITCH
- 排氣扇開關 VENTILATION FAN ON/OFF SWITCH
- 排氣扇及抽油煙機開關 VENTILATION FAN AND EXHAUST HOOD ON/OFF SWITCH
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- 13A雙位插座 13A 3-PIN SHUTTERED SWITCHED SOCKET OUTLET (TWIN)
- 13A保險接線組件 13A FUSED CONNECTION UNIT
- 防水13A單位插座 WATER PROOF 13A SWITCHED SOCKET OUTLET (SINGLE)
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- 配電箱 MCB BOARD
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- 樓梯燈 STEP RECESSED LIGHT
- 牆身壁燈 WALL MOUNT LIGHT
- 牆地角燈 WALL RECESSED LIGHT
- 排氣扇 EXHAUST FAN
- 煤氣錶 GAS METER
- 藏地燈 CONCEALED UPLIGHT
- 出水口 WATER OUTLET

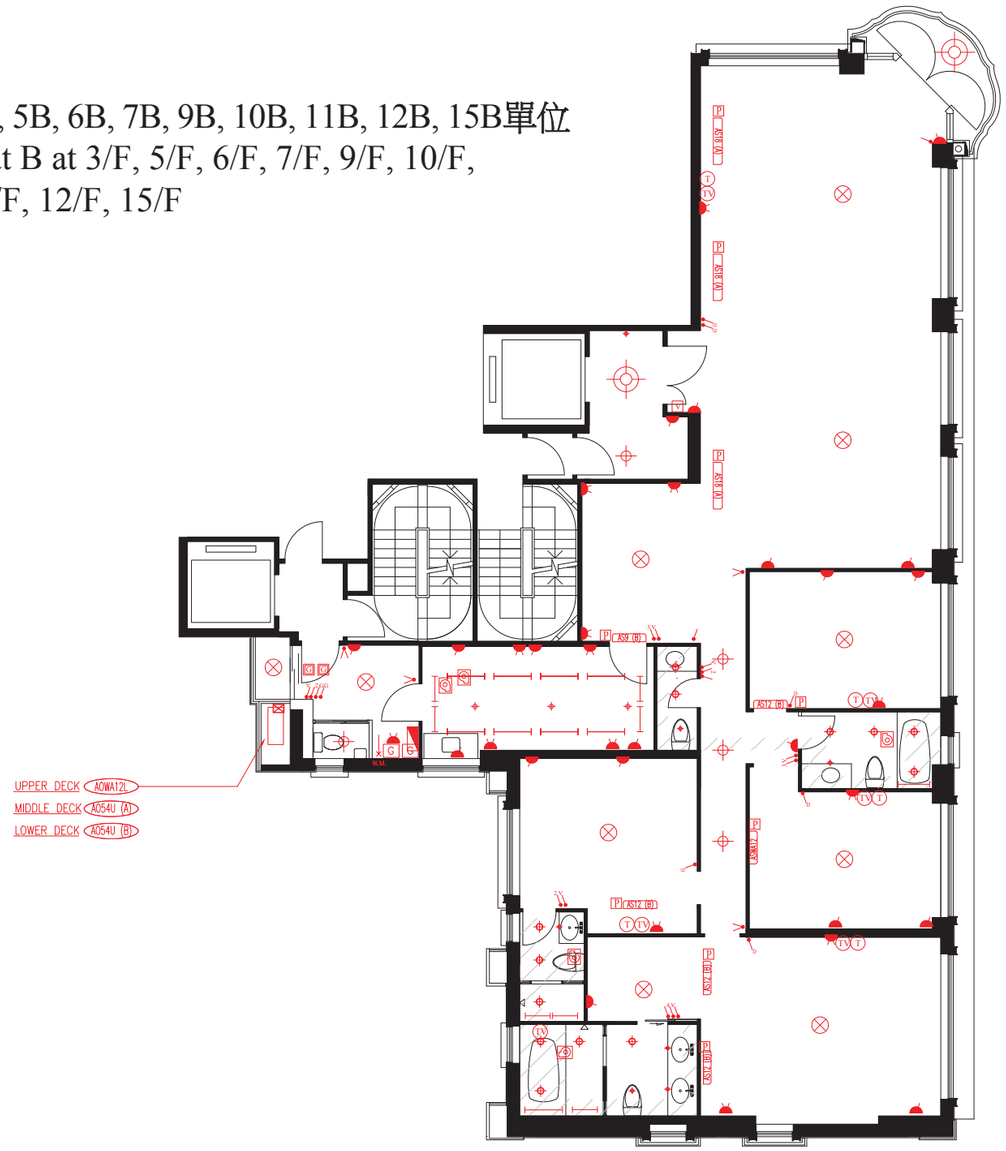
裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置圖 Mechanical & Electrical Provisions Plans

3A, 5A, 7A, 8A單位
Flat A at 3/F, 5/F, 7/F, 8/F



3B, 5B, 6B, 7B, 9B, 10B, 11B, 12B, 15B單位
Flat B at 3/F, 5/F, 6/F, 7/F, 9/F, 10/F,
11/F, 12/F, 15/F

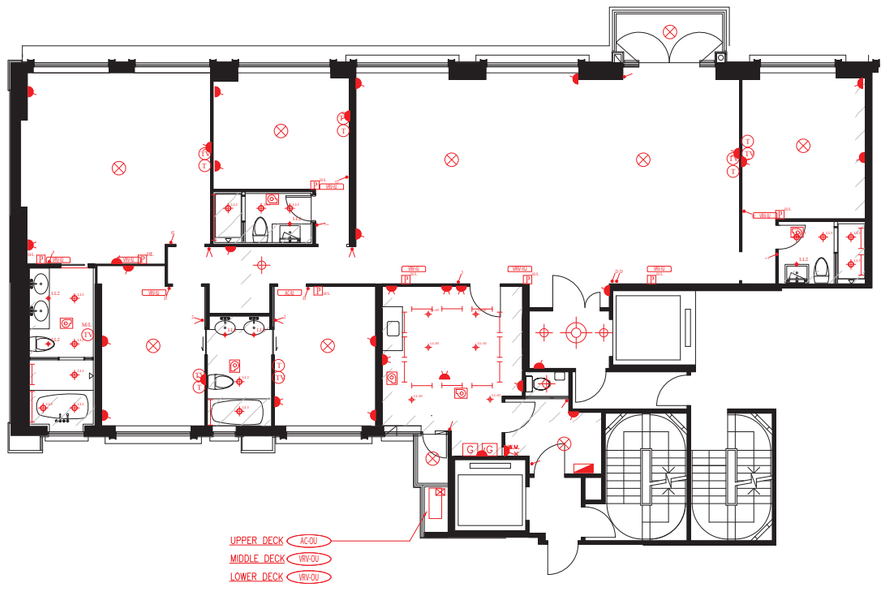


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- 樓梯燈 STEP RECESSED LIGHT (100H/L)
- 牆身壁燈 WALL MOUNT LIGHT (2500H/L)
- 牆地角燈 WALL RECESSED LIGHT
- 排氣扇 EXHAUST FAN
- 煤氣錶 GAS METER

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

機電裝置圖 Mechanical & Electrical Provisions Plans

6A, 15A單位
Flat A at 6/F, 15/F

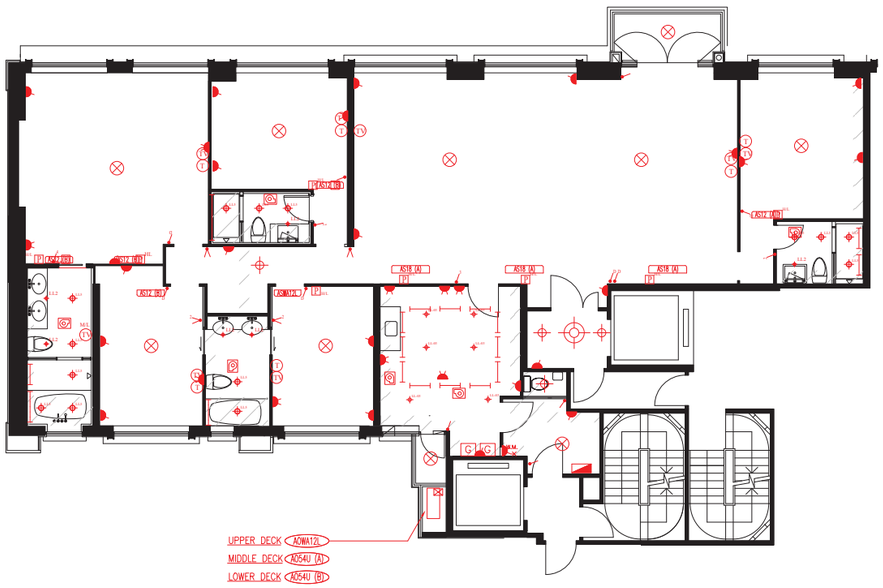


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裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置圖 Mechanical & Electrical Provisions Plans

10A單位
Flat A at 10/F

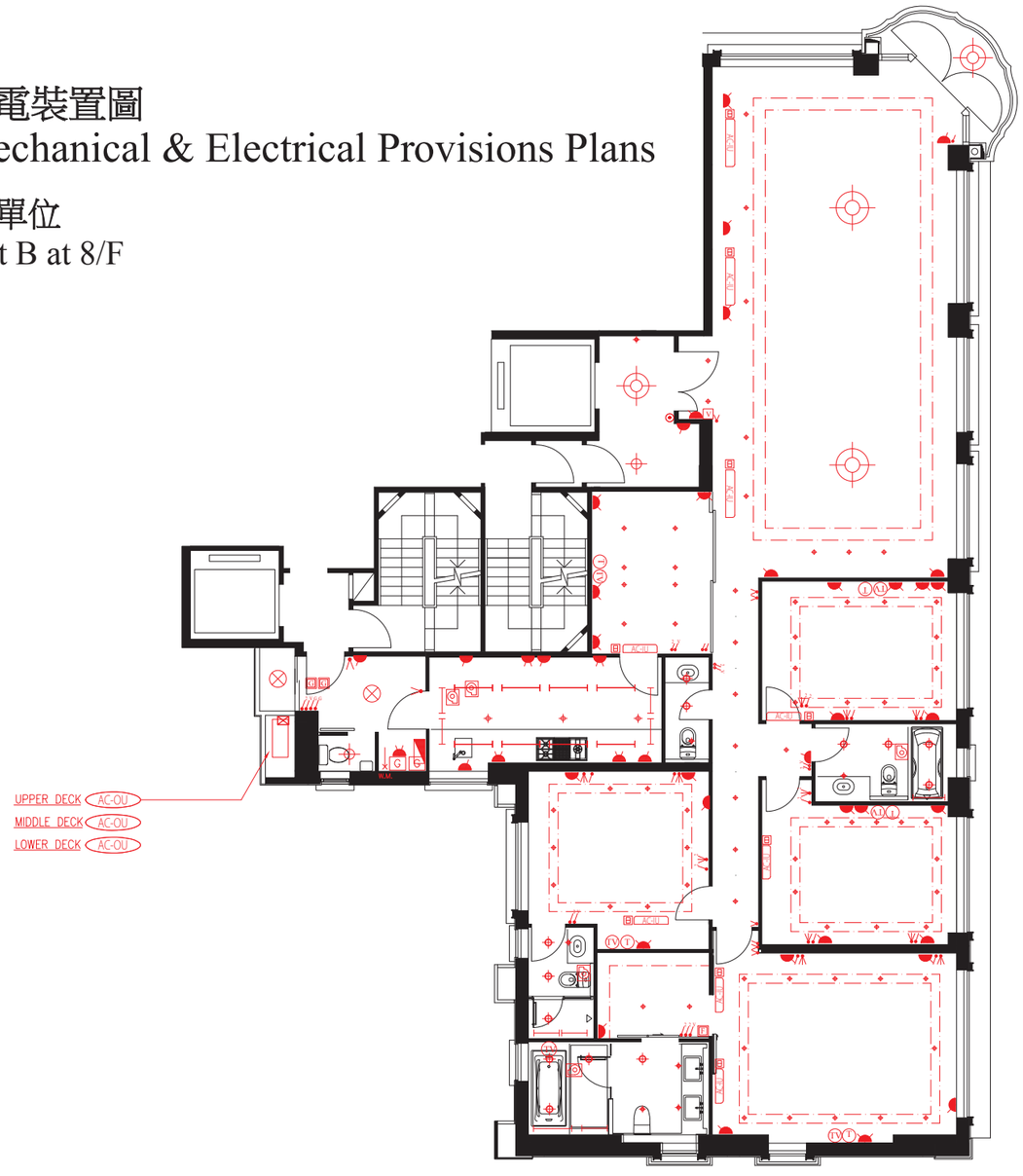


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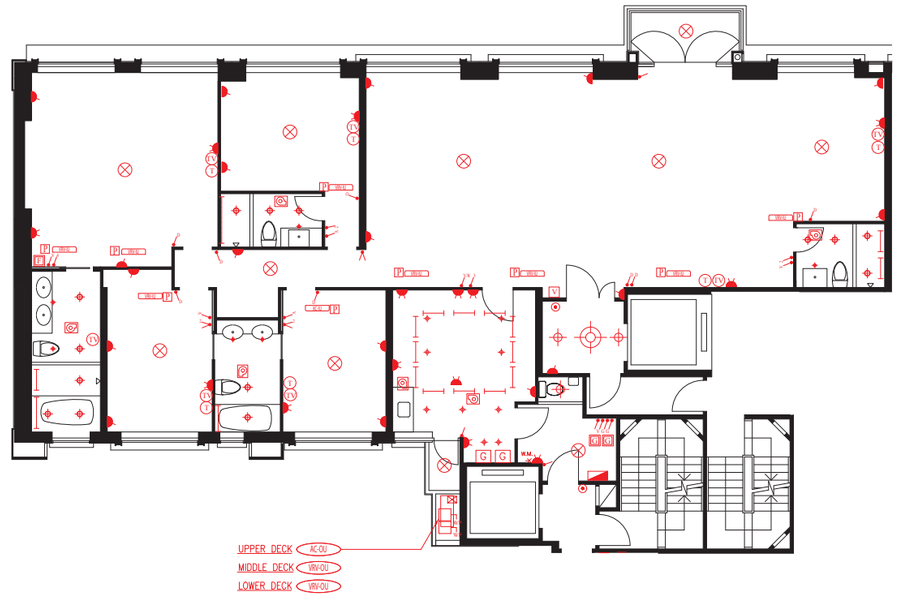
裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置圖
Mechanical & Electrical Provisions Plans

8B單位
Flat B at 8/F



9A單位
Flat A at 9/F

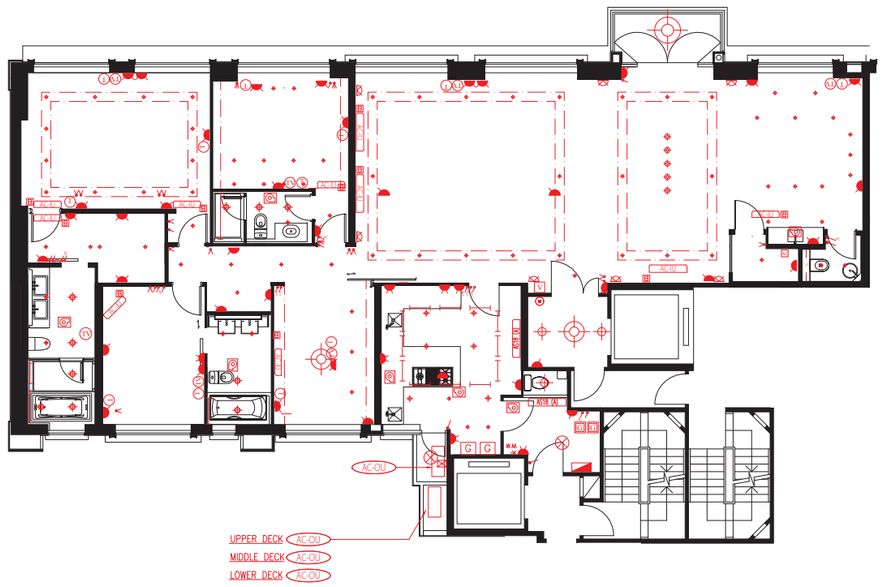


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- 排氣扇 EXHAUST FAN
- 煤氣錶 GAS METER
- LED燈帶 LED STRIP LIGHT

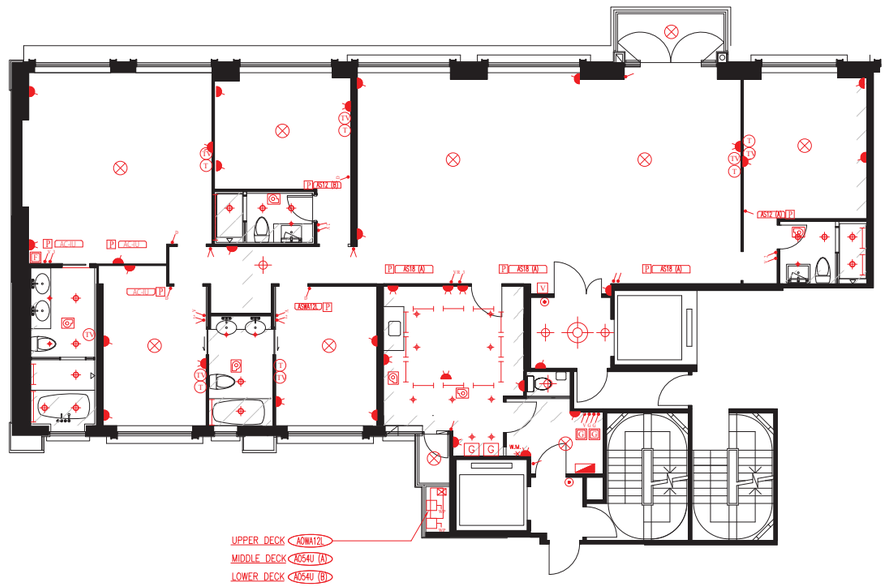
裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置圖 Mechanical & Electrical Provisions Plans

11A單位
Flat A at 11/F



12A單位
Flat A at 12/F

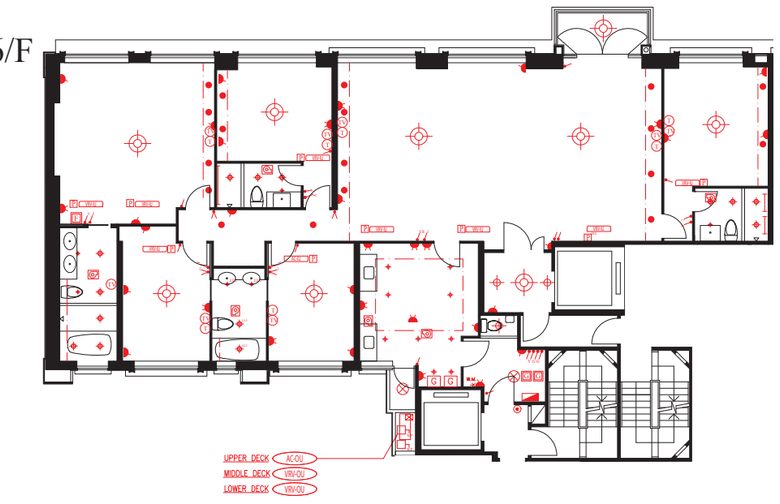


- 天花燈位 LAMP HOLDER C/W INCANDESCENT LAMP
- 天花筒燈 CEILING DOWNLIGHT
- 天花吊燈 PENDANT LIGHT
- 光管 T5 FLUORESCENT TUBE
- 光暗開關 DIMMER SWITCH
- 10A開關 10A SWITCH
- 二路照明開關 10A TWO WAY LIGHTING SWITCH
- 三路照明開關 10A THREE WAY LIGHTING SWITCH
- 排氣扇開關 VENTILATION FAN ON/OFF SWITCH
- 排氣扇及抽油煙機開關 VENTILATION FAN AND EXHAUST HOOD ON/OFF SWITCH
- 煤氣熱水爐開關 GAS WATER HEATER ON/OFF SWITCH
- 13A單位插座 13A 3-PIN SHUTTERED SWITCHED SOCKET OUTLET (SINGLE)
- 13A雙位插座 13A 3-PIN SHUTTERED SWITCHED SOCKET OUTLET (TWIN)
- 13A保險接線組件 13A FUSED CONNECTION UNIT
- 防水插座 ISOLATOR C/W WEATHERPROOF ENCLOSURE
- 配電箱 MCB BOARD
- 15A單位插座 15A 3-PIN SHUTTERED SWITCHED SOCKET OUTLET
- 20A冷氣機開關 20A DP SWITCH C/W PILOT LIGHT
- 煤氣熱水爐 GAS WATER HEATER
- 煤氣熱水爐控制器 GAS WATER HEATER CONTROLLER
- 電地暖控制器 ELECTRIC FLOOR HEATER CONTROLLER
- 30A保險接線組件 30A FUSED CONNECTION UNIT
- 電話插座 TELEPHONE OUTLET
- 電視及公共天線插座 TV&FM OUTLET
- 門鈴 DOOR BELL PUSH BUTTON
- 視像對講機 VIDEO DOOR PHONE UNIT
- 分體式冷氣機室內機 A/C INDOOR UNIT
- 分體式冷氣機室外機 A/C OUTDOOR UNIT
- 分體式冷氣機室內機 A/C INDOOR UNIT
- 分體式冷氣機室外機 A/C OUTDOOR UNIT
- 洗衣機接駁位 CONNECTON POINT FOR WASHING MACHINE
- LED燈帶 TAPE LIGHT
- 花槽燈 UPLIGHT
- 圓桶燈 DOWN LIGHT
- 樓梯燈 STEP RECESSED LIGHT
- 牆身壁燈 WALL MOUNT LIGHT
- 牆地角燈 WALL RECESSED LIGHT
- 排氣扇 EXHAUST FAN
- 煤氣錶 GAS METER
- 燈帶 LIGHT STRIP

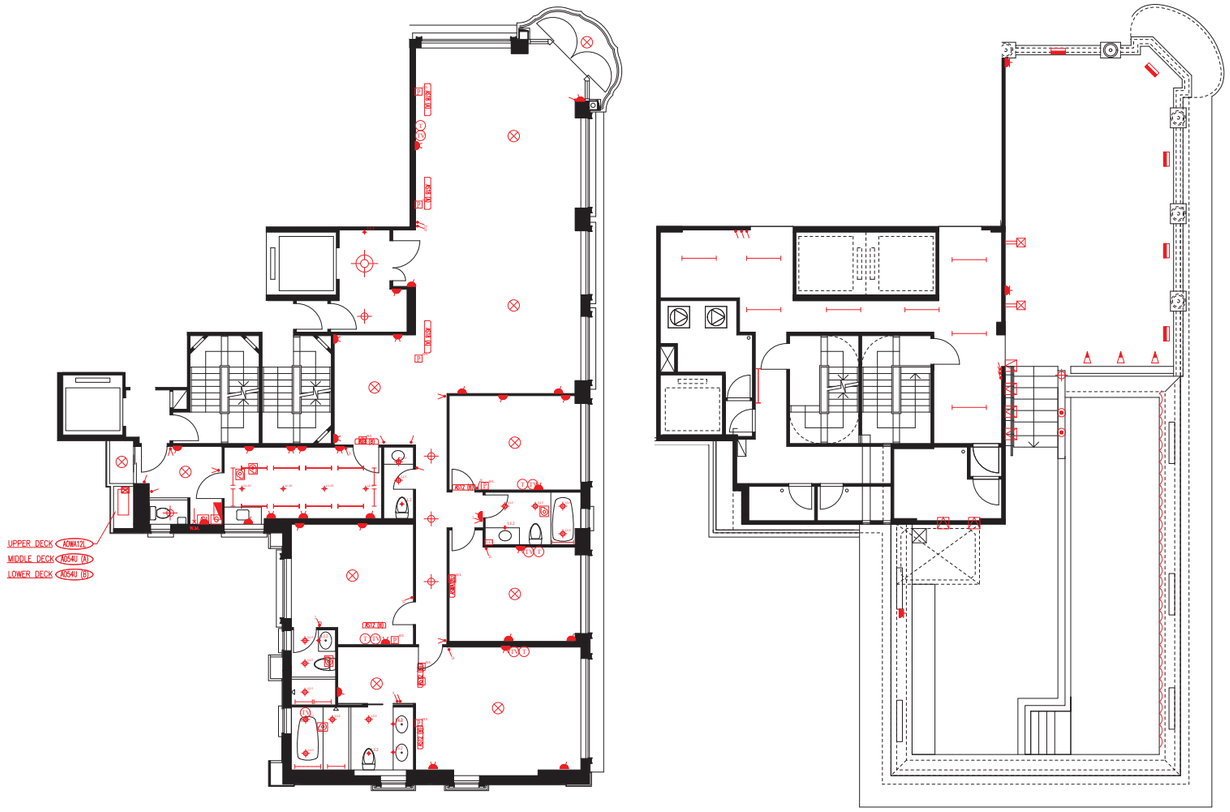
裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置圖 Mechanical & Electrical Provisions Plans

16A單位
Flat A at 16/F



16B單位
Flat B at 16/F



- 天花燈位 LAMP HOLDER C/W INCANDESCENT LAMP
- 50W天花筒燈 50W 12V DOWNLIGHT
- 60W天花筒燈 60W DOWNLIGHT
- 暗藏筒燈 RECESSED DOWNLIGHT
- 天花筒燈 DOWNLIGHT
- 天花吊燈 PENDANT LIGHT
- 光管 T5 FLUORESCENT TUBE
- 光暗開關 DIMMER SWITCH
- 10A開關 10A SWITCH
- 排氣扇及抽油煙機開關 VENTILATION FAN AND EXHAUST HOOD ON/OFF SWITCH
- 二路照明開關 10A TWO WAY LIGHTING SWITCH
- 13A單位插座 13A 3-PIN SHUTTERED SWITCHED SOCKET OUTLET (SINGLE)
- 13A雙位插座 13A 3-PIN SHUTTERED SWITCHED SOCKET OUTLET (TWIN)
- 13A保險接線組件 13A FUSED CONNECTION UNIT
- 防水13A單位插座 WATER PROOF 13A SWITCHED SOCKET OUTLET (SINGLE)
- 防水插座 ISOLATOR C/W WEATHERPROOF ENCLOSURE
- 配電箱 MCB BOARD
- 15A單位插座 15A 3-PIN SHUTTERED SWITCHED SOCKET OUTLET
- 20A接線開關 20A COOKED SWITCH
- 20A冷氣機開關 20A DP SWITCH C/W PILOT LIGHT
- 煤氣熱水爐 GAS WATER HEATER
- 地燈 FLOOR LIGHT
- 30A保險接線組件 30A FUSED CONNECTION UNIT
- 電話插座 TELEPHONE OUTLET
- 電視及公共天線插座 TV&FM OUTLET
- 門鈴 DOOR BELL PUSH BUTTON
- 視像對講機 VIDEO DOOR PHONE UNIT
- 地台發熱線開關 HEATER
- 分體式冷氣機室內機 A/C INDOOR UNIT
- 分體式冷氣機室外機 A/C OUTDOOR UNIT
- 中央冷氣系統室內機 VRV SYSTEM INDOOR UNIT
- 中央冷氣系統室外機 VRV SYSTEM OUTDOOR UNIT
- 燈帶 LIGHT STRIP
- 分體式冷氣機室內機 A/C INDOOR UNIT
- 分體式冷氣機室外機 A/C OUTDOOR UNIT
- 洗衣機接駁位 CONNECTON POINT FOR WASHING MACHINE
- LED燈帶 LED STRIP LIGHT
- 花槽燈 UPLIGHT
- 圓桶燈 DOWN LIGHT
- 樓梯燈 STEP RECESSED LIGHT (100H/L)
- 牆身壁燈 WALL MOUNT LIGHT (2500H/L)
- 牆地角燈 WALL RECESSED LIGHT
- 排氣扇 EXHAUST FAN
- 煤氣錶 GAS METER

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

住宅單位機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions of Residential Units

樓層 Floor	分層單位 Apartment	客廳、飯廳 Living Room, Dining Room					主人房及睡房 Master Bedroom and Bedrooms					廚房 Kitchen			主人浴室及浴室 Master Bathroom and Bathrooms		多用途房 Utility Room					平台 Flat Roof
		電視/電台天線插座 TV/FM Outlet	電話插座 Telephone Outlet	冷氣機接線位 Switch For A/C Unit	單位電插座 13A Socket Outlet	雙位電插座 13A Twin Socket Outlet	電視/電台天線插座 TV/FM Outlet	電話插座 Telephone Outlet	冷氣機接線位 Switch For A/C Unit	單位電插座 13A Socket Outlet	雙位電插座 13A Twin Socket Outlet	冷氣機接線位 Switch For A/C Unit	單位電插座 13A Socket Outlet	雙位電插座 13A Twin Socket Outlet	電視/電台天線插座 TV/FM Outlet	雙位電插座 13A Twin Socket Outlet	電視/電台天線插座 TV/FM Outlet	電話插座 Telephone Outlet	冷氣機接線位 Switch For A/C Unit	單位電插座 13A Socket Outlet	雙位電插座 13A Twin Socket Outlet	單位電插座 13A Socket Outlet
2	A	1	1	3	5	1	5	5	6	11	6	-	1	6	1	-	-	-	-	1	1	6
	B	1	1	3	5	5	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	-
3	A	1	1	3	5	1	5	5	6	11	6	-	2	5	1	-	-	-	-	1	1	-
	B	1	1	3	5	4	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	-
5	A	1	1	3	5	1	5	5	6	11	6	-	2	5	1	-	-	-	-	1	1	-
	B	1	1	3	5	4	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	-
6	A	1	1	3	5	1	5	5	6	11	6	-	2	5	1	-	-	-	-	1	1	-
	B	1	1	3	5	4	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	-
7	A	1	1	3	5	1	5	5	6	11	6	-	2	5	1	-	-	-	-	1	1	-
	B	1	1	3	5	4	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	-
8	A	1	1	3	5	1	5	5	6	11	6	-	2	5	1	-	-	-	-	1	1	-
	B	2	2	3	6	7	4	4	5	14	4	-	4	4	1	-	-	-	-	1	1	-
9	A	2	2	4	7	2	4	4	5	9	5	-	1	6	1	-	-	-	-	1	1	-
	B	1	1	3	5	4	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	-
10	A	2	1	3	5	1	5	5	6	11	6	-	2	5	1	-	-	-	-	1	1	-
	B	1	1	4	5	4	4	4	5	8	5	-	4	4	1	-	-	-	-	1	1	-
11	A	2	2	4	10	3	4	10	6	7	14	-	1	6	1	-	-	-	-	1	1	-
	B	1	1	4	5	4	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	-
12	A	1	1	3	5	1	5	5	6	11	6	-	1	6	1	-	-	-	-	1	1	-
	B	1	1	3	5	4	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	-
15	A	1	1	3	5	1	5	5	6	11	6	-	2	5	1	-	-	-	-	1	1	-
	B	1	1	4	5	4	4	4	5	8	5	-	4	4	1	-	-	-	-	1	1	-
16	A	2	2	3	4	2	5	5	6	11	6	-	1	6	1	-	-	-	-	1	1	1
	B	1	1	3	5	4	4	4	5	8	5	-	3	4	1	-	-	-	-	1	1	3

服務協議
SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

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

地稅
GOVERNMENT RENT

擁有人就指明住宅物業繳付地稅的法律責任至包括買賣指明住宅物業的成交日期為止。

The owner is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of the specified residential property.

買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方補還水、電力及氣體的按金。
2. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須向賣方支付清理廢料的費用。

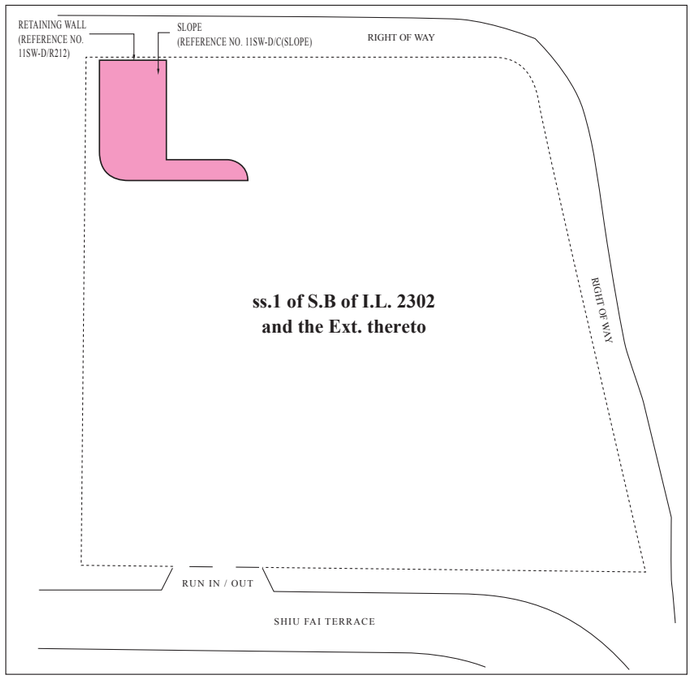
1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas.
2. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is also liable to pay to the Vendor a debris removal fee.

欠妥之外的保養責任期
DEFECT LIABILITY WARRANTY PERIOD

按買賣合約的規定，賣方在買賣指明住宅物業的成交日期後6個月期間內，有法律責任補救指明住宅物業的欠妥之處。

The duration of the period during which the Vendor is liable to make good any defect in the specified residential property, as provided in the agreement for sale and purchase is within 6 months after the date of completion of the sale and purchase of the specified residential property.

斜坡維修
MAINTENANCE OF SLOPES



斜坡結構及護土牆
Slope and retaining wall which form the slope structures

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡。

2. 批地文件的特別批地條款第(37)(a)條規定：
   如在該地段或在任何政府土地上有削除、移除或移後土地的情況，或者施行任何性質的建築、填土或斜坡處理工程，不論是否已經先行得到地政總署署長的書面同意，凡是為構造、平整或發展該地段或者當中任何部分，或者是為執行承授人在批地文件條款下需要進行的其他工作所相關的，又或者為其他目的的，承授人應自行承擔費用，在該地段及其毗鄰或相連的政府或出租土地，進行及建造斜坡治理工程、擋土牆或其他支撐、保護、排水系統或輔助或其他工程，以在任何時候保護及支撐該土地，並消除及防止任何陷落、山崩或沈澱的發生。承授人應在批地文件規定的年期內自行承擔費用，維持該土地、斜坡治理工程、擋土牆或其他支撐、保護、排水系統或輔助或其他工程，以致維修狀況良好，並使地政總署署長滿意。

3. 每名擁有人均須分擔維修工程的費用。

4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

5. 公契第(38)(ss)條規定：
   經理人根據批地文件及按照斜坡維修指引及不時有適當的政府部門就斜坡維修、擋土牆及其他構築物而發出的指引，有權聘請合資格人士視察、保持、維持良好狀況及維修任何有關無論在該地段內外的斜坡、斜坡維修、擋土牆及其他構築物（如有）（只作識別用途，於本頁內的斜坡圖則以粉紅色顯示），並向業主收取因上述保養、維修及任何其他工作已經或將會合法產生的使用費。

1. The Land Grant requires the owners of the residential properties in the Development to maintain slope at their own cost.

2. Special Condition No.(37)(a) of the Land Grant stipulates that:-
   Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, leveling or development of the Lot or any part thereof or any other works required to be done by the grantee under the conditions of the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct the slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant at his own expense maintain the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands.

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

4. Under the Deed of Mutual Covenant, the manager of the Development has the owners' authority to carry out the maintenance work.

5. Clause (38)(ss) of the Deed of Mutual Covenant stipulates that:-
   The manager shall have the authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of all slopes, slope treatment works, retaining walls and other structures (if any) (as for identification purposes only shown coloured Pink on the Slope Plan on this page) within or outside the Lot as required by the Land Grant and in accordance with the Maintenance Manual(s) for the Slope Structures and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and to collect form the owners all costs lawfully incurred or to be incurred by the manager in carrying out such maintenance repair and any other works as aforesaid.

修訂
MODIFICATION

不適用

Not applicable.

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

獲寬免總樓面面積的設施分項
Breakdown of GFA Concessions Obtained for All Features

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

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

		面積(平方米) Area (m^2)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/unloading area excluding public transport terminus	1,969.455
2.	**機房及相類設施 Plant rooms and similar services**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房， 例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	87.124
2.2 (#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 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.	245.091
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	11.946

		面積(平方米) Area (m^2)
根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	119.940
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	-
5.	公用空中花園 Communal sky garden	-
6.	隔聲鰭 Acoustic fin	-
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	-
8.	非結構預製外牆 Non-structural prefabricated external wall	350.508
9.	工作平台 Utility platform	36
10.	隔音屏障 Noise barrier	-

Note:
1. 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.

註:
1. 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。

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

		面積(平方米) Area (m^2)
適意設施 Amenity Features		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	24.657
12.	住戶康樂設施 ， 包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	341.962
13.	有蓋園景區及遊樂場地 Covered landscaped and play area	-
14.	橫向屏障 ／ 有蓋人行道及花棚 Horizontal screen/covered walkway and trellis	-
15.	擴大升降機槽 Larger lift shaft	38
16.	煙囪管道 Chimney shaft	-
17.	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	25.081
18. (#)	強制性設施或必要機房所需的管槽及氣槽 Pipe duct, air duct for mandatory feature or essential plant room	35.038
19.	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	4.056
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	-
22.	遮陽篷及反光罩 Sunshade and reflector	-
23. (#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 Minor projection such as A/C box, A/C platform, window cill and projecting window	30
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台 Other projection such as A/C box and platform not covered in paragraph 3 (b) and (c) of PNAP APP-19	542.404

		面積(平方米) Area (m^2)
其他項目 Other Exempted Items		
25. (#)	庇護層， 包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	-
26.	大型伸出/外懸設施下的有蓋地方 Covered area under large projecting / overhanging feature	-
27.	公共交通總站 Public transport terminus	-
28. (#)	共用構築物及公用樓梯 Party structure and common staircase	-
29. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	147.479
30.	公眾通道 Public passage	-
31.	有蓋的後移部分 Covered set back area	-
額外總樓面面積 Bonus GFA		
32.	額外總樓面面積 Bonus GFA	-
根據聯合作業備考（第8號）提供的額外環保設施 Additional Green Features under Joint Practice Note (No.8)		
33.	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	-

Note:
1. 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.

註:
1. 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。

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

Environment 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 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.

發展項目及其周邊地區日後可能出現改變。

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

網址
Website:

www.chantilly.com.hk

本售樓書印刷日期：2013年6月18日　Date of Printing: 18 June 2013

肇輝臺6號售樓說明書檢視紀錄

Chantilly Sales Brochure Examination Record

檢視 / 修改日期	所作修改	
	頁次	所作修改
2013年9月18日	5	修改「發展項目的資料」
	6	修改「已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構」的資料
	10	更新及修訂「發展項目的所在位置圖」 修訂「發展項目的所在位置圖」圖例 更新測繪圖日期
	12 & 14	修改「分區計劃大綱圖」圖則名稱及憲報公佈日期
	13 & 15	修改「分區計劃大綱圖」圖則名稱
	17	修改「發展項目的住宅物業的樓面平面圖」，並修改備註
	18 - 24	修改「發展項目的住宅物業的樓面平面圖」
	25	修改「發展項目的住宅物業的樓面平面圖」，並修改備註
	26	修改備註
	47 - 48	修改外部裝修物料的描述 修改室內裝修物料的描述 修改室內裝置的描述 修改雜項的描述 修改保安設施的描述
	49	修改「視像對講機」資料

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
18 September 2013	5	Revise the Information on the Development
	6	The information on the Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development is revised
	10	Location Plan of the Development is updated and revised Notation for Location Plan of the Development is revised The dates of the Survey Sheets are updated
	12 & 14	Revise titles and gazette dates of Outline Zoning Plans
	13 & 15	Revise titles of Outline Zoning Plans
	17	Floor Plans of Residential Properties in the Development are revised Remarks are revised
	18 - 24	Floor Plans of Residential Properties in the Development are revised
	25	Floor Plans of Residential Properties in the Development are revised Remarks are revised
	26	Remarks are revised
	47 - 48	The descriptions of exterior finishes are revised The descriptions of interior finishes are revised The descriptions of interior fittings are revised The descriptions in the miscellaneous section are revised The descriptions of security facilities are revised
	49	The information of video door unit is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2013年12月17日	10	更新及修訂「發展項目的所在位置圖」 修訂「發展項目的所在位置圖」圖例 更新其中一張測繪圖的日期
	25	增加一項備註
	26	增加一項備註
	47 - 48	修改外部裝修物料的描述 修改室內裝修物料的描述 修改室內裝置的描述 修改雜項的描述
	50	修改設備的描述
2014年3月17日	10	更新及修訂「發展項目的所在位置圖」 更新測繪圖日期
	11	更新及修訂「發展項目的鳥瞰照片」 更新鳥瞰照片編號、編碼及日期
	47 - 48	修改窗之外部裝修物料的描述
2014年5月7日	封面	更改標志
	17 - 25	修訂「發展項目的住宅物業的樓面平面圖」
	26	更改錯別字
2014年6月17日	1 - 4	更新「一手住宅物業買家須知」
	10	更新及修訂「發展項目的所在位置圖」 更新測繪圖日期
	17 - 25	修訂「發展項目的住宅物業的樓面平面圖」

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
17 December 2013	10	Location Plan of the Development is updated and revised Notation for Location Plan of the Development is revised The date of one of the Survey Sheets is updated
	25	One explanatory remark is added
	26	One explanatory remark is added
	47 - 48	The descriptions of exterior finishes are revised The descriptions of interior finishes are revised The descriptions of interior fittings are revised The descriptions in the miscellaneous section are revised
	50	The descriptions in the appliances section are revised
17 March 2014	10	Location Plan of the Development is updated and revised The dates of the Survey Sheets are updated
	11	Aerial Photograph of the Development is updated and revised The photo reference number, code and date are updated
	47 - 48	The descriptions of window's exterior finishes are revised
7 May 2014	Cover	Logo is revised
	17 - 25	Floor plans of residential properties in the development are revised
	26	Typo is revised
17 June 2014	1 - 4	Notes to Purchasers of First-hand Residential Properties are updated
	10	Location Plan of the Development is updated and revised The dates of the Survey Sheets are updated
	17 - 25	Floor plans of residential properties in the development are revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2014年9月17日	6	修訂「已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構」的現況
	10	更新及修訂「發展項目的所在位置圖」 更新測繪圖日期
	11	更新及修訂「發展項目的鳥瞰照片」 更新照片編號、編碼及日期
	12 & 14 & 15	修訂「分區計劃大綱圖」
	13	修訂「分區計劃大綱圖」，並更新圖則名稱及憲報公佈日期
	17 - 25	修訂「發展項目的住宅物業的樓面平面圖」
	26	修訂平台面積
2014年12月17日	6	更新「賣方」及「賣方的控權公司」的資料 增加三項備註
	7	修訂備註內容
	10	更新及修訂「發展項目的所在位置圖」 更新測繪圖日期
	11	更新及修訂「發展項目的鳥瞰照片」 更新照片編號、編碼及日期
	51	修訂「2A單位機電裝置圖」 修訂「機電裝置圖」圖例
	52 - 55	修訂「機電裝置圖」圖例
	56	修訂「住宅單位機電裝置數量說明表」

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
17 September 2014	6	Status of Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development is revised
	10	Location Plan of the Development is updated and revised The dates of the Survey Sheets are updated
	11	Aerial Photograph of the Development is updated and revised The photo reference number, code and date are updated
	12 & 14 & 15	Outline Zoning Plans are revised
	13	Outline Zoning Plan is revised, and the title and gazette date of Outline Zoning Plan are revised.
	17 - 25	Floor Plans of Residential Properties in the Development are revised
	26	Flat roof areas are revised
17 December 2014	6	Information of vendor and holding company of vendor are updated Three explanatory remarks are added
	7	Content of explanatory remarks is revised
	10	Location Plan of the Development is updated and revised The dates of the Survey Sheet is updated
	11	Aerial Photograph of the Development is updated and revised The photo reference number, code and date are updated
	51	Mechanical & Electrical Provisions Plans of 2A unit is revised Notations for Mechanical & Electrical Provisions Plans are revised
	52 - 55	Notations for Mechanical & Electrical Provisions Plans are revised
	56	Schedule of Mechanical & Electrical Provisions of Residential Units is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2015年3月17日	10	更新及修訂「發展項目的所在位置圖」 更新測繪圖的日期
	11 & 11a	更新、增加及修訂「發展項目的鳥瞰照片」 更新及增加照片編號及日期
	51	修訂「2A單位機電裝置圖」
	56	修訂「住宅單位機電裝置數量說明表」
2015年6月17日	10	更新及修訂「發展項目的所在位置圖」 更新測繪圖的日期
	11 & 11a	「發展項目的鳥瞰照片」更新為最近期之發展項目的鳥瞰照片 最近期照片的編號及日期已被更新
	48	更改錯別字
	53	修訂「8B及9A單位機電裝置圖」 修訂「機電裝置圖」圖例
	54	修訂「11A單位機電裝置圖」 修訂「機電裝置圖」圖例
	56	修訂「住宅單位機電裝置數量說明表」

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
17 March 2015	10	Location Plan of the Development is updated and revised The dates of Survey Sheets are updated
	11 & 11a	Aerial Photographs of the Development are updated, added and revised The photo reference numbers and dates are updated and added
	51	Mechanical & Electrical Provisions Plans of 2A unit is revised
	56	Schedule of Mechanical & Electrical Provisions of Residential Units is revised
17 June 2015	10	Location Plan of the Development is updated and revised The date of Survey Sheet is updated
	11 & 11a	Aerial Photographs of the Development are replaced by updated aerial photograph The photo reference number and date of the updated aerial photograph are updated
	48	Typo is corrected
	53	Mechanical & Electrical Provisions Plans of Flats 8B and 9A are revised Legend for Mechanical & Electrical Provisions Plans is revised
	54	Mechanical & Electrical Provisions Plans of Flat 11A is revised Legend for Mechanical & Electrical Provisions Plans is revised
	56	Schedule of Mechanical & Electrical Provisions of Residential Units is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2015年9月17日	10	更新測繪圖的日期
	11	修訂「發展項目的鳥瞰照片」
	11a	增加「發展項目的鳥瞰照片」 增加照片編號及日期
2015年12月17日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	11a	增加附加的「發展項目的鳥瞰照片」及其詳情
	13	更新「關於發展項目的分區計劃大綱圖」及其編號及日期
	19 - 20, 22 - 24	修訂「發展項目的住宅物業的樓面平面圖」
	47 - 48	修訂室內裝置的描述
	53 - 54	修訂「住宅單位機電裝置數量說明表」
2016年3月17日	7	修訂「有參與發展項目的各方的關係」的資料
	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	11a	更新「發展項目的鳥瞰照片」及修訂「發展項目的鳥瞰照片」的次序
	47 - 48	修訂室內裝置的描述

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
17 September 2015	10	The dates of Survey Sheets are updated
	11	Aerial Photograph of the Development is revised
	11a	Aerial Photograph of the Development is added The photo reference number and date are added
17 December 2015	10	Location Plan of the Development is updated The date of Survey Sheet is updated
	11a	Additional Aerial Photograph of the Development and the particulars thereof are added
	13	An Outline Zoning Plan Relating to the Development and its number and date are updated
	19 - 20, 22 - 24	Floor plans of residential properties in the Development are revised
	47 - 48	The descriptions of interior fittings are revised
	53 - 54	Schedule of Mechanical & Electrical Provisions of Residential Units is revised
17 March 2016	7	Information of the Relationship between Parties Involved in the Development is revised
	10	Location Plan of the Development is updated The dates of Survey Sheets are updated
	11a	Aerial Photograph of the Development is updated and the sequence of Aerial Photographs of the Development is revised
	47 - 48	The description of interior fittings is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2016年6月17日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
	11a	刪除不相關的「發展項目的鳥瞰照片」
	14	更新「關乎發展項目的分區計劃大綱圖」、其編號及日期
	20 & 24	修改「發展項目的住宅物業的樓面平面圖」
	53-54	修訂8B及11A單位機電裝置圖 修訂機電裝置圖圖例
2016年9月15日	13	更新「關乎發展項目的分區計劃大綱圖」及其編號及日期
	47-48	修訂室內裝修物料及室內裝置的描述
	52-54	修訂機電裝置圖
	56	修訂住宅單位機電裝置數量說明表

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
17 Jun 2016	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
	11	"Aerial photograph of the Development", reference number and date are updated
	11a	Delete the irrelevant "Aerial photographs of the Development"
	14	"Outline zoning plan relating to the Development", its number and date are updated
	20 & 24	"Floor plans of residential properties in the Development" are revised
	53-54	Mechanical & electrical provisions plans of Flats 8B and 11A are revised Legend for mechanical & electrical provisions plans is revised
15 Sep 2016	13	"Outline zoning plan relating to the Development", its number and date are updated
	47-48	The descriptions of interior finishes and interior fittings are revised
	52-54	Mechanical & Electrical Provisions Plans are revised
	56	Schedule of Mechanical & Electrical Provisions of Residential Units is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2016年12月15日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	25	修訂「發展項目的住宅物業的樓面平面圖」
	47-48	修訂室內裝修物料及室內裝置的描述
	51-55	修訂機電裝置圖
	56	修訂住宅單位機電裝置數量說明表
2017年3月15日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	51	修訂2A單位機電裝置圖 修訂機電裝置圖圖例

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
15 Dec 2016	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
	25	"Floor plans of residential properties in the Development" is revised
	47-48	The descriptions of interior finishes and interior fittings are revised
	51-55	Mechanical & Electrical Provisions Plans are revised
	56	Schedule of Mechanical & Electrical Provisions of Residential Units is revised
15 Mar 2017	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
	51	Mechanical & Electrical Provisions Plan of Flat 2A is revised Legend for Mechanical & Electrical Provisions Plans is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2017年6月15日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
	17	增加兩項備註
	17a-17b, 25a-25b	增加頁數以顯示樓面平面圖作出改動後的細節
	18	修訂備註的中文版本
	25	增加兩項備註 修訂「發展項目的住宅物業的樓面平面圖」
	51, 55	修訂機電裝置圖
2017年9月15日	1-4	更新「一手住宅物業買家須知」
	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	25	修訂「發展項目的住宅物業的樓面平面圖」
2017年12月15日	10	更新測繪圖的日期

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
15 Jun 2017	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
	11	"Aerial Photograph of the Development", reference number and date are updated
	17	Two explanatory remarks are added
	17a-17b, 25a-25b	Pages showing the details of the alterations of floor plan are added
	18	The explanatory remark in Chinese version is revised
	25	Two explanatory remarks are added "Floor plans of residential properties in the Development" are revised
	51, 55	Mechanical & Electrical Provisions Plans are revised
15 Sep 2017	1-4	"Notes to purchasers of first-hand residential properties" is updated
	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
	25	"Floor plans of residential properties in the Development" is revised
15 Dec 2017	10	The date of Survey Sheet is updated

檢視 / 修改日期	所作修改	
	頁次	所作修改
2018年3月15日	10	更新測繪圖的日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
2018年6月15日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
	15	更新「關乎發展項目的分區計劃大綱圖」、其編號及日期
2018年9月14日	10	更新測繪圖的日期
	14	更新「關乎發展項目的分區計劃大綱圖」、其編號及日期
	49	修訂設備
	51	修訂機電裝置圖
2018年12月14日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	49	修訂設備詳情
	51	修訂2A單位機電裝置圖
	52	修訂機電裝置圖的詳情
	52a	增加機電裝置圖
	53, 55	修訂機電裝置圖及其圖例

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
15 Mar 2018	10	The date of Survey Sheet is updated
	11	"Aerial Photograph of the Development", reference number and date are updated
15 Jun 2018	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
	11	"Aerial Photograph of the Development", reference number and date are updated
	15	"Outline zoning plan relating to the Development", its number and date are updated
14 Sep 2018	10	The dates of Survey Sheets are updated
	14	"Outline zoning plan relating to the Development", its number and date are updated
	49	Appliances are revised
	51	Mechanical & Electrical Provisions Plans are revised
14 Dec 2018	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
	49	Particulars of Appliances are revised
	51	Mechanical & Electrical Provisions Plan of Flat 2A is revised
	52	Particulars of Mechanical & Electrical Provisions Plans are revised
	52a	Mechanical & Electrical Provisions Plan is added
	53, 55	Mechanical & Electrical Provisions Plans and the Legend thereof are revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2019年3月14日	10	更新測繪圖的日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
2019年6月14日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	13	更新「關乎發展項目的分區計劃大綱圖」、其編號及日期
2019年9月13日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
2019年12月13日	10	更新「發展項目的所在位置圖」 修訂「發展項目的所在位置圖」圖例 更新測繪圖的日期
	25a-25b	修訂「發展項目的住宅物業的樓面平面圖」
	47-48	修訂室內裝修物料的描述
	55	修訂機電裝置圖及其圖例
	56	修訂住宅單位機電裝置數量說明表
2020年3月13日	10	更新「發展項目的所在位置圖」 修訂「發展項目的所在位置圖」圖例

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
14 Mar 2019	10	The date of Survey Sheet is updated
	11	"Aerial Photograph of the Development", reference number and date are updated
14 Jun 2019	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
	13	"Outline zoning plan relating to the Development", its number and date are updated
13 Sep 2019	10	"Location plan of the Development" is updated The dates of Survey Sheets are updated
13 Dec 2019	10	"Location plan of the Development" is updated Notations for "Location plan of the Development" are revised The dates of Survey Sheets are updated
	25a-25b	"Floor plans of residential properties in the Development" are revised
	47-48	The description of interior finishes is revised
	55	Mechanical & Electrical Provisions Plans and the Legend thereof are revised
	56	Schedule of Mechanical & Electrical Provisions of Residential Units is revised
13 Mar 2020	10	"Location plan of the Development" is updated Notation for "Location plan of the Development" is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2020年6月12日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
	11a	增加「發展項目的鳥瞰照片」 增加照片編號及日期
	25-25b	修訂「發展項目的住宅物業的樓面平面圖」
	47-48	修訂室內裝修物料的描述
	55	修訂機電裝置圖
2020年9月11日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期
2020年12月11日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期 修訂「發展項目的所在位置圖」圖例
	11	更新「發展項目的鳥瞰照片」、其編號、日期及飛行高度
	11a	刪除不相關的「發展項目的鳥瞰照片」
	47-48	修改室內裝置的描述
	50	修改設備的描述

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
12 Jun 2020	10	"Location Plan of the Development" is updated The dates of Survey Sheet are updated
	11	"Aerial Photograph of the Development", reference number and date are updated
	11a	Aerial Photograph of the Development is added The photo reference number and date are added
	25-25b	"Floor Plans of Residential Properties in the Development" are revised
	47-48	The description of interior finishes is revised
	55	Mechanical & Electrical Provision Plans are revised
11 Sep 2020	10	"Location Plan of the Development" is updated The dates of Survey Sheet are updated
11 Dec 2020	10	"Location Plan of the Development" is updated. The dates of Survey Sheet are updated. Notation for "Location Plan of the Development" is revised
	11	"Aerial Photograph of the Development", reference number, date and flying height are updated
	11a	Delete the irrelevant "Aerial Photograph of the Development"
	47-48	The descriptions of Interior fittings are revised
	50	The descriptions in the appliances section are revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2021年3月11日	10	更新「發展項目的所在位置圖」 更新測繪圖的日期 修訂「發展項目的所在位置圖」圖例 修訂「發展項目的所在位置圖」備註
	11a	增加「發展項目的鳥瞰照片」 增加照片編號及日期
	13	更新「關乎發展項目的分區計劃大綱圖」、其編號及日期 修訂「關乎發展項目的分區計劃大綱圖」圖例
	49	修訂設備
2021年6月11日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期 修訂「發展項目的所在位置圖」圖例
	11	更新「發展項目的鳥瞰照片」、其編號及日期
	11a	刪除不相關的「發展項目的鳥瞰照片」
	49	修訂設備

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
11 Mar 2021	10	"Location Plan of the Development" is updated The dates of Survey Sheet are updated Notation for "Location Plan of the Development" is revised Explanatory remark for "Location Plan of the Development" is revised
	11a	Aerial Photograph of the Development is added The photo reference number and date are added
	13	"Outline zoning plan relating to the Development", its number and date are updated Notation for "Outline zoning plan relating to the Development" is revised
	49	Appliances are revised
11 Jun 2021	10	"Location Plan of the Development" is updated The dates of the digital topographic maps are updated Notation for "Location Plan of the Development" is revised
	11	"Aerial Photograph of the Development", reference number and date are updated
	11a	Delete the irrelevant "Aerial Photograph of the Development"
	49	Appliances are revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2021年9月10日	1-4	修訂「一手住宅物業買家須知」
	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	11a	增加「發展項目的鳥瞰照片」 增加照片編號及日期
	49	修訂設備
2021年12月10日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	15	更新「關乎發展項目的分區計劃大綱圖」 更新分區計劃大綱核准圖編號及日期
	49	修訂設備
2022年3月9日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	49	修訂設備
2022年6月9日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	52	修訂機電裝置圖
	52b	增加機電裝置圖
	56	修訂住宅單位機電裝置數量說明表

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
10 Sep 2021	1-4	"Notes to Purchasers of First-hand Residential Properties" are revised
	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	11a	Aerial Photograph of the Development are added The photo reference numbers and dates are added
	49	Appliances are revised
10 Dec 2021	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	15	"Outline Zoning Plan Relating to the Development" is updated The number and the date of approved outline zoning plan are updated
	49	Appliances are revised
9 Mar 2022	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	49	Appliances are revised
9 Jun 2022	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	52	Mechanical & Electrical Provisions Plans are revised
	52b	Mechanical & Electrical Provisions Plan is added
	56	Schedule of Mechanical & Electrical Provisions of Residential Units is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2022年9月9日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
	11a	刪除不相關的「發展項目的鳥瞰照片」
	15	更新「關乎發展項目的分區計劃大綱圖」 更新分區計劃大綱草圖編號及日期
	49-50	修訂設備
	51	修訂2A單位機電裝置圖
	54	修訂11A單位機電裝置圖 修訂機電裝置圖圖例
2022年12月9日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	50	修訂設備
2023年3月9日	6	更新「賣方及有參與發展項目的其他人的資料」
	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期 更新備註
	50	修訂設備
	53	修訂機電裝置圖

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
9 Sep 2022	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	11	"Aerial Photograph of the Development", reference number and date are updated
	11a	Delete the irrelevant "Aerial Photograph of the Development"
	15	"Outline Zoning Plan Relating to the Development" is updated The number and the date of draft outline zoning plan are updated
	49-50	Appliances are revised
	51	Mechanical & Electrical Provisions Plan of Flat 2A is revised
	54	Mechanical & Electrical Provisions Plan of Flat 11A is revised Legend for Mechanical & Electrical Provisions Plan is revised
9 Dec 2022	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	50	Appliances are revised
9 Mar 2023	6	"Information on Vendor and Others involved in the Development" is updated
	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated The explanatory remark are updated
	50	Appliances are revised
	53	Mechanical & Electrical Provisions Plan is revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2023年6月9日	2, 4	修訂「一手住宅物業買家須知」
	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	11a	增加「發展項目的鳥瞰照片」 增加照片編號、日期及備註
	15	更新「關乎發展項目的分區計劃大綱圖」 更新分區計劃大綱核准圖編號、日期及圖例
	50	修訂設備
2023年9月8日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期 更新備註
	50	修訂設備

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
9 June 2023	2, 4	"Notes to Purchasers of First-hand Residential Properties" are revised
	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	11a	"Aerial Photograph of the Development" are added The photo reference numbers, dates and notes are added
	15	"Outline Zoning Plan Relating to the Development" is updated The number, the date and the notation of approved outline zoning plan are updated
	50	Appliances are revised
8 Sep 2023	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated The explanatory remark is updated
	50	Appliances are revised

檢視 / 修改日期	所作修改	
	頁次	所作修改
2023年12月8日	6	更新「賣方及有參與發展項目的其他人的資料」
	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期 修訂「發展項目的所在位置圖」圖例
	11a	更新「發展項目的鳥瞰照片」、其編號及日期
	63-64	修訂「申請建築物總樓面面積寬免的資料」
2024年3月8日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	12	更新「關乎發展項目的分區計劃大綱圖」 更新分區計劃大綱草圖編號、日期及圖例
	50	修訂設備
2024年6月7日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
	11a	刪除不相關的「發展項目的鳥瞰照片」

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
8 Dec 2023	6	"Information on Vendor and Others involved in the Development" is updated
	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated Notation for "Location Plan of the Development" is revised
	11a	"Aerial Photograph of the Development" are updated The photo reference numbers and dates are updated
	63-64	"Information in Application for Concession on Gross Floor Area of Building" are revised.
8 Mar 2024	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	12	"Outline Zoning Plan Relating to the Development" is updated The number, the date and the notation of draft outline zoning plan are updated
	50	Appliances are revised
7 Jun 2024	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	11	"Aerial Photograph of the Development" is updated The photo reference number and date are updated
	11a	Delete the irrelevant "Aerial Photograph of the Development"

檢視 / 修改日期	所作修改	
	頁次	所作修改
2024年9月6日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	11	更新「發展項目的鳥瞰照片」、其編號、日期及飛行高度
	50	修訂設備
2024年12月6日	10	更新「發展項目的所在位置圖」 更新數碼地形圖日期
	11	更新「發展項目的鳥瞰照片」、其編號及日期
	12	更新「關乎發展項目的分區計劃大綱圖」 更新分區計劃大綱核准圖編號、日期及圖例

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
6 Sep 2024	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	11	"Aerial Photograph of the Development", reference number, date and flying height are updated
	50	Appliance is revised
6 Dec 2024	10	"Location plan of the Development" is updated The dates of the digital topographic maps are updated
	11	"Aerial Photograph of the Development" is updated The photo reference number and date are updated
	12	"Outline Zoning Plan Relating to the Development" is updated The number, the date and the notation of approved outline zoning plan are updated