

33 CAPE ROAD

環角道33號

SALES BROCHURE

售樓說明書

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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) 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 three 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.

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

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous three months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - Whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential 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. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

8. 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 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 authorized representative(s).

9. 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 print 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 Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

10. 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

11. Pre-sale Consent

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

12. 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) for ensuring safety of the persons viewing the show flat.

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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, vendor shall notify purchaser in writing that it 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.
 - For development which is not subject to the Lands Department Consent Scheme, vendor shall notify purchaser in writing that it is in a position validly to assign the property within six months after the issue of the Occupation Document including Occupation Permit (OP).

For first-hand completed residential properties

14. Vendor's Information Form

- Ensure that you obtain the "vendor's information form" printed within the previous three months.

15. 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.

¹ 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.

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

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

Other useful contacts -

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」），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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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，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。

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價格。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 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物業位置圖、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、檢視或修訂。
- 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、營運或維修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。
- 留意公契內所訂明小業主是否須要負責支付地租。
- 留意公契內訂明有關物業內可否飼養動物。

7. 買賣協議

- 確保臨時買賣合約和買賣合約包含該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。該圖則會顯示所有售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘簽立買賣合約，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。

8. 表達購樓意向

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

9. 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。

10. 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

11. 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，應向賣方確地政總署是否已就該發展項目批出「預售樓花同意書」。

12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，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

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

¹ 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。

適用於一手已落成住宅物業

14. 賣方資料表格

- 確保取得最近三個月內印製的「賣方資料表格」。

15. 參觀物業

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

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

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

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

Information on the development

Name of Street and Street Number : 33 Cape Road
Total number of Houses : 14 Houses
House Numbering : Houses A – P
Omitted House Numbers : Houses I & O are omitted

Information on vendor and others involved in the development

Vendor : South Land Enterprises Limited (also the owner)(whose immediate holding company is Tai Cheung Properties Limited and ultimate holding company is Tai Cheung Holdings Limited)

Authorized Person : 1. Design and Construction : Mr. N.D. Burns of P & T Architects & Engineers Ltd. (Mr. N.D. Burns is the Group Director of P & T Architects & Engineers Limited)
2. Sales brochure information : Mr. Kwok Yui Chung of Danny Kwok & Associates (Mr. Kwok Yui Chung is the director of Danny Kwok & Associates)

Building Contractor : Wang Yip Construction Company Limited (whose immediate holding company is Tai Cheung Properties Limited and ultimate holding company is Tai Cheung Holdings Limited)

Vendor's Solicitors : Messrs. Hon & Co.

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development : Not applicable

Other person who has made a loan for the construction of the development : Not applicable

Relationship between parties involved in the development

Not Applicable

Information on design of the development

There are curtain walls forming part of the enclosing walls of Houses D, J, K and N. As saleable area is measured from the exterior of the enclosing walls of the residential property, curtain walls are included in saleable area although these are exempted areas for gross floor area calculation.

Curtain Wall Area Schedule

House No.	Floor	Thickness of Curtain Walls (mm)	Area of Curtain Walls included in Saleable Area (sq. metre)	Total Area of Curtain Walls of House (sq. metre)
D	Level 2	137.1	0.627	1.254
	Level 3	137.1	0.627	
J	Level 2	137.1	0.627	1.254
	Level 3	137.1	0.627	
K	Level 2	137.1	0.627	1.254
	Level 3	137.1	0.627	
N	Level 2	137.1	0.627	1.254
	Level 3	137.1	0.627	

Information on property management

Building Management Company : Tai Cheung Management Co. Ltd.
Execution Date of Deed of Mutual Covenant : 15 February 2008

發展項目的資料

街道的名稱及門牌號數	: 環角道 33 號
洋房座數	: 14 座
洋房號數	: 洋房座數 A–P
被略去的洋房號數	: 不設 I 及 O 座數洋房

賣方及有參與發展項目的其他人的資料

賣方	: South Land Enterprises Limited (亦為擁有人)(其直接控權公司為大昌地產有限公司，最終控權公司為大昌集團有限公司)
認可人士	: 1. 設計及建築：巴馬丹拿建築及工程師有限公司之 Mr. N.D. Burns (Mr. N.D. Burns 為巴馬丹拿建築及工程師有限公司之集團董事) 2. 售樓說明書資料：郭銳忠測量師事務所之郭銳忠先生(郭銳忠先生為郭銳忠測量師事務所之董事)
承建商	: 宏業建築有限公司 (其直接控權公司為大昌地產有限公司，最終控權公司為大昌集團有限公司)
賣方代表律師樓	: 韓潤燊律師樓
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名稱	: 不適用
已為發展項目的建造提供貸款的任何其他人的姓名或名稱	: 不適用

有參與發展項目的各方的關係

不適用

發展項目的設計的資料

D、J、K、N 座數洋房有玻璃幕牆構成圍封牆的一部分。由於實用面積是從住宅物業圍封牆的外面起量度，即使玻璃幕牆是寬免面積，實用面積仍然包括玻璃幕牆。

玻璃幕牆面積表

洋房座數	樓層	玻璃幕牆厚度(毫米)	實用面積所包括的玻璃幕牆面積(平方米)	洋房的玻璃幕牆總面積(平方米)
D	第二樓層	137.1	0.627	1.254
	第三樓層	137.1	0.627	
J	第二樓層	137.1	0.627	1.254
	第三樓層	137.1	0.627	
K	第二樓層	137.1	0.627	1.254
	第三樓層	137.1	0.627	
N	第二樓層	137.1	0.627	1.254
	第三樓層	137.1	0.627	

物業管理的資料

物業管理公司	: 大昌物業管理有限公司
公契簽立日期	: 2008 年 2 月 15 日

Location plan of the development 發展項目的所在位置圖



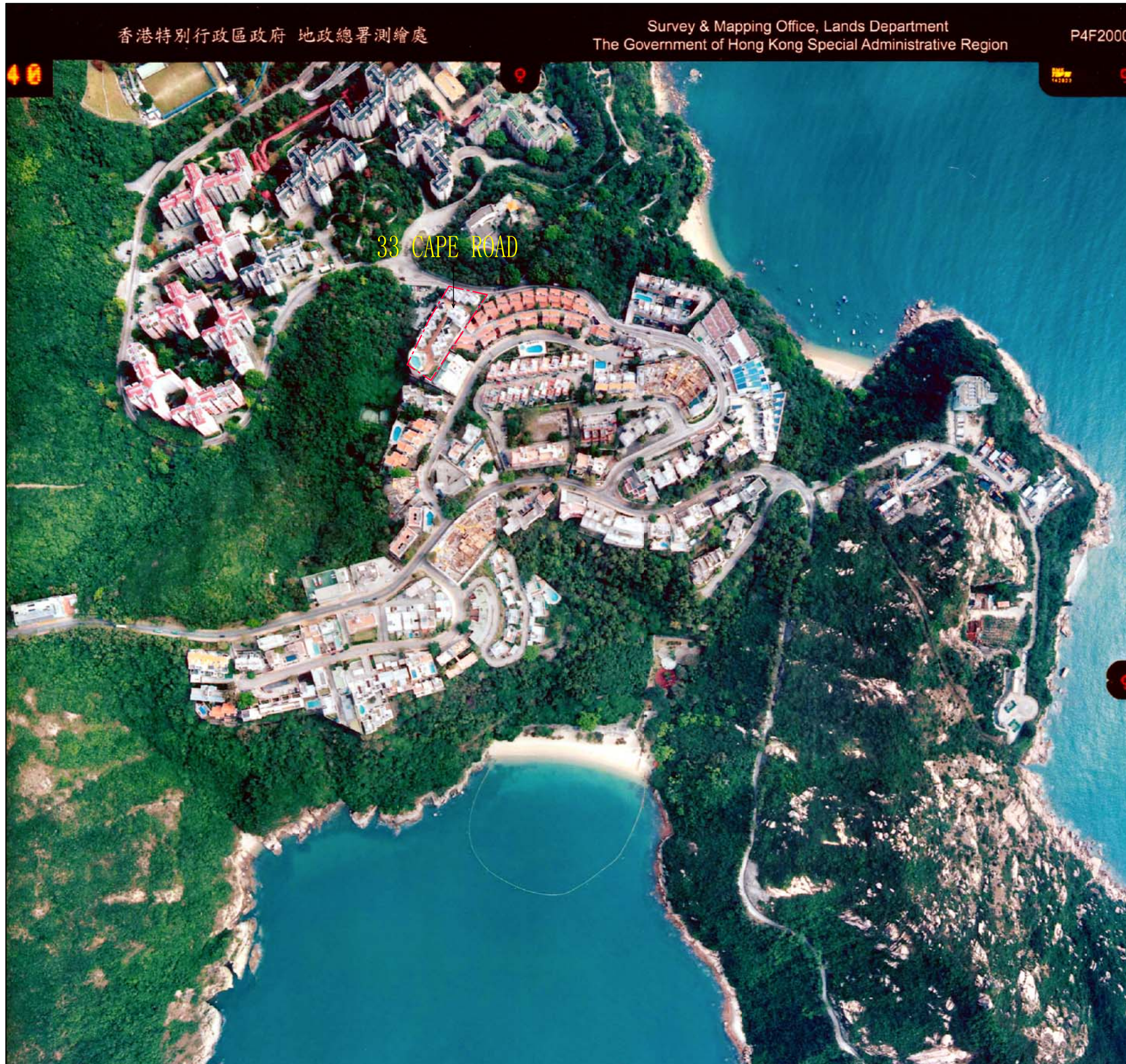
- (B) BUS STOP 車站
- (T) RELIGIOUS INSTITUTION 宗教場所
- P PUBLIC CARPARK 公眾停車場
- ⚡ POWER PLANT 電力站
- (C) CORRECTIONAL INSTITUTION 懲教院所
- (F) FIRE STATION 消防局
- 🌳 PUBLIC PARK 公園

備註:
 1. 由於技術限制, 此發展項目的所在位置圖所顯示的面積, 多於條例要求顯示的面積。
 Note:
 1. Due to technical limitations, the area displayed in this location plan is more than that required by the Residential Properties (First-hand Sales) Ordinance.

地圖版權屬香港特區政府, 經地政總署准許複印, 版權特許編號 93/2012.
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SCALE 1:4000

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



備註:

1. 上述物業鳥瞰照片現存於售樓處，於正常辦公時間，可供免費查閱。
2. 由於技術限制，此鳥瞰照片所顯示的面積，多於條例要求顯示的面積。

Note:

1. The above aerial photo is available for free inspection during normal office hours at the sales office.
2. Due to technical limitations, the area displayed in this aerial photograph is more than that required by the Residential Properties (First-hand Sales) Ordinance.

摘錄自地政總署測繪處於2013年1月2日在春坎角3,000呎飛行高度拍攝之鳥瞰照片，編號為CW99652。
Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height 3,000 feet in Chung Hom Kok , Photo No.CW99652, dated 2 Jan 2013.

**Outline zoning plan etc. relating to the development
 關乎發展項目的分區計劃大綱圖等**



**分區計劃大綱圖
 OUTLINE ZONING PLAN**

**圖例
 NOTATION**

ZONES	地帶
COMMERCIAL	 商業
RESIDENTIAL (GROUP A)	 住宅 (乙類)
RESIDENTIAL (GROUP C)	 住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	 政府, 機構或社區
OPEN SPACE	 休憩用地
OTHER SPECIFIED USES	 其它指定用途
GREEN BELT	 綠化地帶
COASTAL PROTECTION AREA	 海岸保護區
COMMUNICATIONS	
MAJOR ROAD AND JUNCTION	 主要道路及路口
PEDESTRIAN PRECINCT/STREET	 行人專用區或街道
MISCELLANEOUS	
BOUNDARY OF PLANNING SCHEME	 規劃範圍界線
PETROL FILLING STATION	 加油站

備註:

1. 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖現存於售樓處, 於正常辦公時間, 可供免費查閱.
2. 由於技術限制, 此分區計劃大綱圖所顯示的面積, 多於條例要求顯示的面積.

Note:

1. The last updated version of Outline Zoning Plan at the date of printing of the sales brochure is available for free inspection during normal office hours at the sales office.
2. Due to technical limitations, the area displayed in this outline zoning plan is more than that required by the Residential Properties (First-hand Sales) Ordinance.

摘錄自2005年2月1日印刷之赤柱分區計劃大綱圖, 圖則編號為S/H19/10.

EXCERPT OF THE STANLEY OUTLINE ZONING PLAN WITH
 PLAN No.S/H19/10 DATED 1st FEBRUARY 2005

刊憲日期: 2005年2月18日
 Gazette Date: 18th Feb. 2005

Layout plan of the development
發展項目的佈局圖



LOWER TIER AND UPPER TIER HOUSES
低階及高階洋房

Layout plan of the development
發展項目的佈局圖



LOWER TIER AND UPPER TIER HOUSES
低階及高階洋房

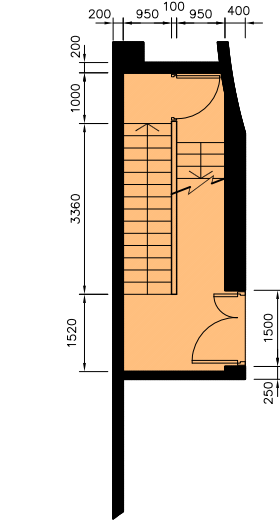
Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

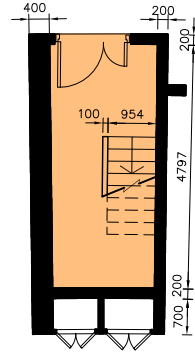
House floor plan

洋房平面圖

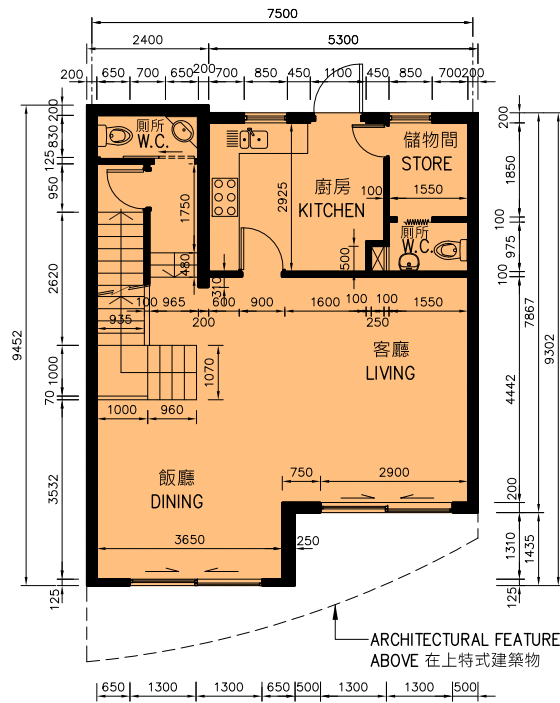
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(但是環角道33號每座洋房結構牆的厚度高低層是沒有差別的)
 THE INTERNAL AREAS OF THE RESIDENTIAL PROPERTIES ON THE UPPER FLOORS WILL GENERALLY BE SLIGHTLY LARGER THAN THOSE ON THE LOWER FLOORS BECAUSE OF THE REDUCING THICKNESS OF THE STRUCTURAL WALLS ON THE UPPER FLOORS (BUT FOR 33 CAPE ROAD, THERE IS NO DIFFERENCE IN THE THICKNESS OF THE STRUCTURAL WALLS BETWEEN THE UPPER AND LOWER FLOORS OF EACH HOUSE)



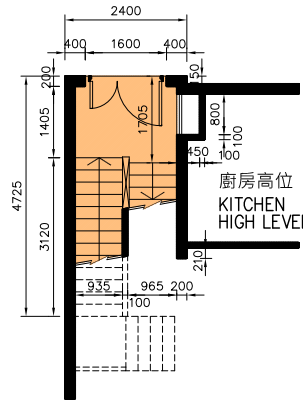
PARKING LEVEL 泊車層
HOUSE A 洋房



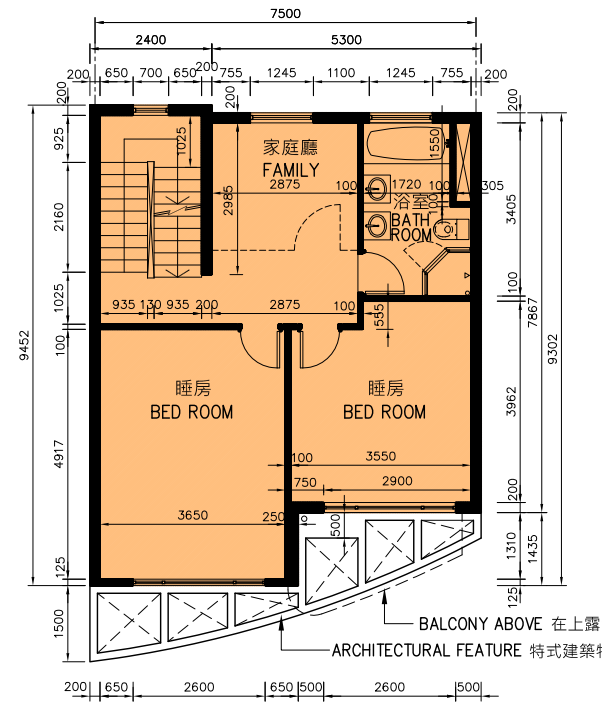
PARKING LEVEL 泊車層
HOUSE B 洋房



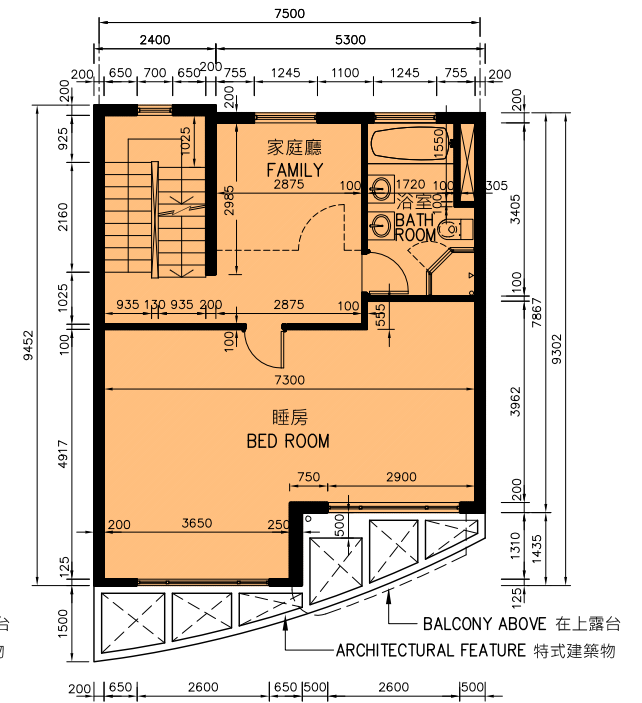
LEVEL 1 第一樓層
HOUSE A B C E F G & H 洋房



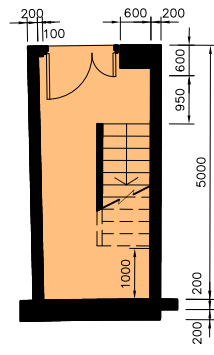
LEVEL 1 HIGH LEVEL
HOUSE A B C E F G & H 洋房



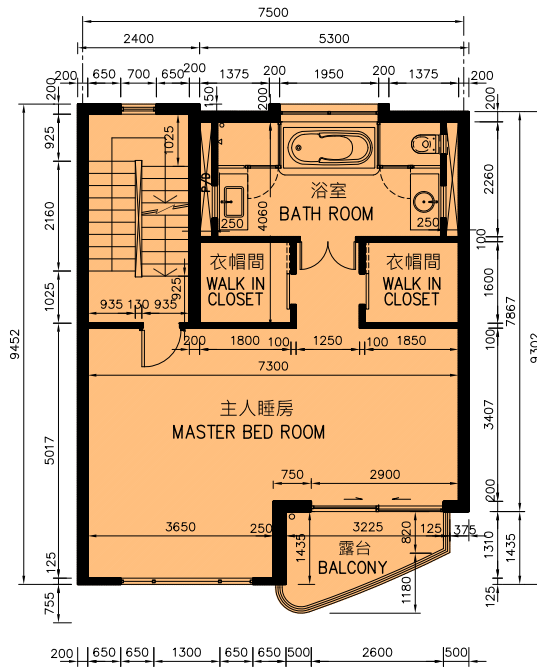
LEVEL 2 第二樓層
HOUSE A B C F & G 洋房



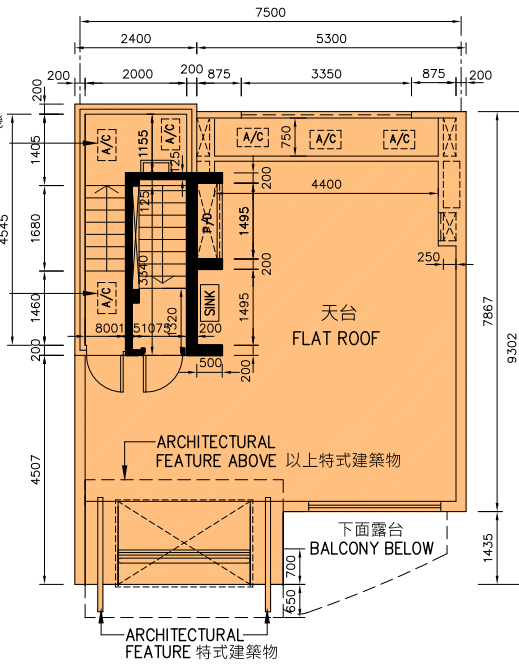
LEVEL 2 第二樓層
HOUSE E & H 洋房



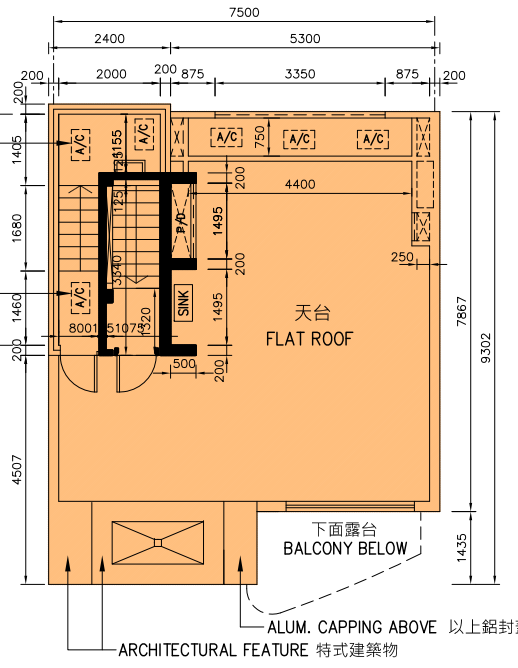
PARKING LEVEL 泊車層
HOUSE C 洋房



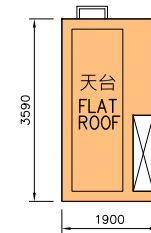
LEVEL 3 第三樓層
HOUSE A B C E F G & H 洋房



ROOF LEVEL 天台
HOUSE B E & G 洋房



ROOF LEVEL 天台
HOUSE A C F & H 洋房



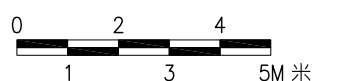
TOP ROOF LEVEL 頂層天台
HOUSE A B C E F G & H 洋房

每層樓板之厚度及層與層之間的高度 (不包括灰泥)
 THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) AND FLOOR TO FLOOR HEIGHT

	樓板厚度	層與層之間的高度
	THICKNESS OF SLABS	FLOOR TO FLOOR HEIGHT
第一樓層 LEVEL 1	150mm 毫米	4455mm 毫米
第二樓層 LEVEL 2	220mm 毫米	3300mm 毫米
第三樓層 LEVEL 3	220mm 毫米	3300mm 毫米

平面圖所列之數字為以毫米標示之建築結構尺寸

The dimensions in floor plans are all structural dimensions in millimetre



PARKING LEVEL 泊車層
HOUSE E F G & H 洋房

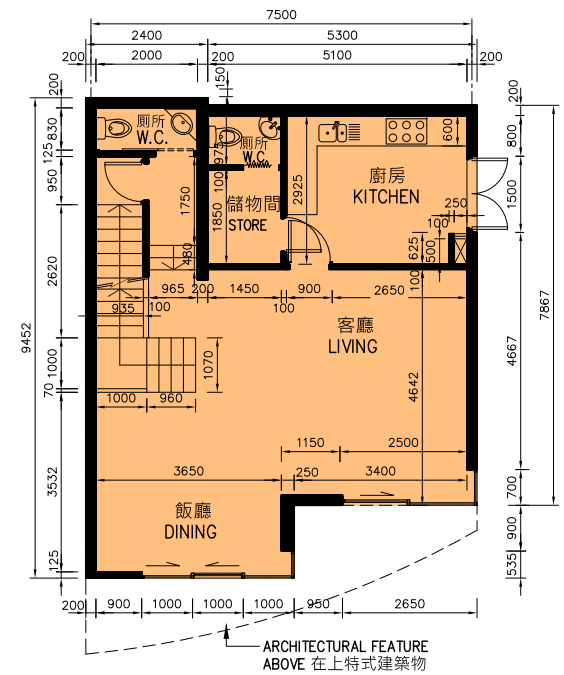
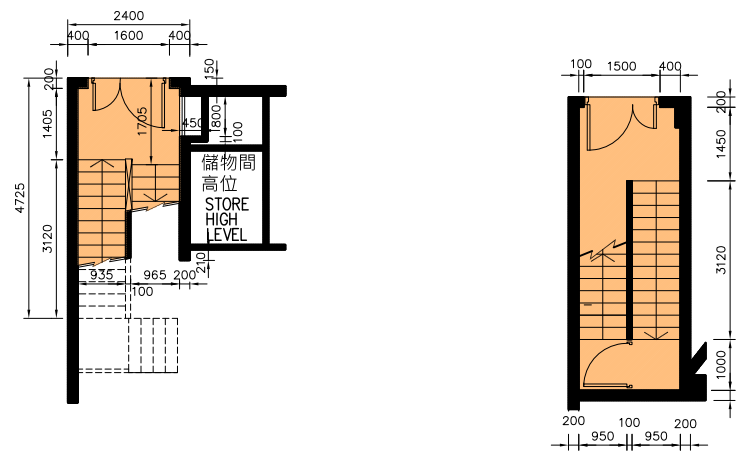
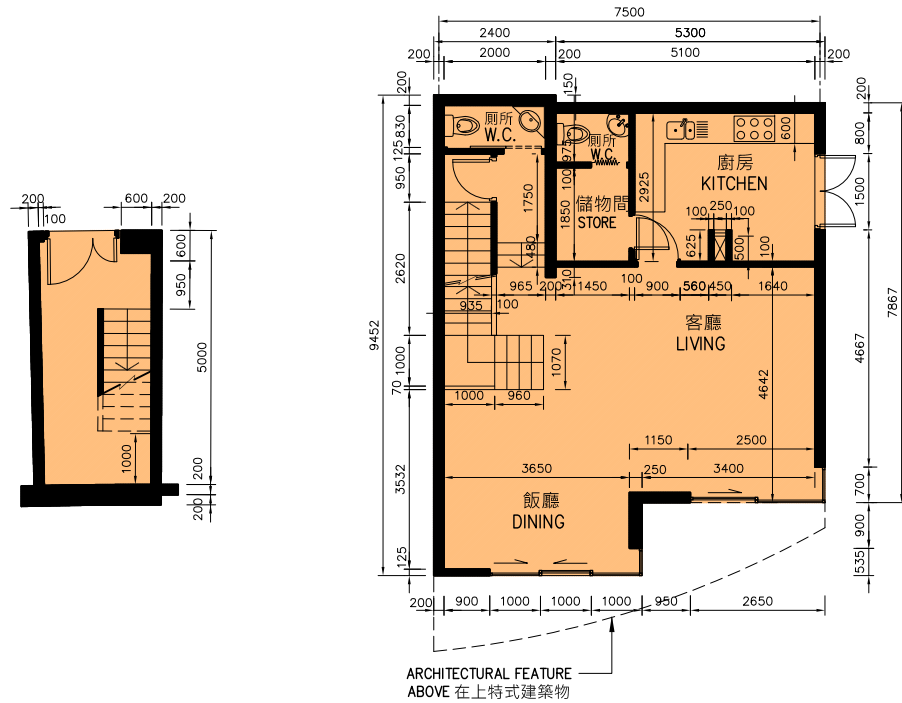
Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

House floor plan

洋房平面圖

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(但是環角道33號每座洋房結構牆的厚度高低層是沒有差別的)
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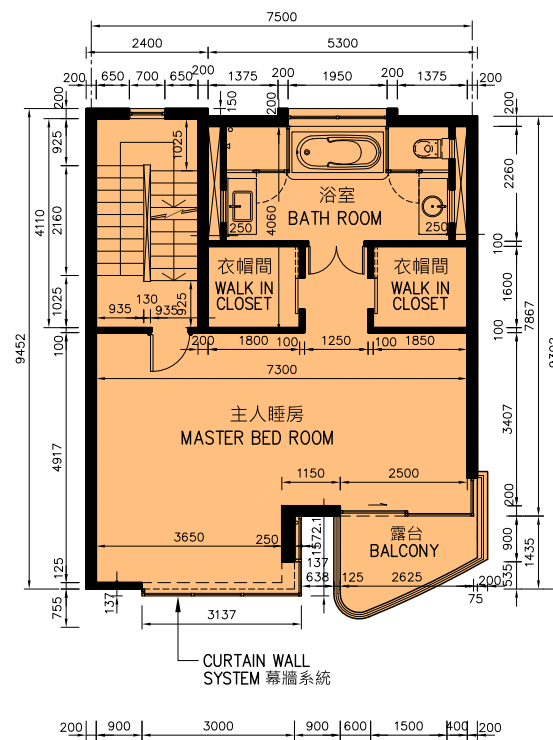
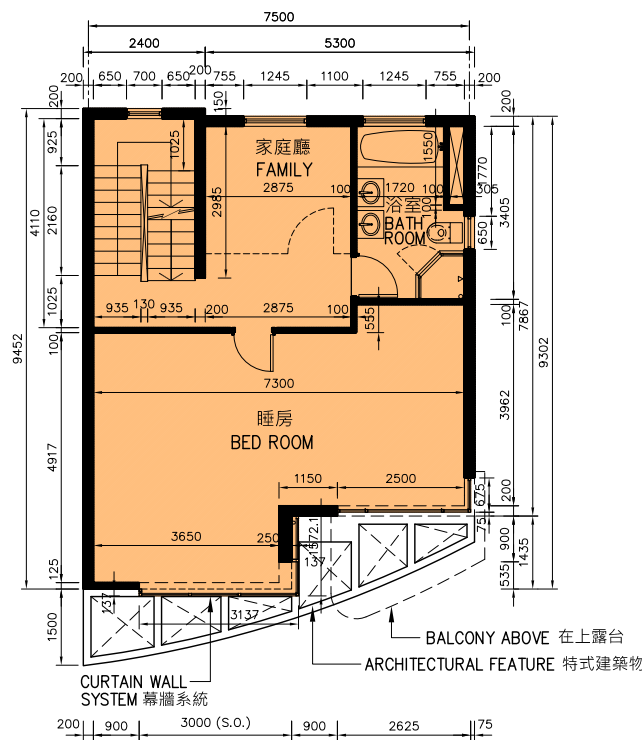
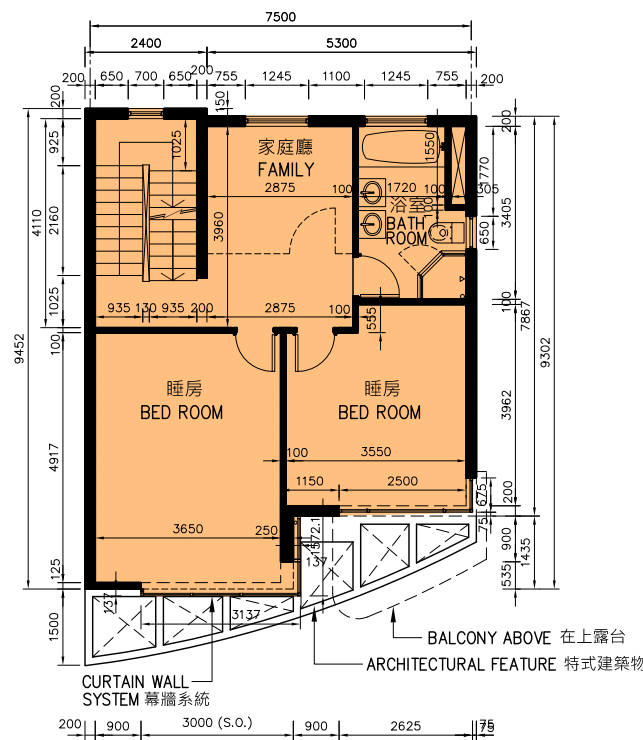
PARKING LEVEL 泊車層
HOUSE D 洋房

LEVEL 1 第一樓層
HOUSE D 洋房

LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE D & J 洋房

PARKING LEVEL 泊車層
HOUSE J 洋房

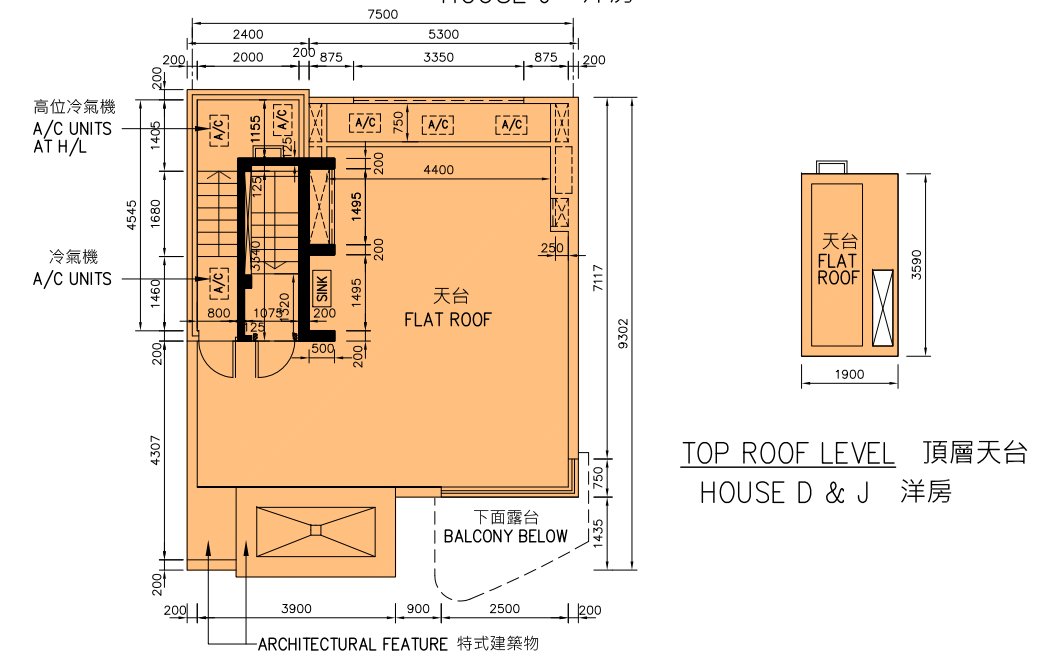
LEVEL 1 第一樓層
HOUSE J 洋房



LEVEL 2 第二樓層
HOUSE D 洋房

LEVEL 2 第二樓層
HOUSE J 洋房

LEVEL 3 第三樓層
HOUSE D & J 洋房



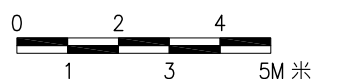
ROOF LEVEL 天台
HOUSE D & J 洋房

每層樓板之厚度及層與層之間的高度 (不包括灰泥)
 THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER)
 AND FLOOR TO FLOOR HEIGHT

	樓板厚度	層與層之間的高度
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平面圖所列之數字為以毫米標示之建築結構尺寸

The dimensions in floor plans are all structural dimensions in millimetre



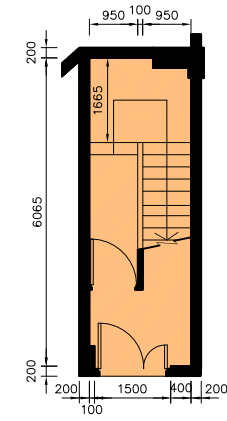
Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

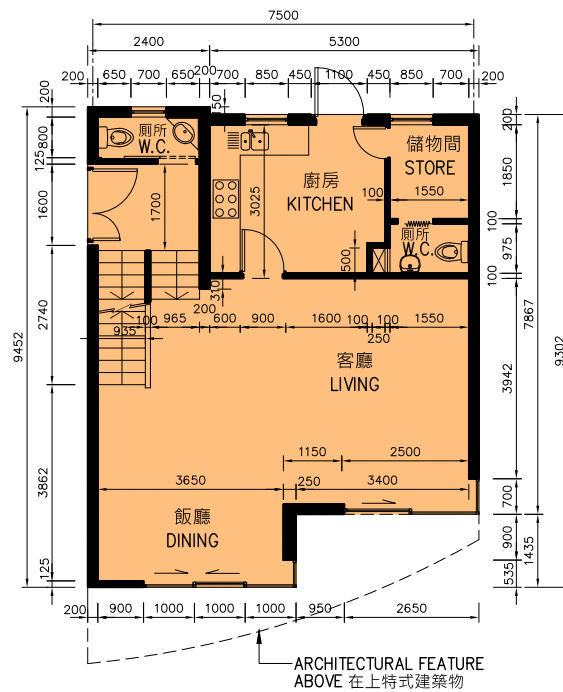
House floor plan

洋房平面圖

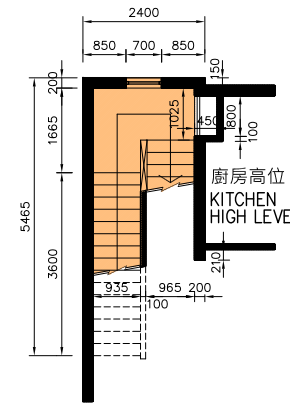
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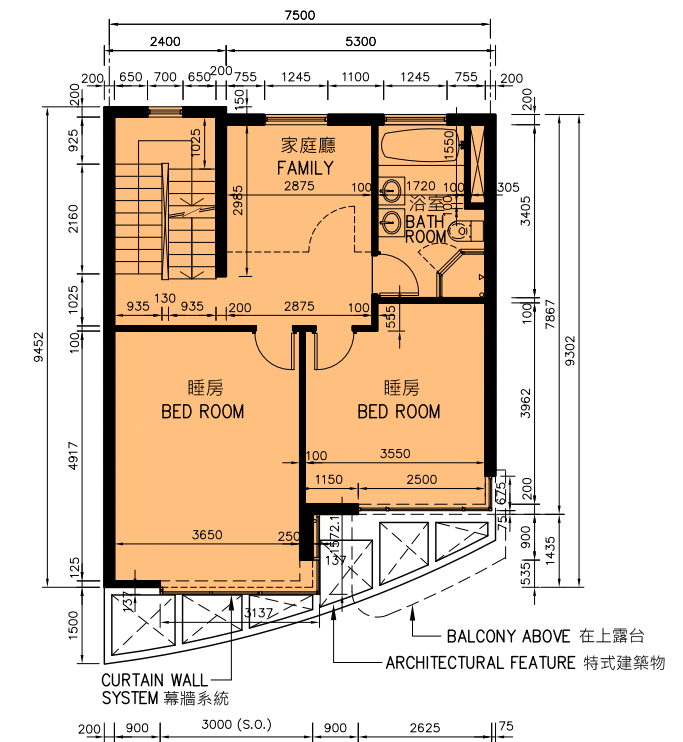
PARKING LEVEL 泊車層
HOUSE K 洋房



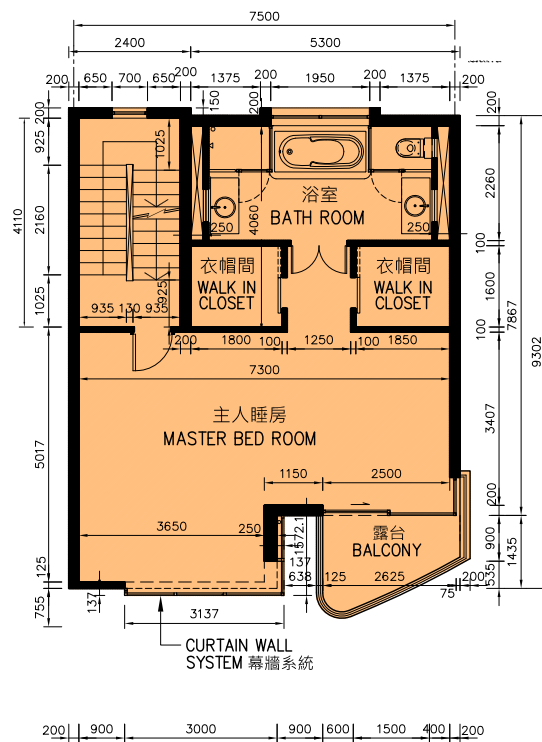
LEVEL 1 第一樓層
HOUSE K 洋房



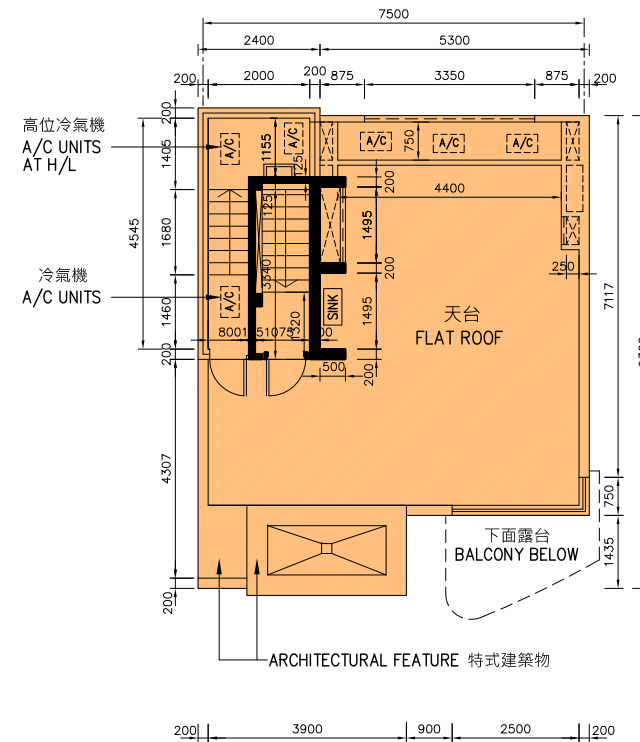
LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE K 洋房



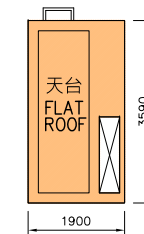
LEVEL 2 第二樓層
HOUSE K 洋房



LEVEL 3 第三樓層
HOUSE K 洋房



ROOF LEVEL 天台
HOUSE K 洋房

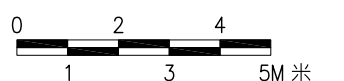


TOP ROOF LEVEL 頂層天台
HOUSE K 洋房

每層樓板之厚度及層與層之間的高度 (不包括灰泥)
 THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER)
 AND FLOOR TO FLOOR HEIGHT

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平面圖所列之數字為以毫米標示之建築結構尺寸
 The dimensions in floor plans are all structural dimensions in millimetre



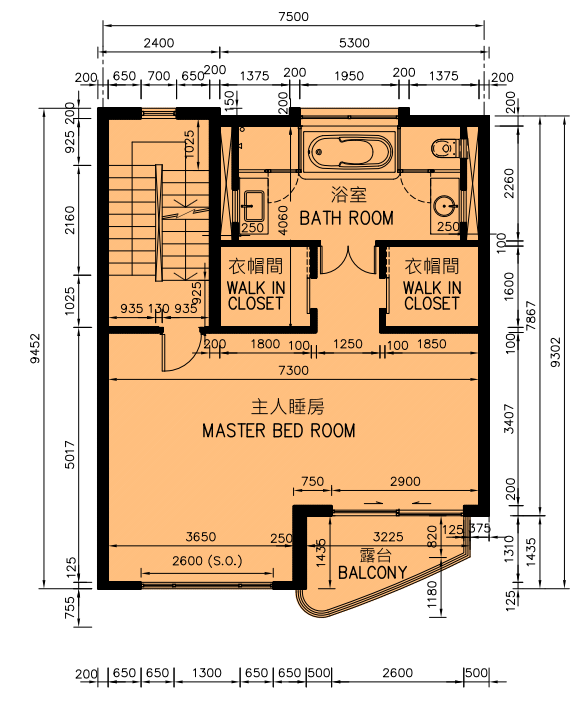
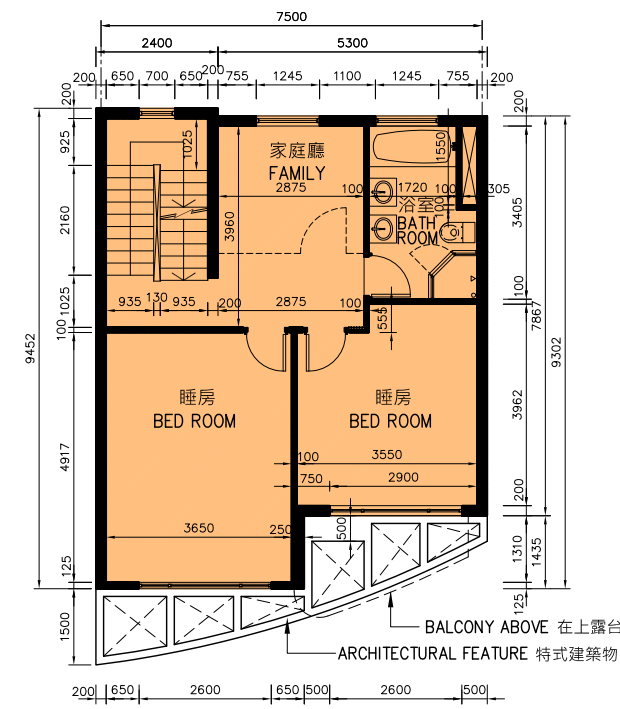
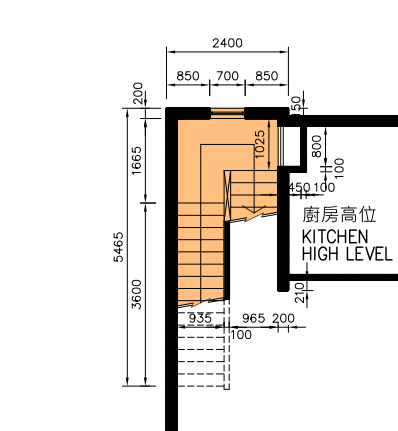
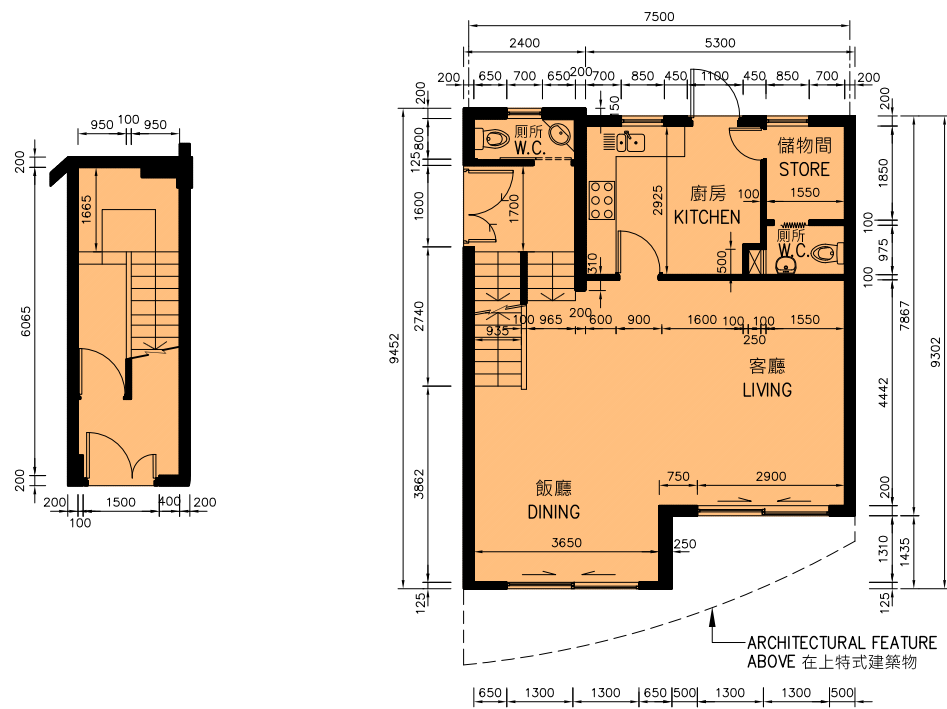
Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

House floor plan

洋房平面圖

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(但是環角道33號每座洋房結構牆的厚度高低層是沒有差別的)
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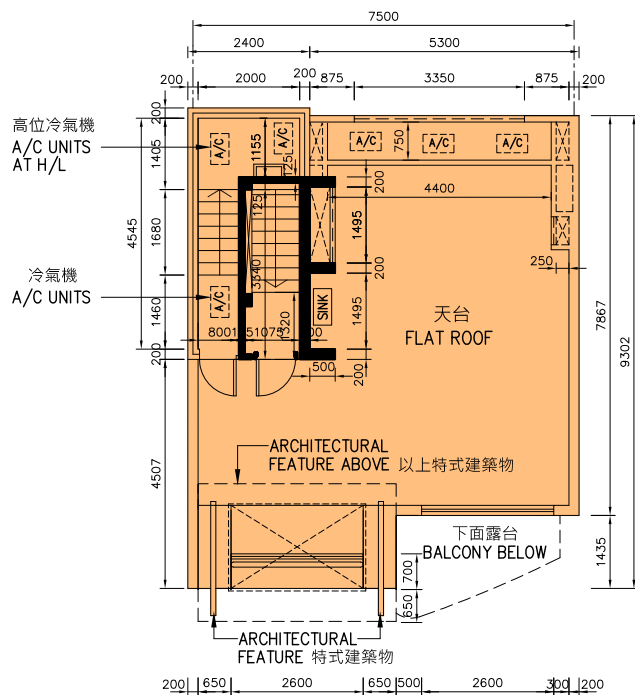
PARKING LEVEL 泊車層
HOUSE L & M 洋房

LEVEL 1 第一樓層
HOUSE L & M 洋房

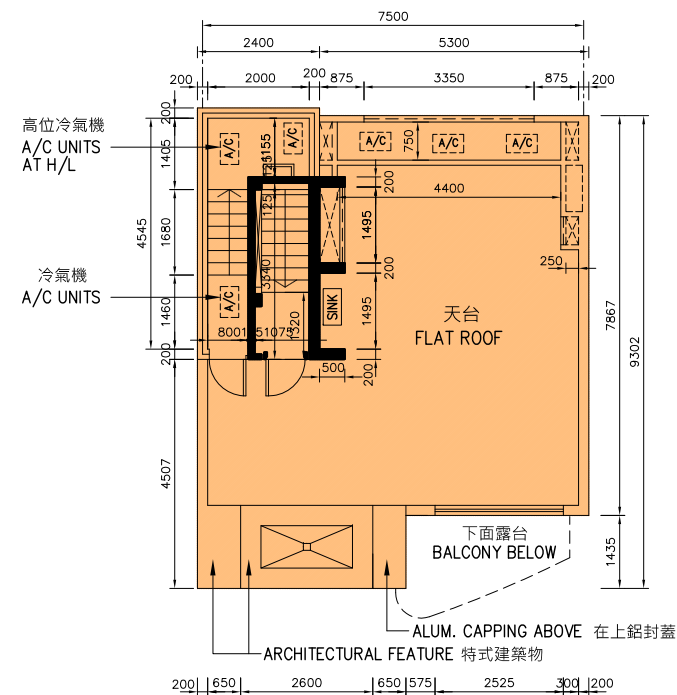
LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE L & M 洋房

LEVEL 2 第二樓層
HOUSE L & M 洋房

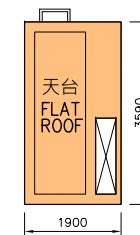
LEVEL 3 第三樓層
HOUSE L & M 洋房



ROOF LEVEL 天台
HOUSE L 洋房



ROOF LEVEL 天台
HOUSE M 洋房



TOP ROOF LEVEL 頂層天台
HOUSE L & M 洋房

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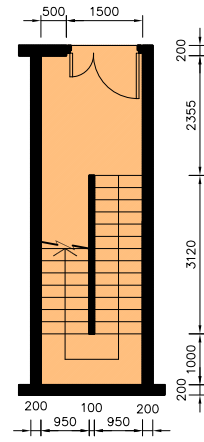
Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

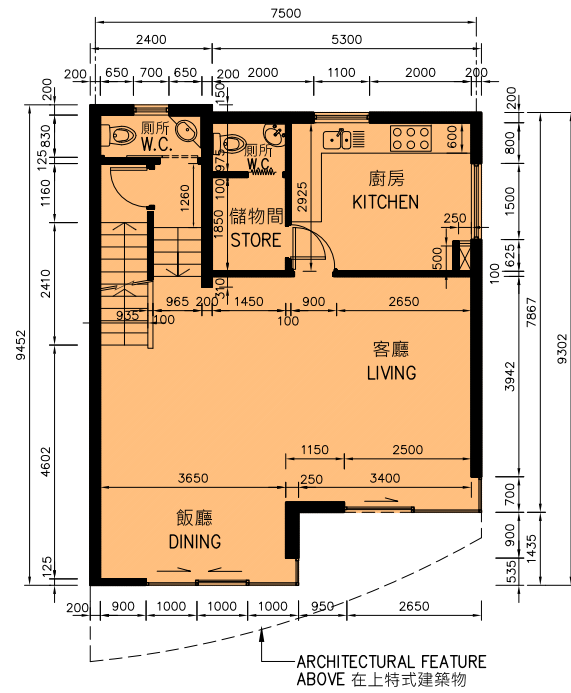
House floor plan

洋房平面圖

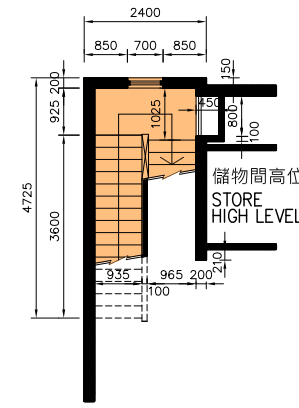
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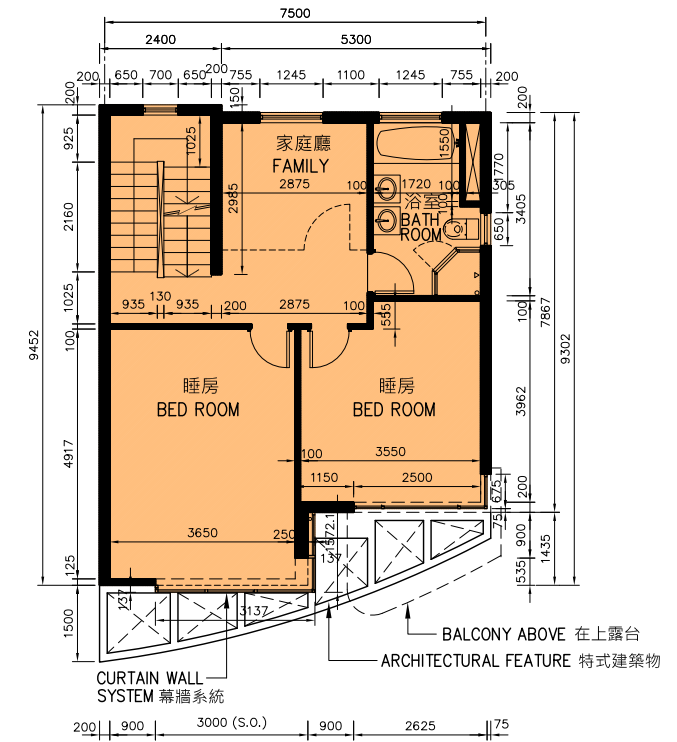
PARKING LEVEL 泊車層
HOUSE N 洋房



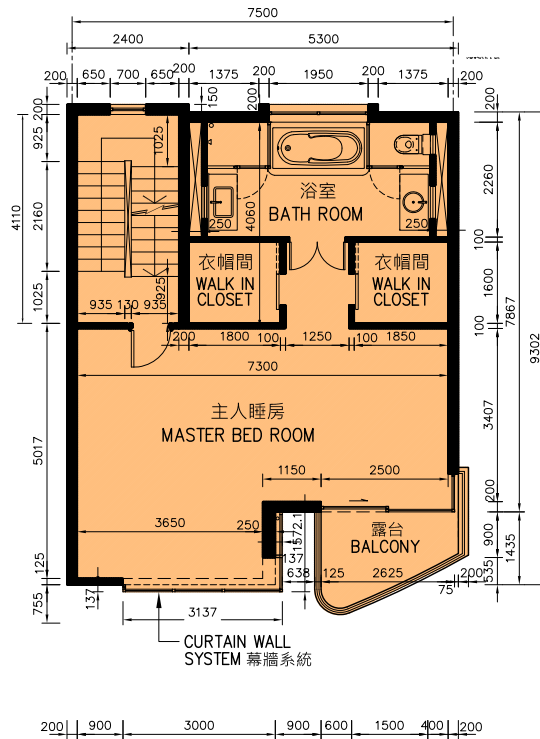
LEVEL 1 第一樓層
HOUSE N 洋房



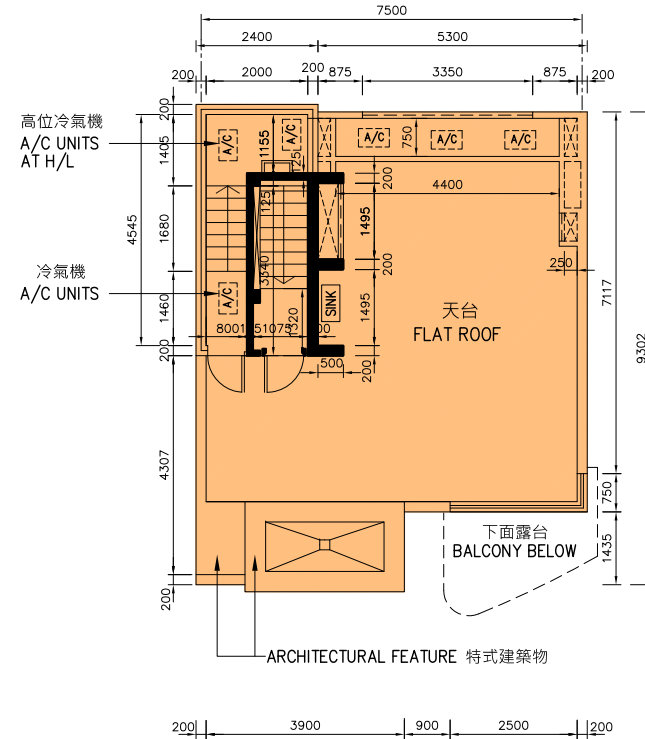
LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE N 洋房



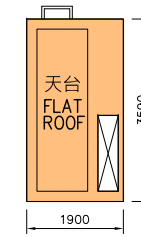
LEVEL 2 第二樓層
HOUSE N 洋房



LEVEL 3 第三樓層
HOUSE N 洋房



ROOF LEVEL 天台
HOUSE N 洋房

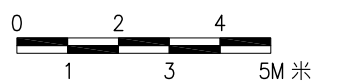


TOP ROOF LEVEL 頂層天台
HOUSE N 洋房

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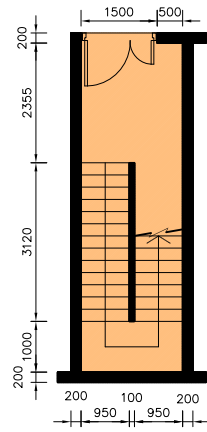
Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

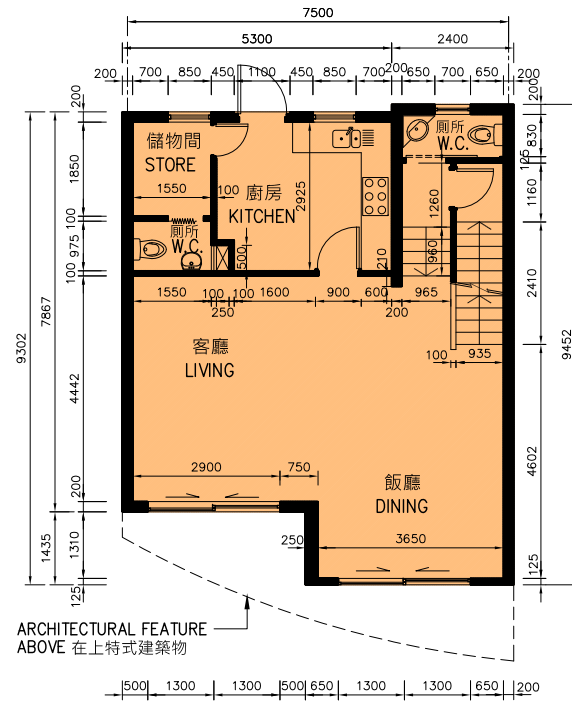
House floor plan

洋房平面圖

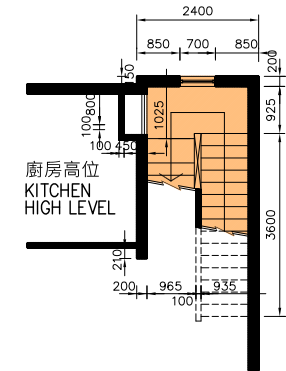
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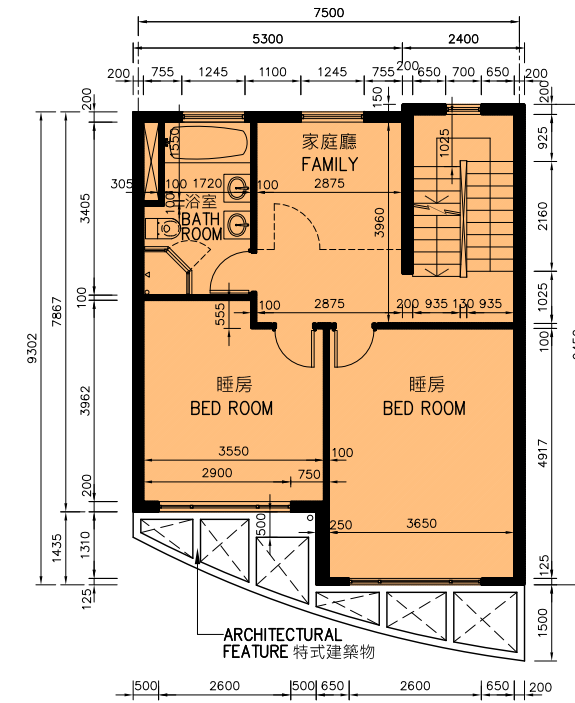
PARKING LEVEL 泊車層
HOUSE P 洋房



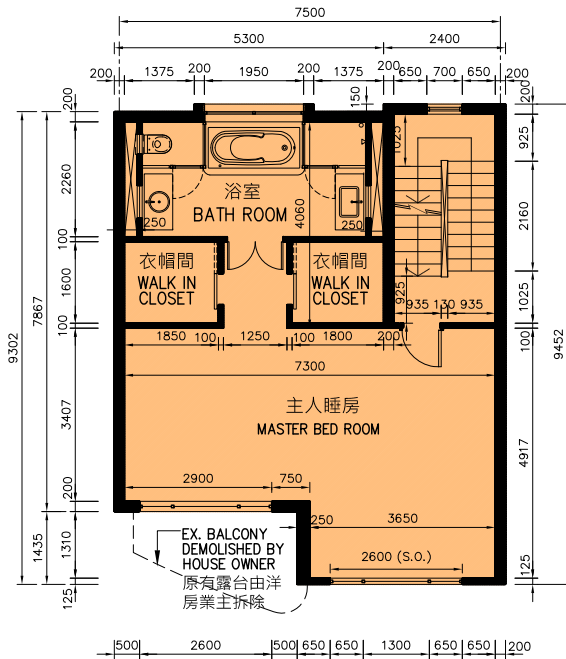
LEVEL 1 第一樓層
HOUSE P 洋房



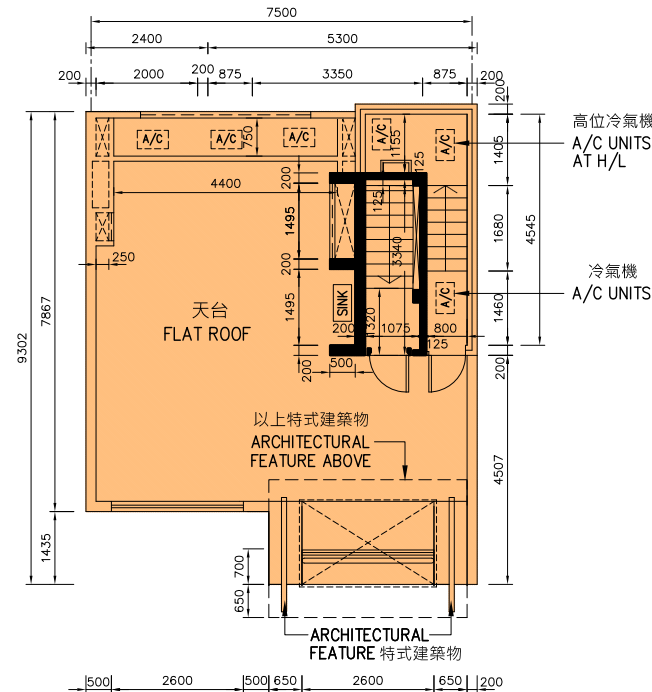
LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE P 洋房



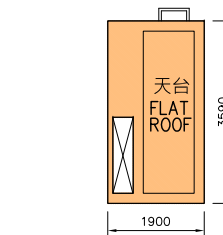
LEVEL 2 第二樓層
HOUSE P 洋房



LEVEL 3 第三樓層
HOUSE P 洋房



ROOF LEVEL 天台
HOUSE P 洋房

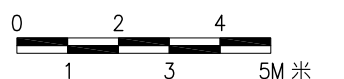


TOP ROOF LEVEL 頂層天台
HOUSE P 洋房

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 AND FLOOR TO FLOOR HEIGHT

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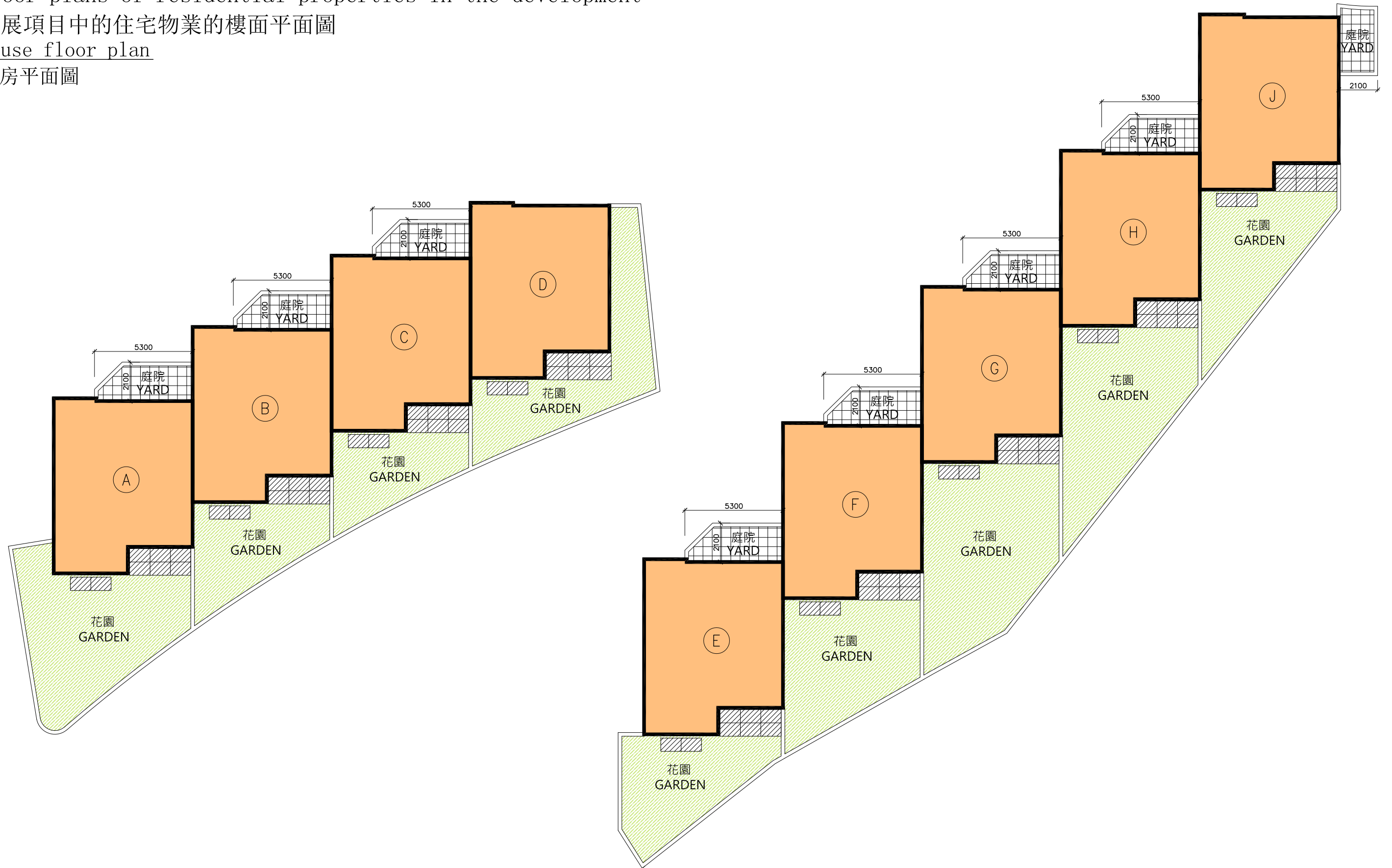


Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

House floor plan

洋房平面圖

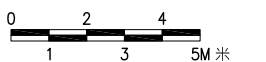


LOWER TIER HOUSES LEVEL 1 GARDEN/LIVING LEVEL

低階洋房第一樓層 花園/客飯廳樓層

HOUSE A B C D E F G H & J 洋房

平面圖所列之數字為以毫米標示之建築結構尺寸
The dimensions in floor plans are all structural dimensions in millimetre



Floor plans of residential properties in the development

發展項目中的住宅物業的樓面平面圖

House floor plan

洋房平面圖

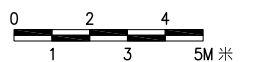


UPPER TIER HOUSES LEVEL 1 GARDEN/LIVING LEVEL

高階洋房第一樓層 花園/客廳樓層

HOUSE K L M N & P 洋房

平面圖所列之數字為以毫米標示之建築結構尺寸
The dimensions in floor plans are all structural dimensions in millimetre



Aera of residential properties in the development

發展項目中的住宅物業的面積

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.)									
		空調機房 Air-Conditioning Plant room	窗台 Bay window	閣樓 Cock-loft	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
A	219.811 (2,366) 露台 Balcony:4.990 (54)	--	--	--	--	61.596 (663)	25.000 (269)	56.889 (612)	3.660 (39)	--	8.766 (94)
B	216.083 (2,326) 露台 Balcony:4.990 (54)	--	--	--	--	35.878 (386)	25.000 (269)	59.374 (639)	3.660 (39)	--	8.766 (94)
C	215.688 (2,322) 露台 Balcony:4.990 (54)	--	--	--	--	32.683 (352)	25.000 (269)	56.889 (612)	3.660 (39)	--	8.766 (94)
D	218.585 (2,353) 露台 Balcony:4.998 (54)	--	--	--	--	48.441 (521)	25.000 (269)	56.889 (612)	3.660 (39)	--	--
E	218.089 (2,347) 露台 Balcony:4.990 (54)	--	--	--	--	41.649 (448)	25.000 (269)	59.374 (639)	3.660 (39)	--	8.766 (94)
F	217.504 (2,341) 露台 Balcony:4.990 (54)	--	--	--	--	51.129 (550)	25.000 (269)	56.889 (612)	3.660 (39)	--	8.766 (94)
G	217.504 (2,341) 露台 Balcony:4.990 (54)	--	--	--	--	70.980 (764)	25.000 (269)	59.374 (639)	3.660 (39)	--	8.766 (94)
H	218.608 (2,353) 露台 Balcony:4.990 (54)	--	--	--	--	61.942 (667)	25.000 (269)	56.889 (612)	3.660 (39)	--	8.766 (94)
J	220.455 (2,373) 露台 Balcony:4.998 (54)	--	--	--	--	46.091 (496)	25.000 (269)	56.889 (612)	3.660 (39)	--	6.568 (71)
K	221.436 (2,384) 露台 Balcony:4.998 (54)	--	--	--	--	79.540 (856)	25.000 (269)	56.889 (612)	3.660 (39)	--	--
L	219.382 (2,361) 露台 Balcony:4.990 (54)	--	--	--	--	51.307 (552)	25.000 (269)	59.374 (639)	3.660 (39)	7.945 (86)	--
M	220.174 (2,370) 露台 Balcony:4.990 (54)	--	--	--	--	91.609 (986)	25.000 (269)	56.889 (612)	3.660 (39)	7.945 (86)	--
N	219.687 (2,365) 露台 Balcony:4.998 (54)	--	--	--	--	54.654 (588)	25.000 (269)	56.889 (612)	3.660 (39)	--	--
P	218.425 (2,351) 露台 Balcony:4.990 (54)	--	--	--	--	85.551 (921)	25.000 (269)	59.374 (639)	3.660 (39)	--	--

Note

備註：

- Roof area including main roof and top roof.
天台面積包括主要天台及頂層天台。
- The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
實用面積及屬該住宅物業其他指明項目的面積是分別按照《一手住宅物業銷售條例》第 8 條及附表二第 2 部計算得出的。

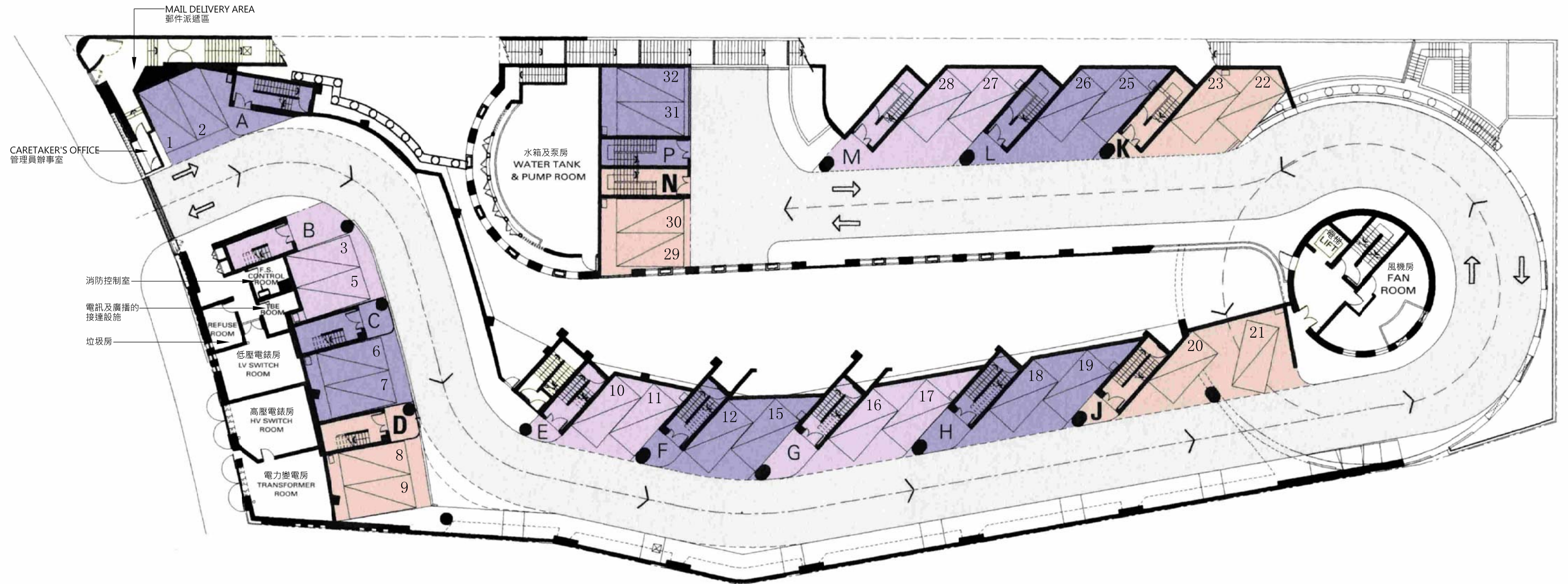
3. Areas without brackets are expressed in square metre (m²) and areas within brackets are expressed in square feet (ft²). The areas in the m² are converted to ft² based on a conversion rate of 1m² = 10.7639 ft² and rounded to the nearest integer.
 沒有括符的面積是平方米，有括符的面積是平方呎。面積以 1 平方米=10.7639 平方呎換算至平方呎並以四捨五入至整數。

4. Other Area (Not included in the Saleable Area and Area of other specified items)

其他面積（不計算入實用面積及其他指明項目的面積）

Other Area 其他面積	House 洋房 A	House 洋房 B	House 洋房 C	House 洋房 D	House 洋房 E	House 洋房 F	House 洋房 G	House 洋房 H	House 洋房 J	House 洋房 K	House 洋房 L	House 洋房 M	House 洋房 N	House 洋房 P
Area outside Car Parking Space 停車位以外面積	16.049 (173)	19.431 (209)	18.199 (196)	23.914 (257)	13.534 (146)	19.662 (212)	29.087 (313)	27.786 (299)	36.318 (391)	19.506 (210)	26.583 (286)	31.552 (340)	9.043 (97)	9.043 (97)
Carpark Staircase – High Level 停車位樓梯 - 高位	7.186 (77)	18.905 (203)	7.895 (85)	7.492 (81)	7.163 (77)	8.976 (97)	8.976 (97)	10.080 (109)	9.288 (100)	--	--	--	--	--

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



LOWER TIER AND UPPER TIER HOUSES
 低階及高階洋房

尺寸 (長x闊) (米)	每停車位面積 (平方米)
5.0 x 2.5	12.5
DIMENSION (L x W) (m)	AREA PER EACH PARKING SPACE (sq. m.)
5.0 x 2.5	12.5



Summary of preliminary agreement for sale and purchase

1. A preliminary deposit of 5% of the purchase price is payable on the signing of that preliminary agreement;
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement :-
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the vendor does not have any further claim against the purchaser for the failure.

臨時買賣合約的摘要

1. 在簽立臨時合約時須支付售價的 5% 的臨時訂金。
2. 買方在簽立該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於簽立該臨時合約的日期之後 5 個工作日之內簽立買賣合約：-
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 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。

Summary of deed of mutual covenant (“DMC”)

The common parts of the development

Common areas means those parts of the Land and the Development intended for the common use and benefit of all owners as a whole and not for a particular House or Houses which parts are subject to the provisions of the DMC to be used by each Owner and occupier in common with all other Owners and occupiers of the Land and the Development. This said parts include but are not limited to the Club House, pool deck, swimming pool, fitness room, changing rooms, pool filtration plant room, ramp, turn-around area/driveway/EVA, landscape, planter, caretaker's flat, staircases, parapet wall, F.S. water tank and pump room, fan room, meter room, caretaker's office, F.S. control room, LV switch room, T.B.E. room, refuse room, HV switch room, transformer room, mail delivery area, footpath, covered footpath, sprinkler water tank, sprinkler pump room, owner's office, potable flushing and cleansing tank and pump room, common flat roof/terrace, lift shaft and shall include reference to “common parts” as defined in the Building Management Ordinance. For the avoidance of doubt, the surface of any wall forming part of the Common Areas which encloses any garden and/or open yard/terrace of any House falls within this definition.

The number of undivided shares assigned to each house in the development

分配予發展項目中的每座洋房的不可分割份數的數目

House 洋房	Undivided Shares 不可分割份數
A	218
B	214
C	213
D	215
E	216
F	217
G	220
H	219
J	219
K	219
L	217
M	223
N	226
P	230
Common Areas 共用地方	10
Total Shares 份數總數	3,076

The term of years for which the manager of the development is appointed

The parties of the DMC have agreed to appoint the Manager to undertake the management and maintenance of the Land and the Development is for a term of two (2) years from the date of the DMC and to be continued thereafter until termination of the Manager's appointment in accordance with the DMC and/or Building Management Ordinance

The basis on which the management expenses are shared among the owners of the houses of the development

As from the date of the DMC, the Owner of each House shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the budgeted management fees in respect of the Land and the Development such proportion shall be the same proportion as the number of Management Shares allocated to his House bears to the total number of Management Shares allocated to all the Houses as specified in the DMC.

The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' management contribution based on the first annual management budget payable by the owner in respect of his house.

Area (if any) in the development retained by the owner for its own use

Not applicable

Note:

For full details please refer to the DMC which is free for inspection during opening hours at the place at which the residential property is offered to be sold. Copies of the DMC can be obtained upon paying necessary photocopying charges.

公契的摘要

發展項目的公共部份

指該土地及發展項目中擬供所有業主整體(而非特定一幢或多幢洋房)共同使用及受益之部分，而該土地及發展項目之每名業主及佔用人須按照公契規定，與所有其他業主及佔用人共同使用該部分。上述部份包括但不限於會所、泳池平台、泳池、健身室、更衣室、泳池過濾機房、坡道、掉頭處/車路/緊急車輛通道、園景、花槽、管理員單位、樓梯、護牆、消防水缸及泵房、通風機房、錶房、管理員辦事處、消防控制室、低壓電掣房、電訊及廣播設備房、垃圾房、高壓電掣房、電力變壓房、郵遞區、行人路、有蓋行人路、消防灑水缸、消防花灑泵房、業主辦事處、食水沖廁水及清洗水缸及泵房、公共平台/露台、電梯豎井，並且包括建築物管理條例所界定之公共地方。為免疑問，構成公用地方一部分之任何牆壁之表面，即使圍封任何洋房之花園及/或天井/台階，仍包括在此定義範圍內。

發展項目的管理人的委任年期

根據公契各方與管理公司議定，管理人將由公契訂立日開始執行該土地及發展項目的管理與維修事務，首屆任期為兩年，其後則繼續履任，直至及除非其委任權根據公契或建築物管理條例之規定終止。

在發展項目中的擁有人之間分擔管理費開支的基準

從公契訂立日開始，各座洋房之業主須於每個曆月預繳該土地及發展項目預算管理費適當比例的十二分之一。該適當比例是指公契所載分配予其房屋之管理份數與分配予所有房屋之總管理份數之比例。

計算管理費按金的基準

管理費按金相等於業主就其洋房按首年度管理費預算案計算而須繳的三個月管理費。

擁有人在發展項目中保留作自用的範圍(如有)

不適用

備註：

請查閱公契以了解全部詳情，出售處備有完整公契副本供客免費查閱，並可在支付所需影印費後取得公契之複印本。

Summary of land grant

1. Particulars of the Lot : Lot No. : Rural Building Lot No. 1164
Location : Cape Road, Chung Hom Kok, Hong Kong.
2. Lease Term : 50 years commencing from 15th April 2002.
3. User Restriction : Private residential purposes.
4. The facilities that are required to be constructed and provided for the Government, or for public use : Not applicable
5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land : The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion shall require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon.
6. The lease conditions that are onerous to a purchaser : GENERAL CONDITIONS
Maintenance shall maintain all buildings.....
Re-entry (a) Upon any failure or neglect by the Purchaser to perform, observe or comply with any of these Conditions the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings,
(b) No refund of premium on re-entry
SPECIAL CONDITIONS
Development conditions
(a) Compliance with Buildings Ordinance
(b) Compliance with Town Planning Ordinance

- (c) Total gross floor area
- (d) Maximum site coverage
- (e) Maximum number of storeys
- (f) Design, disposition and height

Preservation of trees

Landscaping

Restriction on partitioning

- Cutting away (a) 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. maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) shall prejudice the Government's rights
- (c) shall at his own expense reinstate and make good the same (formation, leveling, development or other works done by the Purchaser) to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, Which shall be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and (upon

non-compliance), the Director may forthwith execute and carry out the works and recover the cost

Note:

For full details please refer to the Land Grant which is free for inspection during opening hours at the place at which the residential property is offered to be sold . Copies of the Land Grant can be obtained upon paying necessary photocopying charges.

批地文件的摘要

1. 地段特別記述 : 地段編號：郊外地段 1164 號。
位置：香港春坎角環角道。
2. 租契年期 : 由 2002 年 4 月 15 日起計 50 年。
3. 用途限制 : 私人住宅。
4. 按規定須興建並提供予政府或供公眾使用的設施 : 不適用
5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任 : 承授人須自行承擔費用保養位於該土地之斜坡(斜坡圖綠色黑斜線之地方)，以及根據有關政府部門不時發出關於維修斜坡、護土牆及相關結構物之指引，檢查任何該等斜坡及擋土牆結構，將之維持及保持運作及狀況良好堅固及進行所需工程。
6. 對買方造成負擔的租用條件 : 通用條款

維護 必須維護全部大廈

收回所有權 (a) 假如購買人不履行或忽視執行、遵守或依從其中的任何條款，政府有權收回所有權和地段或任何部份和或者任何屋宇。

(b) 收回所有權不作任何還款。

特別條款

發展條款

- (a) 依從建築物條例
- (b) 依從城市規劃條例
- (c) 總樓面面積
- (d) 最大上蓋面積百分率
- (e) 最大樓層數目
- (f) 設計、佈局和高度

保護樹木

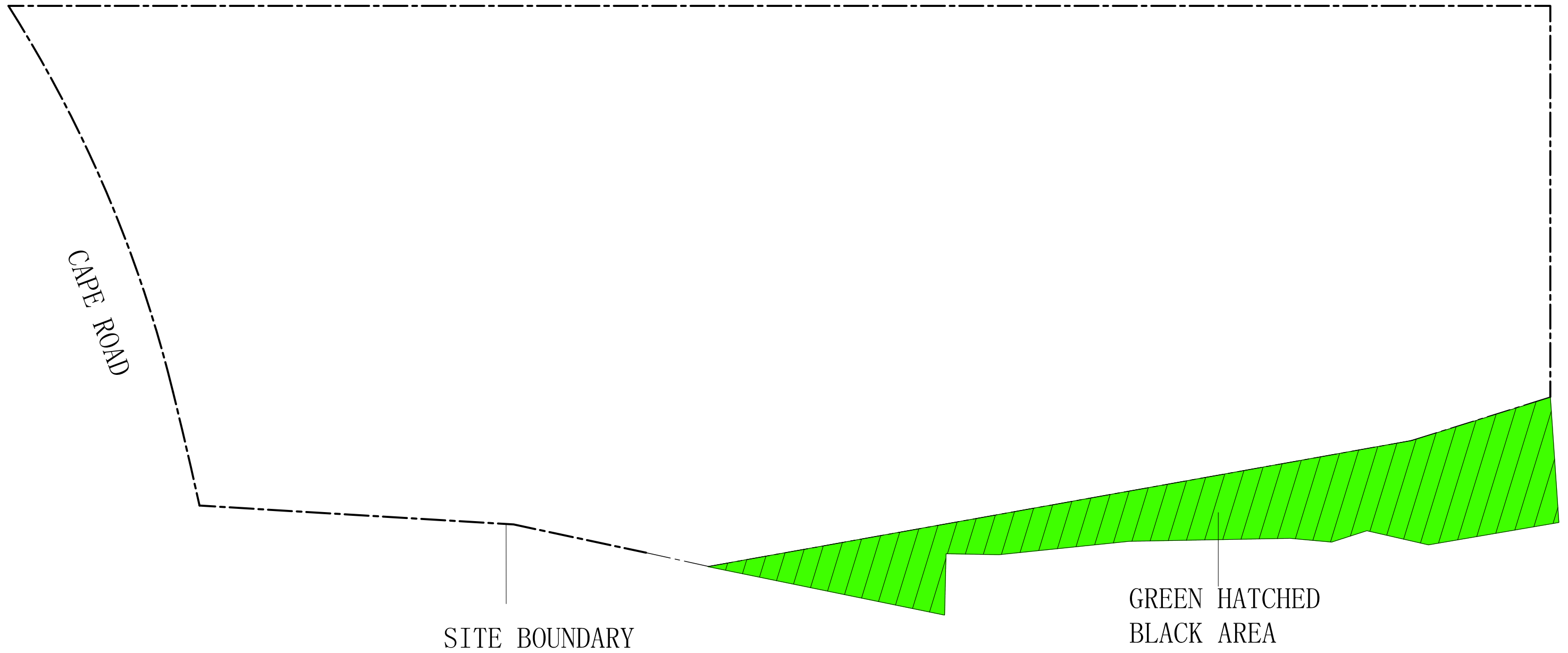
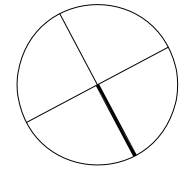
園藝
分割
開鑿

- (a)保護和支撐地段內之土地和毗連的或接連的政府地或批地以排除和防止日後發生任何泥土流失、滑坡或沉降須自行承擔費用維護已述土地、斜坡處理工程、護土牆或其他支撐、保護、排水或附屬或其他工程，達至完美堅固而且處長滿意。
- (b) 條款分項(a) 不損害政府權利.....。
- (c) 須自行承擔費用復原和造好相同(地盤平整、平水、發展和購買人所建造的其他工程以達至處長滿意仍必須對政府及其代理人和承建商由於發生泥土流失、滑坡或沉降而引發的全部費用作出賠償損失
- (d) 處長有權以書面通告令購買人進行建造和維護已述土地、斜坡處理工程、護土牆或其他支撐、保護、排水或附屬或其他工程或復原和造好任何泥土流失、滑坡或沉降和 (如不依從)，處長得立刻執行和進行該工程和追收回費用.....

備註：

請查閱批地文件以了解全部詳情，出售處備有完整批地文件副本供客免費查閱，並可在支付所需影印費後取得批地文件之複印本。

發展項目的斜坡圖
SLOPE PLAN OF THE DEVELOPMENT



Information on public facilities and public open spaces

1. No public facilities and open spaces required under the Land Grant to be constructed and provided for the Government, or for public use.
2. No public facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development.

公共設施及公眾休憩用地的資料

1. 根據批地文件，沒有規定須興建並提供予政府或公眾使用的任何設施。
2. 根據批地文件，沒有由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施。

Warning to purchasers

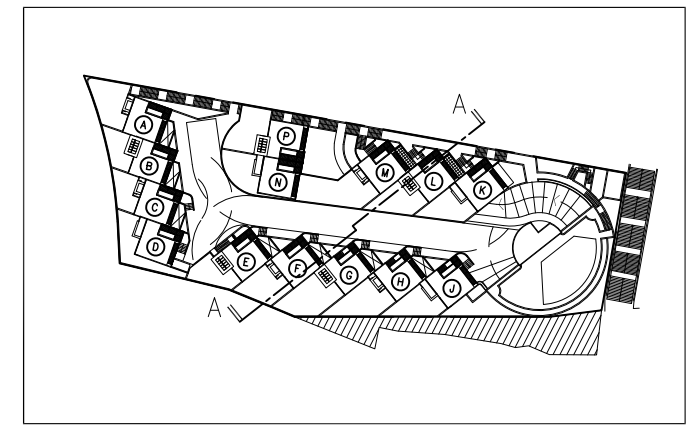
1. Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
2. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
3. **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
4. If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
5. You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

對買方的警告

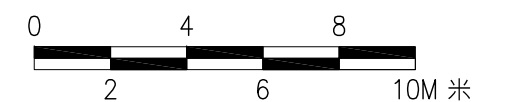
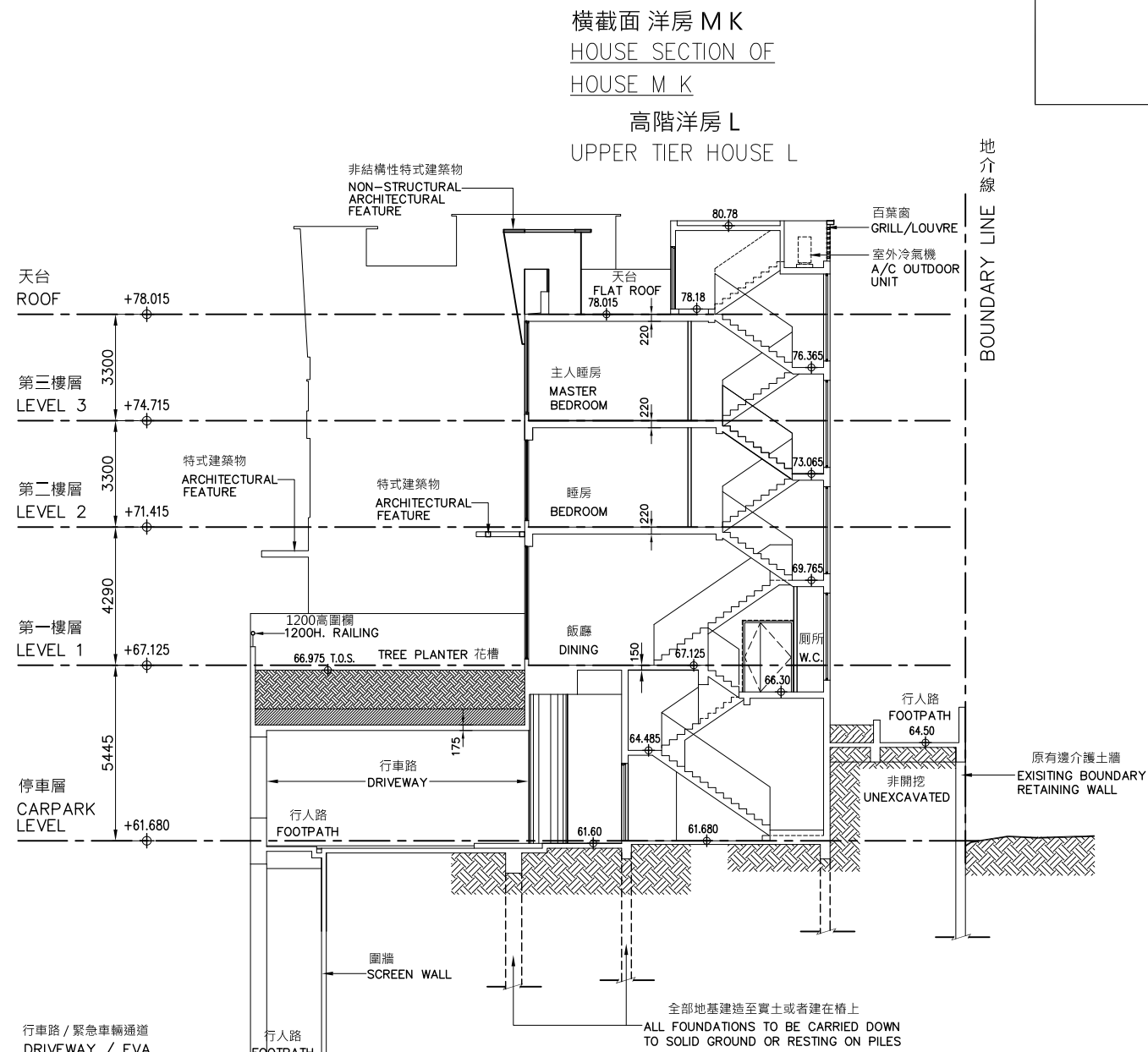
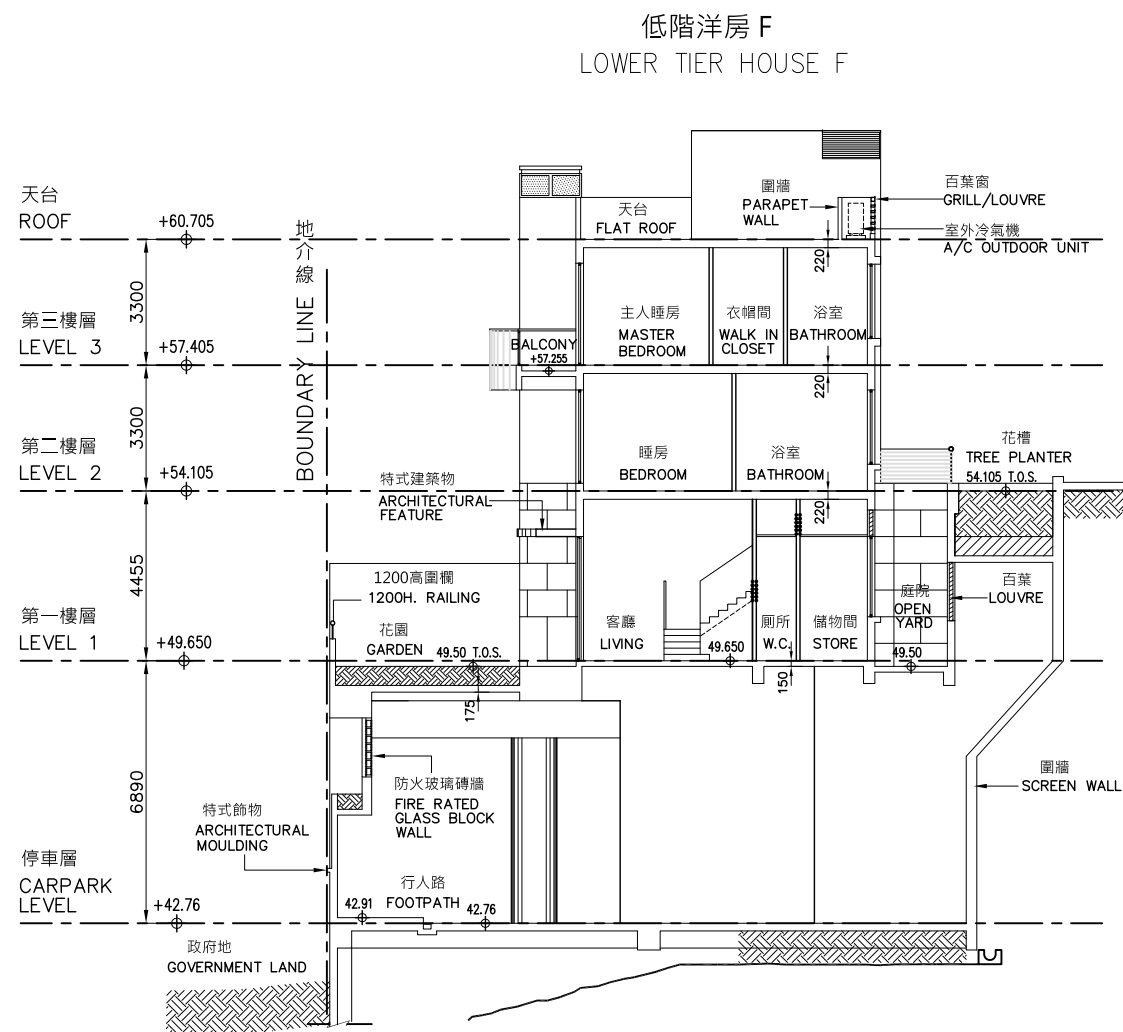
- (一) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- (二) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
- (三) **現建議你聘用自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
- (四) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- (五) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

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

發展項目中的低階洋房及高階洋房橫截面 A-A 圖
CROSS-SECTION A-A PLAN OF LOWER TIER HOUSE & UPPER TIER HOUSE IN THE DEVELOPMENT

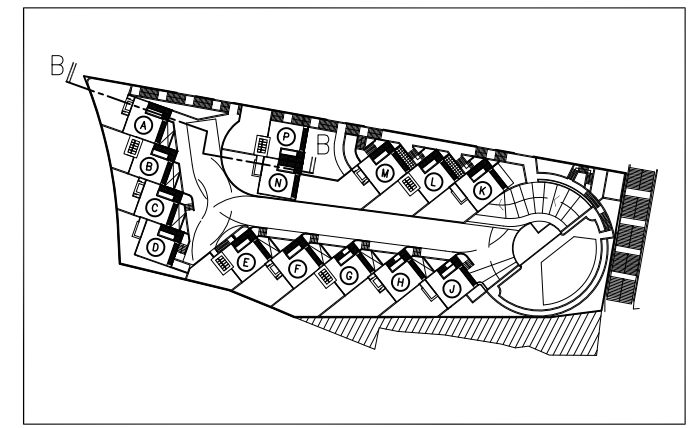


KEY PLAN 位置圖

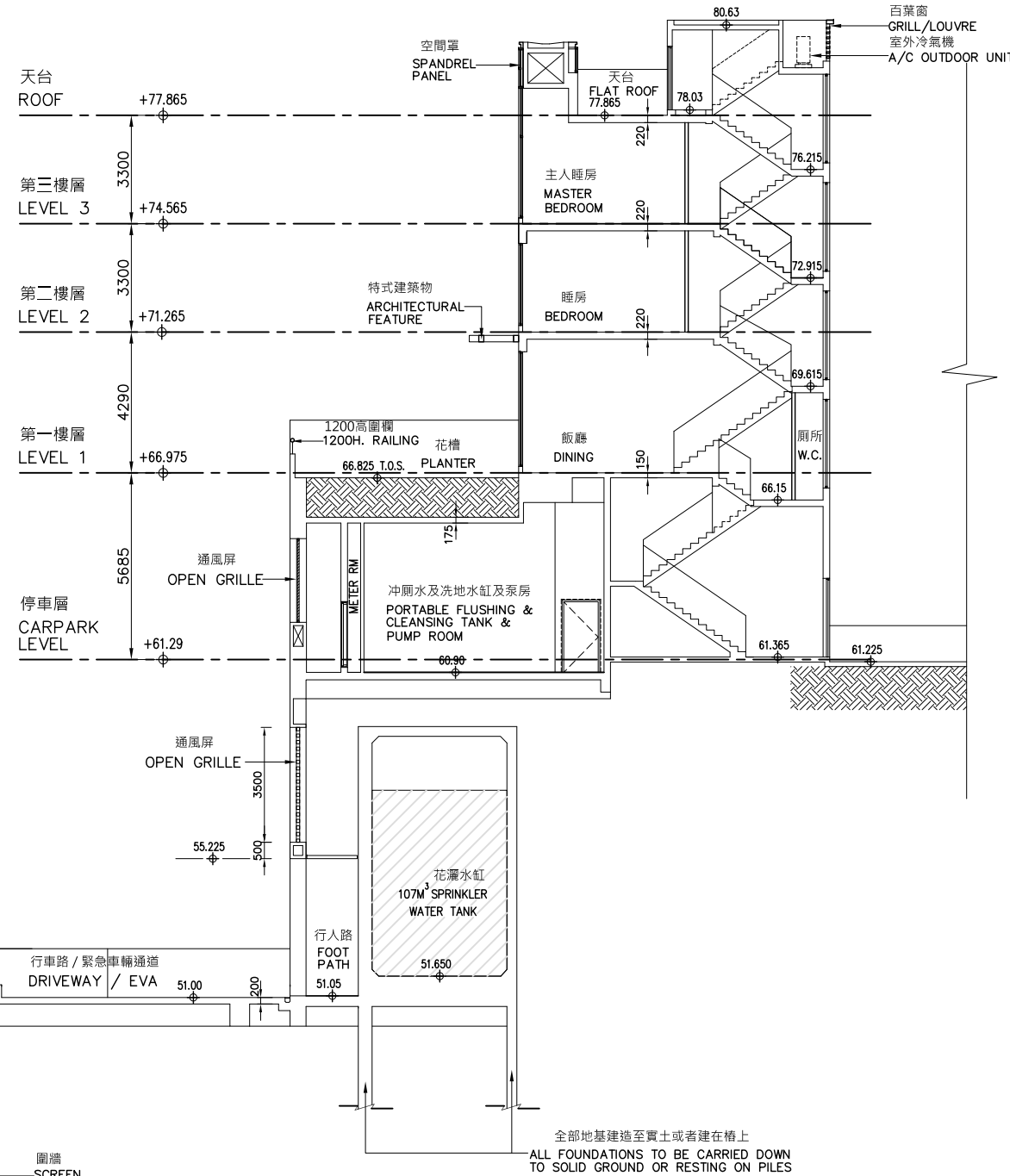


Cross-section plan of building in the development 發展項目中的建築物的橫截面圖

發展項目中的低階洋房及高階洋房橫截面 B-B 圖
CROSS-SECTION B-B PLAN OF LOWER TIER HOUSE & UPPER TIER HOUSE IN THE DEVELOPMENT

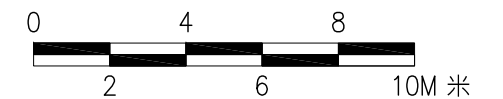
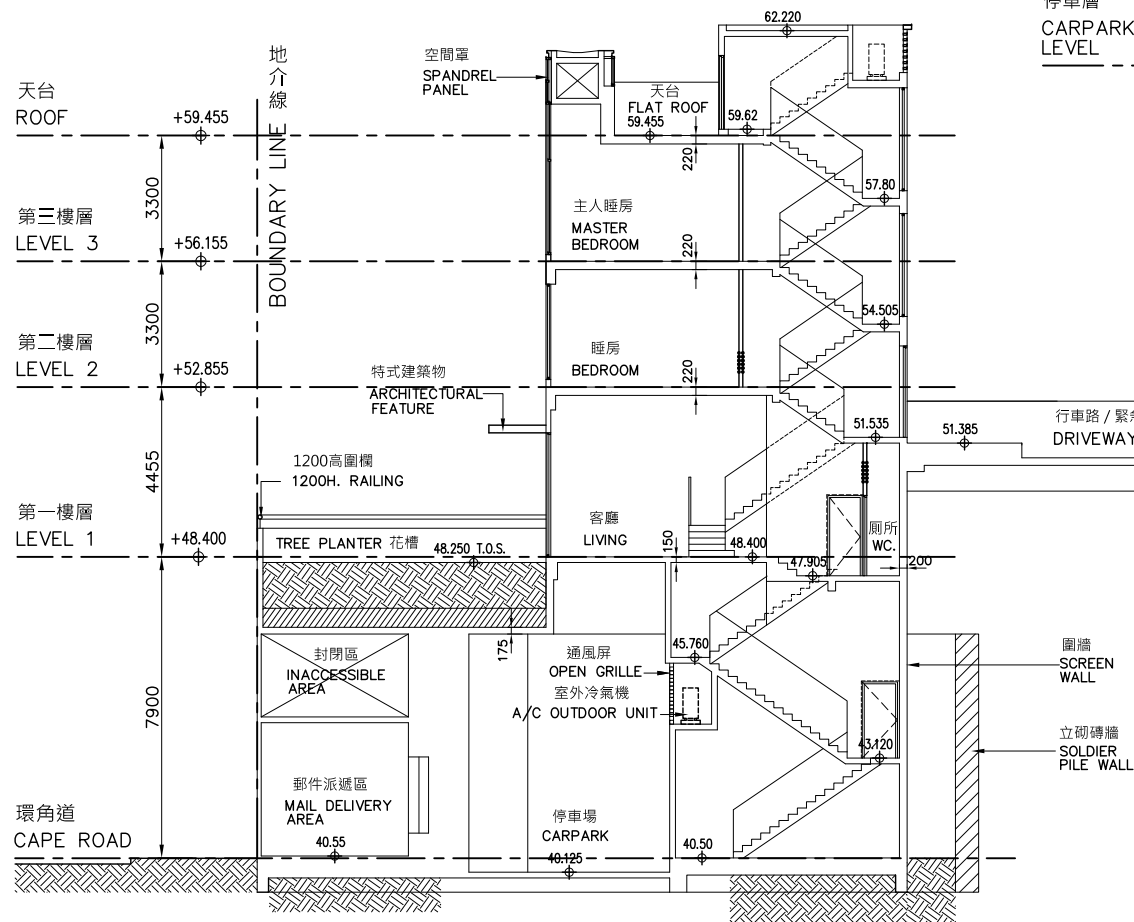


橫截面 洋房 P
HOUSE SECTION OF
HOUSE P
高階洋房 N
UPPER TIER HOUSE N



全部地基建造至實土或者建在樁上
ALL FOUNDATIONS TO BE CARRIED DOWN TO SOLID GROUND OR RESTING ON PILES

低階洋房 A
LOWER TIER HOUSE A



Elevation plan 立面圖

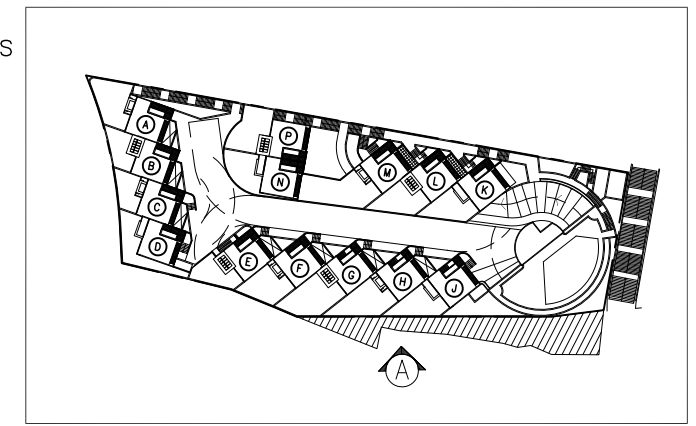
SITE ELEVATION A 地盤立面圖 A

Authorised Person for the sales brochure information certified that the elevations shown on this plan:

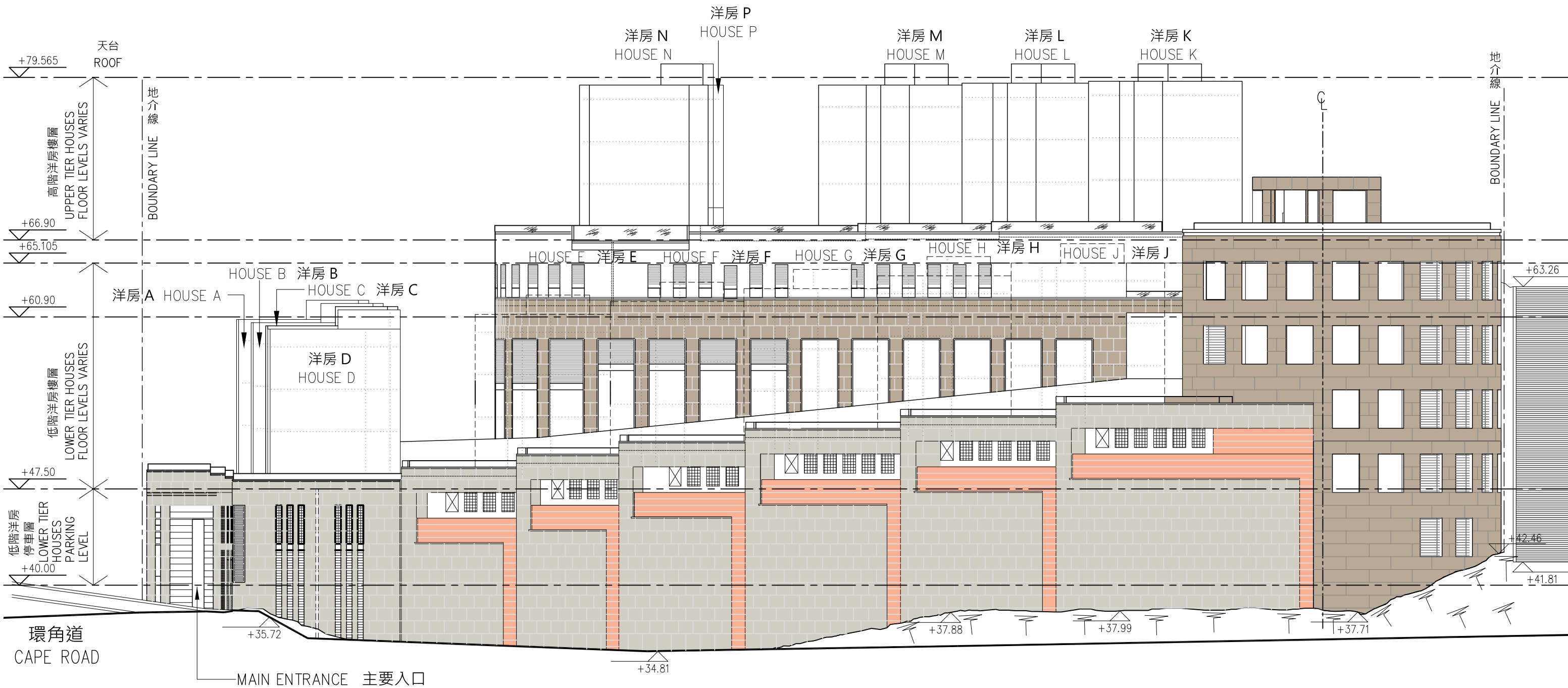
- (1) are prepared on the basis of the approved building plans for the Development as on 18 Sep 2004 and of the approved alteration & addition plans for House N & House P as on 9 Oct 2008; and
- (2) are in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面圖：

- (1) 整體是依據2004年9月18日批准圖則繪製，而關於洋房N和P則是依據2008年10月9日批准之修改工程圖則繪製；和
- (2) 大致與發展項目的外表相符。

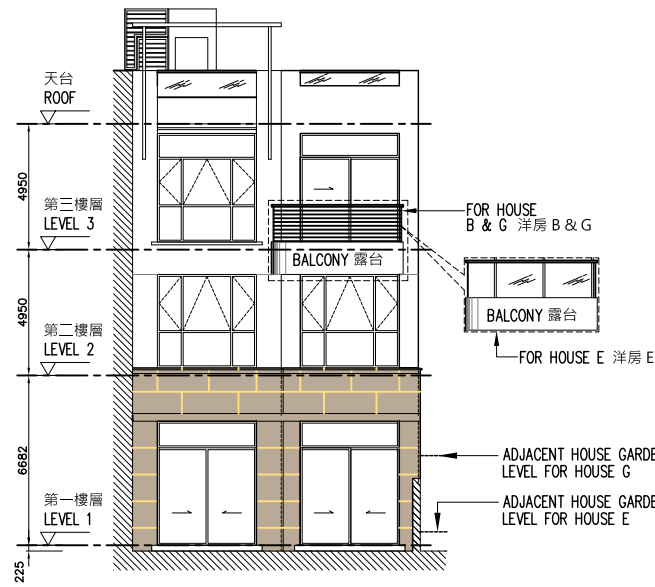


KEY PLAN 位置圖



Elevation plan 立面圖

TYPICAL TYPE IA 典型類型 IA
HOUSE ELEVATIONS 洋房立面圖
LOWER TIER HOUSE B E & G 低階洋房 B E & G



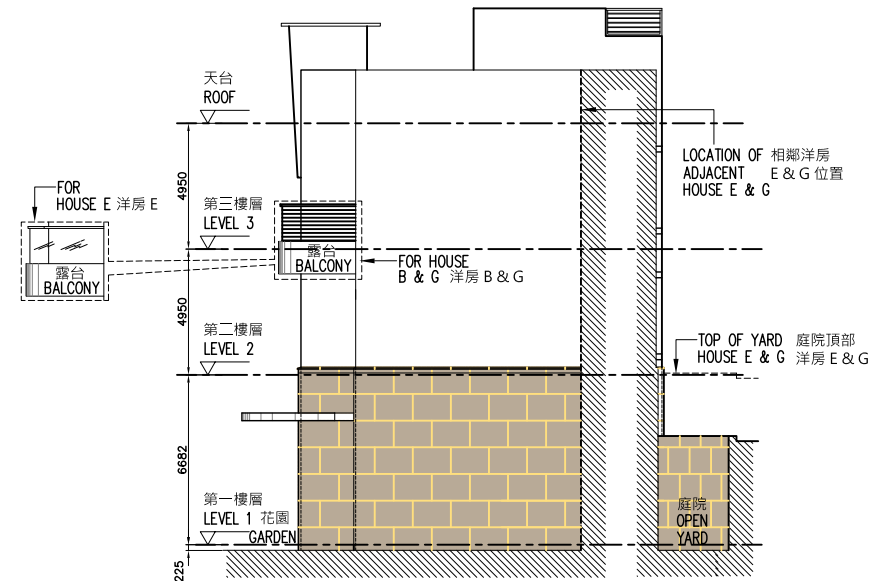
ELEVATION 1 立面 1

Authorised Person for the sales brochure information certified that the elevations shown on this plan:

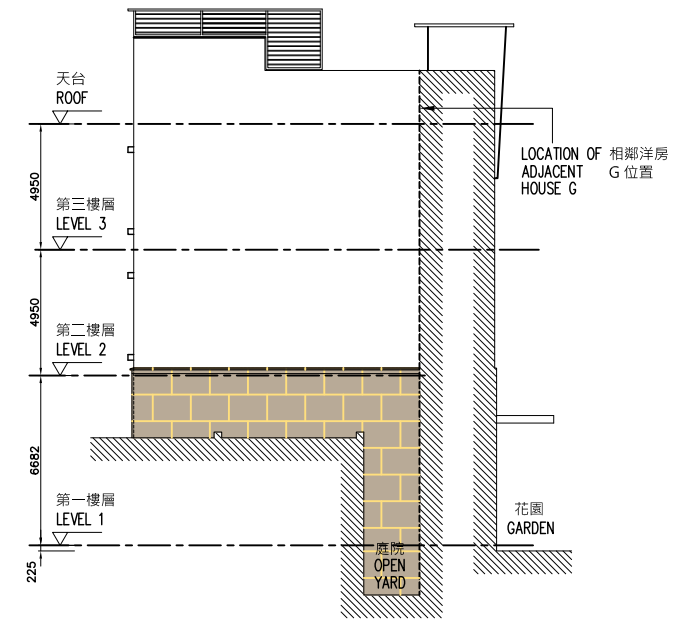
- (1) are prepared on the basis of the approved building plans for the Development as on 18 Sep 2004 and of the approved alteration & addition plans for House N & House P as on 9 Oct 2008; and
- (2) are in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面圖：

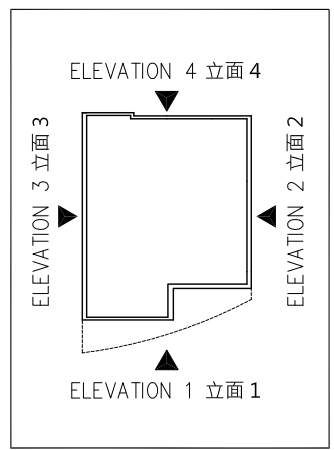
- (1) 整體是依據2004年9月18日批准圖則繪製，而關於洋房 N 和 P 則是依據2008年10月9日批准之修改工程圖則繪製；和
- (2) 大致與發展項目的外表相符。



ELEVATION 2 立面 2

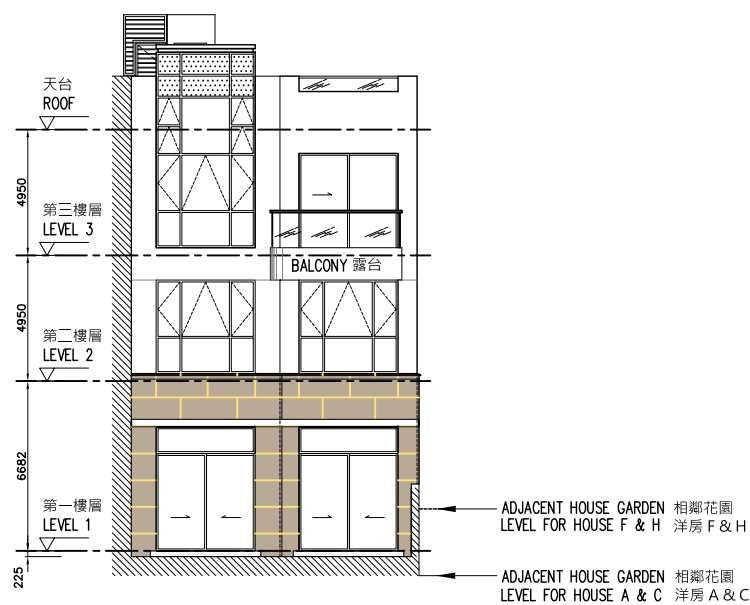


ELEVATION 3 立面 3

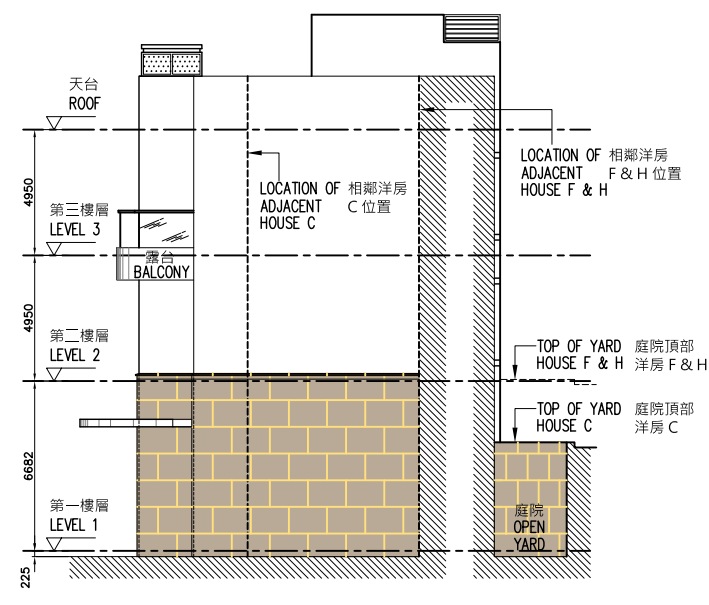


KEY PLAN 位置圖

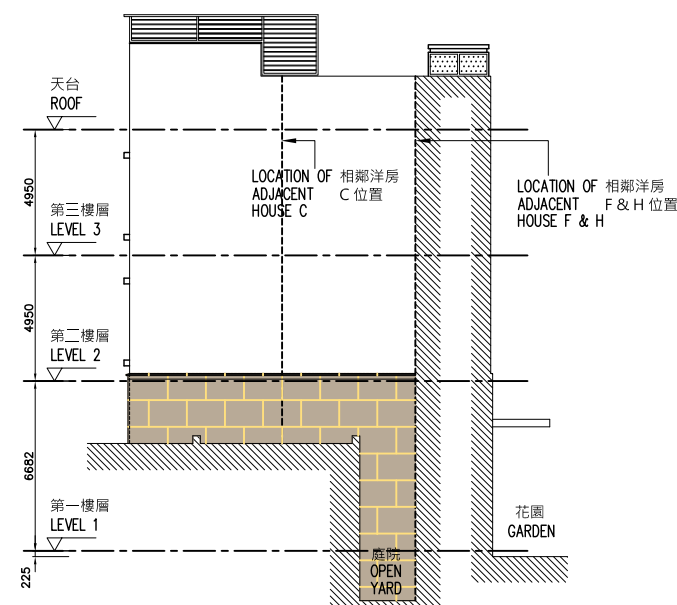
TYPICAL TYPE IA 典型類型 IA
HOUSE ELEVATIONS 洋房立面圖
LOWER TIER HOUSE A C F & H 低階洋房 A C F & H



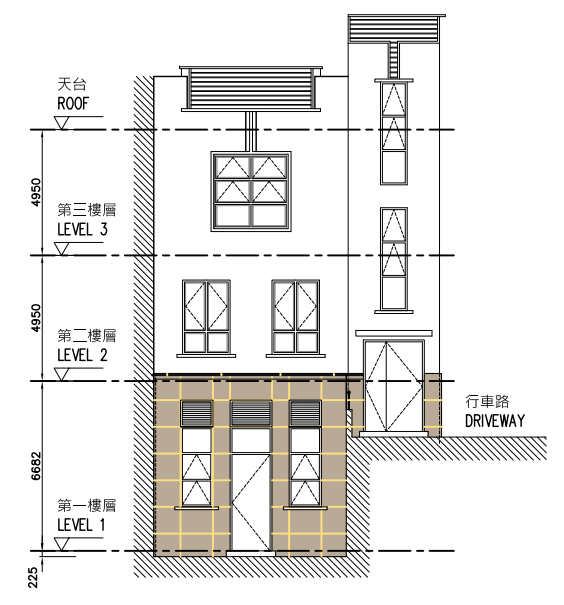
ELEVATION 1 立面 1



ELEVATION 2 立面 2

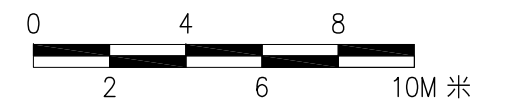


ELEVATION 3 立面 3



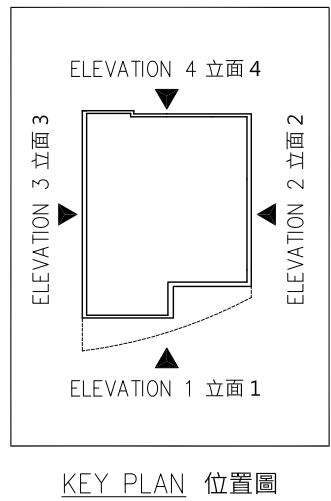
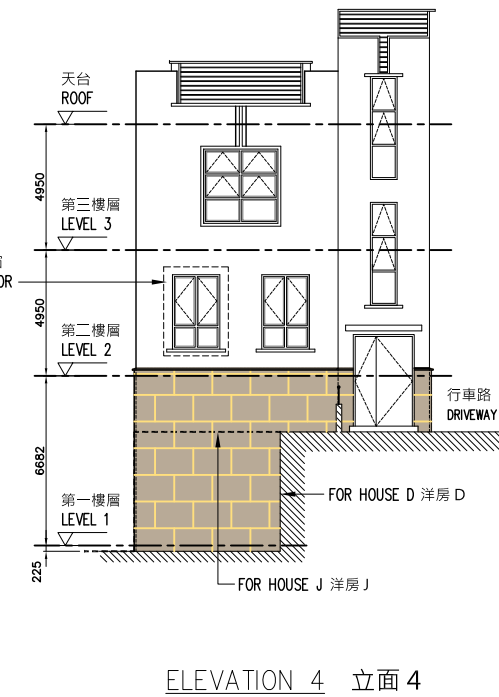
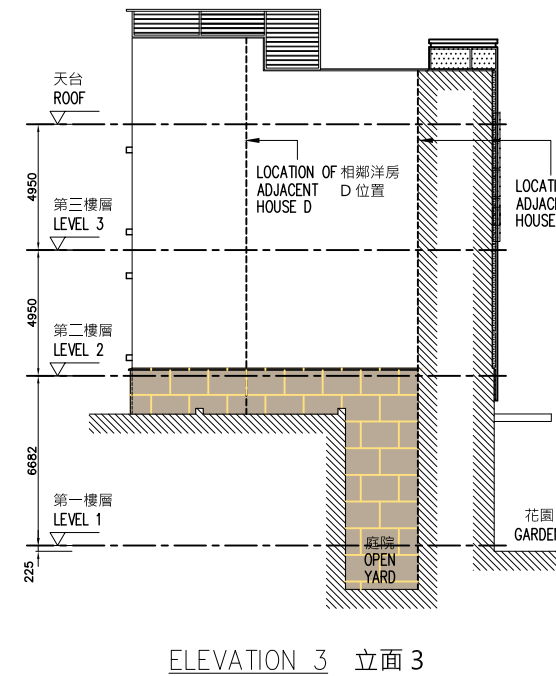
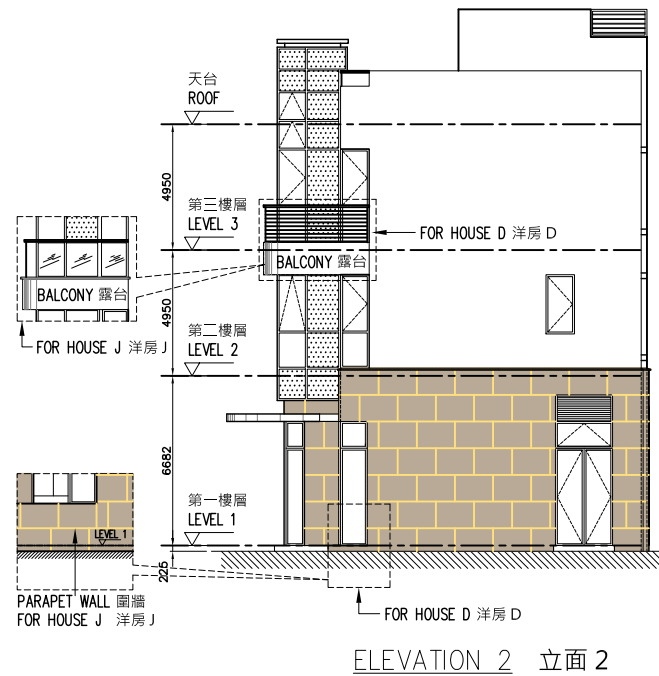
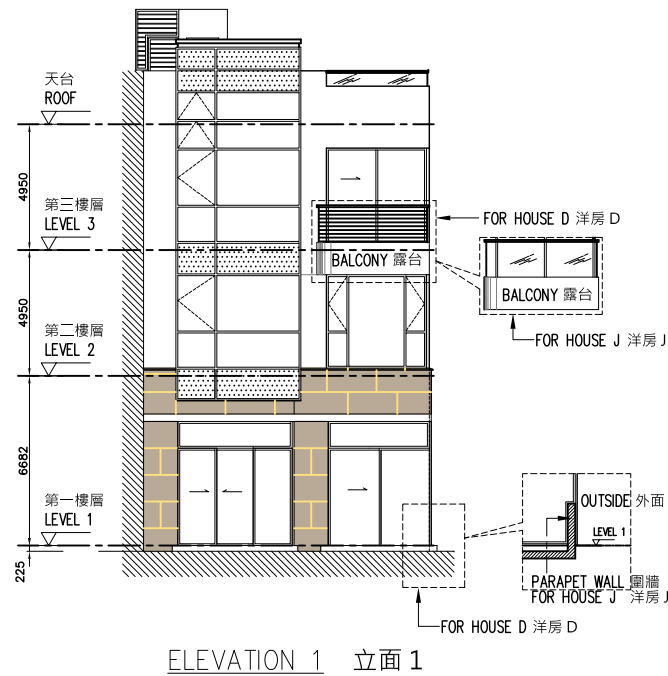
ELEVATION 4 立面 4

LOWER TIER HOUSE 低階洋房
A B C E F G & H



Elevation plan 立面圖

TYPICAL TYPE II 典型類型 II
HOUSE ELEVATIONS 洋房立面圖
LOWER TIER HOUSE D & J 低階洋房 D & J

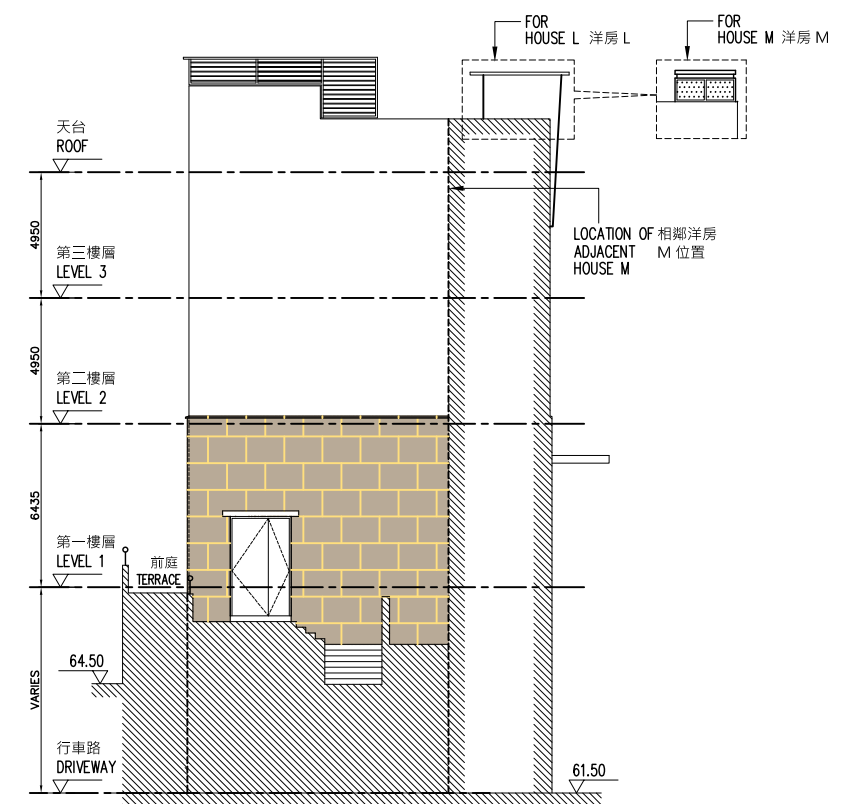
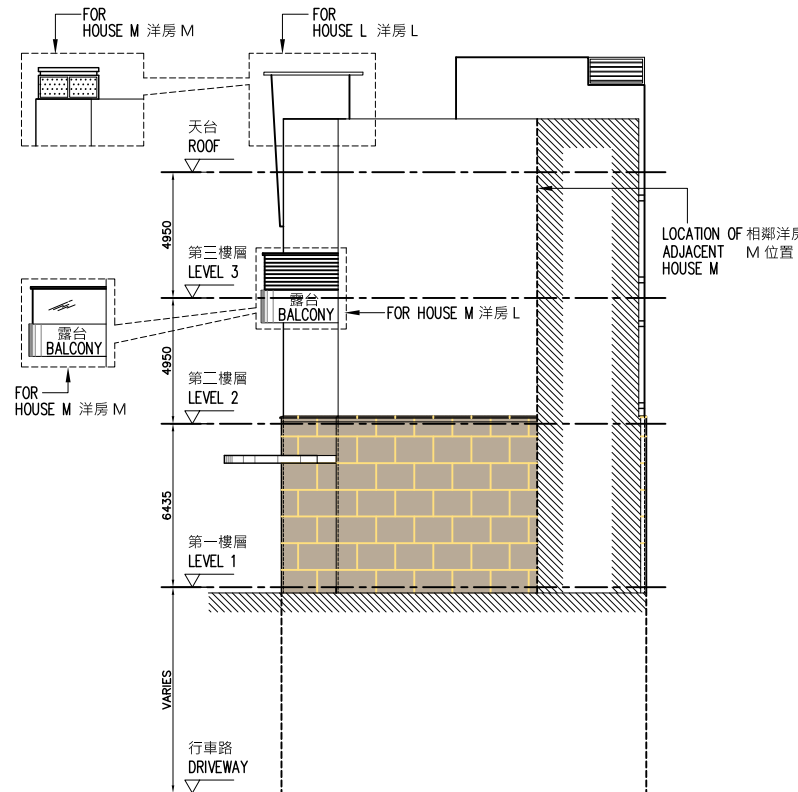
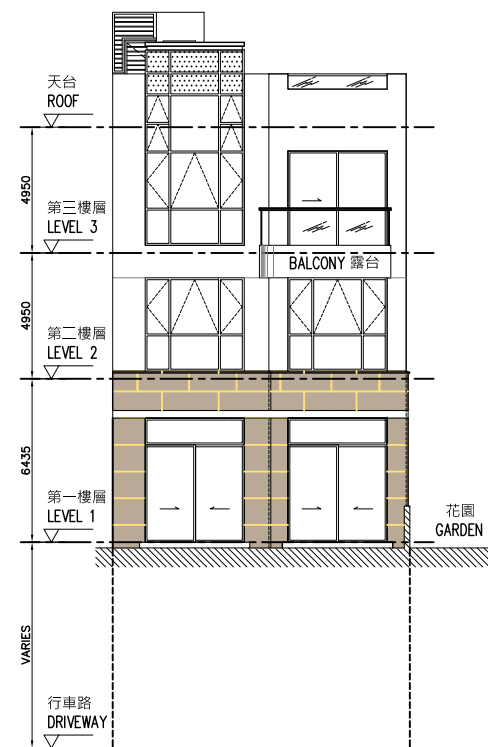
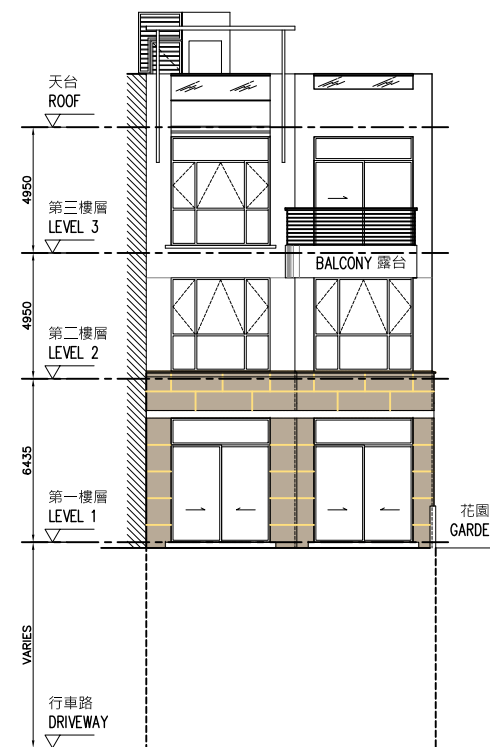


Authorised Person for the sales brochure information certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as on 18 Sep 2004 and of the approved alteration & addition plans for House N & House P as on 9 Oct 2008; and
- (2) are in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面圖：

- (1) 整體是依據2004年9月18日批准圖則繪製，而關於洋房 N 和 P 則是依據 2008 年 10 月 9 日批准之修改工程圖則繪製；和
- (2) 大致與發展項目的外表相符。



ELEVATION 1 立面 1
TYPICAL TYPE IA 典型類型 IA
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE L 高階洋房 L

ELEVATION 1 立面 1
TYPICAL TYPE IB 典型類型 IB
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE M 高階洋房 M

ELEVATION 2 立面 2
TYPICAL TYPE IA 典型類型 IA
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE L & M 高階洋房 L & M

ELEVATION 3 立面 3
TYPICAL TYPE IA 典型類型 IA
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE L & M 高階洋房 L & M

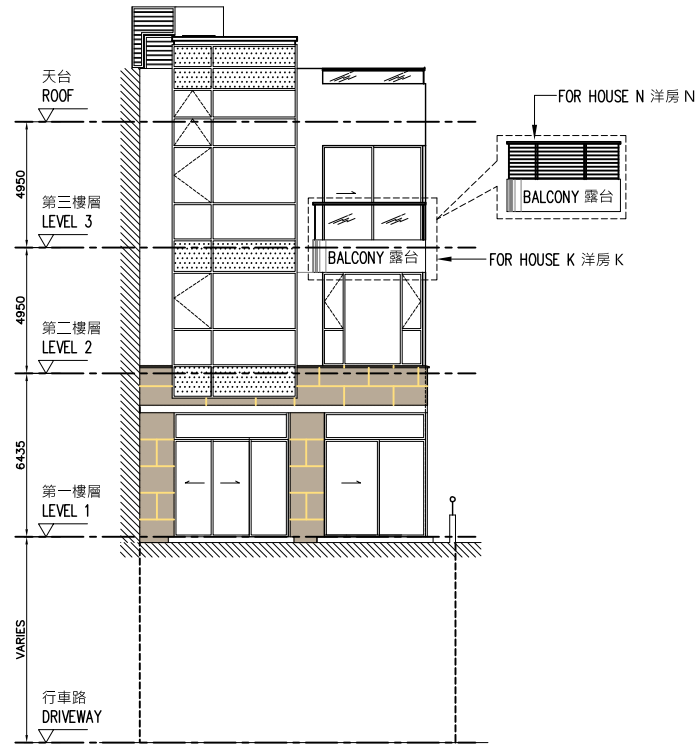
Elevation plan 立面圖

Authorised Person for the sales brochure information certified that the elevations shown on this plan:

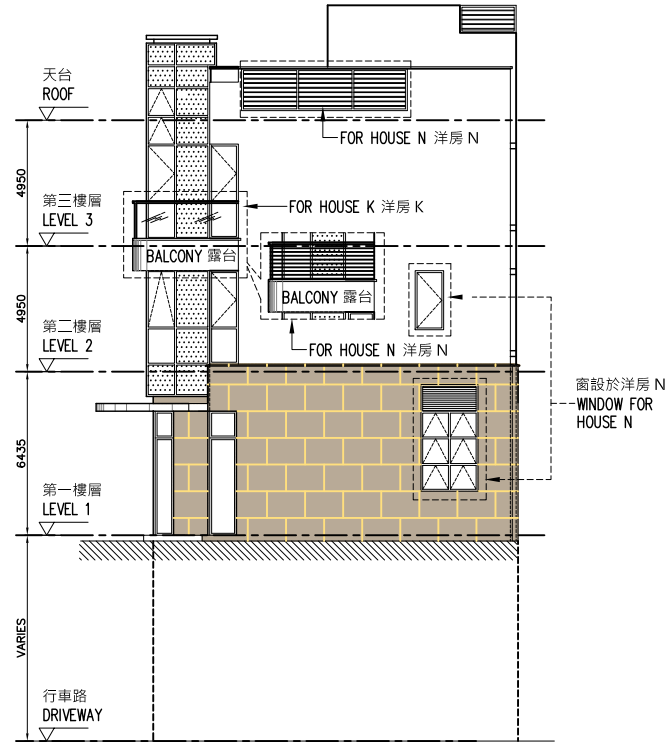
- (1) are prepared on the basis of the approved building plans for the Development as on 18 Sep 2004 and of the approved alteration & addition plans for House N & House P as on 9 Oct 2008; and
- (2) are in general accordance with the outward appearance of the Development.

售樓說明書認可人士認證本圖紙所示的立面圖：

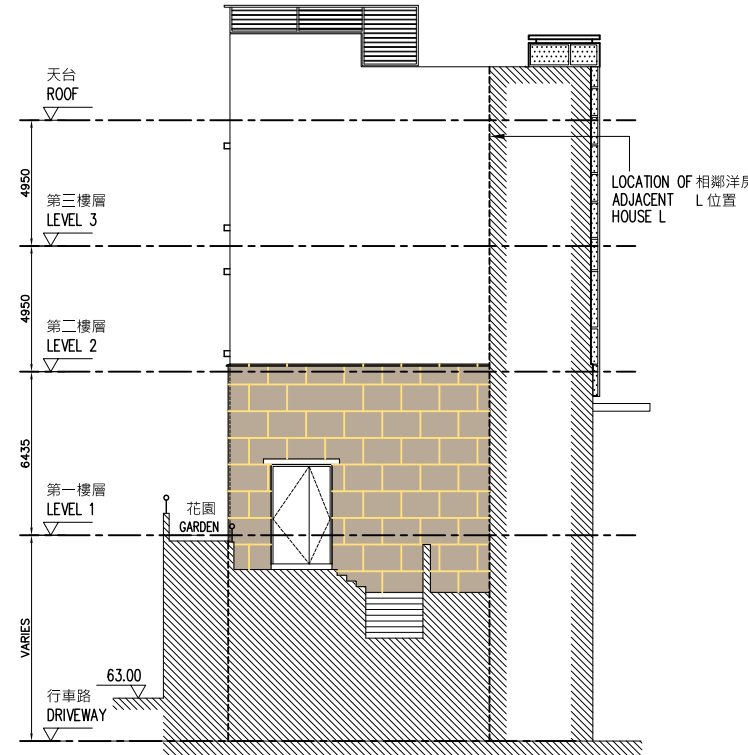
- (1) 整體是依據2004年9月18日批准圖則繪製，而關於洋房N和P則是依據2008年10月9日批准之修改工程圖則繪製；和
- (2) 大致與發展項目的外表相符。



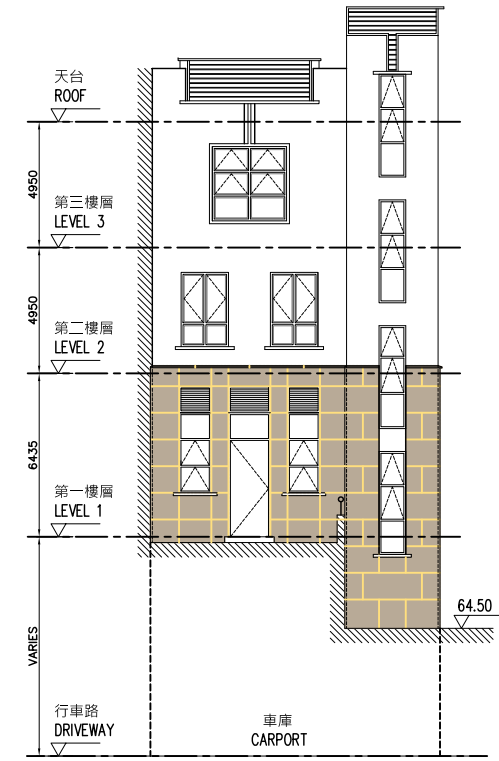
GARDEN ELEVATION 1 花園立面 1
TYPICAL TYPE II 典型類型 II
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE K & N 高階洋房 K & N



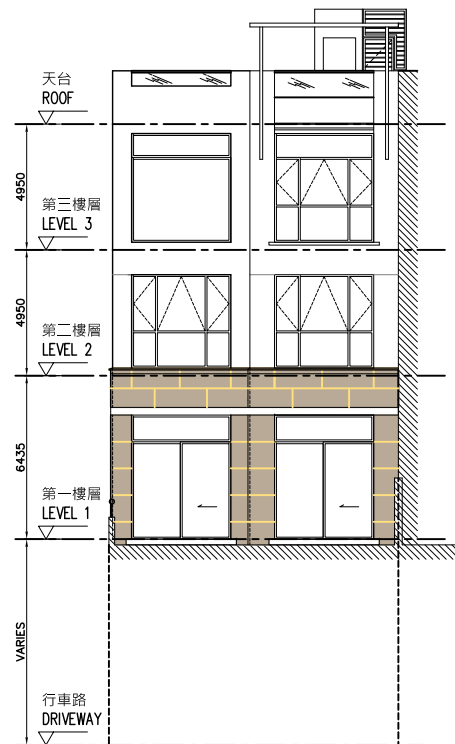
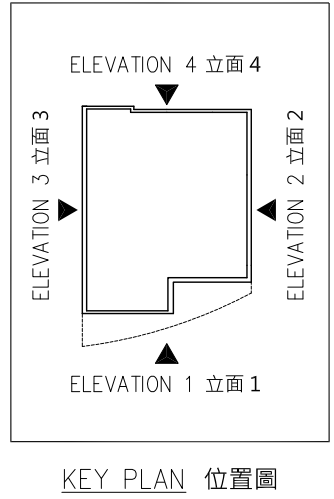
ELEVATION 2 立面 2
TYPICAL TYPE II 典型類型 II
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE K & N 高階洋房 K & N



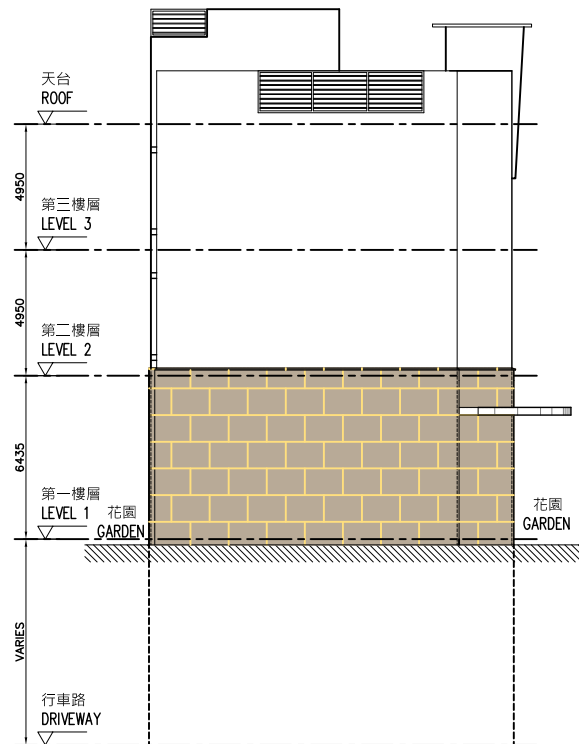
ELEVATION 3 立面 3
TYPICAL TYPE IA 典型類型 IA
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE K 高階洋房 K



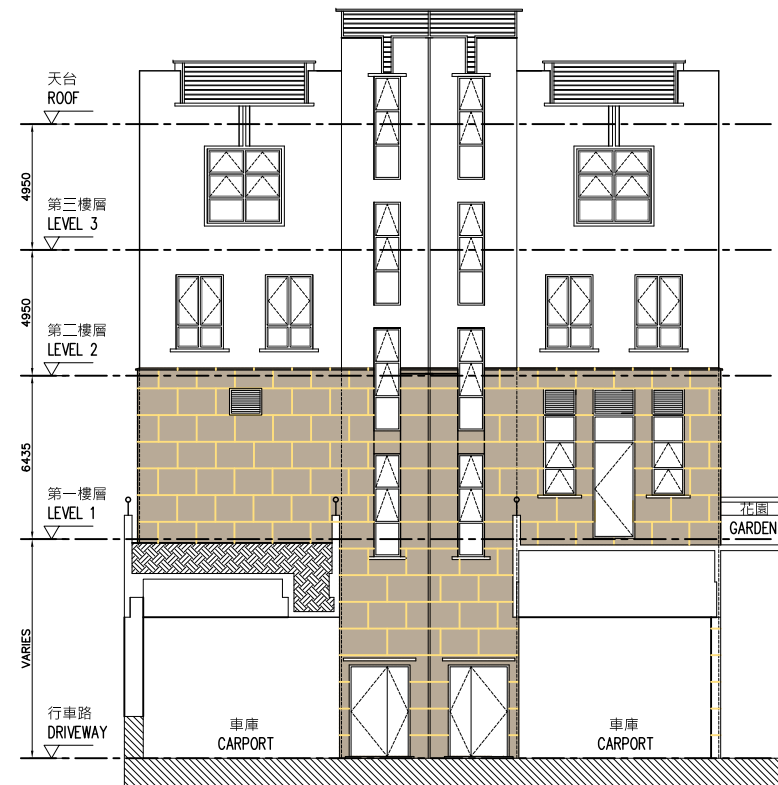
ELEVATION 4 立面 2
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE K L & M 高階洋房 K L & M



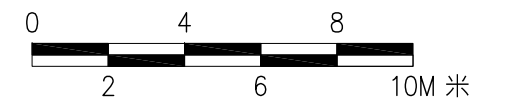
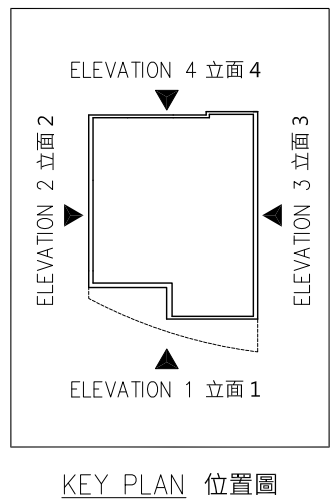
ELEVATION 1 立面 1
TYPICAL TYPE IA 典型類型 IA
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE P 高階洋房 P



ELEVATION 2 立面 2
TYPICAL TYPE IA 典型類型 IA
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE P 高階洋房 P



ELEVATION 4 立面 4
HOUSE ELEVATIONS 洋房立面圖
UPPER TIER HOUSE N & P 高階洋房 N & P



Information on common facilities in the development

The Clubhouse : Landscaped outdoor swimming pool with heating system, pool deck, covered fitness room and changing rooms.

Area of the Clubhouse : 1,501 sq. ft. / 139.4929 sq. m.

發展項目中的公共設施的資料

會所設施 : 園藝式室外恆溫泳池、泳池甲板、有蓋健身室及更衣室。

會所面積 : 1,501 平方呎 / 139.4929 平方米

Inspection of plans and deed of mutual covenant

1. A copy of the Outline Zoning Plan relating to the development is available at www.ozp.tpb.gov.hk
2. A copy of the 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 residential property is offered to be sold.
3. The inspection is free of charge.

閱覽圖則及公契

1. 備有關乎本發展項目的分區計劃大綱圖的文本可在此互聯網網站 www.ozp.tpb.gov.hk 閱覽
2. 關於住宅物業已簽立的公契副本將存放在發售住宅物業的地方，以供閱覽。
3. 閱覽無須付款。

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

1. Exterior finishes 外部裝修物料

a.	External wall 外牆	Finished with granite and external spray paint. 鋪砌麻石及噴漆。
b.	Window 窗戶	All windows are finished with fluro-carbon aluminum frame with clear glass. 所有窗採用氟塑料外層鋁質窗框配清玻璃片。
c.	Bay window 窗台	Nil 沒有
d.	Planter 花槽	Exterior of planter is finished with granite/external spray paint. 花槽外部為麻石／噴漆。
e.	Balcony 露台	(i) Fitted with metallic/glass handrail and balustrades. Floor is finished with ceramic tiles. 裝置金屬／玻璃扶手及欄河，地台鋪砌瓷磚。
		(ii) Balcony is un-covered. 露台沒有上蓋。
f.	Drying facilities for clothing 乾衣設施	Nil 沒有

2. Interior finishes 室內裝修物料

a.	Lobby (mail delivery area) 大堂（郵件派遞區）	Floor and walls are finished with marble/granite. Equipped with gypsum board suspended false ceiling with lighting fixtures. 地台及牆身鋪砌雲石／麻石。配以石膏板假天花連燈飾。
b.	Internal wall and ceiling 內牆及天花板	Walls of living/dining room, family room, bedrooms and store room are finished with emulsion paint. Ceiling of living/dining room and bedrooms are finished with emulsion paint. Family room is fitted with gypsum board suspended false ceiling with lighting fixtures. Store room is fitted with metal false ceiling with lighting fixtures. 客／飯廳、家庭廳、睡房及儲物間牆身髹乳膠漆。客／飯廳及睡房天花髹乳膠漆，家庭廳天花為石膏板假天花連照明燈飾。儲物間裝金屬假天花連照明燈飾。
c.	Internal Floor 內部地板	(i) Living/dining room, family room, bedrooms are finished with oak wood strip flooring and skirting system. 客／飯廳、家庭廳及睡房均鋪橡木條地板連地腳線。
		(ii) Store room is finished with ceramic tiles. 儲物間地台鋪瓷磚。

d.	Bathroom 浴室	(i)	Master and guest bathrooms – walls are finished with marble/granite/timber and run up to false ceiling level. Floors are finished with marble/granite to exposed surface. Fitted with metal/gypsum board suspended false ceiling with lighting fixtures. 主人及客人浴室 - 牆身鋪雲石/麻石/木料至假天花。見光地台鋪雲石/麻石。裝金屬/石膏板假天花連照明燈飾。
		(ii)	Guest toilet – walls are finished with marble/granite/emulsion paint and the walls finished with marble/granite are run up to door head level. Floor is finished with marble/granite to exposed surface. Ceiling equipped with gypsum board suspended false ceiling with lighting fixtures. 客廳 - 牆身鋪雲石/麻石/髹乳膠漆而鋪雲石/麻石之牆身則鋪至門頂。見光地台鋪雲石/麻石。裝石膏板假天花連照明燈飾。
		(iii)	Store room toilet – walls are finished with ceramic tiles and run up to door head level. Floor is finished with ceramic tiles to exposed surface. Fitted with metal false ceiling with lighting fixtures. 儲物間廁所 - 牆身鋪瓷磚至門頂。見光地台鋪瓷磚。裝金屬假天花連照明燈飾。
e.	Kitchen 廚房	Walls are finished with marble/granite and run up to false ceiling. Floor is finished with stone to exposed surface. Equipped with metal/gypsum board suspended false ceiling with lighting fixtures. Counter top finished with solid surfacing material. 牆身鋪雲石/麻石至假天花。見光地台鋪地磚。裝金屬/石膏板假天花連照明燈飾。檯面鋪砌無縫人造塑料。	

3. Interior fittings 室內裝置

a.	Doors 門	(i)	a)	Entrance door – Fire-rated double leaf solid core timber door with timber veneer fitted with concealed over-head door closer, viewer, security lockset and door stopper. 大門 - 採用雙頁式實心防火木門，裝妥隱蔽式門頂氣鼓、防盜眼、門鎖及門擋。
			b)	Entrance door at car park level – Fire-rated double leaf solid core timber door with white lacquered paint fitted with over-head door closer, security lockset and door stopper. 停車位樓層入屋大門 - 採用雙頁式實心防火木門並髹白色手掃漆。裝妥門頂氣鼓、門鎖及門擋。

				c)	To car park stair and Kitchen doors – Fire-rated solid core timber door with white lacquered paint fitted with over-head door closer, stainless steel handset and door stopper. 往停車位樓梯及廚房門 - 實心防火木門髹白色手掃漆，裝門頂氣鼓、不銹鋼手制及門擋。	
				(ii)	a)	Master bedroom, bedrooms, store room and guest bathroom doors – solid core timber door with white lacquered paint fitted stainless steel lockset. All bedrooms, guest bathroom and store room doors are fitted with door stopper. 主人房、其它睡房、儲物間及客人浴室門 - 實心木門並髹白色手掃漆配以不銹鋼門鎖。所有睡房、客人浴室及儲物間門均裝有門擋。
					b)	Guest toilet door – hollow core timber sliding door with white lacquered paint fitted with lockset. 客廳門 - 空心木趟門髹白色手掃漆連門鎖。
					c)	Store room toilet door – fitted with plastic folding door. 儲物間浴室門 - 裝塑料摺門。
					d)	Master bathroom door – double leaf obscured glass doors. 主人房浴室門 - 用雙頁式磨砂玻璃門。
					e)	Master bedroom walk-in closet doors – hollow timber sliding door with white lacquered paint. 主人房衣帽間門 - 空心木趟門髹白色手掃漆。
				(iii)	Door to roof – metal door with white lacquered paint fitted with stainless steel lockset . 往天台門 - 金屬門並髹白色手掃漆並配不銹鋼門鎖。	
				(iv)	Doors to garden and master bedroom balcony – sliding doors are finished with fluro-carbon aluminum frame with clear glass and lockset. 往花園及主人房露台門 - 採用氟塑料外層鋁質趟門配清玻璃片及門鎖。	
				(v)	Door to backyard – door is finished with fluro-carbon aluminum frame with clear glass and lockset. 往後園門 - 採用氟塑料外層鋁質門配清玻璃片及門鎖。	

b.	Bathroom 浴室	(i)	Master and guest bathroom – equipped with sanitary wares including Jacuzzi-type bath tub (1800 mm L x 800 mm W) for master bathroom and bath tub (1580 mm L x 740 mm W) for guest bathroom. Shower cubicle for master and guest bathroom is fitted with shower head. Water closet and basin equipped with marble/granite counter-top and toiletry cabinets fitted with dressing mirror, basin mixer, bath mixer, towel rail, soap holder, paper holder and exhaust fan. 主人及客人浴室 - 潔具包括主人房浴室按裝噴射按摩式浴缸 (長 1800 毫米 x 闊 800 毫米), 客人浴室按裝浴缸 (長 1580 毫米 x 闊 740 毫米), 主人及客人浴室設有淋浴間配花洒套裝, 各浴室配坐廁及洗手盆, 各洗手盆均連雲石/麻石枱面並配以浴室櫃連化妝鏡。裝置水龍頭、毛巾架、廁紙架、肥皂架及抽氣扇。
		(ii)	Guest toilet – fitted with basin, water closet and faucet. Fitted with paper holder and exhaust fan. 客廁 - 配以坐廁及洗手盆配水龍頭, 配廁紙架及抽氣扇。
		(iii)	Store room toilet – fitted with water closet, basin, water mixer, paper holder and exhaust fan. 儲物間廁所 - 配以坐廁、洗手盆、水龍頭、廁紙架及抽氣扇。
c.	Kitchen 廚房	Melamine resin laminated kitchen cabinets completed with counter-top and fitted with stainless steel double sink with single lever sink mixer with extractable hand spray equipped with a built-in gas wok, built-in 2 burner gas hob, built-in BBQ grill and pull out cooker hood. Electrical appliances including built-in refrigerator, built-in oven, built-in microwave oven, dishwasher, exhaust fan and LCD monitor. Gas water heaters are installed for the house. For appliances brand name and model number, please refer to “Appliances Schedule”. 聚脂廚櫃組合配以無縫人造塑料枱面連雙洗滌盆及單桿拔出式水龍頭連內置中式煮食爐, 內置雙頭爐, 內置燒烤爐及抽油煙機, 電器包括雪櫃, 焗爐, 微波爐, 洗碗碟機, 抽氣扇及液晶體顯示屏。並裝有煤氣熱水爐供整座洋房使用。設備品牌及型號, 請參考“設備說明”。	

d.	Bedrooms, living/dining room, family room, kitchen and staircase leading to carpark level 睡房、客/飯廳、家庭廳、廚房及往停車位樓層樓梯	Provided with split type air-conditioners. For appliances brand name and model number, please refer to “Appliances Schedule”. 安裝分體式冷氣機。設備品牌及型號, 請參考“設備說明”。
e.	Telephone 電話	Telephone and data outlets are provided in living/dining room, family room, all bedrooms, master/guest bathrooms and kitchen for key line telephone system and internet connection. For location and number of connection points, please refer to “Mechanical & Electrical Provisions Plan and Schedule”. 客/飯廳、家庭廳、所有睡房、主人/客人浴室及廚房均裝妥商業式電話系統及互聯網插座。接駁點的位置及數量, 請參考“機電裝置平面圖及數量表”。
f.	Aerials 天線	TV/FM outlets for local satellite TV/FM radio programs are provided in living/dining room, family room, all bedrooms, master/guest bathrooms, kitchen and store room. For location and number of connection points, please refer to “Mechanical & Electrical Provisions Plan and Schedule”. 公用電視天線、收音機天線及衛星電視天線插座亦於客/飯廳、家庭廳、所有睡房、主人浴室、客人浴室、廚房及儲物間安裝妥當。接駁點的位置及數量, 請參考“機電裝置平面圖及數量表”。
g.	Electrical installations 電力裝置	Concealed conduit wiring with adequate lighting and power points. Three phase electricity supply with miniature circuit breaker distribution board is provided. For location and number of power points and air-conditioner points, please refer to “Mechanical & Electrical Provisions Plan and Schedule”. 裝置入牆暗線燈位及插座。每座洋房提供三相電力並裝妥微型斷路器。電插座及空調接駁點的位置及數量, 請參考“機電裝置平面圖及數量表”。
h.	Gas supply 氣體供應	Gas meter with gas supply pipe is provided and connected to gas cooker, barbecue stove and gas water heater. 每座洋房裝有獨立煤氣錶及煤氣喉接駁煤氣煮食爐、燒烤爐及熱水爐。

i.	Washing machine connection point 洗衣機接駁點	Water supply and drainage point for washing machine are provided in the store room. Please refer to “Mechanical & Electrical Provisions Plan” for location of washing machine connection. 儲物間內裝妥洗衣機來去水喉位。接駁點的位置，請參考“機電裝置平面圖”。
j.	Water supply 供水	Concealed copper pipes for hot and cold water supply. Hot water supply is provided in the master bathroom, guest bathroom, guest toilet, store room toilet and kitchen. 冷、熱水暗喉全用銅喉。主人房浴室、客人浴室、客廳、儲物間廁所及廚房均有熱水供應。

4. Miscellaneous 雜項

a.	Lifts 升降機	Clubhouse – A lift serving clubhouse from G/F to 3/F. 會所 – 升降機一部由地面至三樓。 For appliances brand name and model number, please refer to “Appliances Schedule”. 設備品牌及型號，請參考“設備說明”。
b.	Letter box 信箱	Timber letter boxes are installed at the lobby (mail delivery area). 木料信箱裝置於大堂（郵件派遞區）。
c.	Refuse collection 垃圾收集	Owners are required to deposit the refuse at the refuse room located at the car park entrance of the development by them. 業主需自行將垃圾放置位於屋苑車場入口之垃圾房內。
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Separate meters for water and electricity are provided for each house and located in the common meter rooms of the development. Gas meter is provided for each house and located at the car parking spaces of each house. 每座洋房均設有獨立水錶及電錶並安裝於公眾水電錶房內。獨立煤氣錶安裝於每座洋房車房內。

5. Security facilities 保安設施

<p>Each house has independent security system and provides a signal to the main security system at caretaker’s office for monitoring purpose. Break glass detectors, window contacts and door contacts are provided for windows and doors to detect any unauthorized entry. Video door phone for individual house will also be provided at the car park area level. Please refer to “Mechanical & Electrical Provisions Plan” for location of security facilities.</p> <p>Visitor panel and video door phones are provided for access control at the entrance of the lobby (mail delivery area). Remote control car park barriers with loop detectors are provided at the car park entry for access control of vehicles. An electrical operated sliding gate is also provided at the car park entrance. All external area is monitored by CCTV cameras and recorded by Digital Video Recorder. Infra-red sensors are also installed at the boundary of the Development. A main security panel at the caretaker’s office is used for receiving the detector signal and monitoring the status.</p>
--

每戶均有獨立保安監察系統連接管理處。門窗均裝上防盜監察器。洋房車房入屋大門設有視像電話。保安設施位置，請參考“機電裝置平面圖”。

於大堂（郵件派遞區）入口設有訪客對講機及視像電話。停車場入口設有搖控閘桿，另設電動大閘，以保安全。各主要外圍地方均裝有閉路電視及紅外線監察器，訊號直達管理處。

6. Appliances – Brand name and model number, please refer to “Appliances Schedule”. 設備 – 品牌及型號請參考“設備說明”。

Kitchen Appliances Schedule Level 1 廚房設備說明表 一樓

Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號 (如有)
Gas Wok 中式煮食爐	GAGGENAU	VG231-1
Gas Hob 雙頭煮食爐	GAGGENAU	VG232
BBQ Grill 燒烤爐	GAGGENAU	VR230
Cooker Hood 抽油煙機	GAGGENAU	AH900-161
Refrigerator 雙門雪櫃	SAMSUNG	RS21JGRS
Oven 焗爐	GAGGENAU	EB210/211
Microwave Oven 微波爐	GAGGENAU	EM-201
Dishwasher 洗碗碟機	SIEMENS	8403
Exhaust Fan 抽氣扇	ELICENT	AXC315A : AXC315B
LCD Monitor 液晶體顯示屏	TOPCON	--
Gas Water Heater 煤氣熱水爐	TGC	RJW220TFQL

Store Room Toilet Appliances Schedule Level 1
儲物間廁所設備說明表 一樓

Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號 (如有)
Exhaust Fan 抽氣扇	ELICENT	AXC 125A

Guest Toilet Appliances Schedule Level 1
客廁設備說明表 一樓

Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號 (如有)
Exhaust Fan 抽氣扇	ELICENT	AXC 125A

Guest Bathroom Appliances Schedule Level 2
客人浴室設備說明表 二樓

Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號 (如有)
Exhaust Fan 抽氣扇	ELICENT	AXC 125A : AXC 125 A

Family Room Appliances Schedule Level 2
家庭廳設備說明表 二樓

Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號 (如有)
Exhaust Fan 抽氣扇	ELICENT	AXC 125A : AXC 125 A

Master Bathroom Appliances Schedule Level 3
主人房浴室設備說明表 三樓

Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號 (如有)
Exhaust Fan 抽氣扇	ELICENT	AXC 125A : AXC 125 A

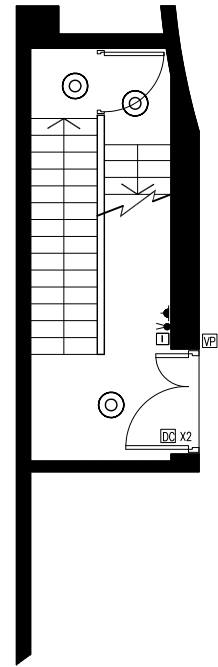
**Bedrooms, Living/Dining Room, Family Room, Kitchen and Staircase
Leading To Carpark Level Appliances Schedule**
睡房、客/飯廳、家庭廳、廚房及往停車位樓層樓梯設備說明表

Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號 (如有)
All bedrooms, living/dining room, family room, kitchen and staircase leading to carpark level- Split type air-conditioners 所有睡房、客/飯廳、家庭廳、廚房及往停車位樓層樓梯 - 分體式冷氣機	PANASONIC	--

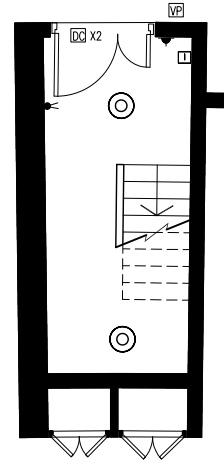
Clubhouse Appliances Schedule
會所設備說明表

Item 項目	Brand Name 品牌名稱	Model No. (if any) 型號 (如有)
Lift 升降機	Mitsubishi	--

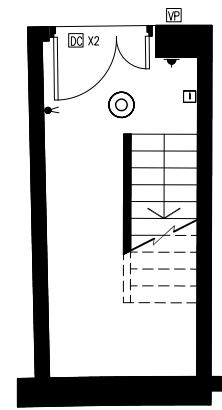
MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



PARKING LEVEL 泊車層
HOUSE A 洋房



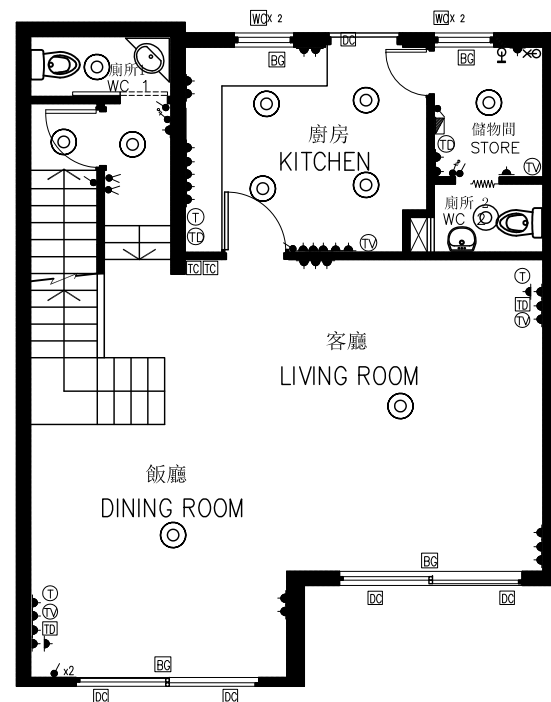
PARKING LEVEL 泊車層
HOUSE B 洋房



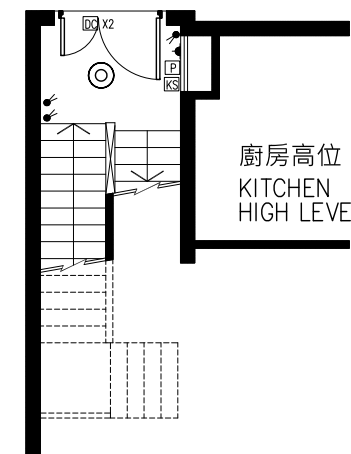
PARKING LEVEL 泊車層
HOUSE C 洋房



PARKING LEVEL 泊車層
HOUSE E F G & H 洋房



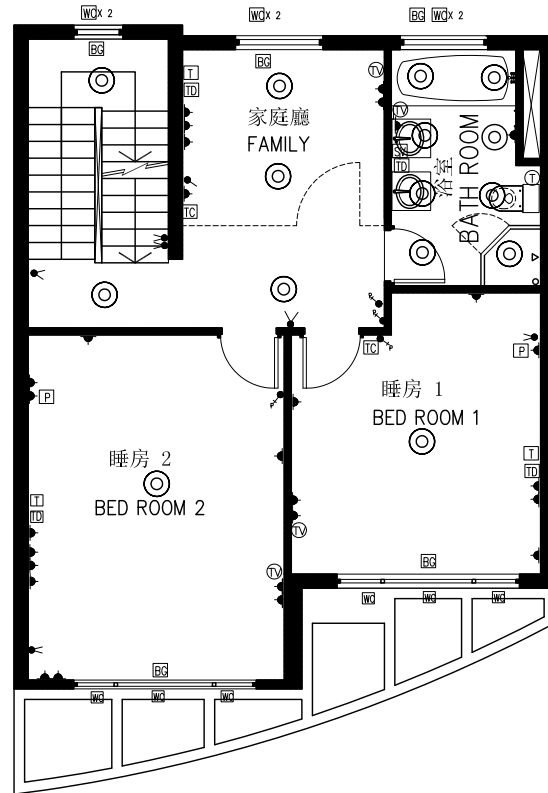
LEVEL 1 第一樓層
HOUSE A B C E F G & H 洋房



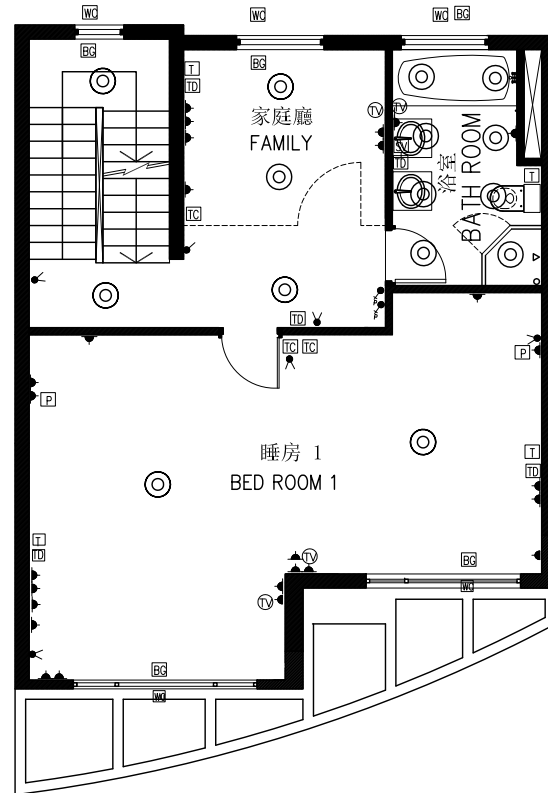
LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE A B C E F G & H 洋房

- 冷氣機
- Ⓐ/Ⓒ = A/C UNIT
- ☎ = 電話及數據插座位
- ⓉⓉ = TELEPHONE AND DATA SOCKET OUTLET
- Ⓣ = 空調溫度控制位
- ⓉⓄ = TEMPERATURE CONTROLLER FOR A/C
- Ⓞ = 門開關制
- ⓀⓈ = KEY SWITCH
- ☎ = 電話插座位
- Ⓣ = TELEPHONE SOCKET OUTLET
- ☎ = 數據插座位
- Ⓣ = DATA SOCKET OUTLET
- Ⓞ = 門防盜器
- ⓄⓄ = DOOR CONTACT
- ☎ = 室外防水分插座位
- ☎ = EXTERNAL WATERPROOF POWER SOCKET OUTLET
- ☎ = 窗防盜器
- ⓄⓄ = WINDOW CONTACT
- ☎ = 電插座位
- ⓄⓄ = SOCKET OUTLET FOR SHAVER
- ☎ = 總電掣箱
- ☎ = MINIATURE CIRCUIT BREAKER
- 視像電話
- ⓄⓄ = VIDEO DOOR PHONE
- ☎ = 20A 雙位插座位
- ☎ = 20A D.P. SWITCH
- ☎ = 電燈開關制
- ☎ = LIGHTING SWITCH
- ☎ = 13A 插座位
- ☎ = 13A GANG SOCKET OUTLET
- ☎ = 對講機插座位
- Ⓞ = INTERCOM OUTLET
- ☎ = 窗戶防盜器開關
- ☎ = WINDOW BY-PASS SWITCH
- ☎ = 電視及電台天線插座位
- ☎ = TV/FM OUTLET
- ☎ = 緊急掣
- ☎ = PANIC BUTTON
- ☎ = 玻璃破碎探測器
- ☎ = BREAK GLASS DETECTOR
- ☎ = 洗衣機來水位
- ☎ = WATER POINT FOR WASHING MACHINE
- ☎ = 洗衣機去水位
- ☎ = DRAIN POINT FOR WASHING MACHINE
- ☎ = 電燈位
- ☎ = LAMP HOLDER

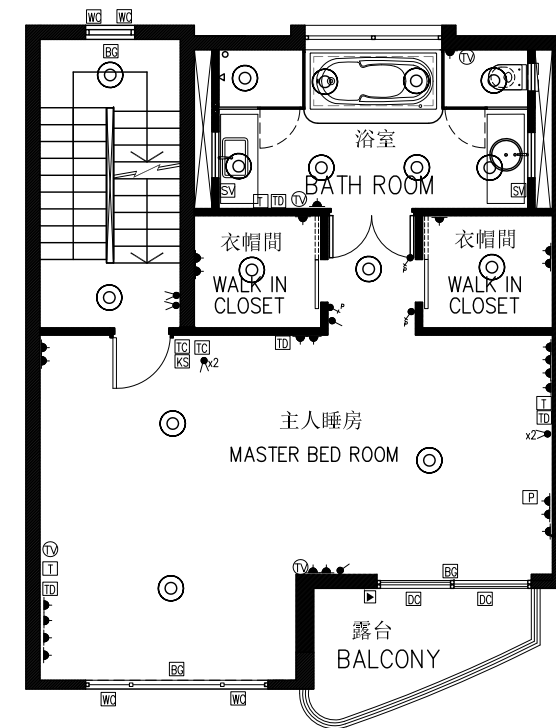
MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



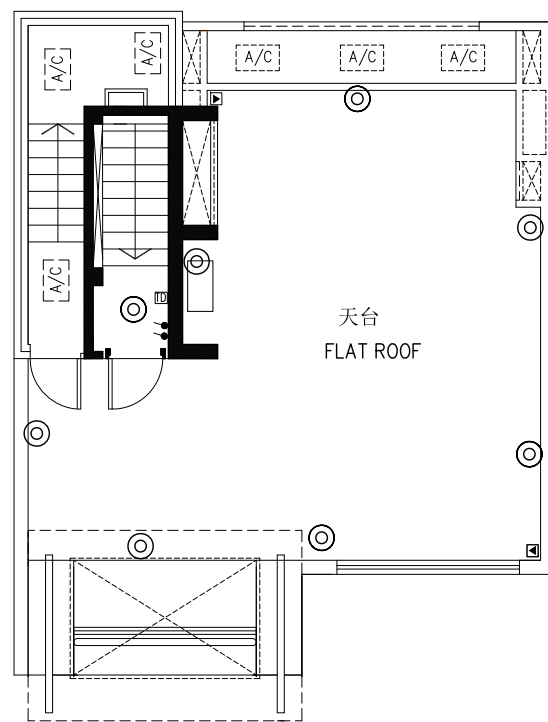
LEVEL 2 第二樓層
HOUSE A B C F & G 洋房



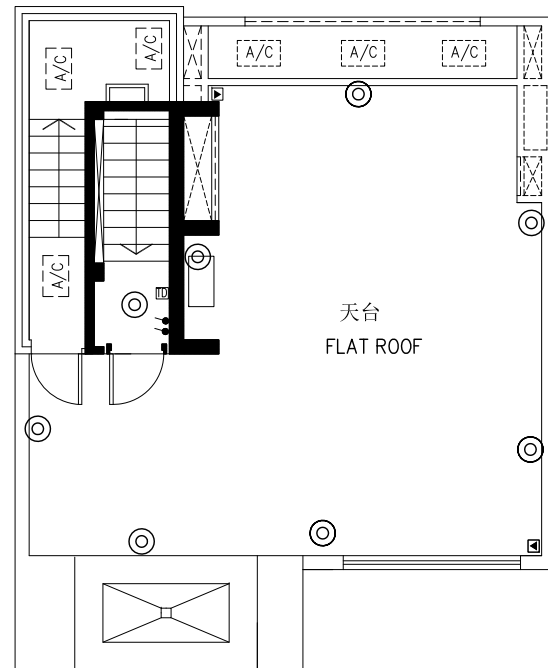
LEVEL 2 第二樓層
HOUSE E & H 洋房



LEVEL 3 第三樓層
HOUSE A B C E F G & H 洋房



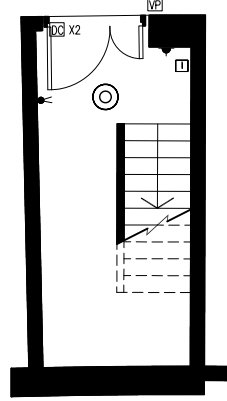
ROOF LEVEL 天台
HOUSE B E & G 洋房



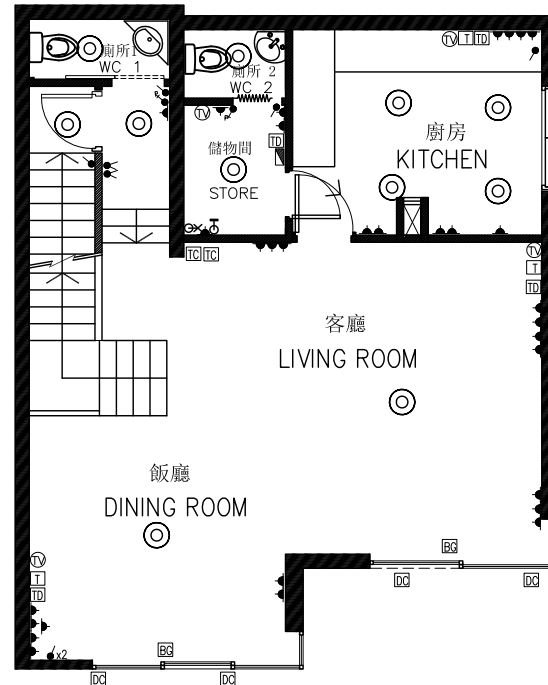
ROOF LEVEL 天台
HOUSE A C F & H 洋房

- 冷氣機
- A/C = A/C UNIT
- 電話及數據插座位
- TD = TELEPHONE AND DATA SOCKET OUTLET
- 空調溫度控制位
- TC = TEMPERATURE CONTROLLER FOR A/C
- 門開關制
- KS = KEY SWITCH
- 電話插座
- T = TELEPHONE SOCKET OUTLET
- 數據插座
- D = DATA SOCKET OUTLET
- 門防盜器
- DC = DOOR CONTACT
- 室外防水分插座
- ▶ = EXTERNAL WATERPROOF POWER SOCKET OUTLET
- 窗防盜器
- WC = WINDOW CONTACT
- 電插座
- SV = SOCKET OUTLET FOR SHAVER
- 總電掣箱
- = MINIATURE CIRCUIT BREAKER
- 視像電話
- VP = VIDEO DOOR PHONE
- 20A 雙位插座
- DP = 20A D.P. SWITCH
- 電燈開關制
- = LIGHTING SWITCH
- 13A 插座
- ▲ = 13A GANG SOCKET OUTLET
- 對講機插座位
- I = INTERCOM OUTLET
- 窗戶防盜器開關
- W = WINDOW BY-PASS SWITCH
- 電視及電台天線插座位
- TV = TV/FM OUTLET
- 緊急掣
- P = PANIC BUTTON
- 玻璃破碎探測器
- BG = BREAK GLASS DETECTOR
- 洗衣機來水位
- ⊗ = WATER POINT FOR WASHING MACHINE
- 洗衣機去水位
- ⊕ = DRAIN POINT FOR WASHING MACHINE
- 電燈位
- ⊙ = LAMP HOLDER

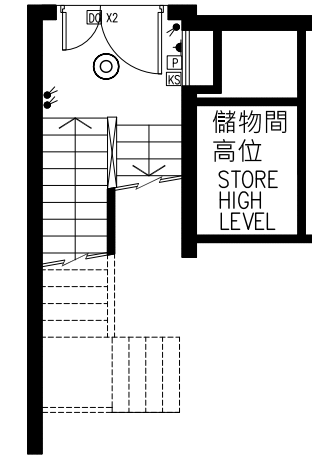
MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



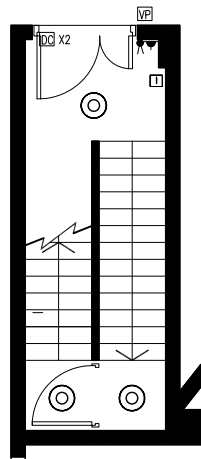
PARKING LEVEL 泊車層
HOUSE D 洋房



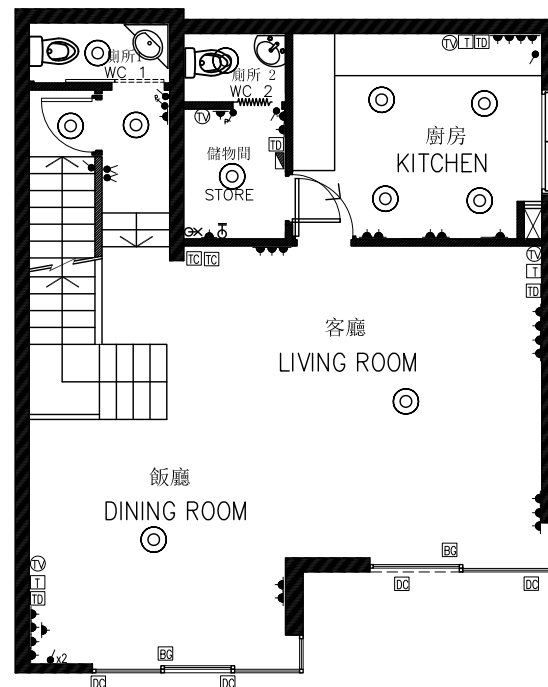
LEVEL 1 第一樓層
HOUSE D 洋房



LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE D & J 洋房



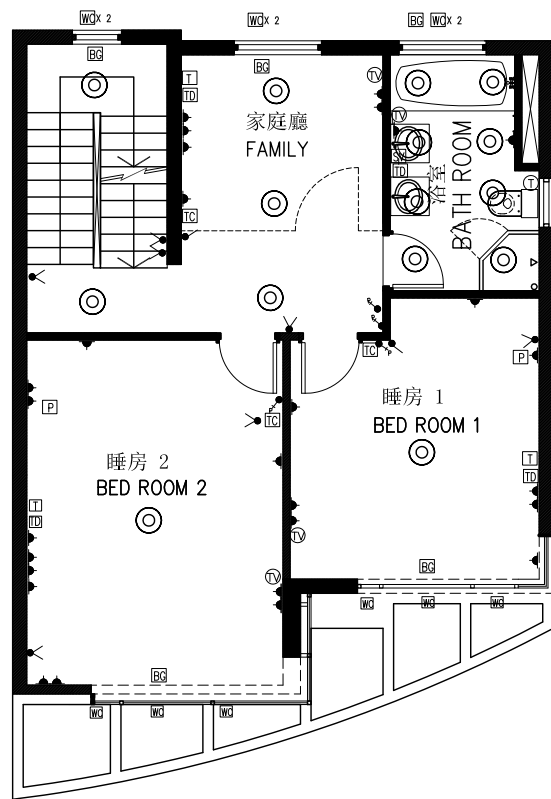
PARKING LEVEL 泊車層
HOUSE J 洋房



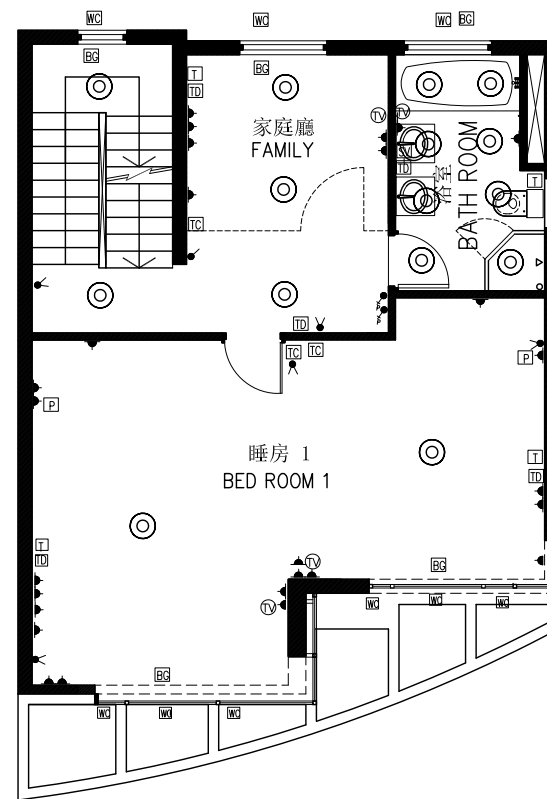
LEVEL 1 第一樓層
HOUSE J 洋房

- 冷氣機
- = A/C UNIT
- = 電話及數據插座位
- = TELEPHONE AND DATA SOCKET OUTLET
- = 空調溫度控制位
- = TEMPERATURE CONTROLLER FOR A/C
- = 門開關制
- = KEY SWITCH
- = 電話插座
- = TELEPHONE SOCKET OUTLET
- = 數據插座位
- = DATA SOCKET OUTLET
- = 門防盜器
- = DOOR CONTACT
- = 室外防水分插座
- = EXTERNAL WATERPROOF POWER SOCKET OUTLET
- = 窗防盜器
- = WINDOW CONTACT
- = 電插座
- = SOCKET OUTLET FOR SHAVER
- = 總電掣箱
- = MINIATURE CIRCUIT BREAKER
- = 視像電話
- = VIDEO DOOR PHONE
- = 20A 雙位插座
- = 20A D.P. SWITCH
- = 電燈開關制
- = LIGHTING SWITCH
- = 13A 插座
- = 13A GANG SOCKET OUTLET
- = 對講機插座位
- = INTERCOM OUTLET
- = 窗戶防盜器開關
- = WINDOW BY-PASS SWITCH
- = 電視及電台天線插座位
- = TV/FM OUTLET
- = 緊急掣
- = PANIC BUTTON
- = 玻璃破碎探測器
- = BREAK GLASS DETECTOR
- = 洗衣機來水位
- = WATER POINT FOR WASHING MACHINE
- = 洗衣機去水位
- = DRAIN POINT FOR WASHING MACHINE
- = 電燈位
- = LAMP HOLDER

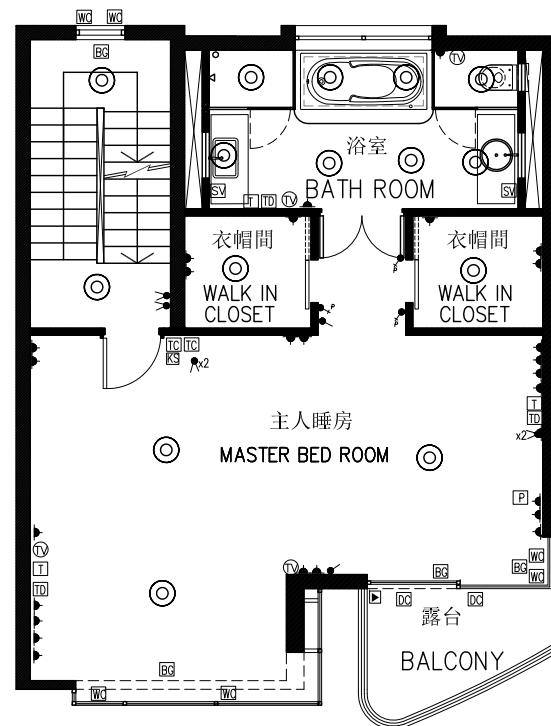
MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



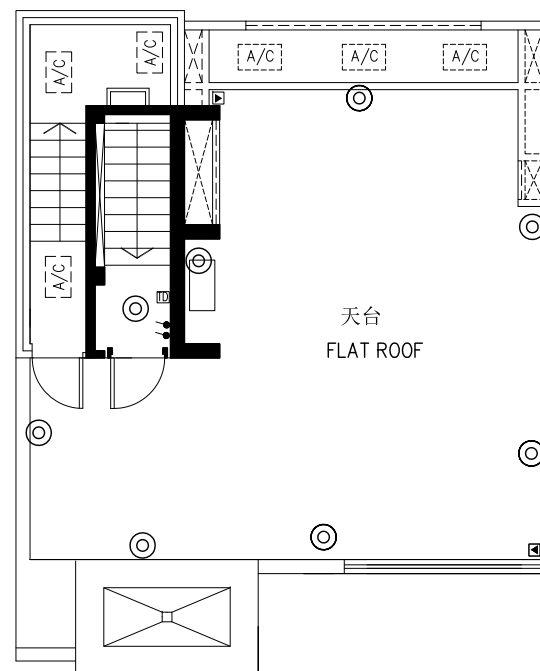
LEVEL 2 第二樓層
HOUSE D 洋房



LEVEL 2 第二樓層
HOUSE J 洋房



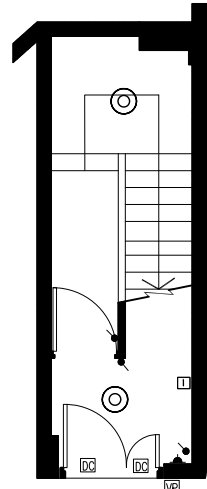
LEVEL 3 第三樓層
HOUSE D & J 洋房



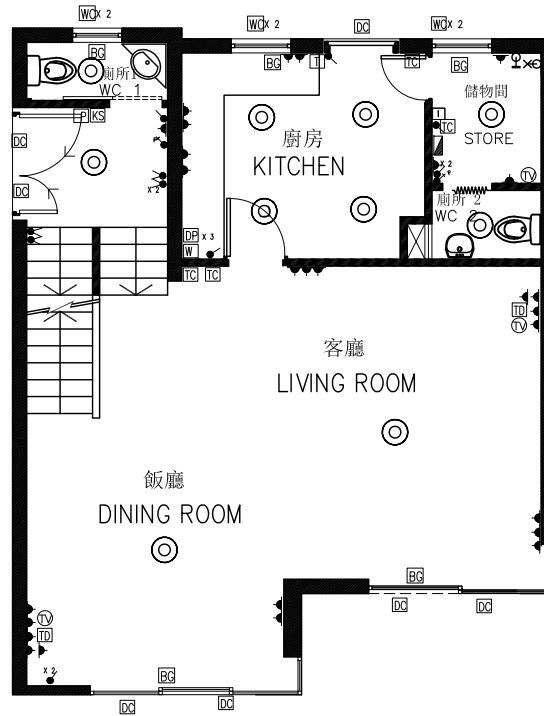
ROOF LEVEL 天台
HOUSE D & J 洋房

- 冷氣機
- Ⓐ/Ⓒ = A/C UNIT
- 電話及數據插座位
- ⓉⓉ = TELEPHONE AND DATA SOCKET OUTLET
- 空調溫度控制位
- ⓉⒸ = TEMPERATURE CONTROLLER FOR A/C
- 門開關制
- ⓀⓈ = KEY SWITCH
- 電話插座
- ⓉⓉ = TELEPHONE SOCKET OUTLET
- 數據插座
- Ⓣ = DATA SOCKET OUTLET
- 門防盜器
- ⒹⒸ = DOOR CONTACT
- 室外防水分插座
- ▶ = EXTERNAL WATERPROOF POWER SOCKET OUTLET
- 窗防盜器
- ⓌⒸ = WINDOW CONTACT
- 電插座
- ⓈⓋ = SOCKET OUTLET FOR SHAVER
- 總電掣箱
- = MINIATURE CIRCUIT BREAKER
- 視像電話
- ⓋⓅ = VIDEO DOOR PHONE
- 20A 雙位插座
- ⓉⓅ = 20A D.P. SWITCH
- 電燈開關制
- Ⓛ = LIGHTING SWITCH
- 13A 插座
- ▲ = 13A GANG SOCKET OUTLET
- 對講機插座
- Ⓡ = INTERCOM OUTLET
- 窗戶防盜器開關
- Ⓦ = WINDOW BY-PASS SWITCH
- 電視及電台天線插座
- ⓉⓋ = TV/FM OUTLET
- 緊急掣
- Ⓟ = PANIC BUTTON
- 玻璃破碎探測器
- ⒶⒸ = BREAK GLASS DETECTOR
- 洗衣機來水位
- Ⓧ = WATER POINT FOR WASHING MACHINE
- 洗衣機去水位
- Ⓧ = DRAIN POINT FOR WASHING MACHINE
- 電燈位
- Ⓞ = LAMP HOLDER

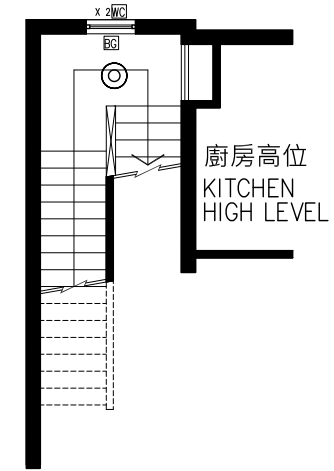
MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



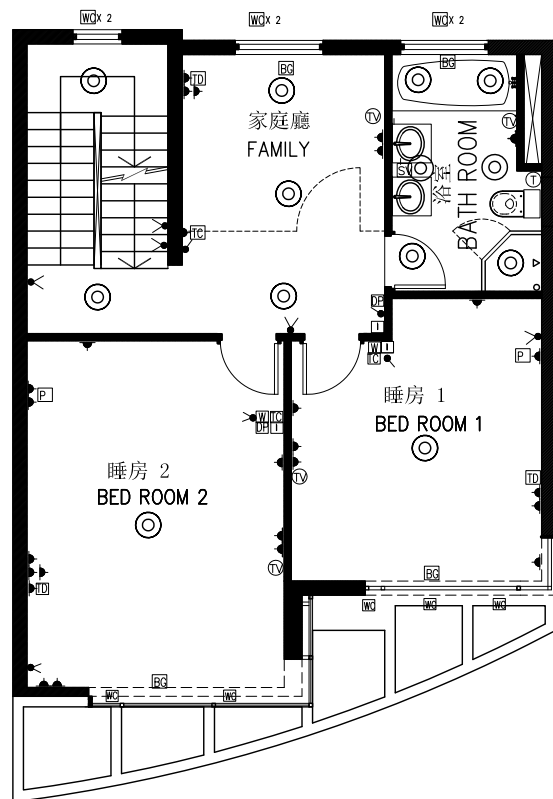
PARKING LEVEL 泊車層
HOUSE K 洋房



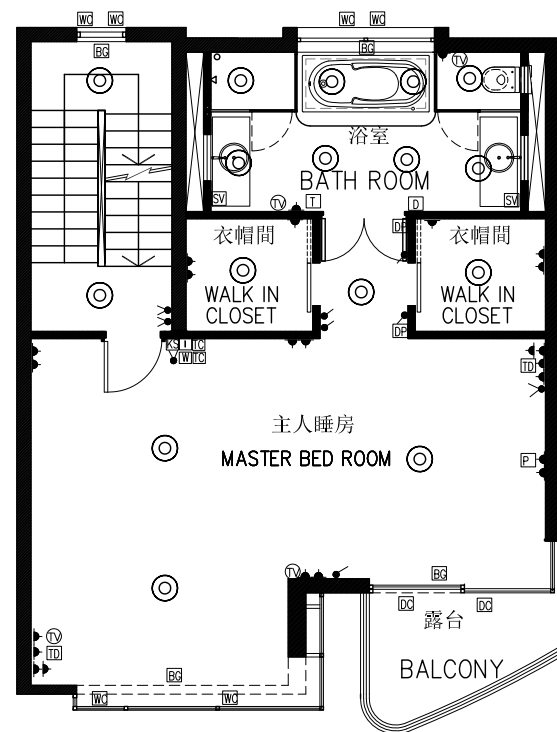
LEVEL 1 第一樓層
HOUSE K 洋房



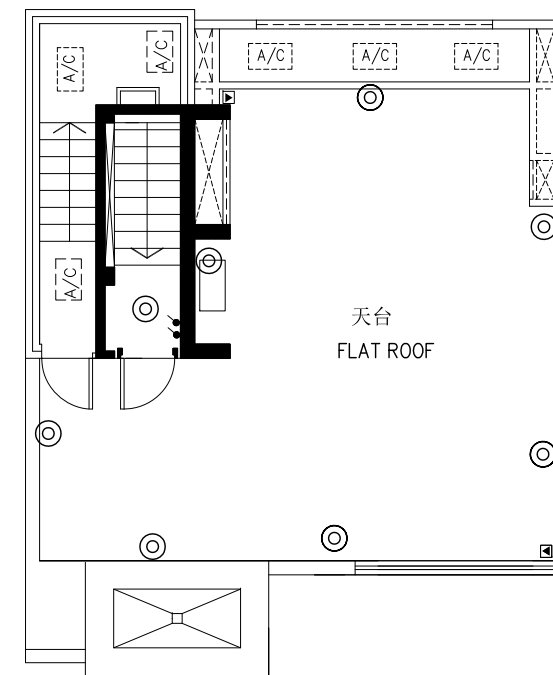
LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE K 洋房



LEVEL 2 第二樓層
HOUSE K 洋房



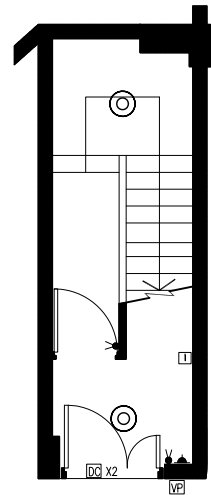
LEVEL 3 第三樓層
HOUSE K 洋房



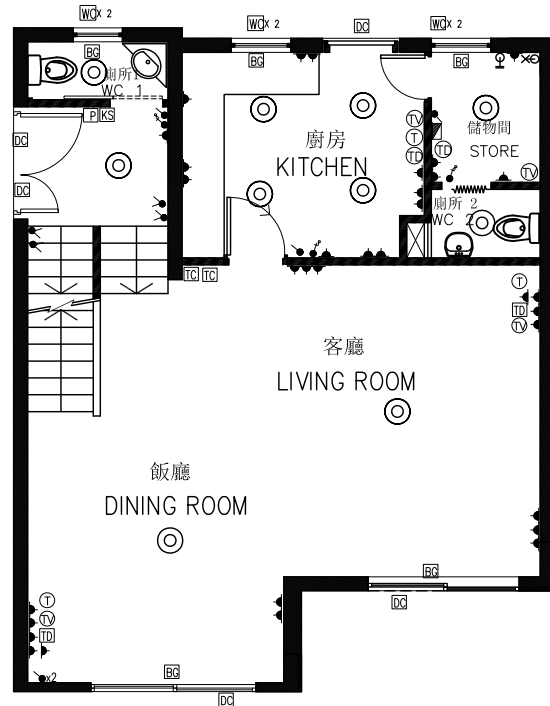
ROOF LEVEL 天台
HOUSE K 洋房

- 冷氣機
- = A/C UNIT
- = 電話及數據插座位
- = TELEPHONE AND DATA SOCKET OUTLET
- = 空調溫度控制位
- = TEMPERATURE CONTROLLER FOR A/C
- = 門鎖開制
- = KEY SWITCH
- = 電話插座
- = TELEPHONE SOCKET OUTLET
- = 數據插座
- = DATA SOCKET OUTLET
- = 門防盜器
- = DOOR CONTACT
- = 室外防水分插座
- = EXTERNAL WATERPROOF POWER SOCKET OUTLET
- = 窗防盜器
- = WINDOW CONTACT
- = 電插座
- = SOCKET OUTLET FOR SHAVER
- = 總電掣箱
- = MINIATURE CIRCUIT BREAKER
- 視像電話
- = VIDEO DOOR PHONE
- 20A 雙位插座
- = 20A D.P. SWITCH
- 電燈開關制
- = LIGHTING SWITCH
- 13A 插座
- = 13A GANG SOCKET OUTLET
- 對講機插座
- = INTERCOM OUTLET
- 窗戶防盜器開關
- = WINDOW BY-PASS SWITCH
- 電視及電台天線插座
- = TV/FM OUTLET
- 緊急掣
- = PANIC BUTTON
- 玻璃破碎探測器
- = BREAK GLASS DETECTOR
- 洗衣機來水位
- = WATER POINT FOR WASHING MACHINE
- 洗衣機去水位
- = DRAIN POINT FOR WASHING MACHINE
- 電燈位
- = LAMP HOLDER

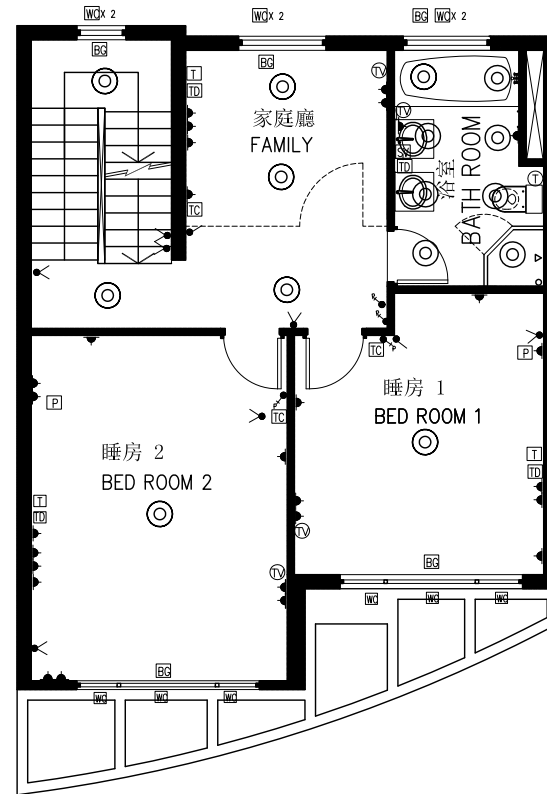
MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



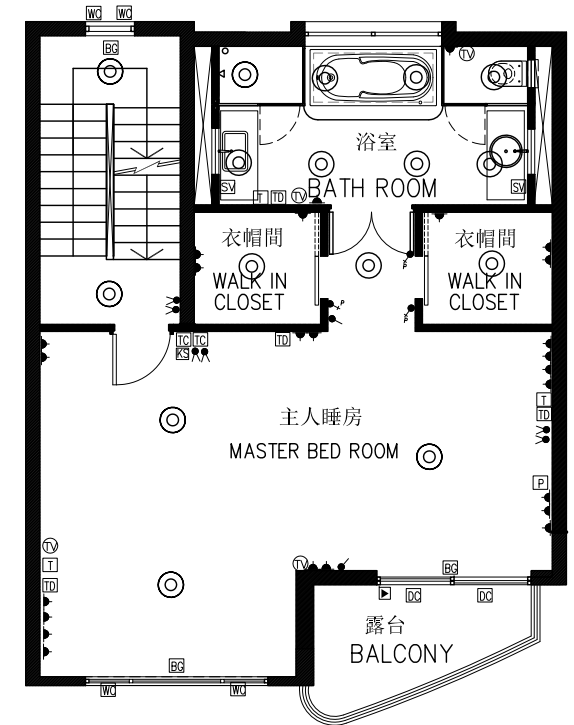
PARKING LEVEL 泊車層
HOUSE L & M 洋房



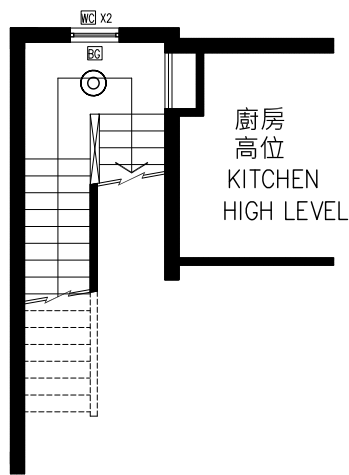
LEVEL 1 第一樓層
HOUSE L & M 洋房



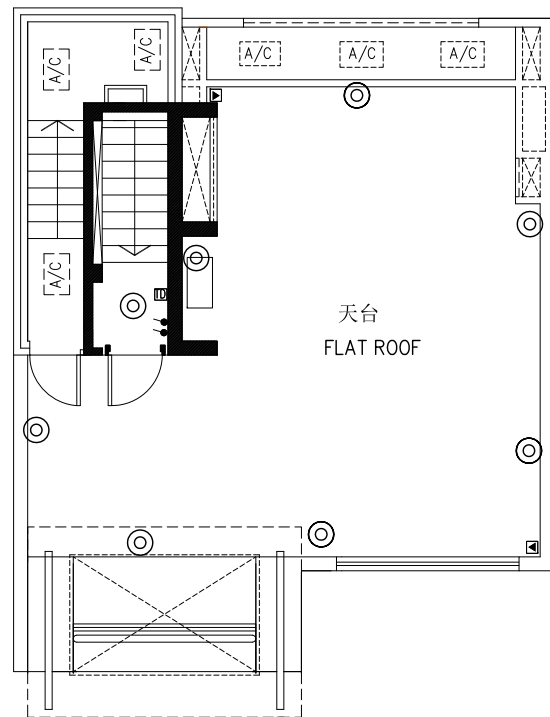
LEVEL 2 第二樓層
HOUSE L & M 洋房



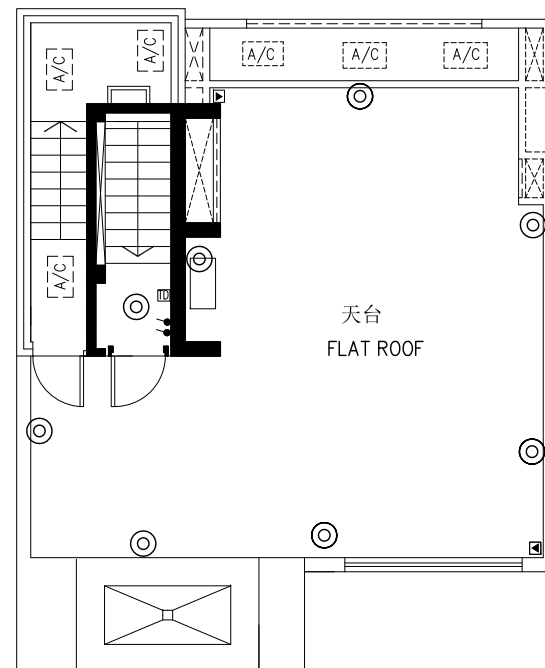
LEVEL 3 第三樓層
HOUSE L & M 洋房



LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE L & M 洋房



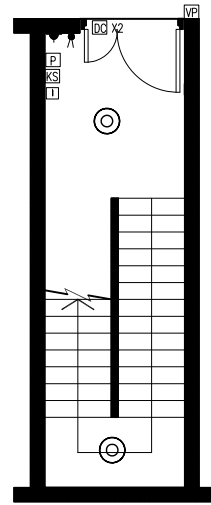
ROOF LEVEL 天台
HOUSE L 洋房



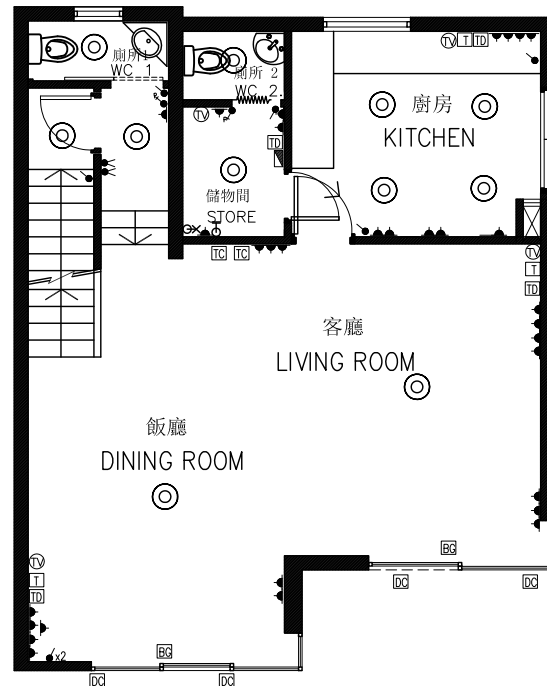
ROOF LEVEL 天台
HOUSE M 洋房

- 冷氣機
- = A/C UNIT
- = 電話及數據插座位
- = TELEPHONE AND DATA SOCKET OUTLET
- = 空調溫度控制位
- = TEMPERATURE CONTROLLER FOR A/C
- = 門鎖開制
- = KEY SWITCH
- = 電話插座
- = TELEPHONE SOCKET OUTLET
- = 數據插座
- = DATA SOCKET OUTLET
- = 門防盜器
- = DOOR CONTACT
- = 室外防水分插座
- = EXTERNAL WATERPROOF POWER SOCKET OUTLET
- = 窗防盜器
- = WINDOW CONTACT
- = 電插座
- = SOCKET OUTLET FOR SHAVER
- = 總電掣箱
- = MINIATURE CIRCUIT BREAKER
- 視像電話
- = 視像電話
- = VIDEO DOOR PHONE
- = 20A 雙位插座
- = 20A D.P. SWITCH
- = 電燈開關制
- = LIGHTING SWITCH
- = 13A 插座
- = 13A GANG SOCKET OUTLET
- = 對講機插座
- = INTERCOM OUTLET
- = 窗戶防盜器開關
- = WINDOW BY-PASS SWITCH
- = 電視及電台天線插座
- = TV/FM OUTLET
- = 緊急掣
- = PANIC BUTTON
- = 玻璃破碎探測器
- = BREAK GLASS DETECTOR
- = 洗衣機來水位
- = WATER POINT FOR WASHING MACHINE
- = 洗衣機去水位
- = DRAIN POINT FOR WASHING MACHINE
- = 電燈位
- = LAMP HOLDER

MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



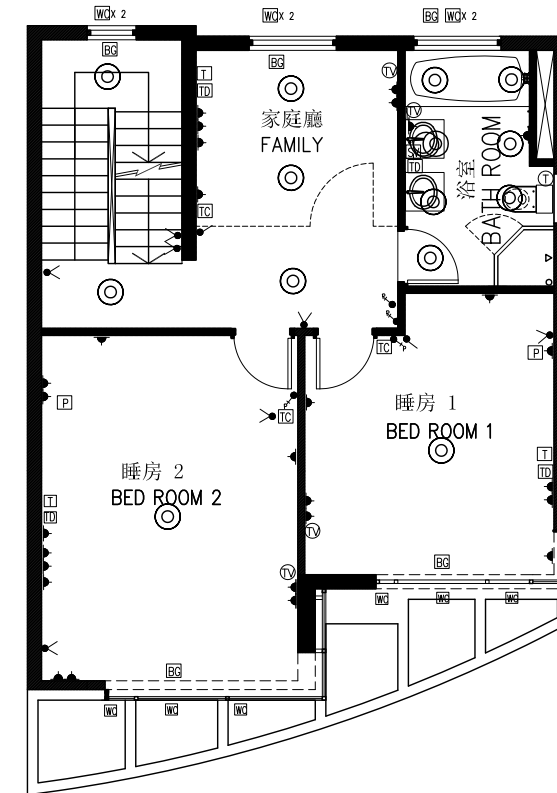
PARKING LEVEL 泊車層
HOUSE N 洋房



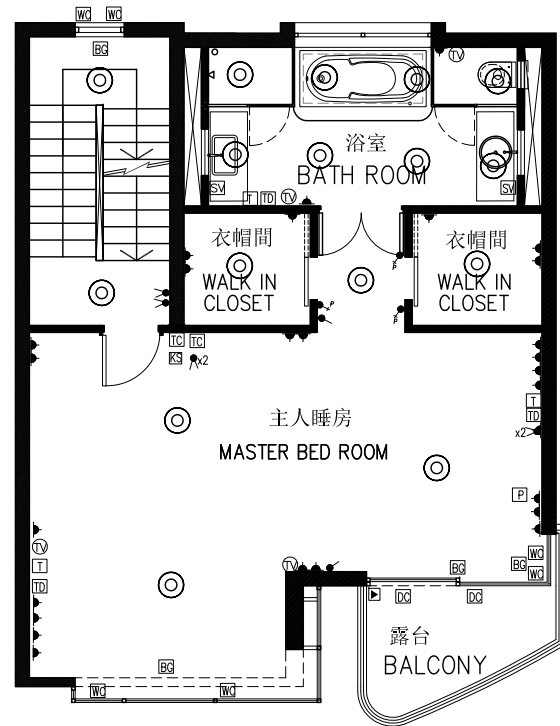
LEVEL 1 第一樓層
HOUSE N 洋房



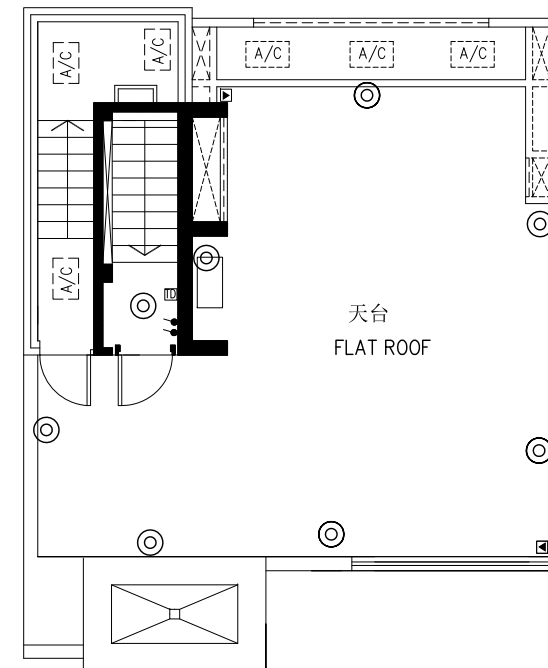
LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE N 洋房



LEVEL 2 第二樓層
HOUSE N 洋房



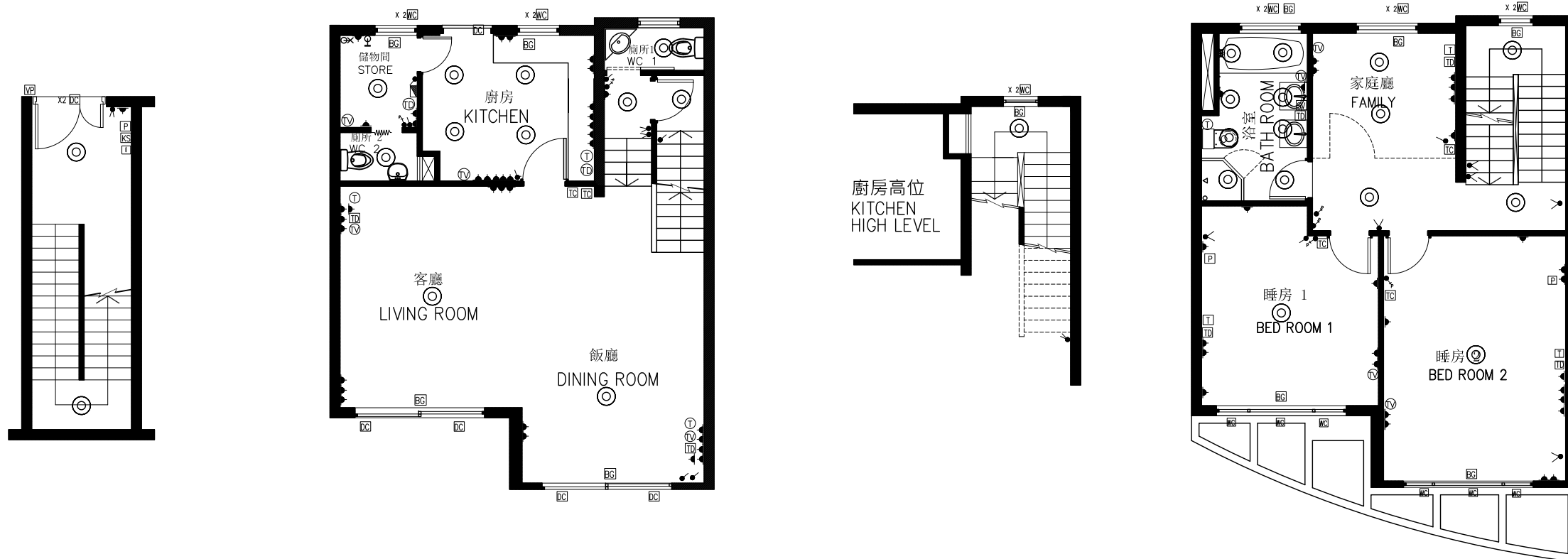
LEVEL 3 第三樓層
HOUSE N 洋房



ROOF LEVEL 天台
HOUSE N 洋房

- 冷氣機
- A/C = A/C UNIT
- 電話及數據插座位
- TD = TELEPHONE AND DATA SOCKET OUTLET
- 空調溫度控制位
- TC = TEMPERATURE CONTROLLER FOR A/C
- 門開關制
- KS = KEY SWITCH
- 電話插座位
- T = TELEPHONE SOCKET OUTLET
- 數據插座位
- D = DATA SOCKET OUTLET
- 門防盜器
- DC = DOOR CONTACT
- 室外防水分插座位
- ▶ = EXTERNAL WATERPROOF POWER SOCKET OUTLET
- 窗防盜器
- WC = WINDOW CONTACT
- 電插座位
- SV = SOCKET OUTLET FOR SHAVER
- 總電掣箱
- ▲ = MINIATURE CIRCUIT BREAKER
- 視像電話
- VP = VIDEO DOOR PHONE
- 20A 雙位插座位
- DP = 20A D.P. SWITCH
- 電燈開關制
- ⚡ = LIGHTING SWITCH
- 13A 插座位
- ▲ = 13A GANG SOCKET OUTLET
- 對講機插座位
- I = INTERCOM OUTLET
- 窗戶防盜器開關
- W = WINDOW BY-PASS SWITCH
- 電視及電台天線插座位
- TV = TV/FM OUTLET
- 緊急掣
- P = PANIC BUTTON
- 玻璃破碎探測器
- BG = BREAK GLASS DETECTOR
- 洗衣機來水位
- ⊗ = WATER POINT FOR WASHING MACHINE
- 洗衣機去水位
- ⊕ = DRAIN POINT FOR WASHING MACHINE
- 電燈位
- ⊙ = LAMP HOLDER

MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖

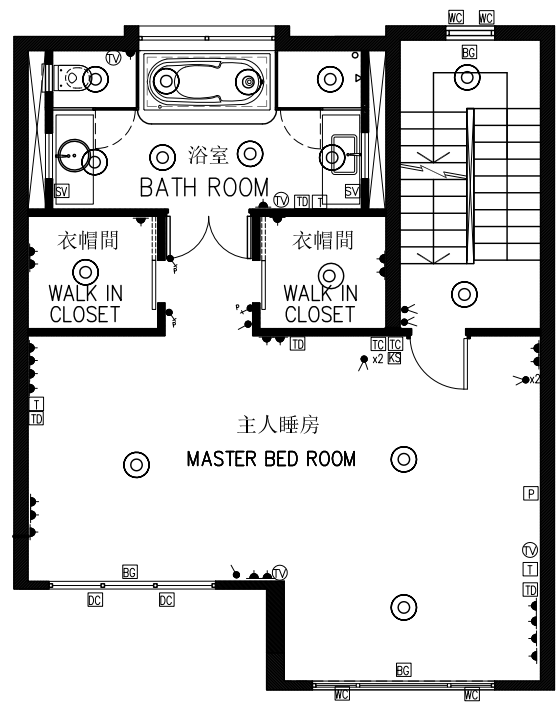


PARKING LEVEL 泊車層
HOUSE P 洋房

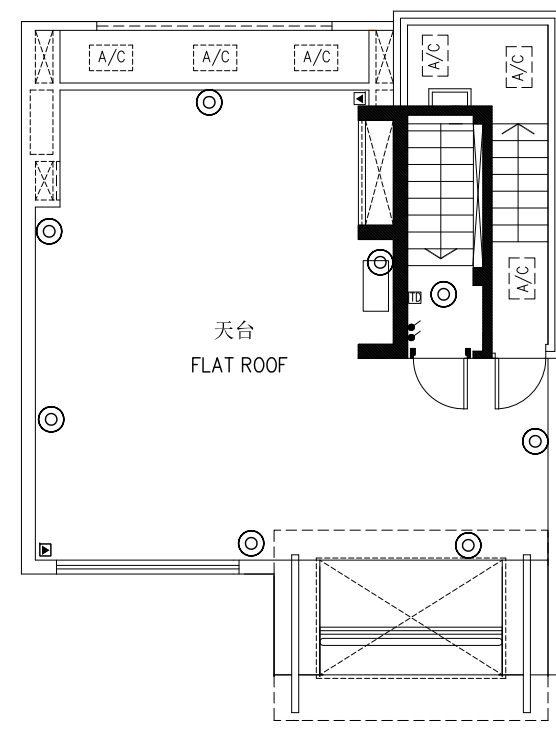
LEVEL 1 第一樓層
HOUSE P 洋房

LEVEL 1 HIGH LEVEL 第一樓層高位
HOUSE P 洋房

LEVEL 2 第二樓層
HOUSE P 洋房



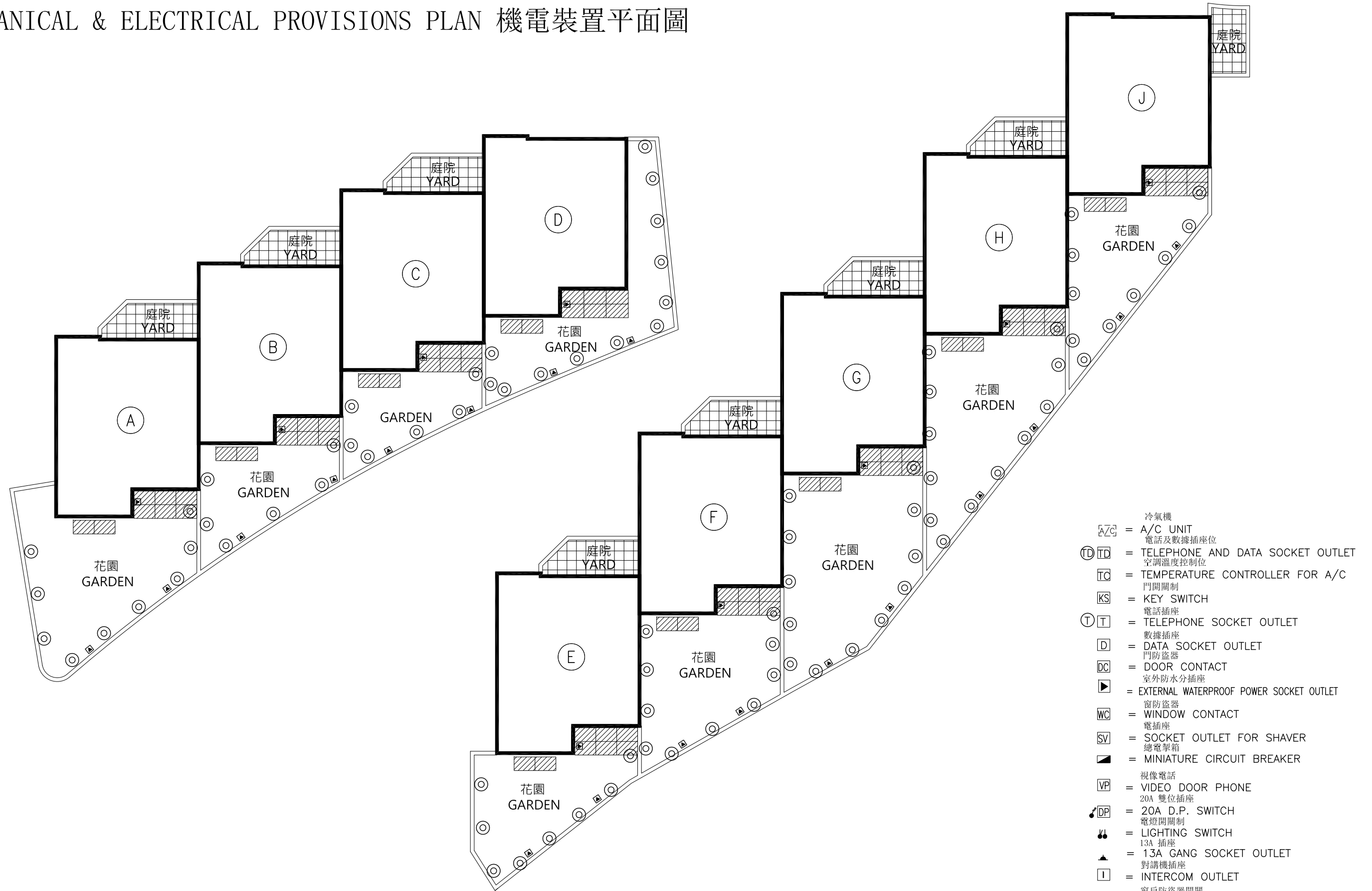
LEVEL 3 第三樓層
HOUSE P 洋房



ROOF LEVEL 天台
HOUSE P 洋房

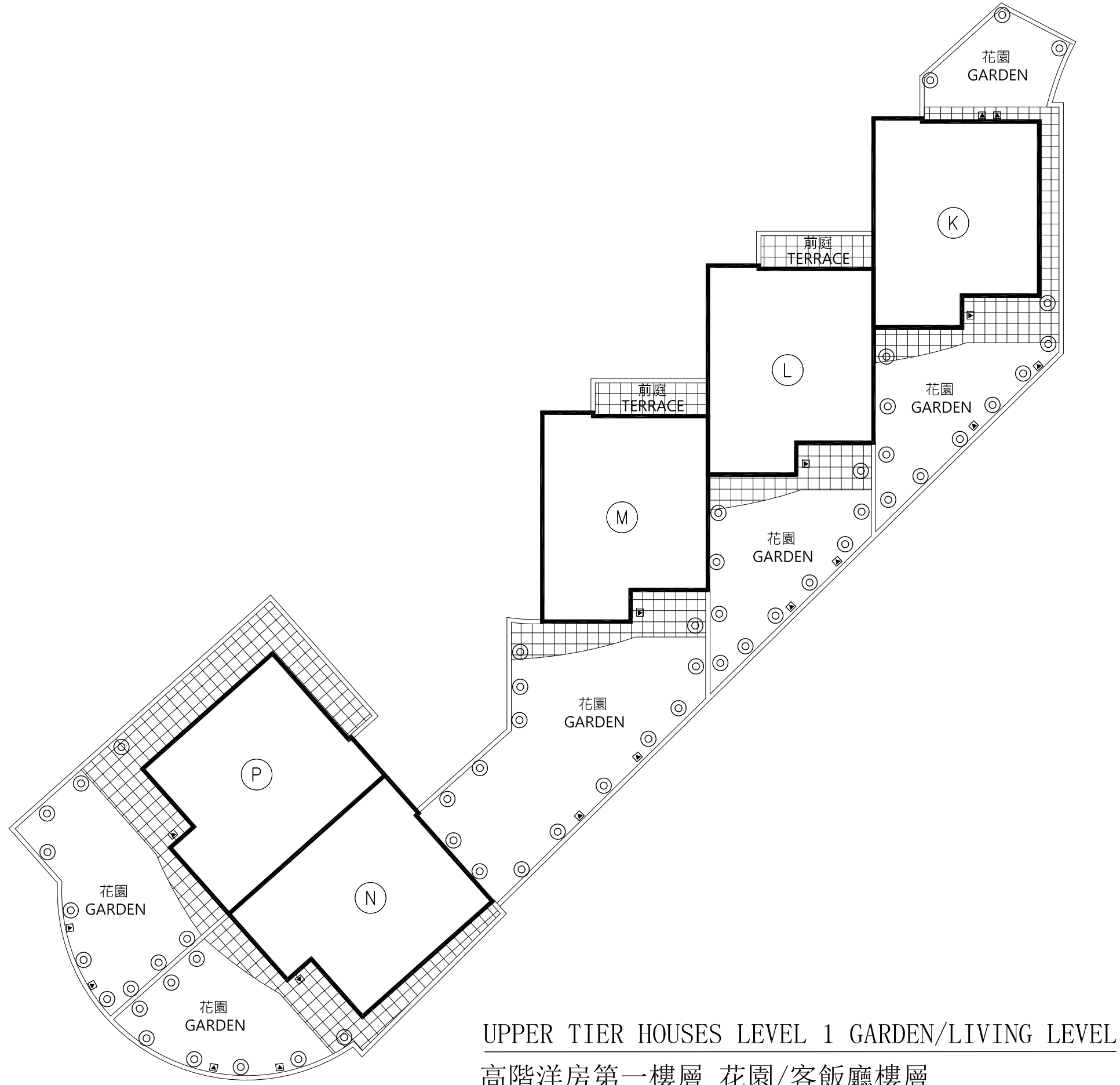
- 冷氣機
- [A/C] = A/C UNIT
- [T/D] = 電話及數據插座位
- [T/D] = TELEPHONE AND DATA SOCKET OUTLET
- [TC] = 空調溫度控制位
- [TC] = TEMPERATURE CONTROLLER FOR A/C
- [KS] = 門開關制
- [KS] = KEY SWITCH
- [T] = 電話插座
- [T] = TELEPHONE SOCKET OUTLET
- [D] = 數據插座
- [D] = DATA SOCKET OUTLET
- [DC] = 門防盜器
- [DC] = DOOR CONTACT
- [▶] = 室外防水分插座
- [▶] = EXTERNAL WATERPROOF POWER SOCKET OUTLET
- [WC] = 窗防盜器
- [WC] = WINDOW CONTACT
- [SV] = 電插座
- [SV] = SOCKET OUTLET FOR SHAVER
- [■] = 總電掣箱
- [■] = MINIATURE CIRCUIT BREAKER
- 視像電話
- [VP] = VIDEO DOOR PHONE
- [20A] = 20A 雙位插座
- [20A] = 20A D.P. SWITCH
- [DP] = 電燈開關制
- [DP] = LIGHTING SWITCH
- [13A] = 13A 插座
- [13A] = 13A GANG SOCKET OUTLET
- [▲] = 對講機插座
- [▲] = INTERCOM OUTLET
- [I] = 窗戶防盜器開關
- [I] = WINDOW BY-PASS SWITCH
- [W] = 電視及電台天線插座
- [W] = TV/FM OUTLET
- [TV] = 緊急掣
- [TV] = PANIC BUTTON
- [P] = 玻璃破碎探測器
- [P] = BREAK GLASS DETECTOR
- [BG] = 洗衣機來水位
- [BG] = WATER POINT FOR WASHING MACHINE
- [X] = 洗衣機去水位
- [X] = DRAIN POINT FOR WASHING MACHINE
- [○] = 電燈位
- [○] = LAMP HOLDER

MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



LOWER TIER HOUSES LEVEL 1 GARDEN/LIVING LEVEL
 低階洋房第一樓層 花園/客飯廳樓層
 HOUSE A B C D E F G H & J 洋房

MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖



- = 冷氣機
A/C UNIT
- = 電話及數據插座位
TELEPHONE AND DATA SOCKET OUTLET
- = 空調溫度控制位
TEMPERATURE CONTROLLER FOR A/C
- = 門開關制
DOOR CONTACT
- = 門開關制
KEY SWITCH
- = 電話插座
TELEPHONE SOCKET OUTLET
- = 數據插座
DATA SOCKET OUTLET
- = 門防盜器
DOOR CONTACT
- = 室外防水分插座
EXTERNAL WATERPROOF POWER SOCKET OUTLET
- = 窗防盜器
WINDOW CONTACT
- = 電插座
SOCKET OUTLET FOR SHAVER
- = 總電掣箱
MINIATURE CIRCUIT BREAKER
- = 視像電話
VIDEO DOOR PHONE
- = 20A 雙位插座
20A D.P. SWITCH
- = 電燈開關制
LIGHTING SWITCH
- = 13A 插座
13A GANG SOCKET OUTLET
- = 對講機插座
INTERCOM OUTLET
- = 窗戶防盜器開關
WINDOW BY-PASS SWITCH
- = 電視及電台天線插座
TV/FM OUTLET
- = 緊急掣
PANIC BUTTON
- = 玻璃破碎探測器
BREAK GLASS DETECTOR
- = 洗衣機來水位
WATER POINT FOR WASHING MACHINE
- = 洗衣機去水位
DRAIN POINT FOR WASHING MACHINE
- = 電燈位
LAMP HOLDER

Schedule of Mechanical & Electrical Provisions

機電裝置數量表

House 洋房 A,B,C,F&G

Item 項目 Floor 樓層	Telephone & Data Socket Outlet 電話及數據插座位	Temperature Controller for A/C 空調溫度控制位	Telephone Socket Outlet 電話插座	External Waterproof Power Socket Outlet 室外防水分插座	Socket Outlet for Shaver 電插座	20A D.P. Switch 20A 雙位插座	Lighting Switch 電燈開關制	13A Gang Socket Outlet 13A 插座	TV/FM Outlet 電視及電台天線插座
Parking Level 泊車層							1	1	
Level 1 第一樓層									
Staircase 樓梯						1	4	1	
Living /Dining Room 客/飯廳	2	2	2				2	17	2
Kitchen 廚房	1		1				1	14	1
Store Room 儲物間	1					1	2	4	1
Garden/Yard/Terrace 花園/庭園/前庭				3					
Level 1 High Level 第一樓層高位							3	1	
Level 2 第二樓層									
Staircase 樓梯							3		
Bedroom 1 睡房 1	1	1	1			1	1	8	1
Bedroom 2 睡房 2	1		1			1	1	12	1
Bathroom 浴室	1		1		1			2	1
Family Room 家庭廳	1	1	1			2	2	6	1
Level 3 第三樓層									
Staircase 樓梯							2		
Master Bedroom 主人睡房	3	2	2			3	6	17	2
Walk In Closet 衣帽間								6	
Bathroom 浴室	1		1		2			2	2
Balcony 露台				1					
Roof Level 天台									
Staircase 樓梯	1						2		
Flat Roof 天台				2					

Schedule of Mechanical & Electrical Provisions

機電裝置數量表

House 洋房 D

Item 項目 Floor 樓層	Telephone & Data Socket Outlet 電話及數據插座位	Temperature Controller for A/C 空調溫度控制位	Telephone Socket Outlet 電話插座	External Waterproof Power Socket Outlet 室外防水分插座	Socket Outlet for Shaver 電插座	20A D.P. Switch 20A 雙位插座	Lighting Switch 電燈開關制	13A Gang Socket Outlet 13A 插座	TV/FM Outlet 電視及電台天線插座
Parking Level 泊車層							1	1	
Level 1 第一樓層									
Staircase 樓梯						1	4	1	
Living /Dining Room 客/飯廳	2	2	2				2	17	2
Kitchen 廚房	1		1				1	9	1
Store Room 儲物間	1					1	1	4	1
Garden/Yard/Terrace 花園/庭園/前庭				3					
Level 1 High Level 第一樓層高位							3	1	
Level 2 第二樓層									
Staircase 樓梯							3		
Bedroom 1 睡房 1	1	1	1			1	2	8	1
Bedroom 2 睡房 2	1	1	1			1	2	12	1
Bathroom 浴室	1		1		1			2	1
Family Room 家庭廳	1	1	1			2	2	6	1
Level 3 第三樓層									
Staircase 樓梯							2		
Master Bedroom 主人睡房	2	2	2			3	6	18	2
Walk In Closet 衣帽間								6	
Bathroom 浴室	1		1		2			2	2
Balcony 露台				1					
Roof Level 天台									
Staircase 樓梯	1						2		
Flat Roof 天台				2					

Schedule of Mechanical & Electrical Provisions

機電裝置數量表

House 洋房 E&H

Item 項目 Floor 樓層	Telephone & Data Socket Outlet 電話及數據插座位	Temperature Controller for A/C 空調溫度控制位	Telephone Socket Outlet 電話插座	External Waterproof Power Socket Outlet 室外防水分插座	Socket Outlet for Shaver 電插座	20A D.P. Switch 20A 雙位插座	Lighting Switch 電燈開關制	13A Gang Socket Outlet 13A 插座	TV/FM Outlet 電視及電台天線插座
Parking Level 泊車層							1	1	
Level 1 第一樓層									
Staircase 樓梯						1	4	1	
Living /Dining Room 客/飯廳	2	2	2				2	17	2
Kitchen 廚房	1		1				1	14	1
Store Room 儲物間	1					1	2	4	1
Garden/Yard/Terrace 花園/庭園/前庭				3					
Level 1 High Level 第一樓層高位							3	1	
Level 2 第二樓層									
Staircase 樓梯							1		
Bedroom 1 睡房 1	2	2	2				3	19	2
Bathroom 浴室	1		1		1			2	1
Family Room 家庭廳	2	1	1			2	2	6	1
Level 3 第三樓層									
Staircase 樓梯							2		
Master Bedroom 主人睡房	3	2	2			3	6	17	2
Walk In Closet 衣帽間								6	
Bathroom 浴室	1		1		2			2	2
Balcony 露台				1					
Roof Level 天台									
Staircase 樓梯	1						2		
Flat Roof 天台				2					

Schedule of Mechanical & Electrical Provisions

機電裝置數量表

House 洋房 J

Item 項目 Floor 樓層	Telephone & Data Socket Outlet 電話及數據插座位	Temperature Controller for A/C 空調溫度控制位	Telephone Socket Outlet 電話插座	External Waterproof Power Socket Outlet 室外防水分插座	Socket Outlet for Shaver 電插座	20A D.P. Switch 20A 雙位插座	Lighting Switch 電燈開關制	13A Gang Socket Outlet 13A 插座	TV/FM Outlet 電視及電台天線插座
Parking Level 泊車層							1	1	
Level 1 第一樓層									
Staircase 樓梯						1	4	1	
Living /Dining Room 客/飯廳	2	2	2				2	17	2
Kitchen 廚房	1		1				1	9	1
Store Room 儲物間	1					1	1	4	1
Garden/Yard/Terrace 花園/庭園/前庭				3					
Level 1 High Level 第一樓層高位							3	1	
Level 2 第二樓層									
Staircase 樓梯							1		
Bedroom 1 睡房 1	2	2	2				3	19	2
Bathroom 浴室	1		1		1			2	1
Family Room 家庭廳	2	1	1			2	2	6	1
Level 3 第三樓層									
Staircase 樓梯							2		
Master Bedroom 主人睡房	2	2	2			3	6	18	2
Walk In Closet 衣帽間								6	
Bathroom 浴室	1		1		2			2	2
Balcony 露台				1					
Roof Level 天台									
Staircase 樓梯	1						2		
Flat Roof 天台				2					

Schedule of Mechanical & Electrical Provisions

機電裝置數量表

House 洋房 K

Item 項目 Floor 樓層	Telephone & Data Socket Outlet 電話及數據插座位	Temperature Controller for A/C 空調溫度控制位	Telephone Socket Outlet 電話插座	Data Socket Outlet 數據插座	External Waterproof Power Socket Outlet 室外防水分插座	Socket Outlet for Shaver 電插座	20A D.P. Switch 20A 雙位插座	Lighting Switch 電燈開關制	13A Gang Socket Outlet 13A 插座	TV/FM Outlet 電視及電台天線插座
Parking Level 泊車層								3	1	
Level 1 第一樓層										
Staircase 樓梯							1	6	1	
Living /Dining Room 客/飯廳	2	2						2	17	2
Kitchen 廚房		1	1				3	2	6	
Store Room 儲物間		1					1	1	4	1
Garden/Yard/Terrace 花園/庭園/前庭					5					
Level 2 第二樓層										
Staircase 樓梯								3		
Bedroom 1 睡房 1	1	1						2	8	1
Bedroom 2 睡房 2	1	1					1	2	12	1
Bathroom 浴室			1			1			1	1
Family Room 家庭廳	1	1					1	3	6	1
Level 3 第三樓層										
Staircase 樓梯								2		
Master Bedroom 主人睡房	2	2					2	7	16	2
Walk In Closet 衣帽間									6	
Bathroom 浴室			1	1		2			2	2
Roof Level 天台										
Staircase 樓梯								2		
Flat Roof 天台					2					

Schedule of Mechanical & Electrical Provisions

機電裝置數量表

House 洋房 L&M

Item 項目 Floor 樓層	Telephone & Data Socket Outlet 電話及數據插座位	Temperature Controller for A/C 空調溫度控制位	Telephone Socket Outlet 電話插座	External Waterproof Power Socket Outlet 室外防水分插座	Socket Outlet for Shaver 電插座	20A D.P. Switch 20A 雙位插座	Lighting Switch 電燈開關制	13A Gang Socket Outlet 13A 插座	TV/FM Outlet 電視及電台天線插座
Parking Level 泊車層							2	1	
Level 1 第一樓層									
Staircase 樓梯						1	5	1	
Living /Dining Room 客/飯廳	2	2	2				2	17	2
Kitchen 廚房	1		1			1	1	11	1
Store Room 儲物間	1					1	1	4	1
Garden/Yard/Terrace 花園/庭園/前庭				3					
Level 2 第二樓層									
Staircase 樓梯							3		
Bedroom 1 睡房 1	1	1	1			1	2	8	1
Bedroom 2 睡房 2	1	1	1			1	2	12	1
Bathroom 浴室	1		1		1			2	1
Family Room 家庭廳	1	1	1			2	2	6	1
Level 3 第三樓層									
Staircase 樓梯							2		
Master Bedroom 主人睡房	3	2	2			3	6	17	2
Walk In Closet 衣帽間								6	
Bathroom 浴室	1		1		2			2	2
Balcony 露台				1					
Roof Level 天台									
Staircase 樓梯	1						2		
Flat Roof 天台				2					

Schedule of Mechanical & Electrical Provisions

機電裝置數量表

House 洋房 N

Item 項目 Floor 樓層	Telephone & Data Socket Outlet 電話及數據插座位	Temperature Controller for A/C 空調溫度控制位	Telephone Socket Outlet 電話插座	External Waterproof Power Socket Outlet 室外防水分插座	Socket Outlet for Shaver 電插座	20A D.P. Switch 20A 雙位插座	Lighting Switch 電燈開關制	13A Gang Socket Outlet 13A 插座	TV/FM Outlet 電視及電台天線插座
Parking Level 泊車層							1	1	
Level 1 第一樓層									
Staircase 樓梯						1	4	1	
Living /Dining Room 客/飯廳	2	2	2				2	17	2
Kitchen 廚房	1		1				2	9	1
Store Room 儲物間	1					1	1	4	1
Garden/Yard/Terrace 花園/庭園/前庭				3					
Level 1 High Level 第一樓層高位							1		
Level 2 第二樓層									
Staircase 樓梯							3		
Bedroom 1 睡房 1	1	1	1			1	2	8	1
Bedroom 2 睡房 2	1	1	1			1	2	12	1
Bathroom 浴室	1		1		1			2	1
Family Room 家庭廳	1	1	1			2	2	6	1
Level 3 第三樓層									
Staircase 樓梯							2		
Master Bedroom 主人睡房	2	2	2			3	6	18	2
Walk In Closet 衣帽間								6	
Bathroom 浴室	1		1		2			2	2
Balcony 露台				1					
Roof Level 天台									
Staircase 樓梯	1						2		
Flat Roof 天台				2					

Schedule of Mechanical & Electrical Provisions

機電裝置數量表

House 洋房 P

Item 項目 Floor 樓層	Telephone & Data Socket Outlet 電話及數據插座位	Temperature Controller for A/C 空調溫度控制位	Telephone Socket Outlet 電話插座	External Waterproof Power Socket Outlet 室外防水分插座	Socket Outlet for Shaver 電插座	20A D.P. Switch 20A 雙位插座	Lighting Switch 電燈開關制	13A Gang Socket Outlet 13A 插座	TV/FM Outlet 電視及電台天線插座
Parking Level 泊車層							1	1	
Level 1 第一樓層									
Staircase 樓梯						1	4	1	
Living /Dining Room 客/飯廳	2	2	2				2	17	2
Kitchen 廚房	1		1				1	14	1
Store Room 儲物間	1					1	2	4	1
Gardens/Yard/Terrace 花園/庭園/前庭				3					
Level 1 High Level 第一樓層高位							1		
Level 2 第二樓層									
Staircase 樓梯							3		
Bedroom 1 睡房 1	1	1	1			1	2	8	1
Bedroom 2 睡房 2	1	1	1			1	1	12	1
Bathroom 浴室	1		1		1			2	1
Family Room 家庭廳	1	1	1			2	2	6	1
Level 3 第三樓層									
Staircase 樓梯							2		
Master Bedroom 主人睡房	3	2	2			3	6	17	2
Walk In Closet 衣帽間								6	
Bathroom 浴室	1		1		2			2	2
Roof Level 天台									
Staircase 樓梯	1						2		
Flat Roof 天台				2					

Service agreements

1. PCCW Limited was appointed as coordinator of telecommunication and broadcasting services provider during construction stage as per relevant statutory requirements. Any service subscription of telecommunication service to any service providers shall be subject to individual owner's discretion.
2. Potable and flushing water is supplied by Water Supplies Department.
3. Electricity is supplied by The Hong Kong Electric Company Limited.
4. Towngas is supplied by The Hong Kong and China Gas Company Limited.

服務協議

1. 電訊盈科有限公司為各電訊及廣播服務營辦商在建築期間根據有關法例要求的協調者。各業主可自行向任何服務供應商申請電訊服務。
2. 食水及沖廁水由水務署提供。
3. 電力由香港電燈有限公司提供。
4. 煤氣由香港中華煤氣有限公司提供。

Government rent

1. The Vendor/Owner will pay/has paid all outstanding Government rent in respect of the Houses from the date of the Land Grant up to and including the date of the Assignment of the Houses. After the date of Assignment of the Houses, Government rent in respect of the Houses will be paid by the respective house owner.

地稅

1. 有關由批地文件之日期起計至買賣洋房之成交日，期間之地稅均由賣方／擁有人繳付。洋房成交後，地稅由各洋房擁有人繳付。

Miscellaneous payments by purchaser

Payments upon the Execution of Assignment of the Houses

Management Fee Deposit	:	A sum equivalent to 3 months' Management Fee based on the first annual management budget (Non-refundable but transferable)
Management Fund	:	A sum equivalent to 2 months' Management Fee (Non-refundable and non-transferable)
Management Fee in Advance	:	A sum equivalent to 1 month's Management Fee
Decoration Deposit	:	HK\$10,000.00

Debris Removal Fee	:	Nil
Deposits for Water, Electricity and Gas for Individual House	:	Nil

買方的雜項付款

於簽立洋房轉讓契時須繳費用

管理費按金	:	相等於按首年度管理費預算案計算的三個月管理費（不可退還但可轉讓）
管理基金	:	相等於兩個月管理費（不可退還及不可轉讓）
管理費上期	:	相等於一個月管理費
裝修按金	:	HK\$10,000.00
裝修泥頭費	:	沒有
個別洋房水錶、電力及煤氣之按金	:	沒有

Defect liability warranty period

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

欠妥之處的保養責任期

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

Maintenance of slopes

1. The Manager shall have the power and duty to engage suitable qualified personnel to inspect keep and maintain in good and substantial repair and condition and to carry out any necessary works in respect of the Slopes and Retaining Structures in compliance with the Conditions and in accordance with "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended from time to time) and the Maintenance Manual for the Slopes and Retaining Structures referred to in Clause 33 of the Second Schedule of the Deed of Mutual Covenant and to collect from the Owners all the costs lawfully incurred or to be incurred in carrying out the necessary slope maintenance works and related works
2. The Manager shall have the power and duty to uphold, maintain and repair the Green Hatched Black Area

referred to in Special Condition No. (24) of the Conditions and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director of Lands.

- Slopes and Retaining Structures means all the slopes, retaining walls, toe walls, screen walls, feature walls, soldier pile walls and mass concretes within and outside the Land which are required to be maintained by all the owners at their own expenses under the Conditions.
- The owners shall at their own expense maintain and carry out all works in respect of the slopes and retaining structures as required by the Conditions and in accordance with “Geoguide 5 – Guide to Slope Maintenance” issued by the Geotechnical Engineering Office (as amended from time to time) and the Maintenance Manual for the slopes and retaining structures. All owners shall pay to the manager all costs lawfully incurred or to be incurred by it in carrying out such maintenance, repair and any other works in the same proportions as the number of management shares allocated to their respective Houses bears to the total number of management shares allocated to the Development.

斜坡維修

- 管理公司有權力及責任聘用適當合資格人士檢查、保持及維持斜坡及擋土結構運作及狀況良好堅固，符合賣地條件、土力工程處發出及不時修訂之《斜坡維修指南》【岩土指南第五冊】以及本公契據附表二第 33 條所述之斜坡及擋土結構保養手冊，並向業主收取在進行必要之斜坡保養工程及相關工程時，所有合法地招致或將會招致之費用。
- 管理公司有權力及責任以地政總署署長滿意之方式，保持、維持及維修賣地條件中第(24)項特別條件所指之黑底綠線地方以及構成其一部分或依附其上之一切物品。
- 斜坡及擋土結構指賣地條件規定須由所有業主自費保養位於該土地內外之所有斜坡、擋土牆、坡腳牆、幕牆、景觀牆、豎樁牆及無鋼筋混凝土塊。
- 業主須自行承擔費用，依照賣地條件的要求，根據土力工程處出版及不時修訂之《斜坡維修指南》【岩土指南第五冊】及關於斜坡結構之維修手冊，保養斜坡及擋土結構及進行所有工程。管理公司（就本條而言包括管理委員會或業主立案法團）茲獲業主授予充分權限，可聘請適當的合資格人員按賣地條件規定，以及根據上述維修手冊及有關政府部門不時發出關於維修斜坡、護土牆及相關結構物之指引，檢查任何該等斜坡及擋土結構，將之維持及保持運作及狀況良好堅固及進行所需工程。所有業主均須按其各自房屋獲分配管理份數數目與發展項目獲分配管理份數總數之比例，向管理公司支付管理公司在進行該等保養、維修及其他工程時合法招致或將會招致之所有費用。

Modification

No application for modification of the Land Grant had been made to the Government by the owner.

修訂

業主並沒有向政府申請修訂批地文件條款。

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

The following exempted/ disregarded areas are prepared based on the certified true copies of plans approved¹ by the Building Authority on Sep. 18, 2004.

下列獲寬免或不計算總樓面面積的設施之面積乃根據建築物事務監督2004年9月18日核准¹建築圖則之核證副本計算。

Features Permitted to be Excluded from Gross Floor Area Calculations 獲寬免總樓面面積的設施	Area (m ²) 面積 (平方米)
Balconies ² at Level 3 of houses 洋房第三樓層的露台 ²	4.990 (Each House 每座洋房 A B C E F G H L M & P ³) 4.998 (Each House 每座洋房 D J K & N)
Recreation facilities 康樂設施	139.4929
Owner's Office 業主委員會辦公室	19.995
Covered footpath besides the screen wall 圍護牆側邊有蓋行人路	123.487
Swimming pool filtration plant room 泳池濾水機房	61.2689
Pipe duct areas within the houses 管線槽	1.728 (Each House 每座洋房)
Mail delivery area 郵件派遞區	0.700
Caretaker's office 管理員辦事室	4.995
Caretaker's flat 管理員宿舍	24.967
Curtain Walls 玻璃幕牆	1.254 (Each House 每座洋房 D J K & N)
Features Disregarded from Gross Floor Area Calculations under regulation 23(3)(b) of Building (Planning) Regulations 根據《建築物(規劃)規例》第 23(3)(b)條不計算總樓面面積的設施	Area (m ²) 面積 (平方米)
T.B.E. room 電訊及廣播服務的接達設施	5.7436
Refuse store 垃圾房	7.1867
Transformer room 供電變電房	28.042
HV Switch room 高壓電錶房	26.767
LV Switch room 低壓電錶房	24.794
Meter room 錶房	2.852
Fire control room 消防監控室	6.053
Fire service installation/ Hose reel space 消防設施/ 消防喉轆位	Not measured 省略
Fan rooms 排氣房	38.843 & 39.429
F.S. Water tank 消防水缸	14.614
F.S. Pump room 消防泵房	38.636
Sprinkler pump room 消防花灑泵房	17.917
Sprinkler water tank 消防花灑水缸	17.818
Potable flushing & cleansing tank & pump room 食水沖廁和洗淨水水缸和泵房	84.527
Car parking spaces 車位	350.000
Areas outside car parking spaces 車位外的地方	299.707
Carpark staircase - high level 停車場樓梯高位	85.961
Stairhood area 梯屋	49.910
Covered driveway 有蓋行車道	Not measured 省略

Other Non-Gross Floor Area Accountable Areas 其他不計算總樓面面積的設施	Area (m ²) 面積 (平方米)
Swimming Pool 泳池	323.111

Note
備註：

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

本發展項目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。

- The balconies shall not be enclosed (a condition imposed by the Building Authority in granting the modification of and/ or exemption from the provisions of Building (Planning) Regulations 20 & 21 to permit the balconies at Level 3 of the houses to be excluded from Plot Ratio and Site Coverage.)

露台不可圍封。(此為建築物事務監督給予寬免《建築物(規劃)規例》第 20 和 第 21 條而不計算洋房第三樓層的露台為上蓋面積和地積率的一項條件)

- The balcony of House P has been demolished.

洋房 P 的露台已經拆除。

Other information

- Date of printing of this sales brochure : Nov. 1, 2013
- There may be future changes to the development and the surrounding areas.
- Modification of and/ or exemption from the provisions of Building (Planning) Regulation 36 was granted by the Building Authority (BA) to permit the toilets at Level 1 of the houses to be without natural lighting and ventilation subject to a condition that artificial lighting and mechanical ventilation at a rate of not less than 5 changes of air per hour to be provided to the satisfaction of the BA.
- Modification of and/ or exemption from the provisions of Building (Planning) Regulation 35A was granted by the BA to permit the non-provision of flue aperture in bathrooms of all domestic houses subject to certain conditions one of which required that the bathrooms for each house shared a common gas hot water heater located in the kitchen of the same house. A flue aperture was provided at the kitchen and the hot water pipe from the heater water were not to be greater than 12m as required by the Water Work Regulation 19.

其他資料

- 售樓說明書印製日期：2013年11月1日
- 發展項目及其周邊地區日後可能出現改變。
- 建築物事務監督給予建築物(規劃)規例第 36 條之寬免，容許洋房第一樓層的廁所沒有天然光和通風，附帶條件是須有燈光和達到建築物事務監督滿意每小時有不少於 5 次轉換空氣的機械通風。
- 建築物事務監督給予建築物(規劃)規例第 35A 條之寬免，容許所有洋房的浴室不設一個直接通往室外的孔口，附帶條件之一是每座洋房的浴室須要和廚房共用一個設於廚房的氣體熱水爐。一個直接通往室外的孔口必須設於該廚房而供應熱水的熱水喉管不可超過 12 米。

The website designated by the vendor for the Development

賣方就本項目指定的互聯網站的網址

www.33caperoad.com