ILPICCO 意峰

Sales Brochure

售樓說明書

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

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

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

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following -

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

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

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

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FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
July 2021

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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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

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

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

4. 物業的面積及四周環境
- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/ 每平方米售價。根據《一手住宅物業銷售條例》（第 621 章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

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

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

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

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

9. 買賣合約
- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 5% 的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

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

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

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

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

(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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

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

適用於一手未落成住宅物業

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

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

適用於一手已落成住宅物業

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

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

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

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2021 年 7 月

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

INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development
Il Picco (Phase 18 on Area 2a (Portion) of the development of Discovery Bay City (the "Development")) (the "Phase")

發展項目的期數的名稱
意峰（愉景灣發展項目（「發展項目」）2a地區（部份）第18期）（「期數」）

Name of the street and the street number of the Phase
28 Discovery Valley Road

期數所位於的街道名稱及門牌號數
愉景山道28號

Total number of houses
21

獨立屋總數
21

House numbering
1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25

門牌號數
1、2、3、5、6、7、8、9、10、11、12、15、16、17、18、19、20、21、22、23、25

The omitted house numbers
4, 13, 14, 24

被略去的門牌號數
4、13、14、24

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE
賣方及有參與期數的其他人的資料

Vendor
Hong Kong Resort Company Limited (as "Owner")
HKR International Limited (as "Person so engaged")

賣方
香港興業有限公司（作為「擁有人」）
香港興業國際集團有限公司（作為「如此聘用的人」）

Holding company of the Vendor
Holding companies of the Owner (Hong Kong Resort Company Limited)
Brentall Investments Limited
HK Resort International Limited
HKR International Limited
Holding company of the Person so engaged (HKR International Limited)
Not applicable

賣方的控權公司
擁有人（香港興業有限公司）的控權公司
Brentall Investments Limited
HK Resort International Limited
香港興業國際集團有限公司
如此聘用的人（香港興業國際集團有限公司）的控權公司
不適用

Authorized Person for the Phase and the firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity
Mr. Choy Ka Hung of SPIRAL Architectural Design Limited

期數的認可人士及該期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

思博建築設計有限公司的蔡家雄先生

Building contractor for the Phase
Kin Shing (Leung's) General Contractors Limited

期數的承建商
堅城（梁氏）建築有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase
Woo Kwan Lee & Lo

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
胡關李羅律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
Hang Seng Bank Limited (The relevant undertaking has been cancelled)

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
恆生銀行有限公司（有關承諾已經取消）

Other person who has made a loan for the construction of the Phase
Brentall Investments Limited
Baylink Investments Limited

已為期數的建造提供貸款的任何其他人
Brentall Investments Limited
Baylink Investments Limited

Note:
- "Owner" means the legal or beneficial owner of the Phase.
- "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

備註：
- 「擁有人」指期數的法律上的擁有人或實益擁有人。
- 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人。

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
有參與期數的各方的關係

(a)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Phase 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人	Not applicable 不適用
(b)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	Not applicable 不適用
(c)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person 賣方或該期數的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人	No 否
(d)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not applicable 不適用
(e)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not applicable 不適用
(f)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person 賣方或該期數的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的有聯繫人士的家人	No 否
(g)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not applicable 不適用
(h)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not applicable 不適用
(i)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors 賣方或該期數的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述律師事務所的經營人的家人	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and an Authorized Person for the Phase, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份	No 否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份	No 否
(l)	The Vendor or a building contractor for the Phase is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書	No 否
(m)	The Vendor or a building contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	Not applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份	No 否
(p)	The Vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor 賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書	No 否
(q)	The Vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	Not applicable 不適用
(r)	The Vendor or a building contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor 賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團	No 否
(s)	The Vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團	No 否

Notes:
A reference to the Vendor is a reference to either Hong Kong Resort Company Limited (as "**Owner**") or HKR International Limited (as "**Person so engaged**").

備註：
在此所提述賣方即提述香港興業有限公司 (作為「**擁有人**」) 或香港興業國際集團有限公司（作為「**如此聘用的人**」）。

INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

There are no curtain walls forming part of the enclosing walls of the Phase.

期數不會有構成圍封牆的一部份的非結構的預製外牆。

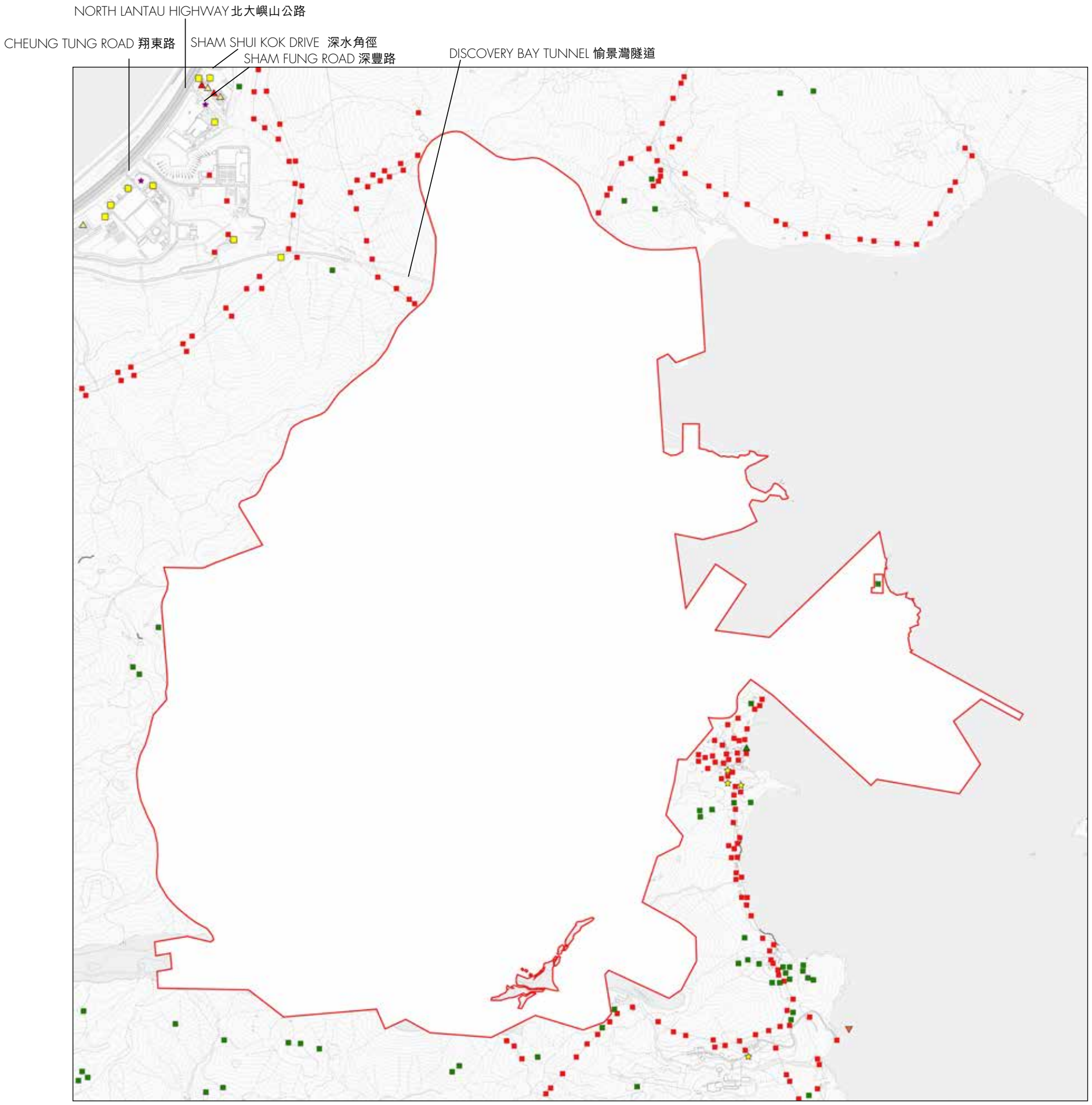
期數不會有構成圍封牆的一部份的幕牆。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Discovery Bay Services Management Limited has been appointed as the manager of the Phase under the Principal Deed of Mutual Covenant governing Discovery Bay City and the Sub-Deed of Mutual Covenant governing the Phase that have been executed.

根據已簽立的規管愉景灣的公契及規管期數的分公契，愉景灣服務管理有限公司已獲委任為期數之管理人。

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



N

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

Scale: 0M/米 250M/米
比例:

For Legend and Notes to this Plan, please refer to p.12.
有關此圖的圖例及備註，請參閱第12頁。

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

Legend
圖例

Bus Depot
巴士車廠

Sewage Treatment Works and Facilities
污水處理廠及設施

Power Plant (including Electricity Sub-stations)
發電廠（包括電力分站）

Cemetery
墳場

Refuse Collection Point
垃圾收集站

Public Transport Terminal (including a rail station)
公共交通總站(包括鐵路車站)

Public Utility Installation
公用事業設施裝置

Religious Institution (including a Church, a Temple and a Tsz Tong)
宗教場所（包括教堂、廟宇及祠堂）

Petrol Filling Station
油站

Notes:

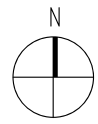
1. The above Location Plan is made with reference to the Digital Topographic Map No. T10-NW-C dated 14 July 2021, Digital Topographic Map No. T10-NW-D dated 14 July 2021, Digital Topographic Map No. T10-SW-A dated 14 July 2021 and Digital Topographic Map No. T10-SW-B dated 14 July 2021 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
2. The Government of the Hong Kong SAR has the copyright of the above maps. The maps are reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 4/2019.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.
4. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 上述發展項目的所在位置圖參考地政總署測繪處於2021年7月14日修訂之數碼地形圖編號T10-NW-C，於2021年7月14日修訂之數碼地形圖編號T10-NW-D，於2021年7月14日修訂之數碼地形圖編號T10-SW-A及於2021年7月14日日修訂之數碼地形圖編號T10-SW-B有需要處經修正處理。
2. 地形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4/2019。
3. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。
4. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片





● Location of the Phase
期數的位置

Notes:
1. Adopted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6000 feet, photo No. E121390C, dated 9/1/2021.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

備註：
1. 摘錄自地政總署測繪處於2021年1月9日在6000呎飛行高度拍攝之鳥瞰照片，編號為E121390C。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 由於技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



● Location of the Phase
期數的位置

Notes:
1. Adopted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6000 feet, photo No. E121393C, dated 9/1/2021.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

備註：
1. 摘錄自地政總署測繪處於2021年1月9日在6000呎飛行高度拍攝之鳥瞰照片，編號為E121393C。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 由於技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



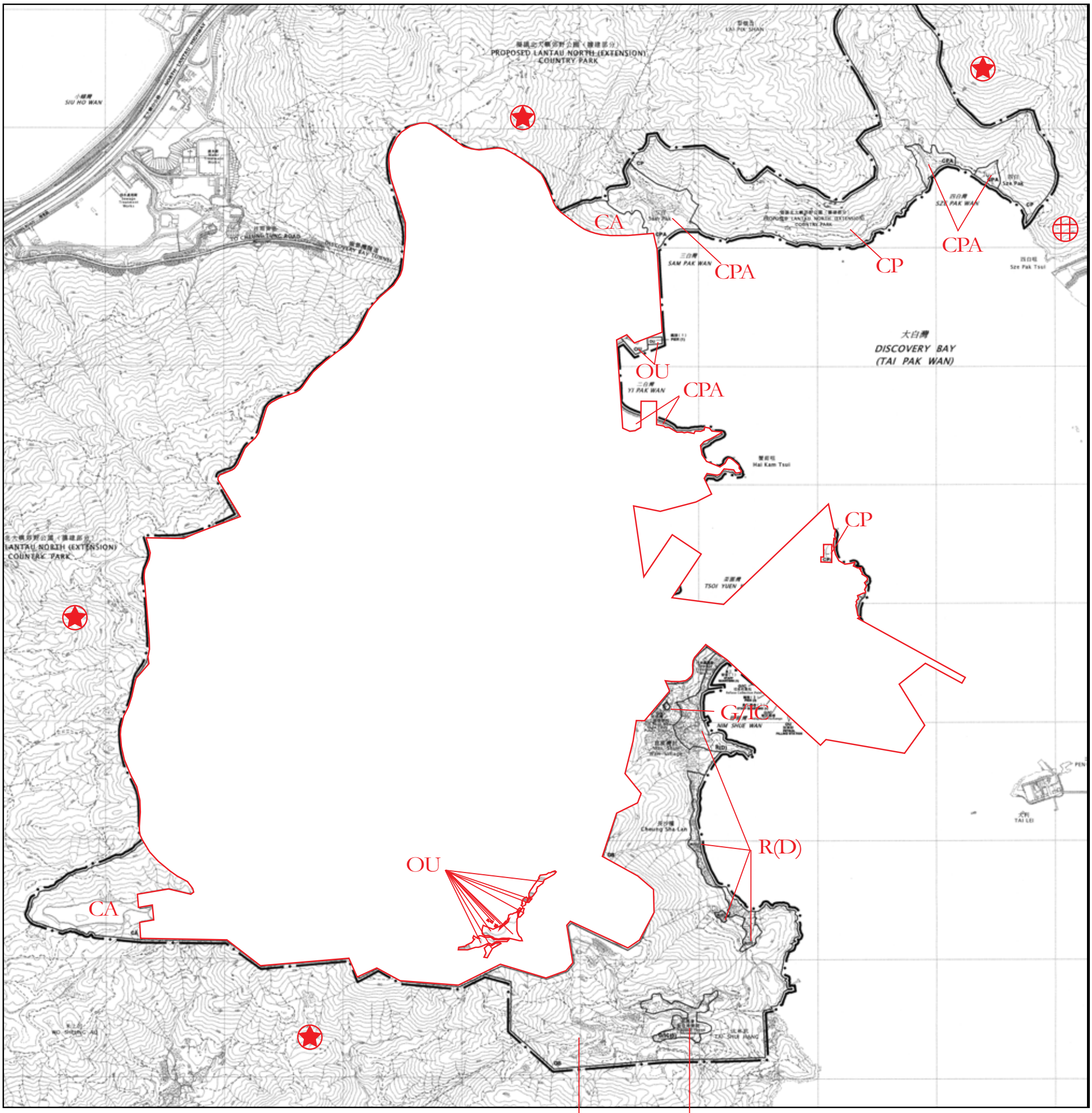
● Location of the Phase
期數的位置

Notes:
1. Adopted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6000 feet, photo No. E121631C, dated 9/1/2021.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

備註：
1. 摘錄自地政總署測繪處於2021年1月9日在6000呎飛行高度拍攝之鳥瞰照片，編號為E121631C。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 由於技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



N

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

Scale:
比例：
500M/米

This zone is covered by other Outline Zoning Plan but falls outside 500 metres from the boundary of the Development.
此區域被其他分區計劃大綱圖所覆蓋但超出發展項目的界線500米之外。

The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deeemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

For Legend and Notes to this Plan, please refer to p.18.
有關此圖的圖例及備註，請參閱第 18 頁。

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

Legend
圖例

Zone
地帶

R(D) — Residential (Group D)
住宅(丁類)

G/IC — Government, Institution or Community
政府、機構或社區

OU — Other Specified Uses
其他指定用途

GB — Green Belt
綠化地帶

CA — Conservation Area
自然保育區

CPA — Coastal Protection Area
海岸保護區

CP — Country Park
郊野公園

Miscellaneous
其他

Boundary of Planning Scheme
規劃範圍界線

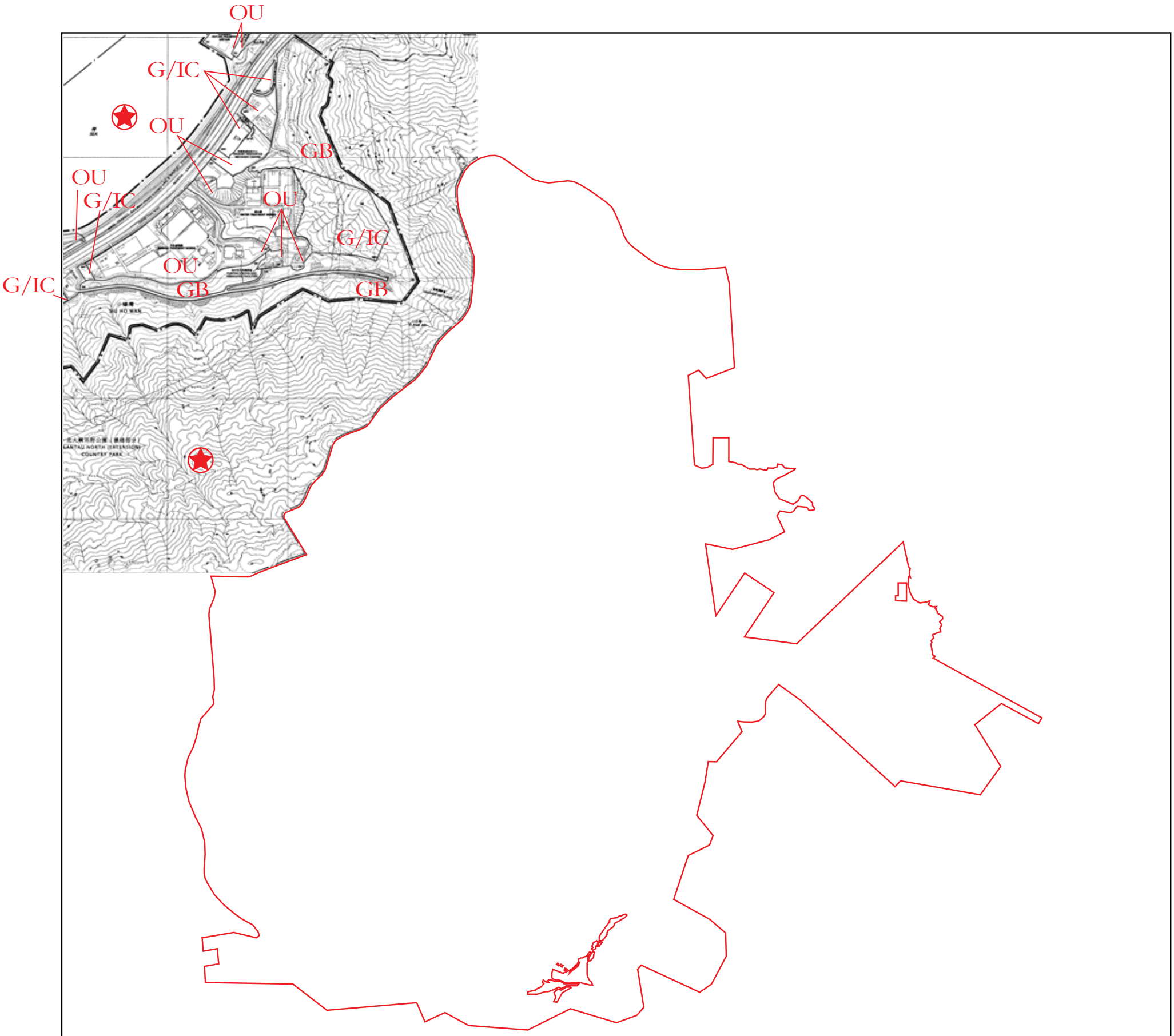
Communications
交通

Major Road and Junction
主要道路及路口

Notes:
1. Extracted from the approved Discovery Bay Outline Zoning Plan No. S/I-DB/4, gazetted on 18 February 2005, with adjustment where necessary as shown in red.
2. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：
1. 摘錄自2005年2月18日刊憲之愉景灣分區計劃大綱核准圖，圖則編號為S/I-DB/4，經修正處理之處以紅色表示。
2. 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



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

N

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

Scale: 0M/米 500M/米
比例：

The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deeemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

For Legend and Notes to this Plan, please refer to p.20.
有關此圖的圖例及備註，請參閱第 20 頁。

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

Legend
圖例

Zone
地帶

G/IC — Government, Institution or Community
政府、機構或社區

OU — Other Specified Uses
其他指定用途

GB — Green Belt
綠化地帶

Communications
交通

Major Road and Junction
主要道路及路口

Miscellaneous
其他

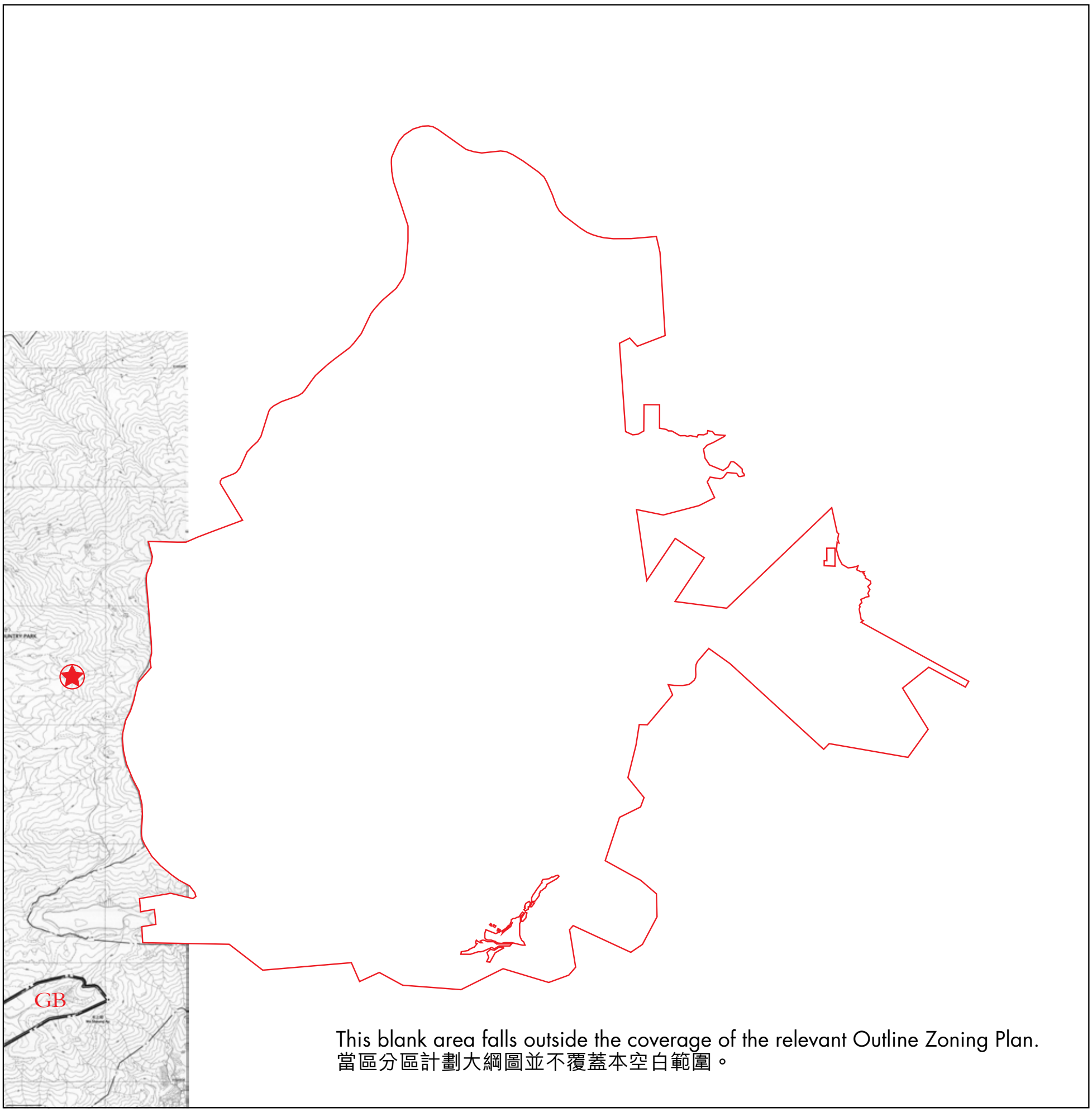
Boundary of Planning Scheme
規劃範圍界線

Boundary of Country Park/ Marine Park
郊野公園/海岸公園界線

Notes:
1. Extracted from the approved Siu Ho Wan Outline Zoning Plan No. S/I-SHW/2, gazetted on 22 February 2019, with adjustment where necessary as shown in red.
2. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：
1. 摘錄自2019年2月22日刊憲之小蠔灣分區計劃大綱核准圖，圖則編號為S/I-SHW/2，經修正處理之處以紅色表示。
2. 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



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

N

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

Scale:
比例：
500M/米

The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deeemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

For Legend and Notes to this Plan, please refer to p.22.
有關此圖的圖例及備註，請參閱第22頁。

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

Legend
圖例

Zone
地帶

GB — Green Belt
綠化地帶

Communications
交通

Major Road and Junction
主要道路及路口

Miscellaneous
其他

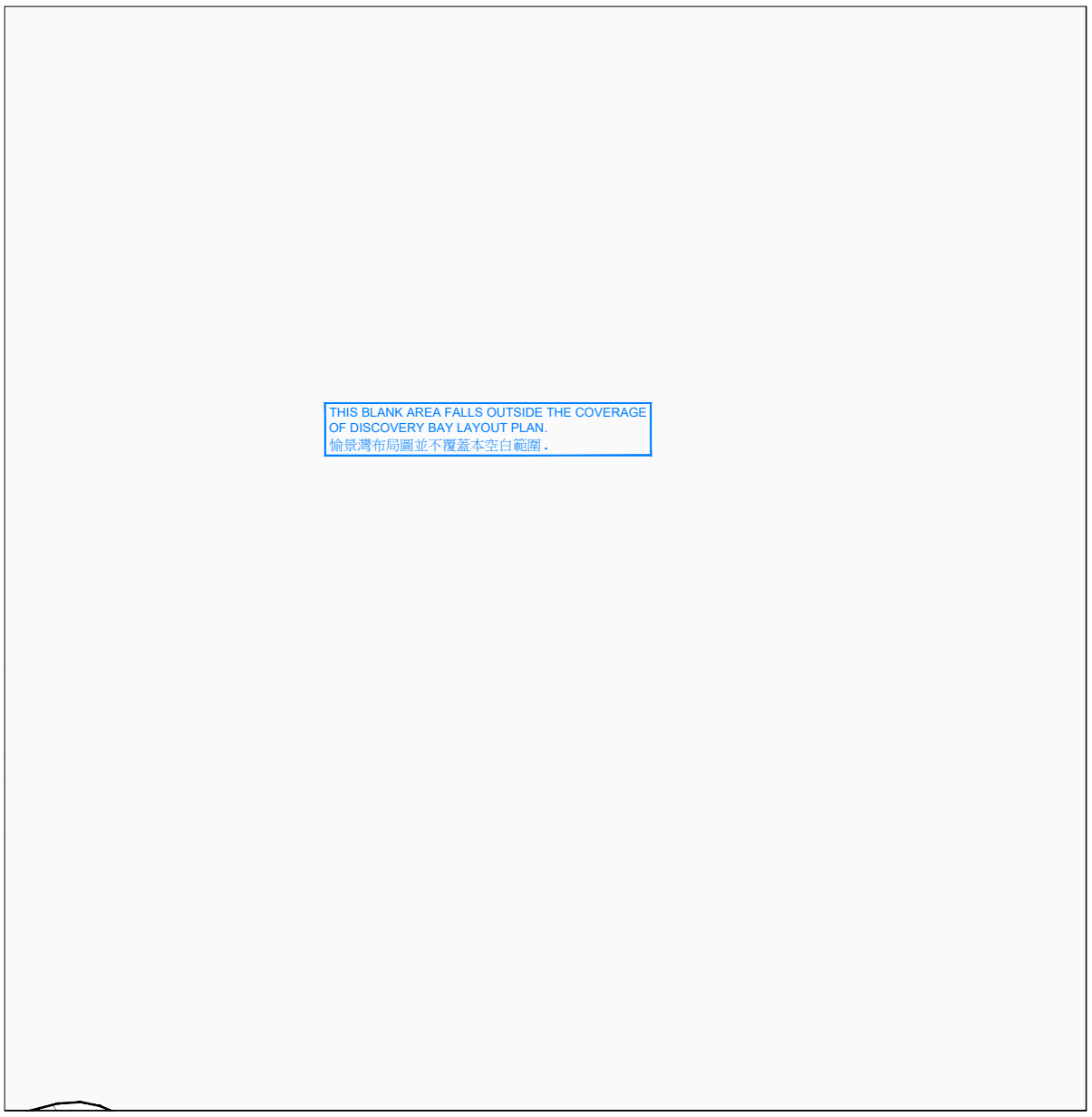
Boundary of Planning Scheme
規劃範圍界線

Boundary of Country Park/ Marine Park
郊野公園/海岸公園界線

Notes:
1. Extracted from the draft Tai Ho Outline Zoning Plan No. S/I-TH/1, gazetted on 24 March 2017, with adjustment where necessary as shown in red.
2. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：
1. 摘錄自2017年3月24日刊憲之大蠔分區計劃大綱草圖，圖則編號為S/I-TH/1，經修正處理之處以紅色表示。
2. 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

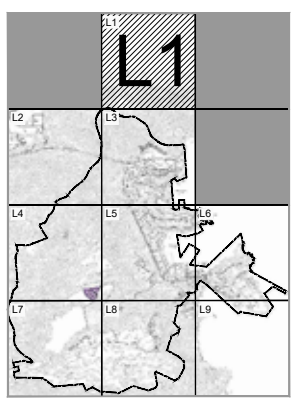
LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



— - — Boundary line of the Development
發展項目的邊界

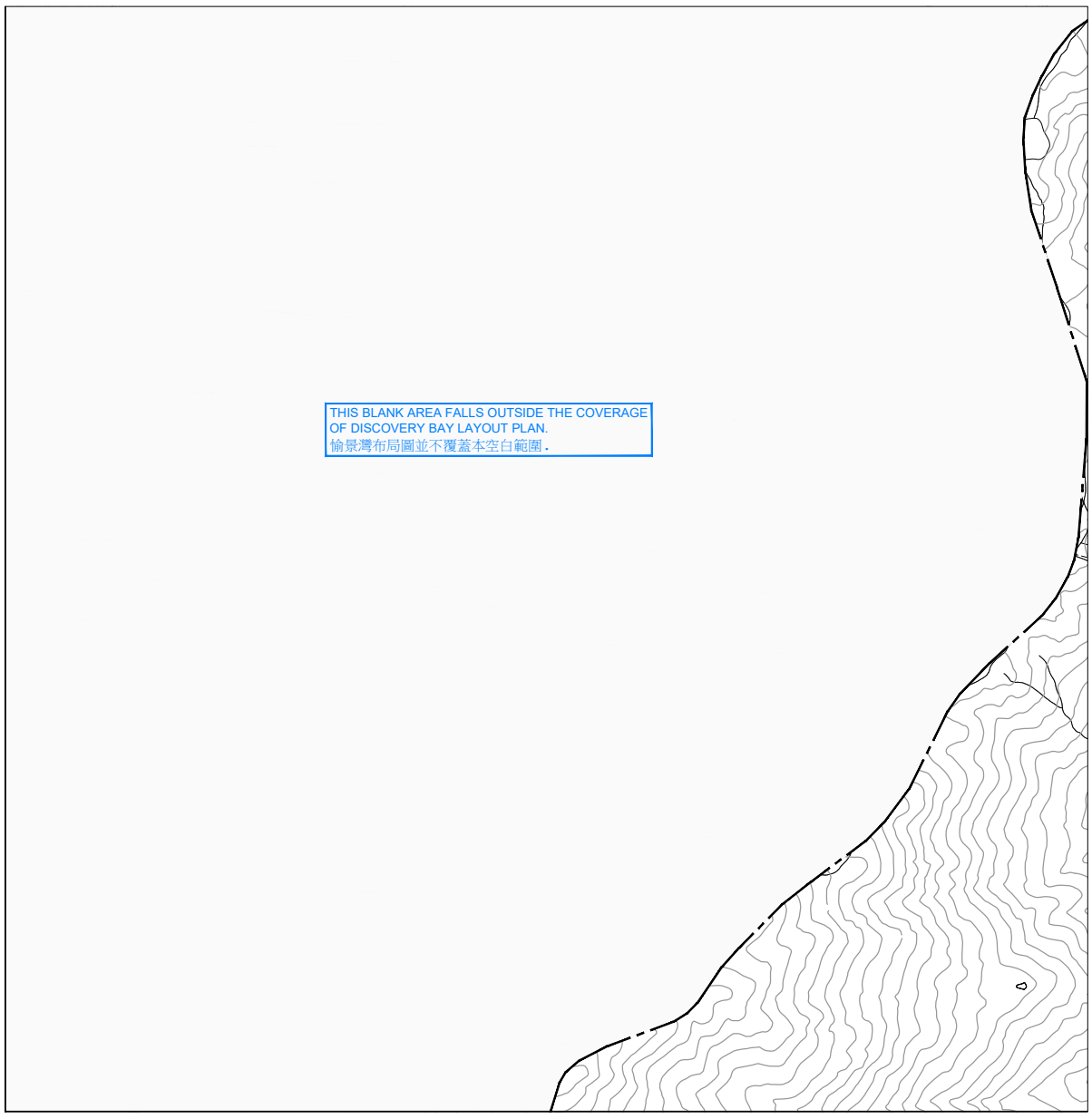
Scale: 比例: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米

Key Plan
索引圖



N

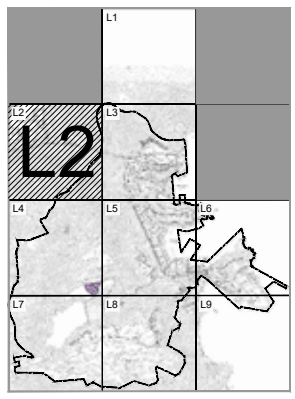
LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



— - — Boundary line of the Development
發展項目的邊界

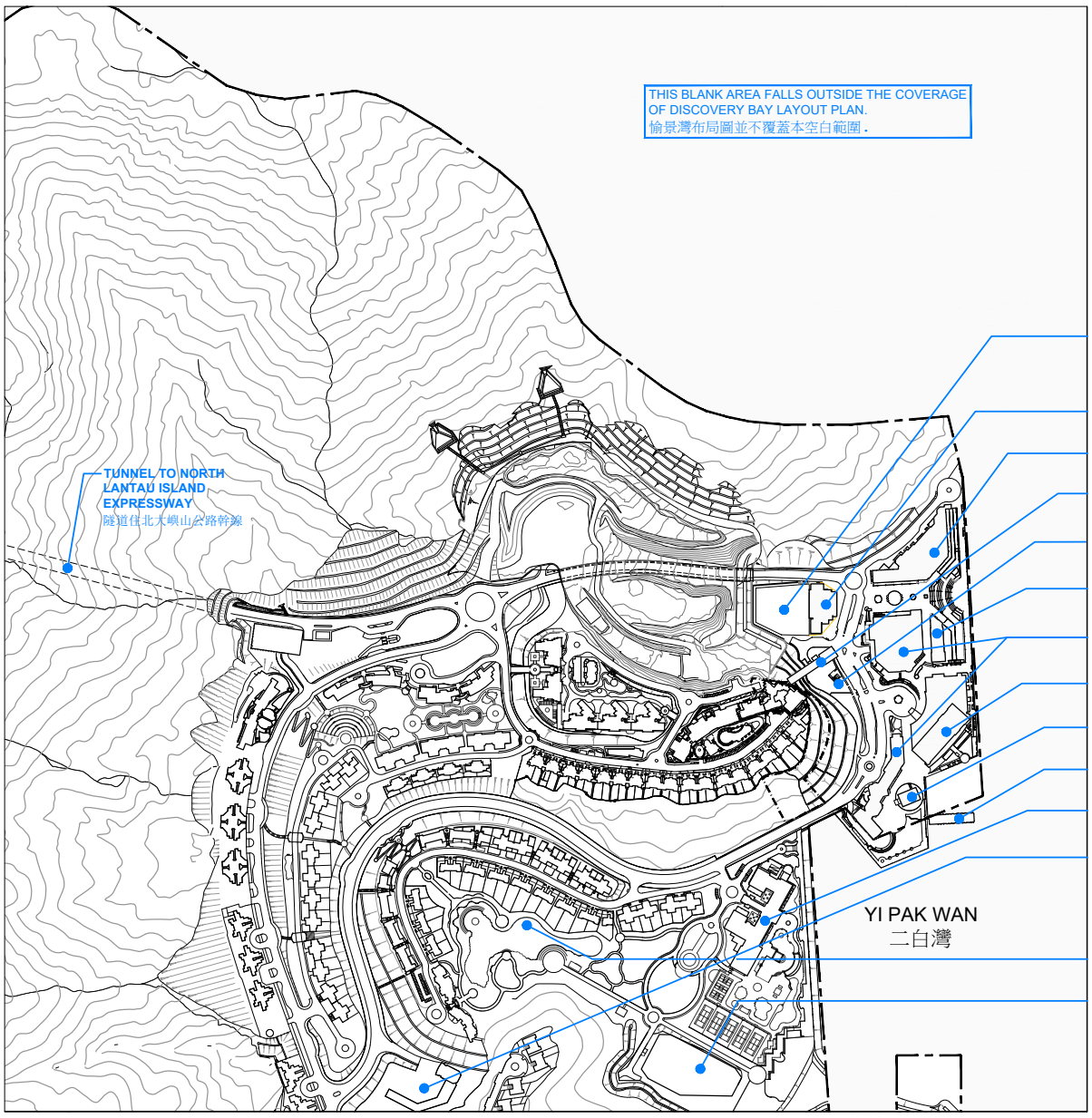
Scale: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米
比例:

Key Plan
索引圖



N

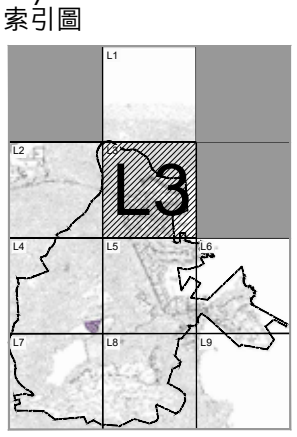
LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



— - — Boundary line of the Development
發展項目的邊界

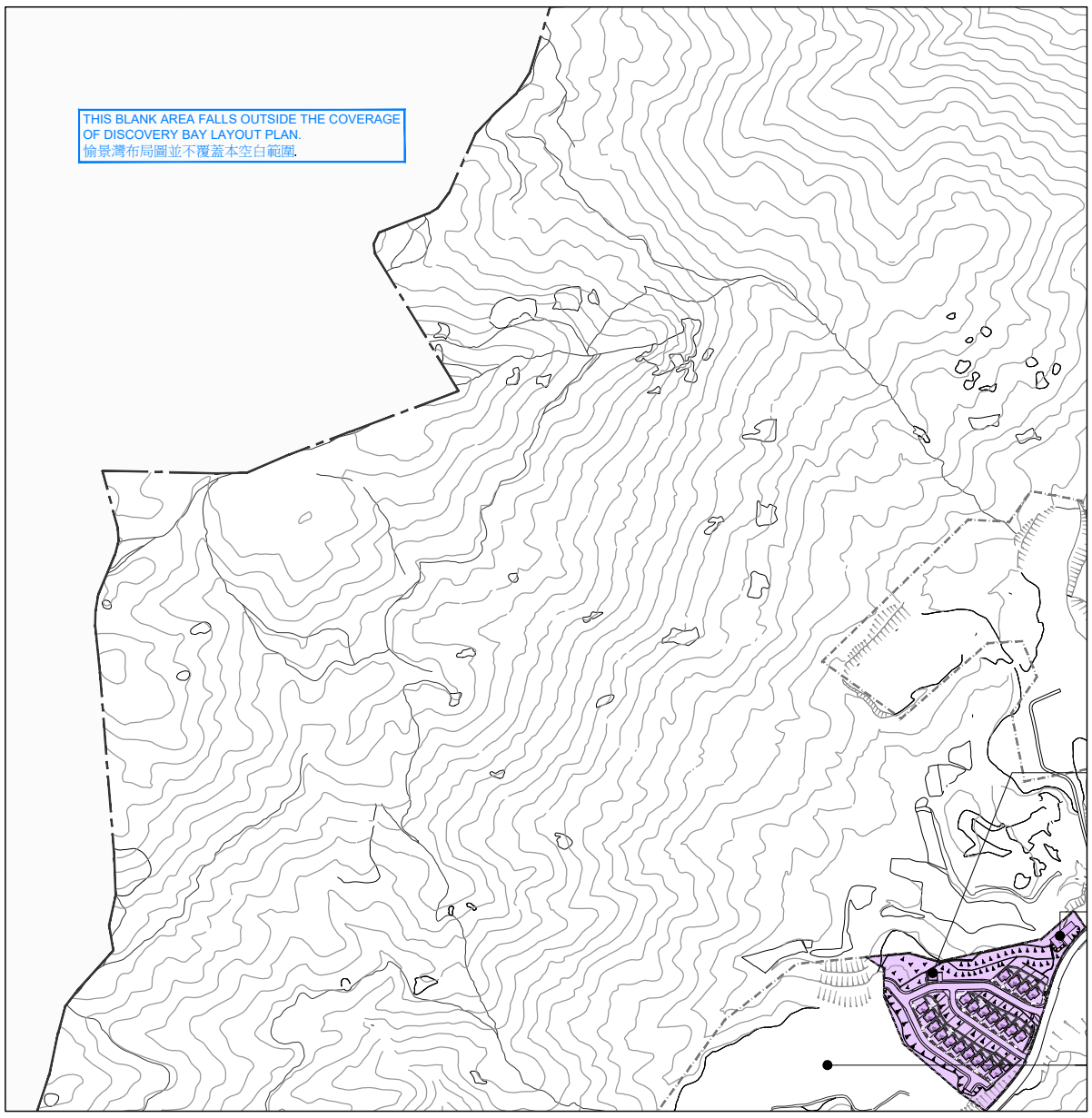
Scale: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米
比例:

Key Plan
索引圖



N

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

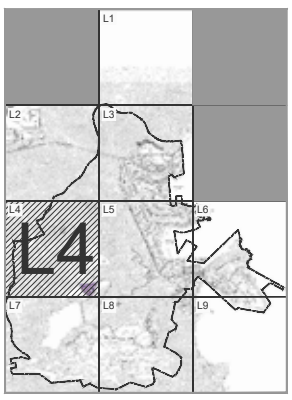


Boundary line of the Development
發展項目的邊界

The Phase
本期數

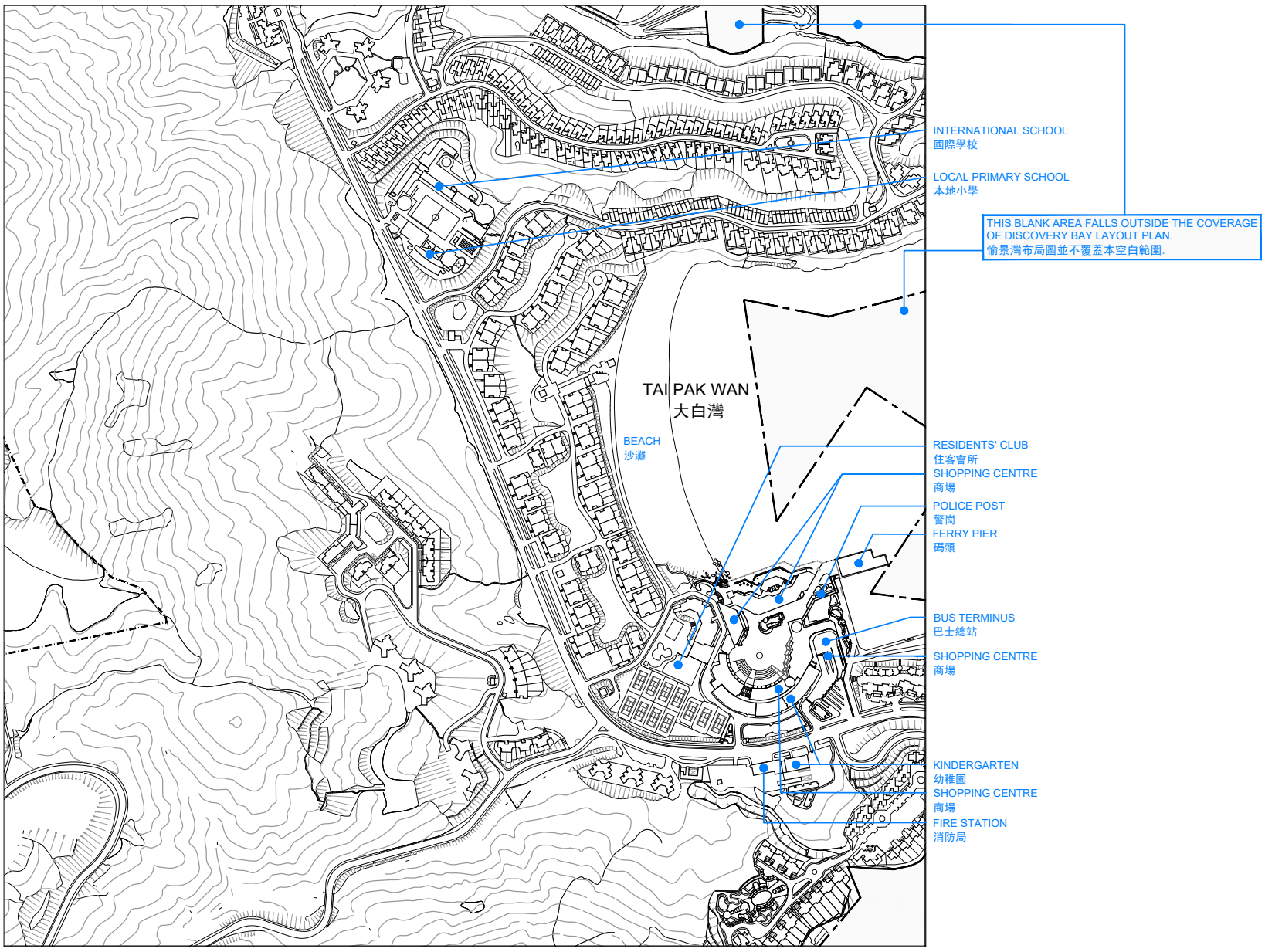
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比例:

Key Plan
索引圖



N

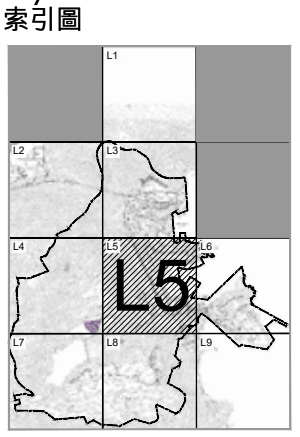
LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



— - — Boundary line of the Development
發展項目的邊界

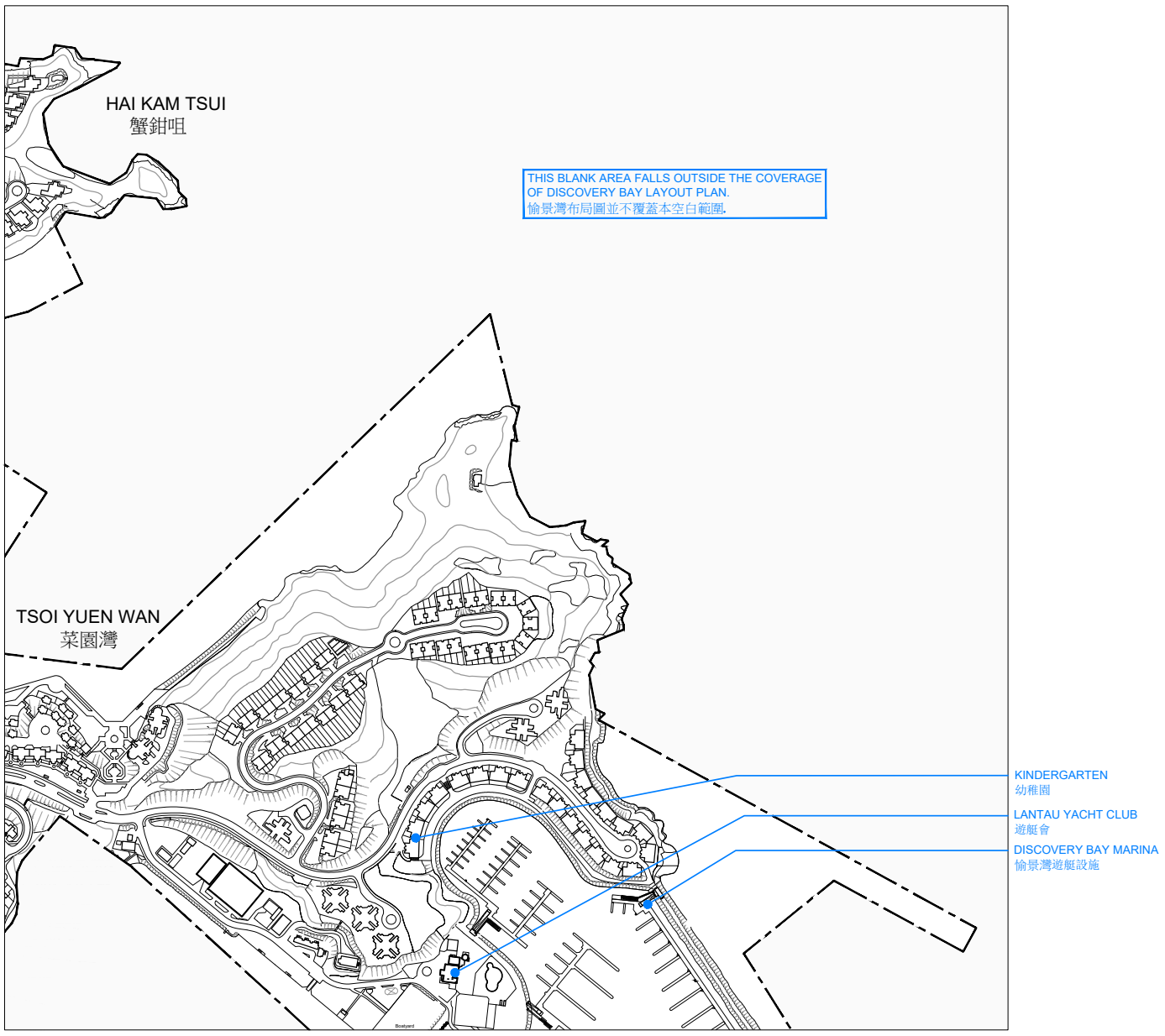
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比例:

Key Plan
索引圖



N

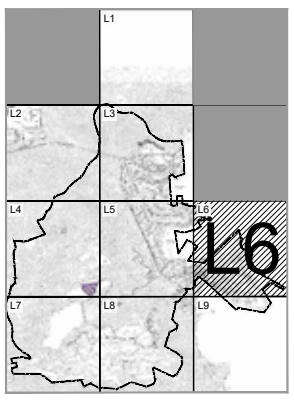
LAYOUT PLAN OF THE DEVELOPMENT
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Boundary line of the Development
發展項目的邊界

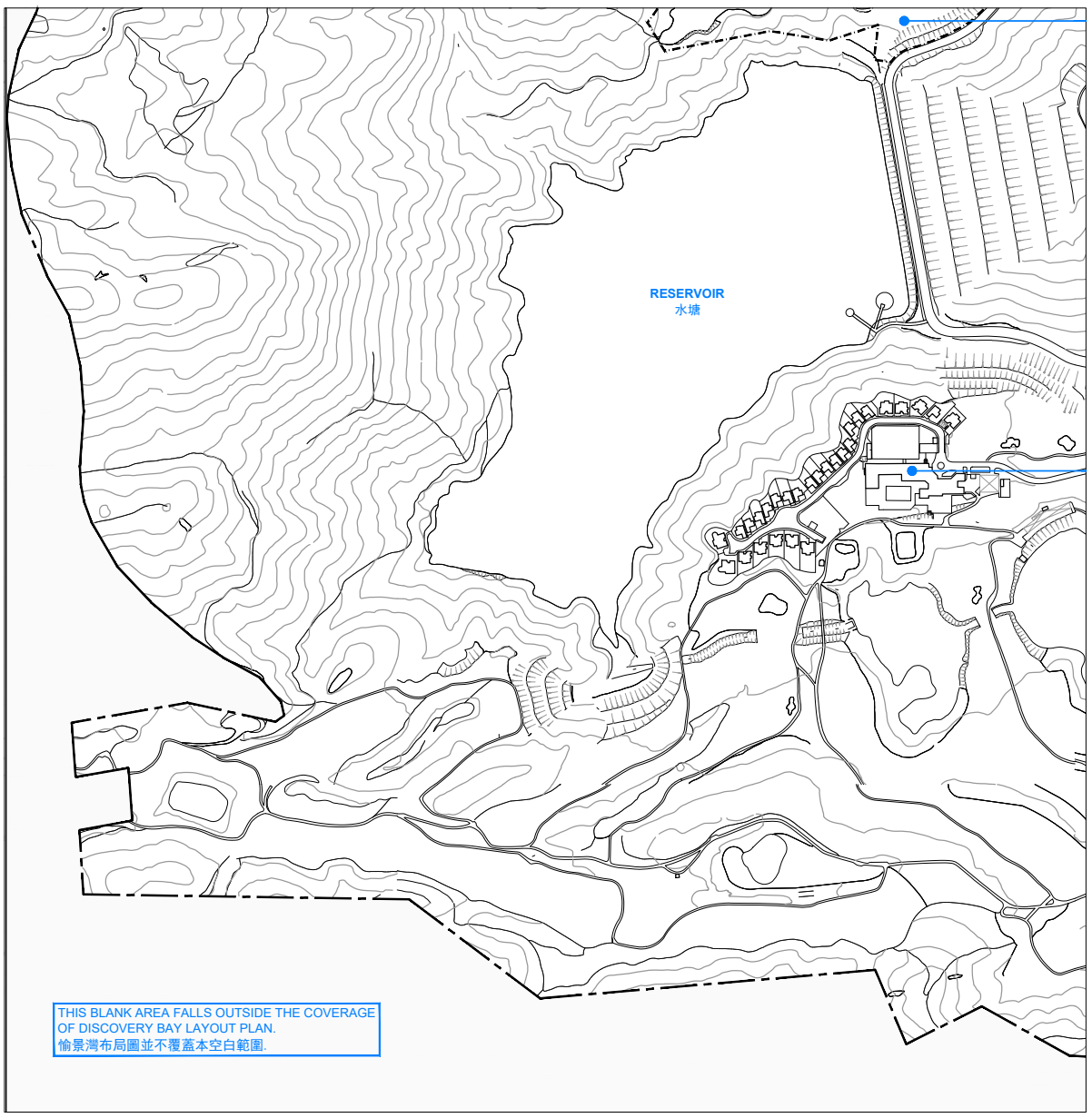
Scale: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米
比例:

Key Plan
索引圖



N

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



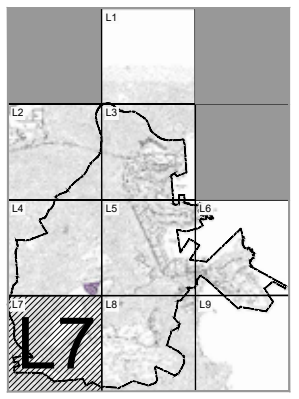
FUTURE PUBLIC RECREATION DEVELOPMENT
(THE ESTIMATED DATE OF COMPLETION OF THE BUILDING OR FACILITIES AS PROVIDED BY THE AUTHORIZED PERSON FOR THIS PUBLIC RECREATION DEVELOPMENT: 1 September 2025, SUBJECT TO REVISIONS FROM TIME TO TIME.)
未來公共康樂發展項目
(本公共康樂發展項目的認可人士提供的建築物或設施的預計落成日期: 2025年9月1日, 該日期受制於不時之修訂.)

GOLF CLUB
高爾夫球會

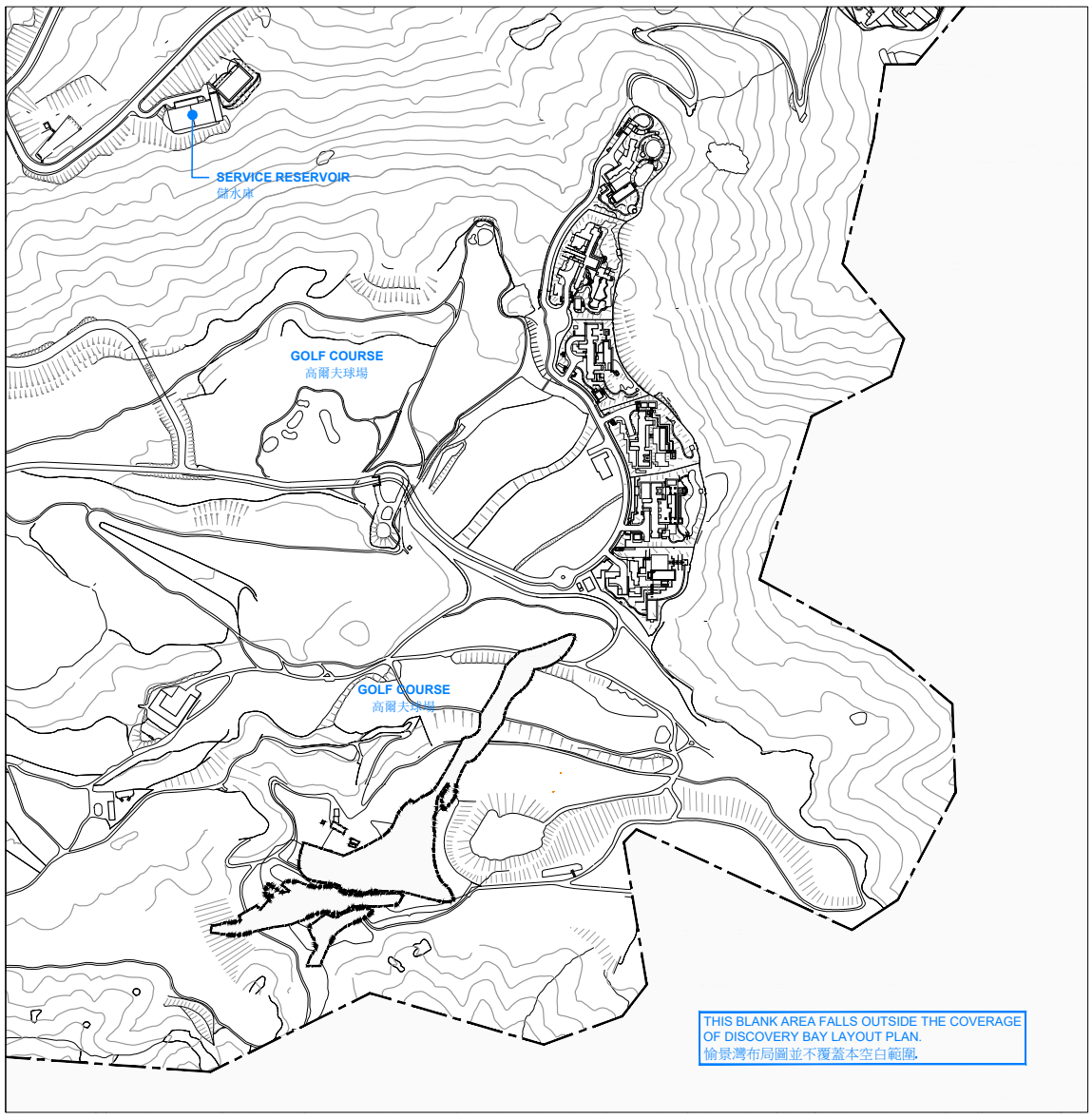
— - — Boundary line of the Development
發展項目的邊界

Scale: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米
比例:

Key Plan
索引圖



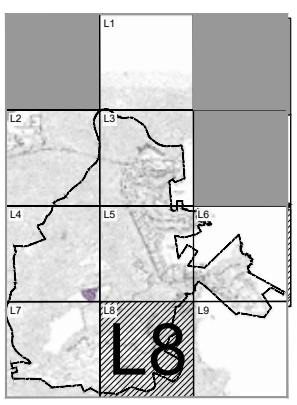
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發展項目的布局圖



— - — Boundary line of the Development
發展項目的邊界

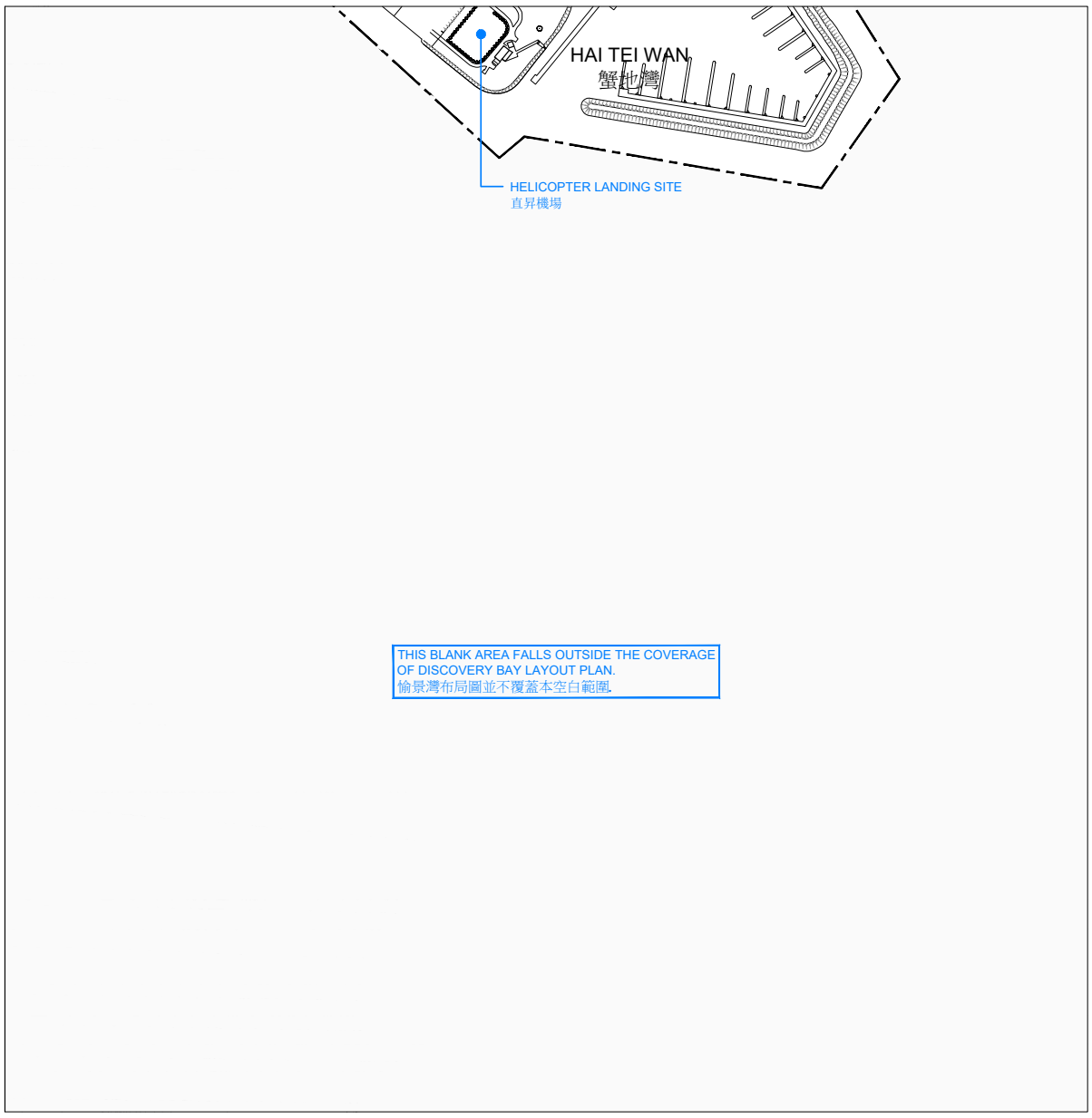
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Key Plan
索引圖



N

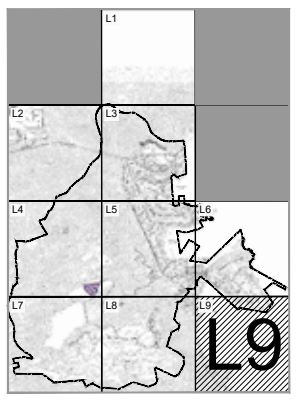
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發展項目的布局圖



— - — Boundary line of the Development
發展項目的邊界

Scale: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米
比例:

Key Plan
索引圖



N

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

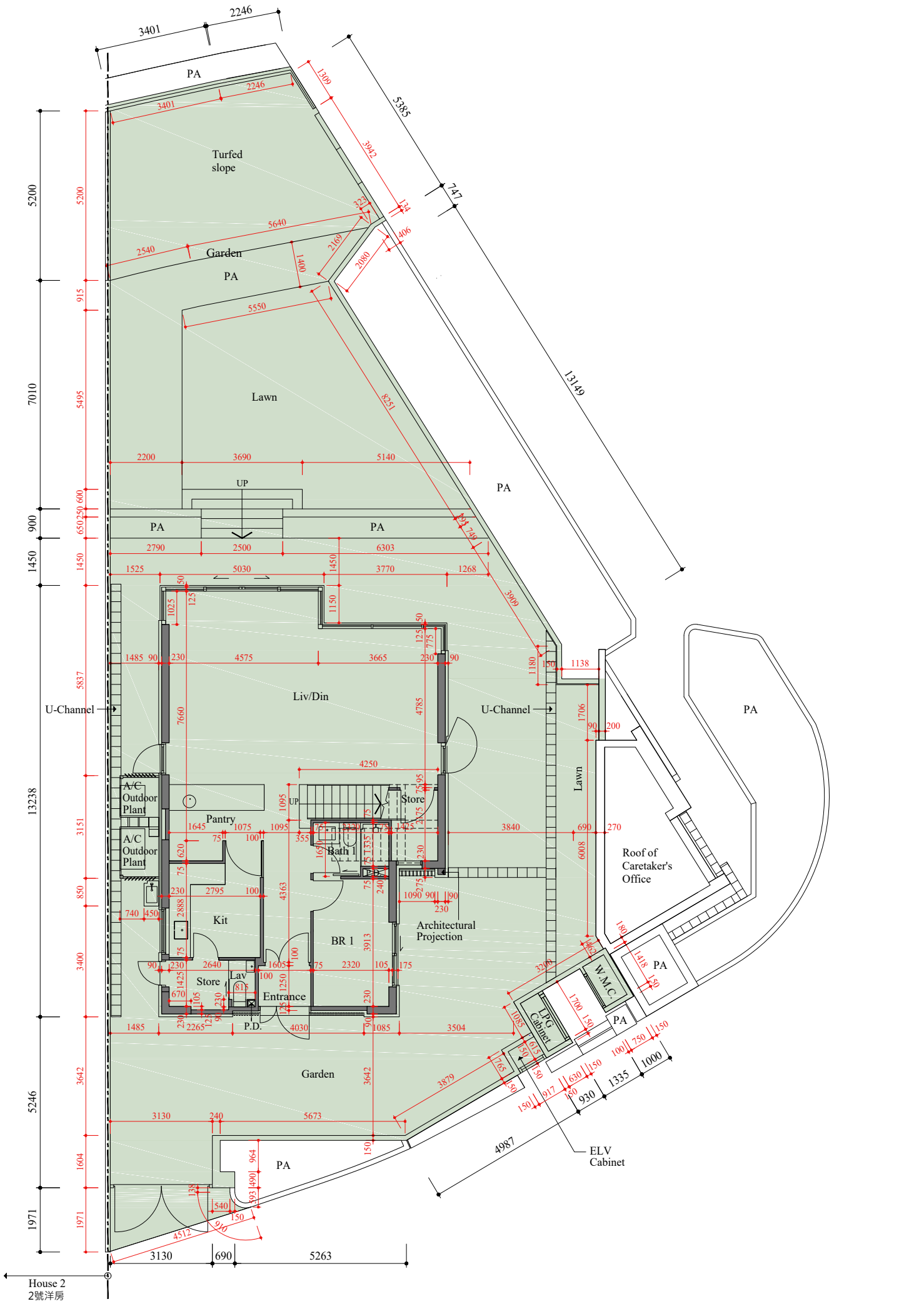
Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

Legend 圖例		
A/C Outdoor Plant	A/C Outdoor Plant	室外冷氣機
Arch. Fin.	Architectural Fins	建築裝飾
Arch. Fin. Above	Architectural Fins Above	上層建築裝飾
Architectural Projection	Architectural Projection	建築伸出物
BR	Bedroom	睡房
Bath	Bathroom	浴室
Corridor	Corridor	走廊
Din	Dining Room	飯廳
DN	DOWN	落
ELV Cabinet	Extra Low Voltage Cabinet	弱電箱
Entrance	Entrance	入口
Family	Family Room	起居室
Flat Roof	Flat Roof	平台
Garden	Garden	花園
Kit	Kitchen	廚房
Lav	Lavatory	洗手間
Lawn	Lawn	草坪
Liv	Living Room	客廳
LPG Cabinet	LPG Cabinet	石油氣箱

Legend 圖例		
M Bath	Master Bathroom	主人浴室
MBR	Master Bedroom	主人睡房
Filtration Pit	Filtration Plant Pit	過濾機井
Open Stair	Open Staircase	開放式樓梯
PA	Planter	花槽
Pantry	Pantry	備餐間
P.D.	Pipe Duct	管槽
Roof	Roof	天台
Roof of Caretaker's Office	Roof of Caretaker's Office	管理處天台
Store	Store Room	儲物室
Surface Channel	Surface Channel	水渠
Swimming Pool	Swimming Pool	泳池
Turfed slope	Turfed Slope	斜坡草坪
U.P.	Utility Platform	工作平台
U-Channel	U-Channel	U型水渠
UP	UP	上
W.M.C.	Water Meter Cabinet	水錶櫃

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 1
1號洋房



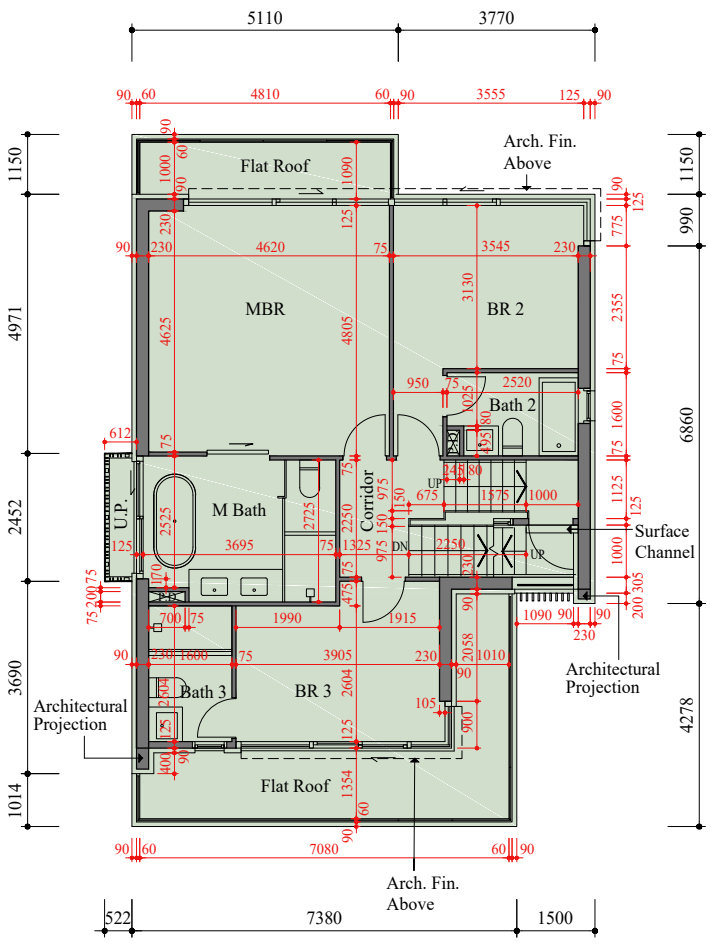
G/F FLOOR PLAN
地下樓面平面圖

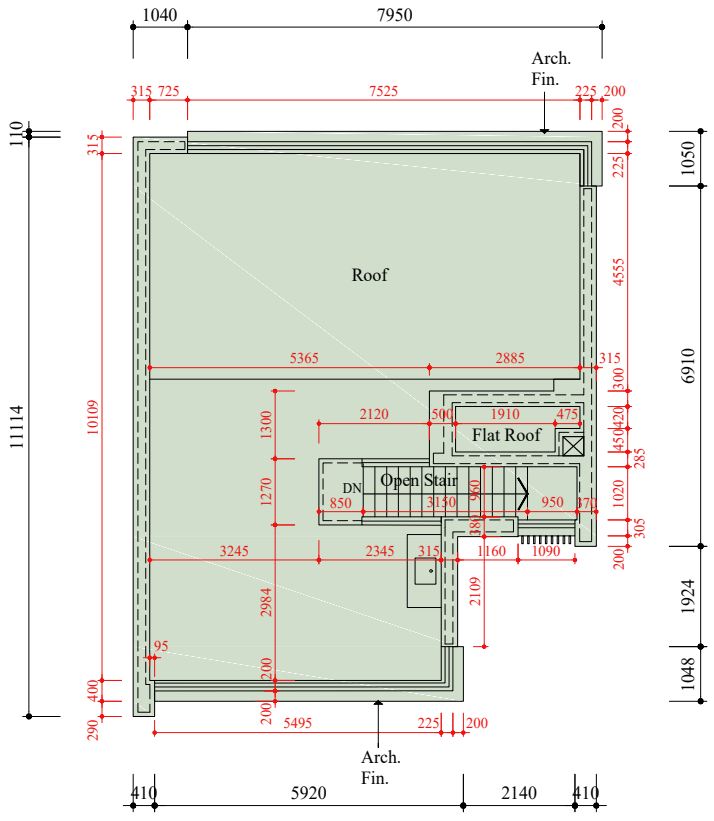
Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 1
1號洋房

N





1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：

ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 1 1號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:

1. There may be architectural features and/or exposed pipes on external walls and/or windows of the residential units. For details, please refer to the latest approved building plans.
2. Drainage pipes enclosed in cladding are located adjacent to utility platform of the residential units. Also, drainage pipes will run through the flat roof and/or roof of the residential units.
3. The condensers of the VRV air-conditioners are installed on A/C outdoor plant area.
4. There are ceiling bulkheads in living/dining rooms, bedrooms, store rooms, corridors and/or kitchens of the residential units for the air-conditioning system and/or M&E services.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Utility platform is a non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

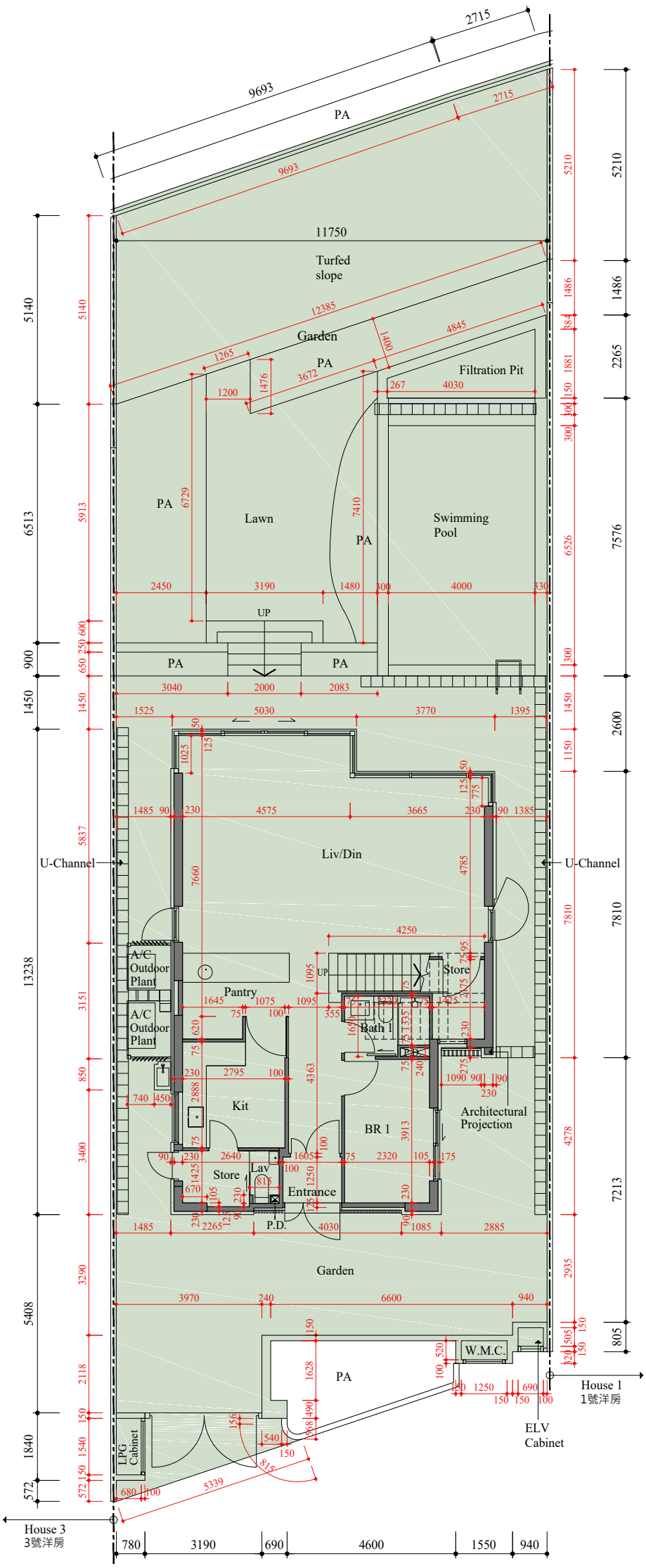
備註：

1. 住宅單位外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。
3. VRV分體式空調冷氣機的冷凝器設於室外冷氣機裝置區。
4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花且沒有於平面圖顯示。
7. 工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 2
2號洋房

N



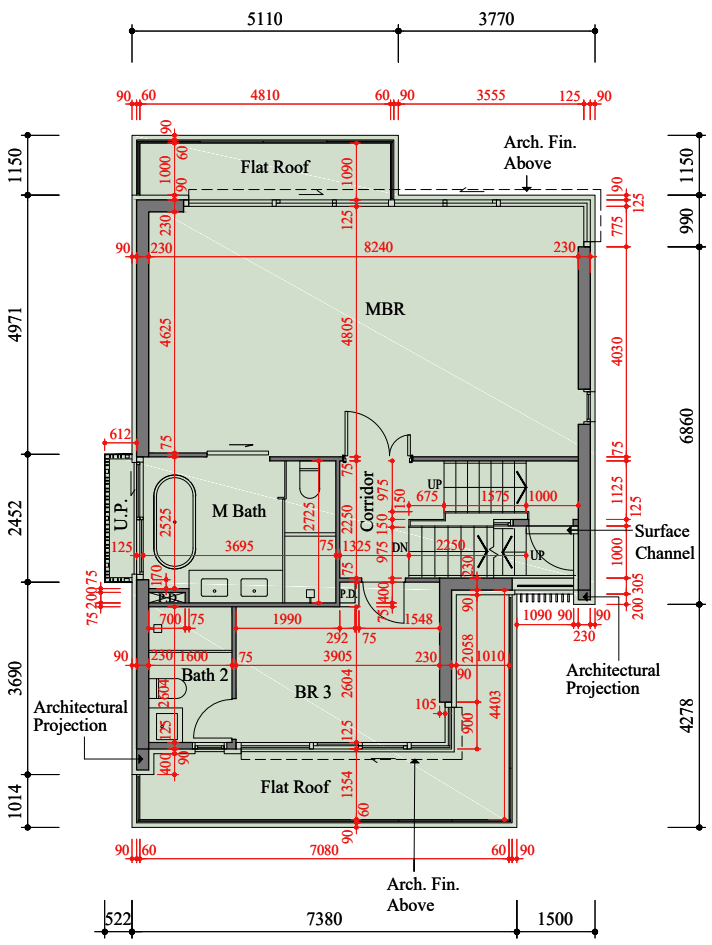
G/F FLOOR PLAN
地下樓面平面圖

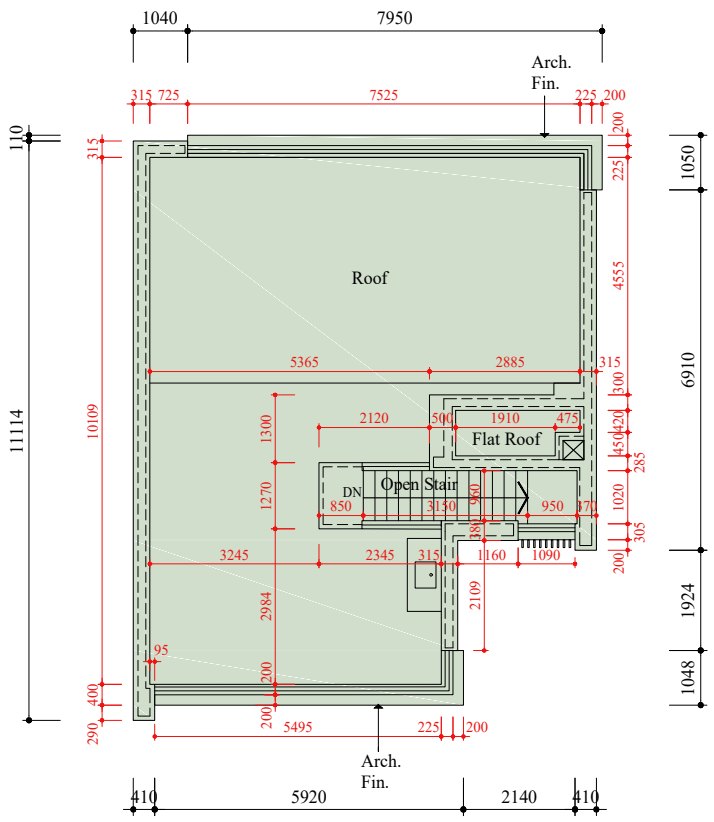
Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 2
2號洋房

N





1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：

ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / Floors 洋房 / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 2 2號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

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

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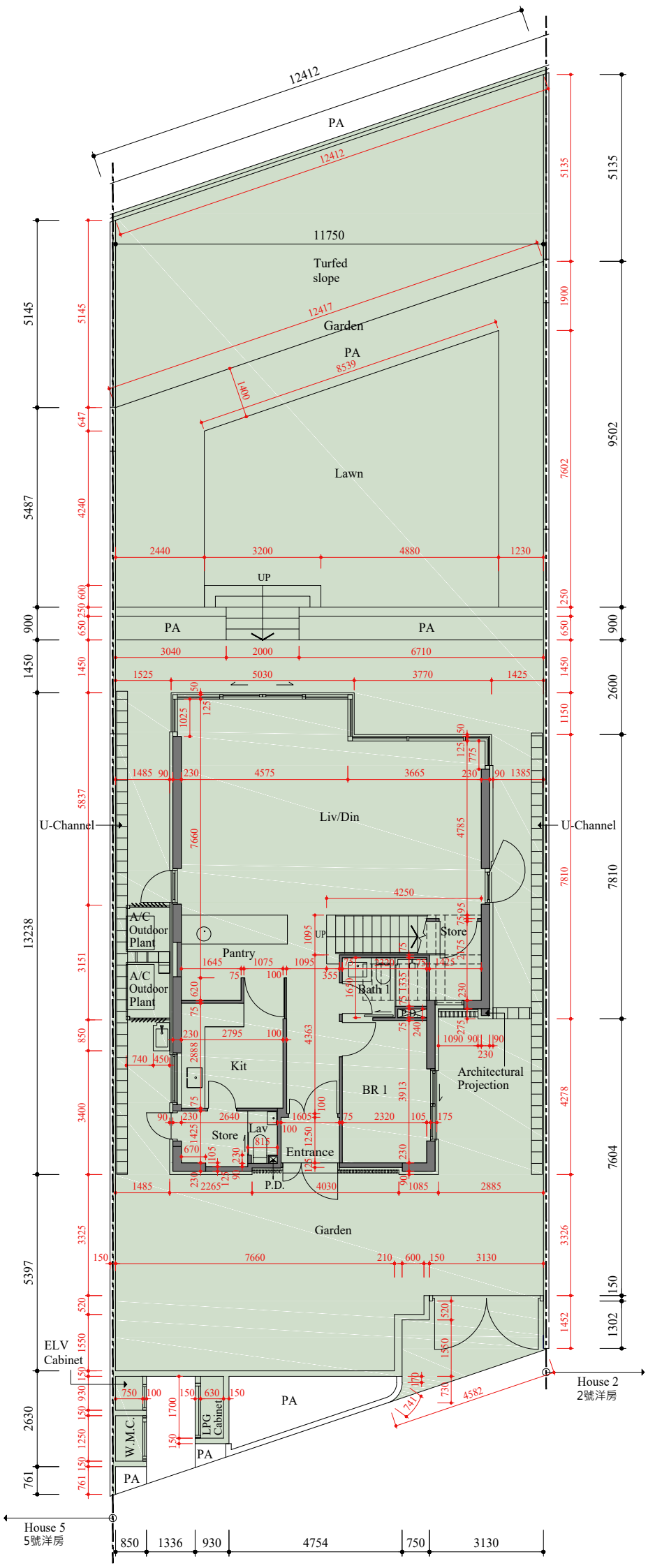
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 3
3號洋房



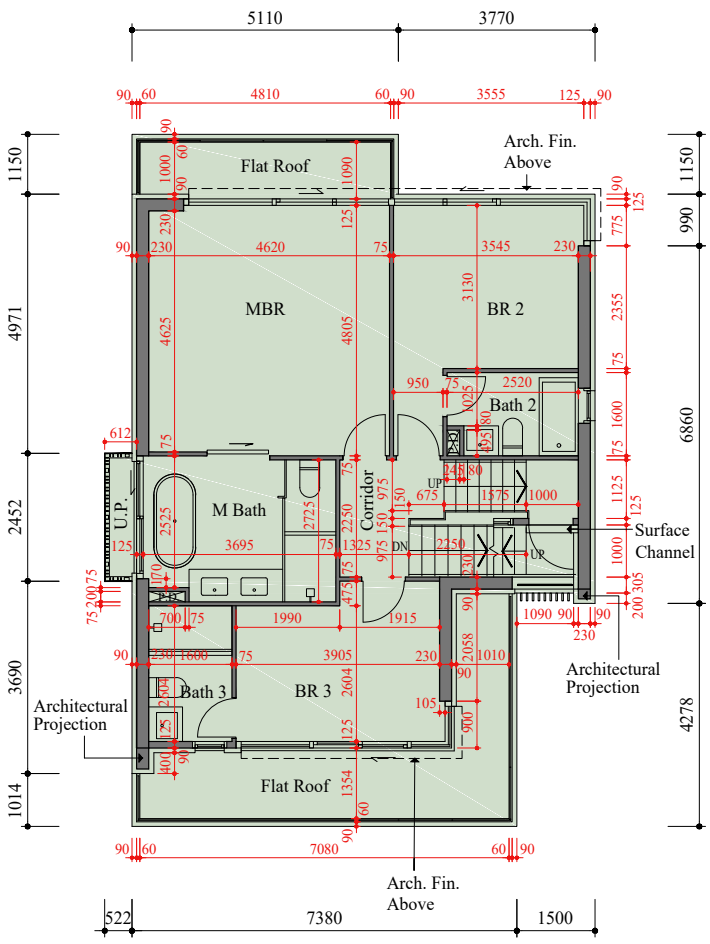
G/F FLOOR PLAN
地下樓面平面圖

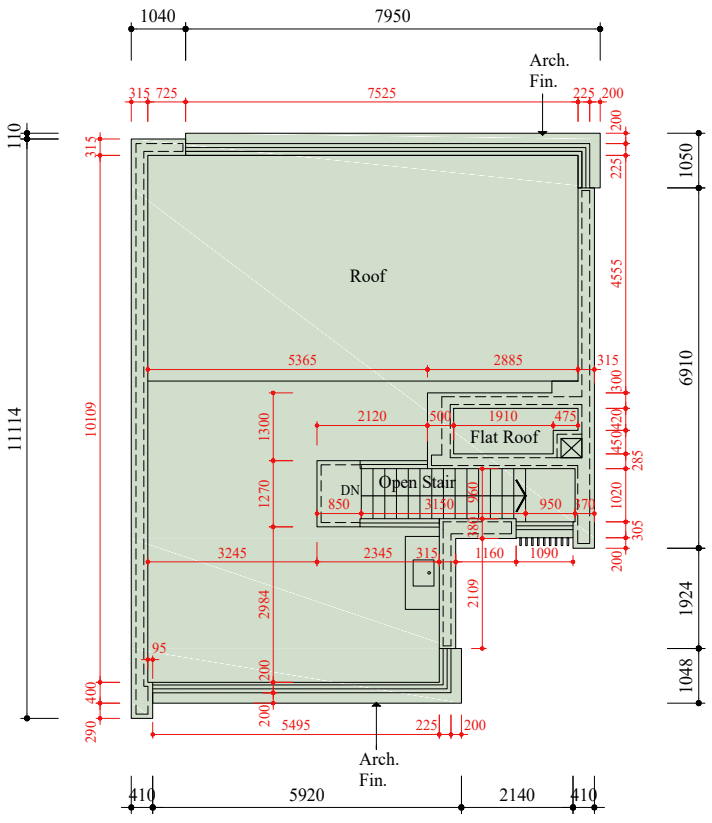
Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 3
3號洋房

N





1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：

ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
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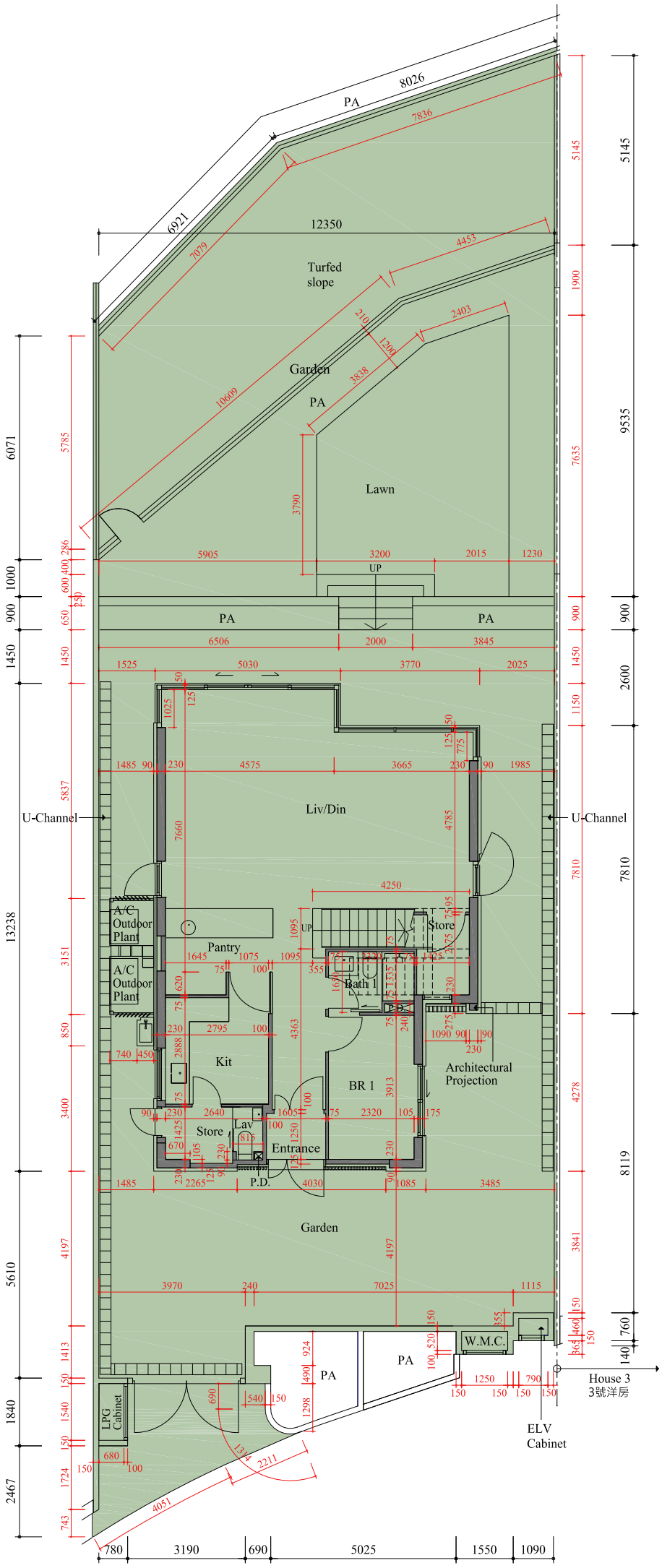
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 5
5號洋房

N

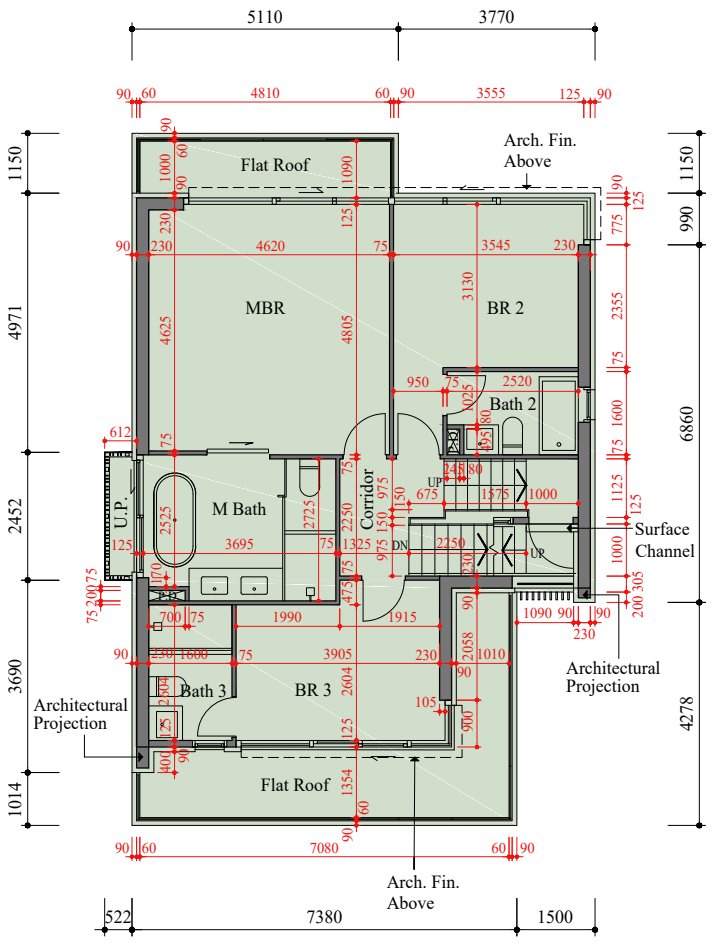


G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

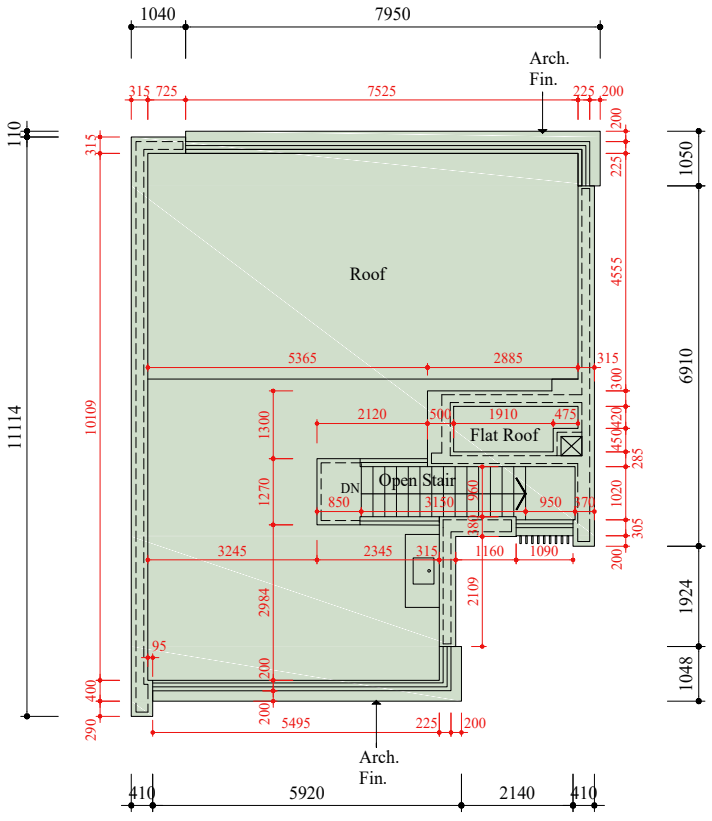
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 5
5號洋房



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 5 5號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

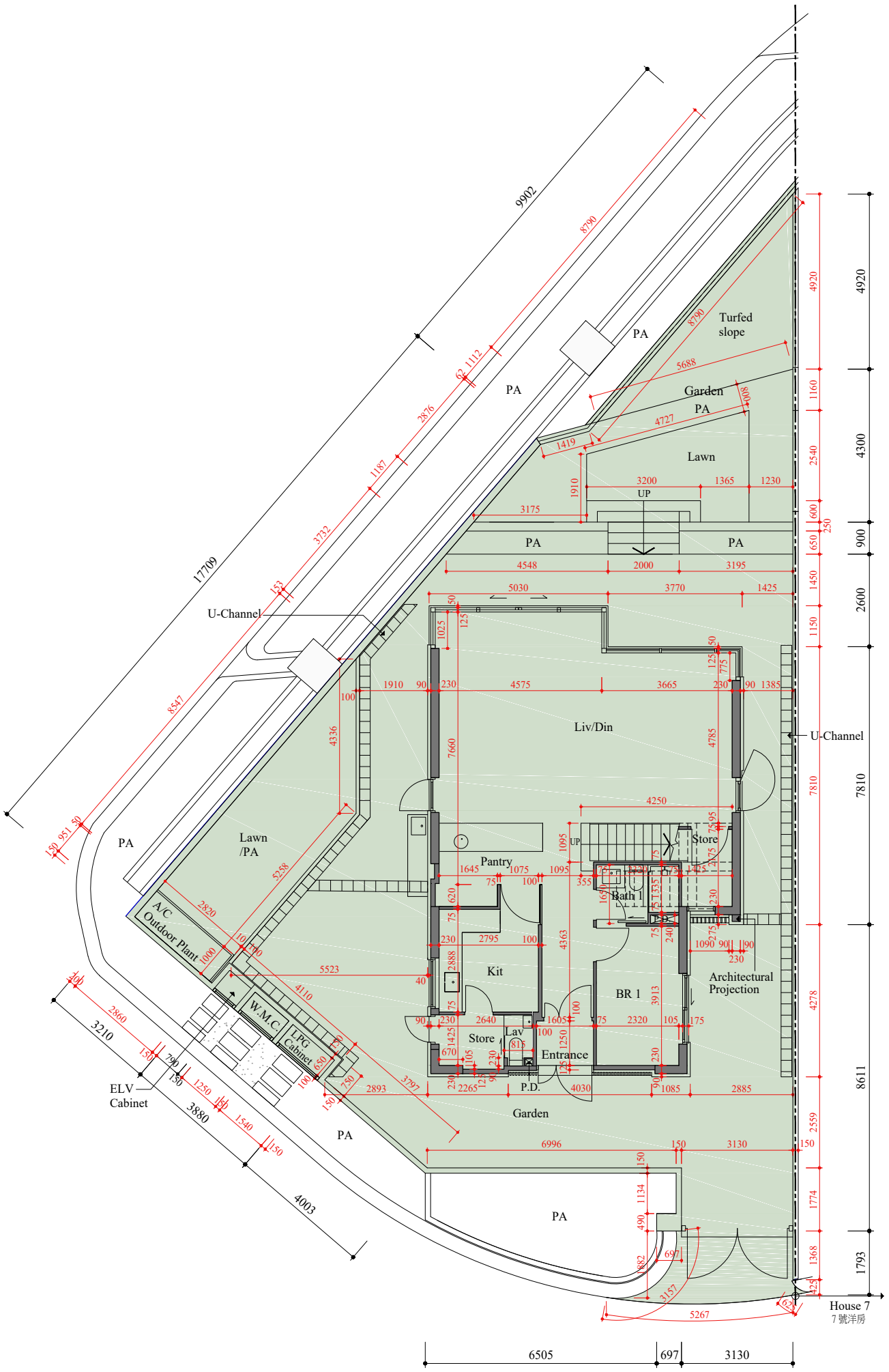
因住宅物業的較高樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. There may be architectural features and/or exposed pipes on external walls and/or windows of the residential units. For details, please refer to the latest approved building plans.
2. Drainage pipes enclosed in cladding are located adjacent to utility platform of the residential units. Also, drainage pipes will run through the flat roof and/or roof of the residential units.
3. The condensers of the VRV air-conditioners are installed on A/C outdoor plant area.
4. There are ceiling bulkheads in living/dining rooms, bedrooms, store rooms, corridors and/or kitchens of the residential units for the air-conditioning system and/or M&E services.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Utility platform is a non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

備註：
1. 住宅單位外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。
3. VRV分體式空調冷氣機的冷凝器設於室外冷氣機裝置區。
4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花且沒有於平面圖顯示。
7. 工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 6
6號洋房



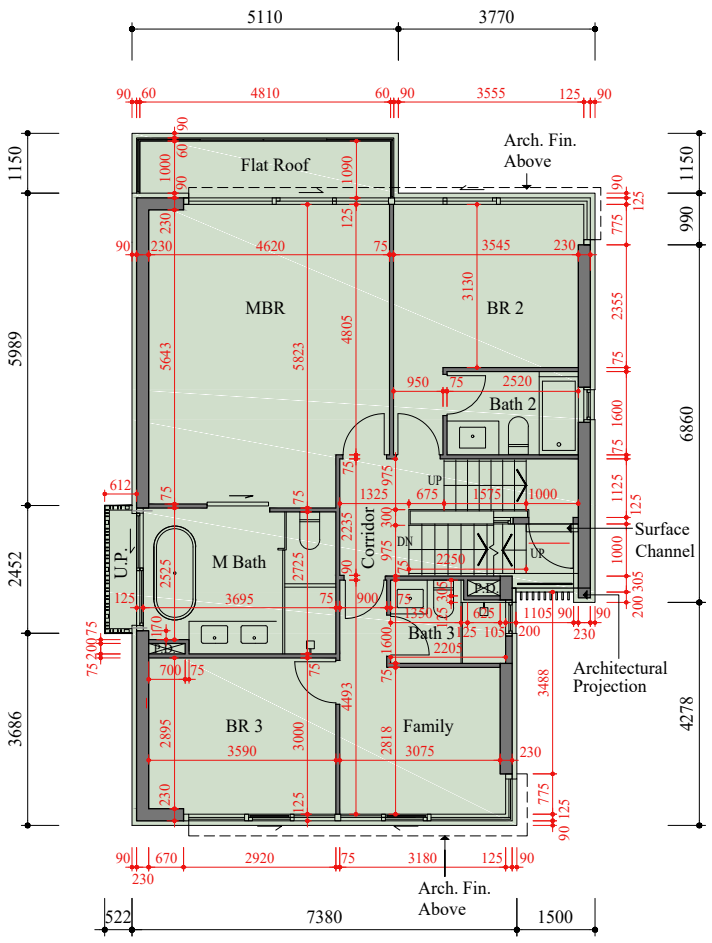
G/F FLOOR PLAN
地下樓面平面圖

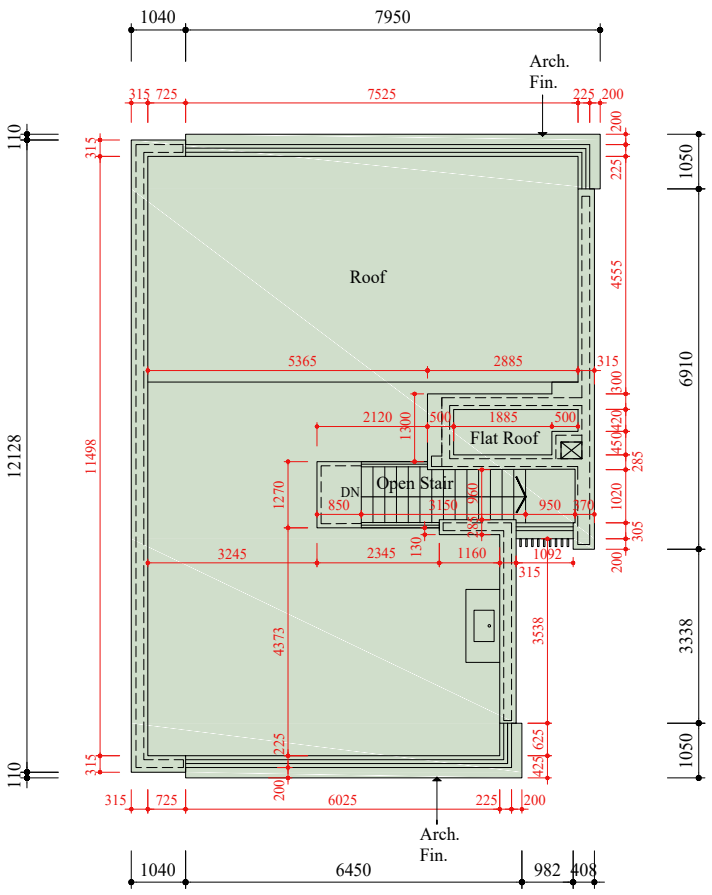
Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 6
6號洋房

N





1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：

ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 6 6號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:

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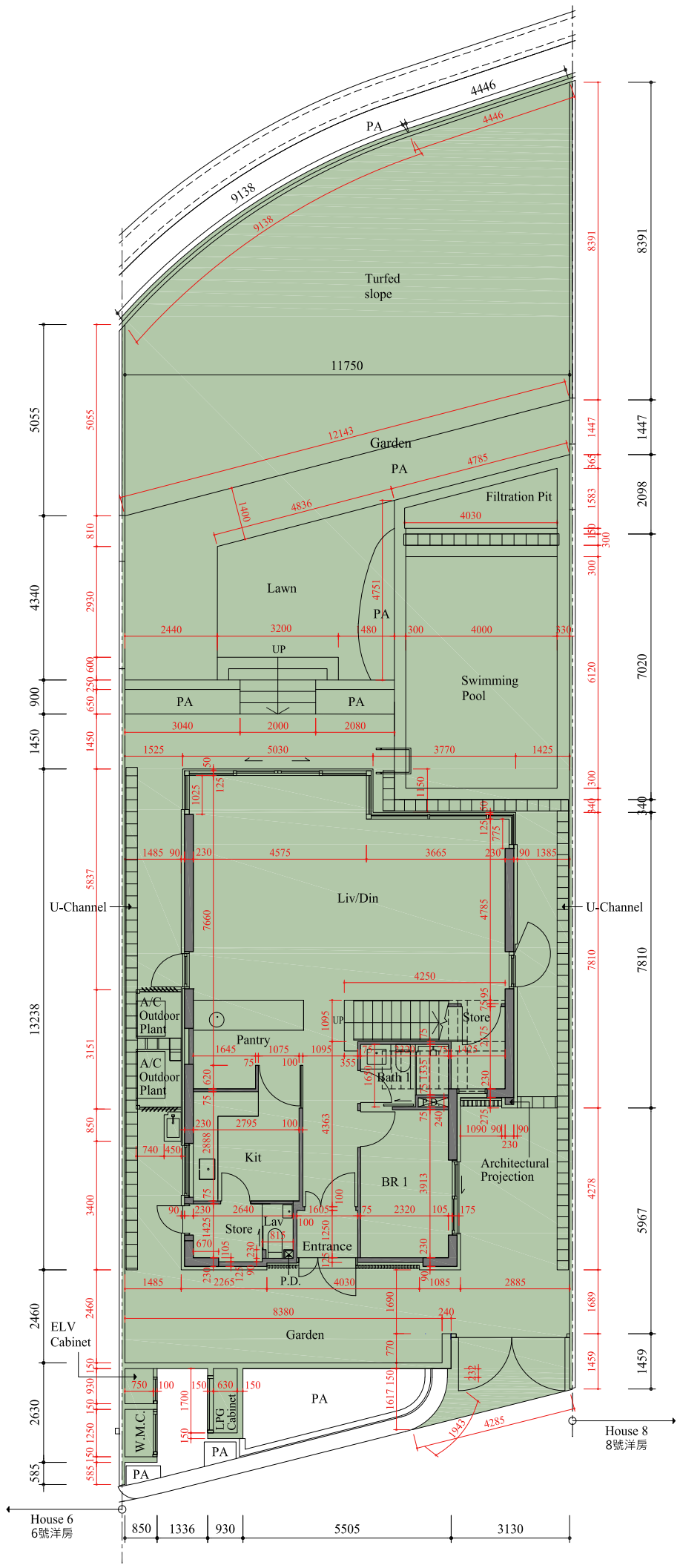
備註：

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 7
7號洋房

N

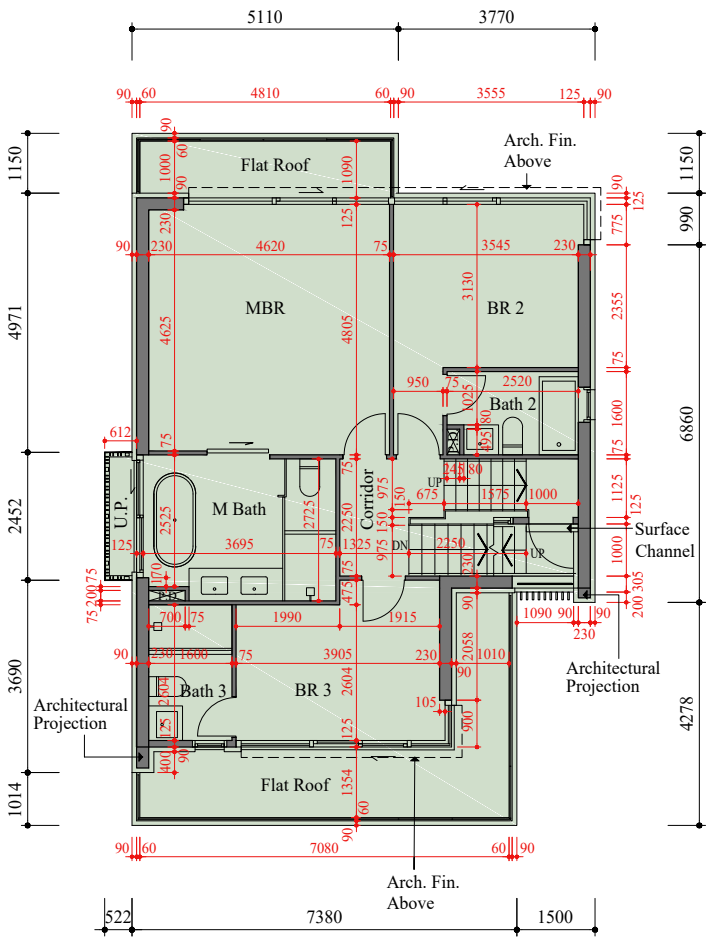


G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

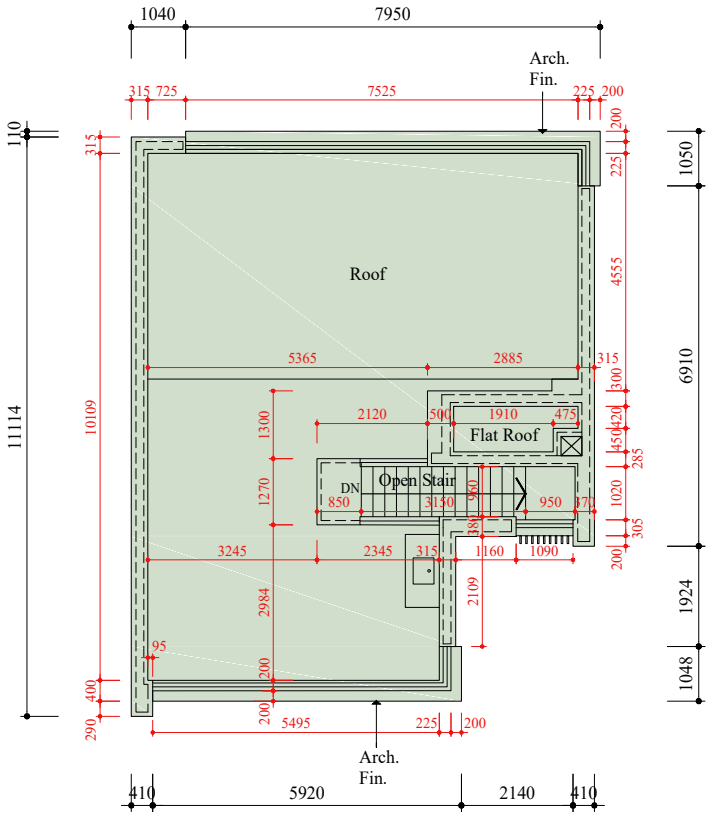
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 7
7號洋房



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 7 7號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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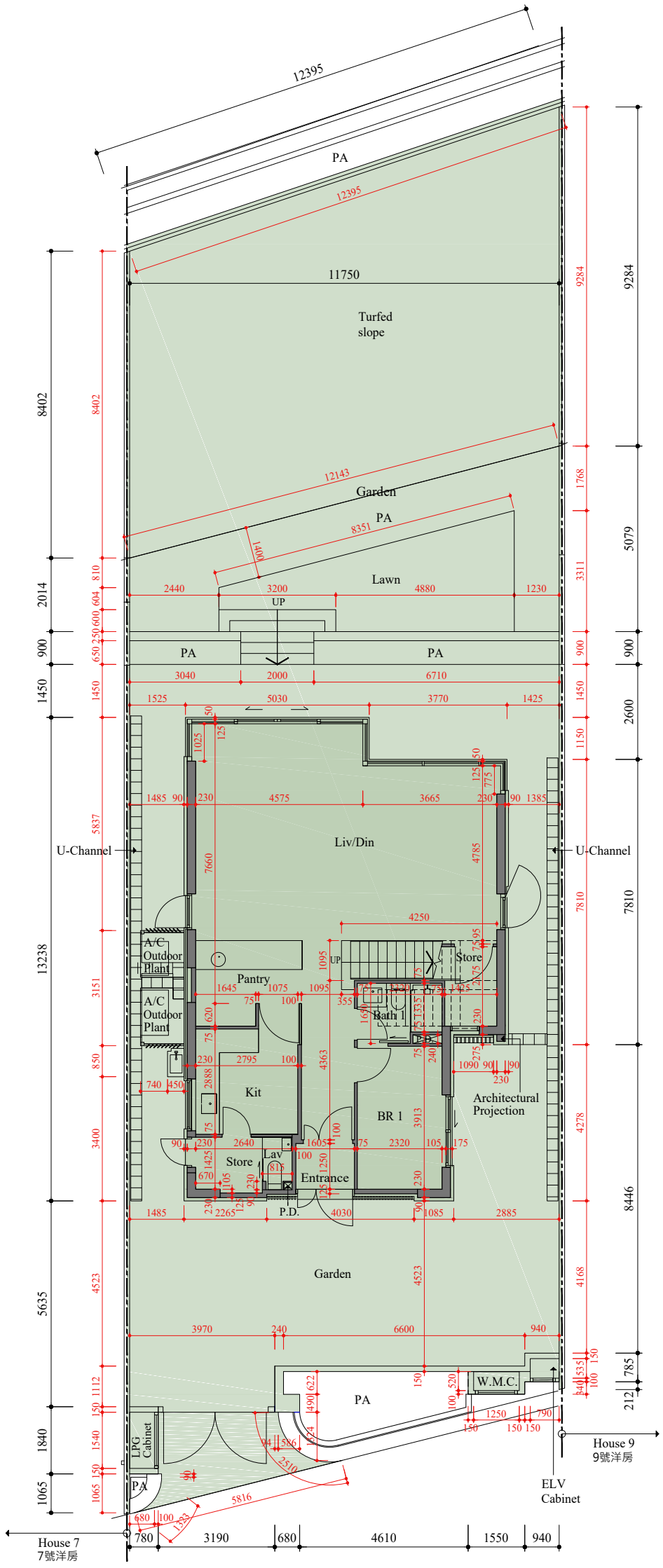
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備註：

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 8
8號洋房



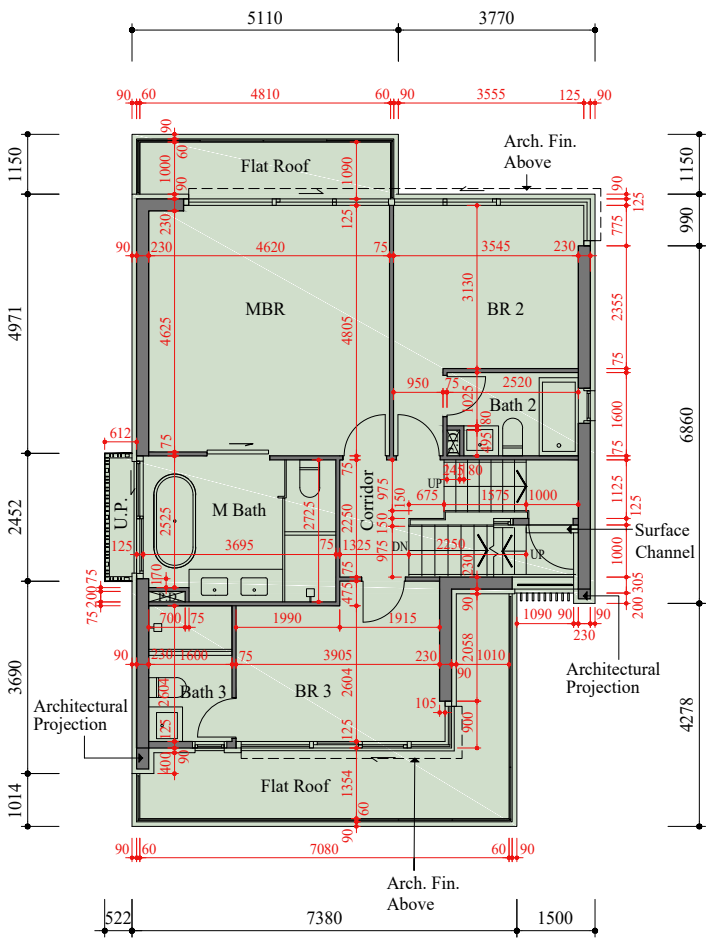
G/F FLOOR PLAN
地下樓面平面圖

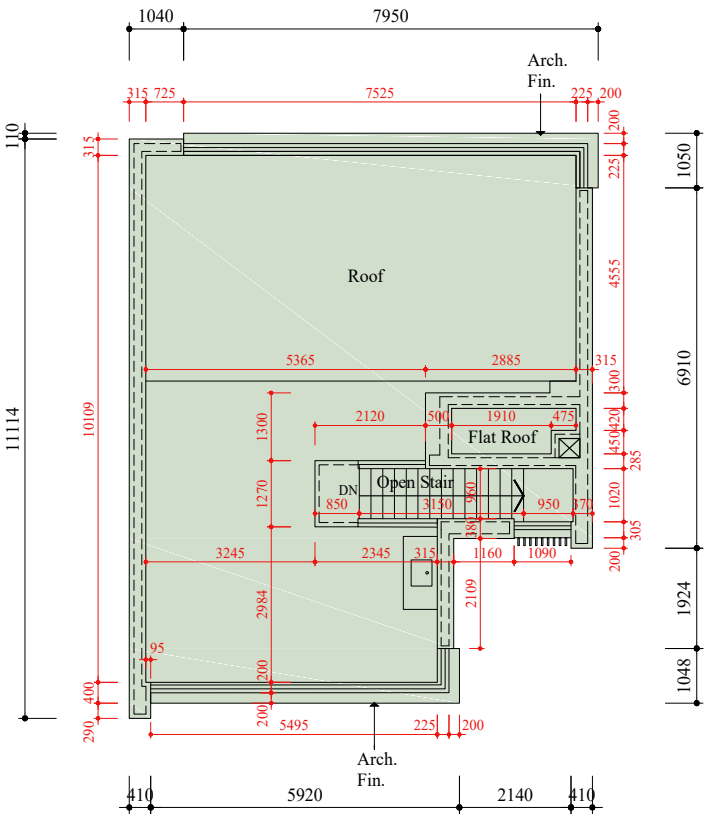
Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 8
8號洋房

N





1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：

ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 8 8號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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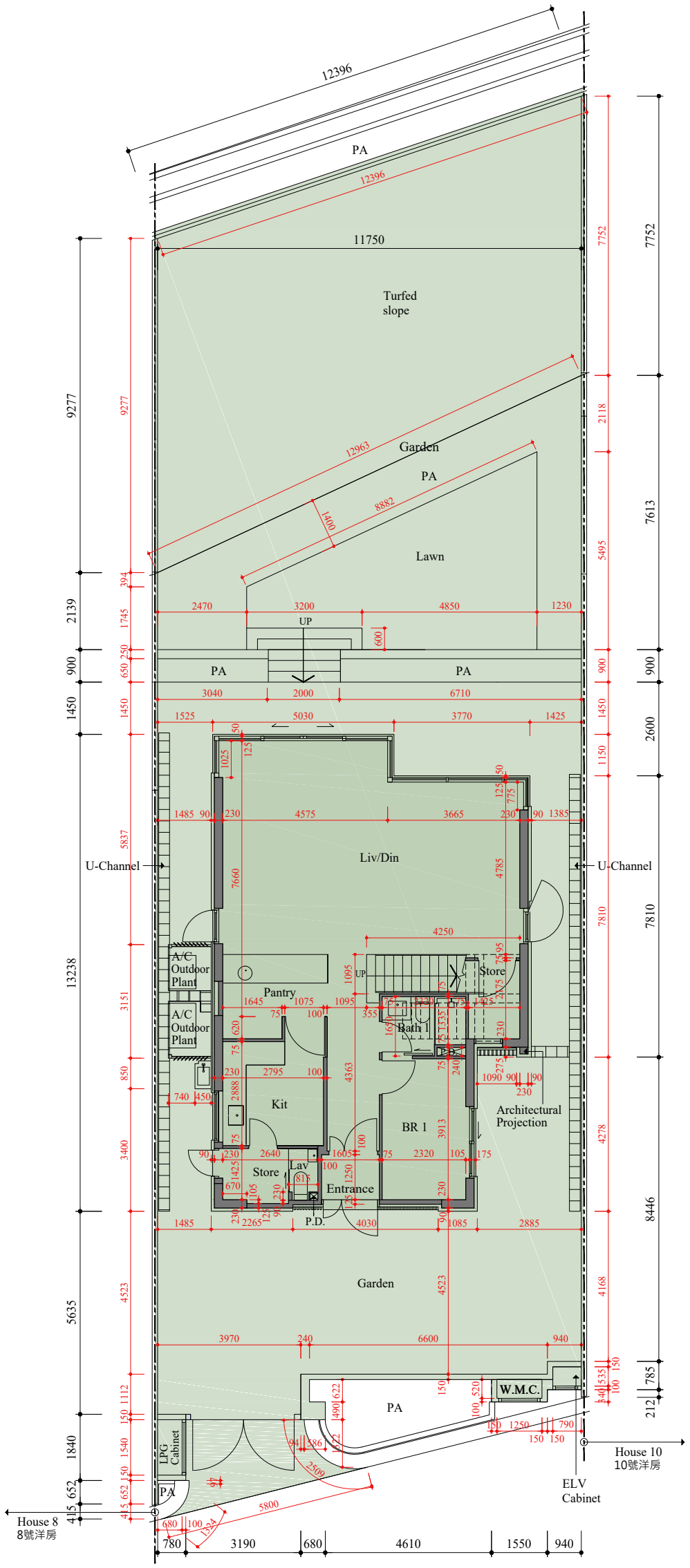
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4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 9
9號洋房

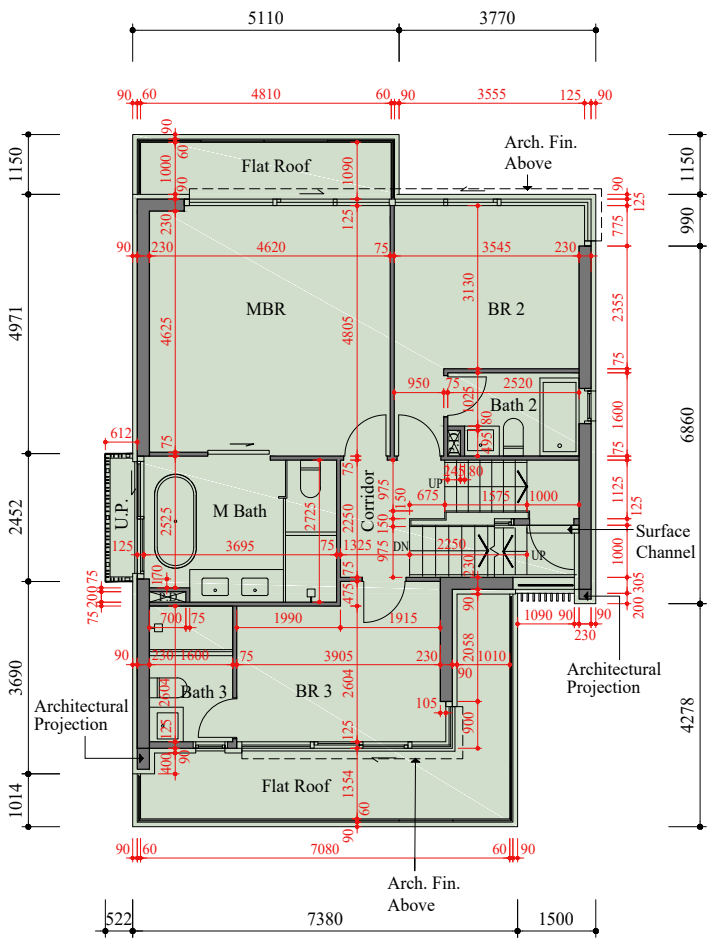


G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

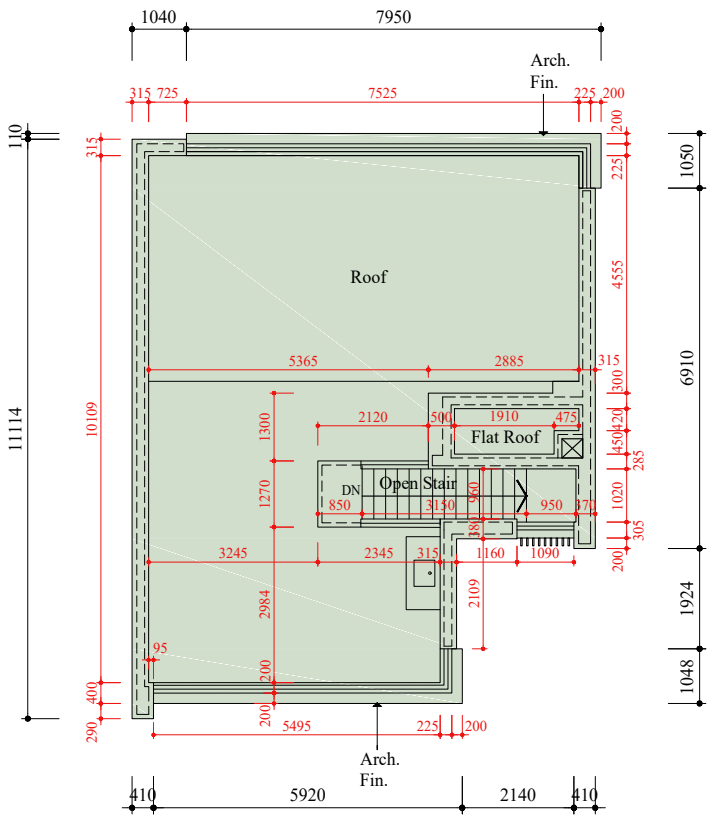
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 9
9號洋房



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / 洋房 — Floors / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 9 9號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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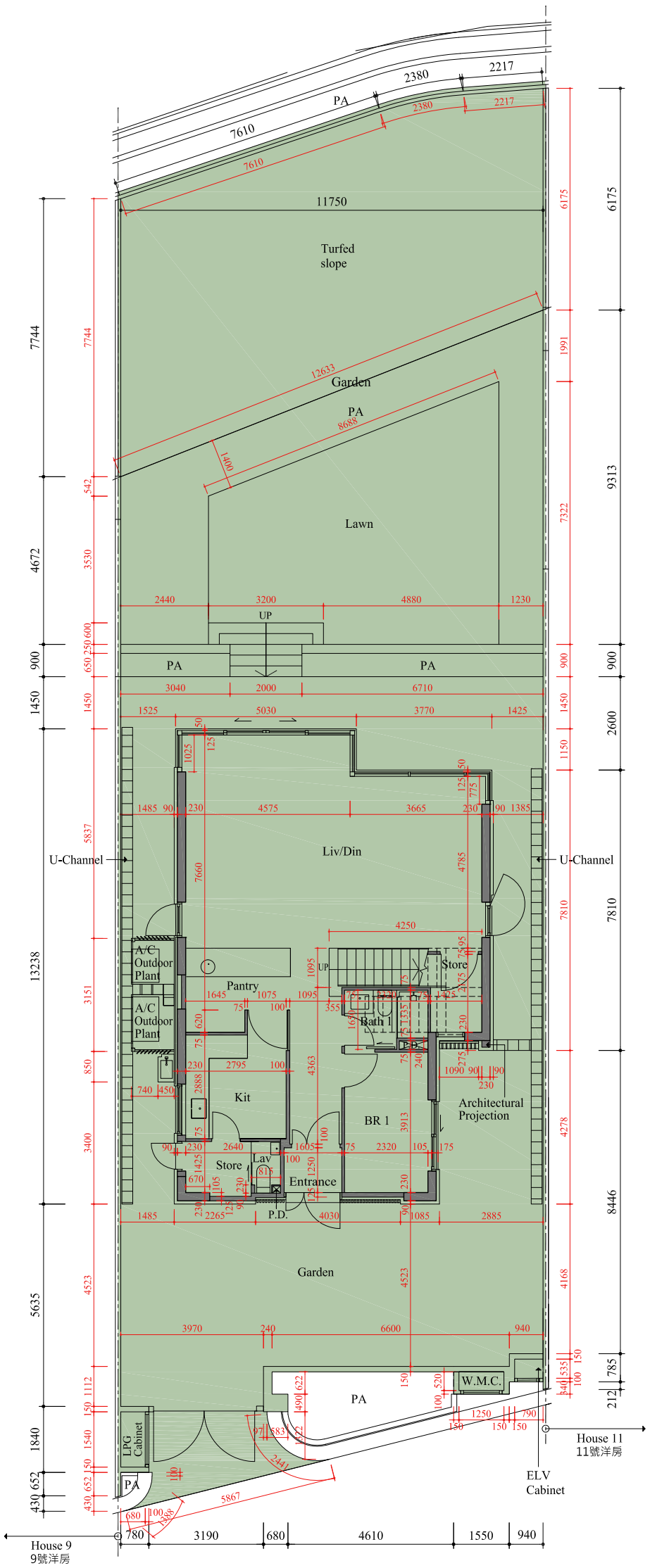
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4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 10
10號洋房

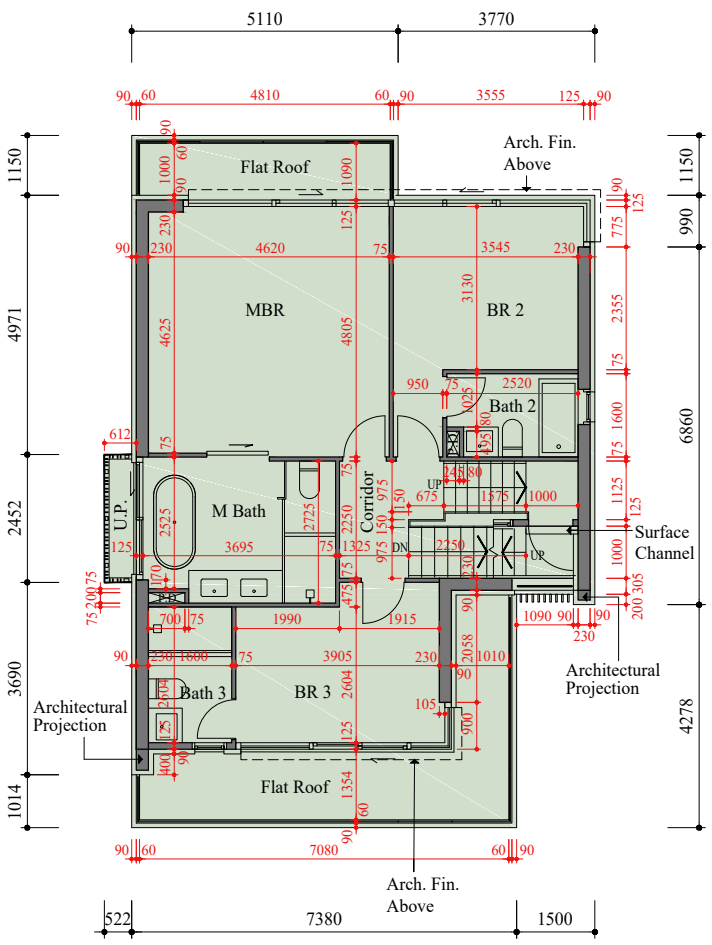


G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

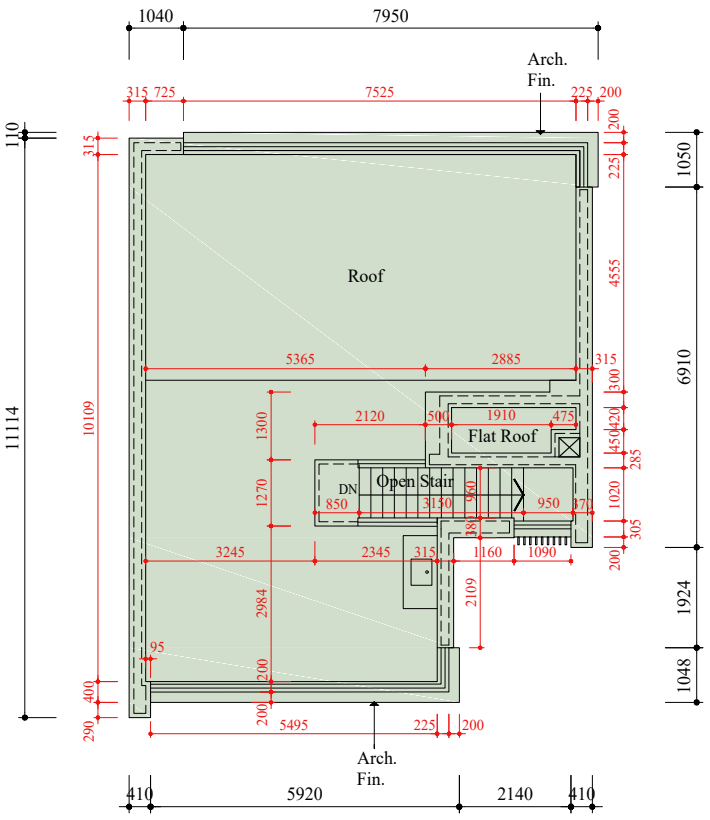
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 10
10號洋房



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 10 10號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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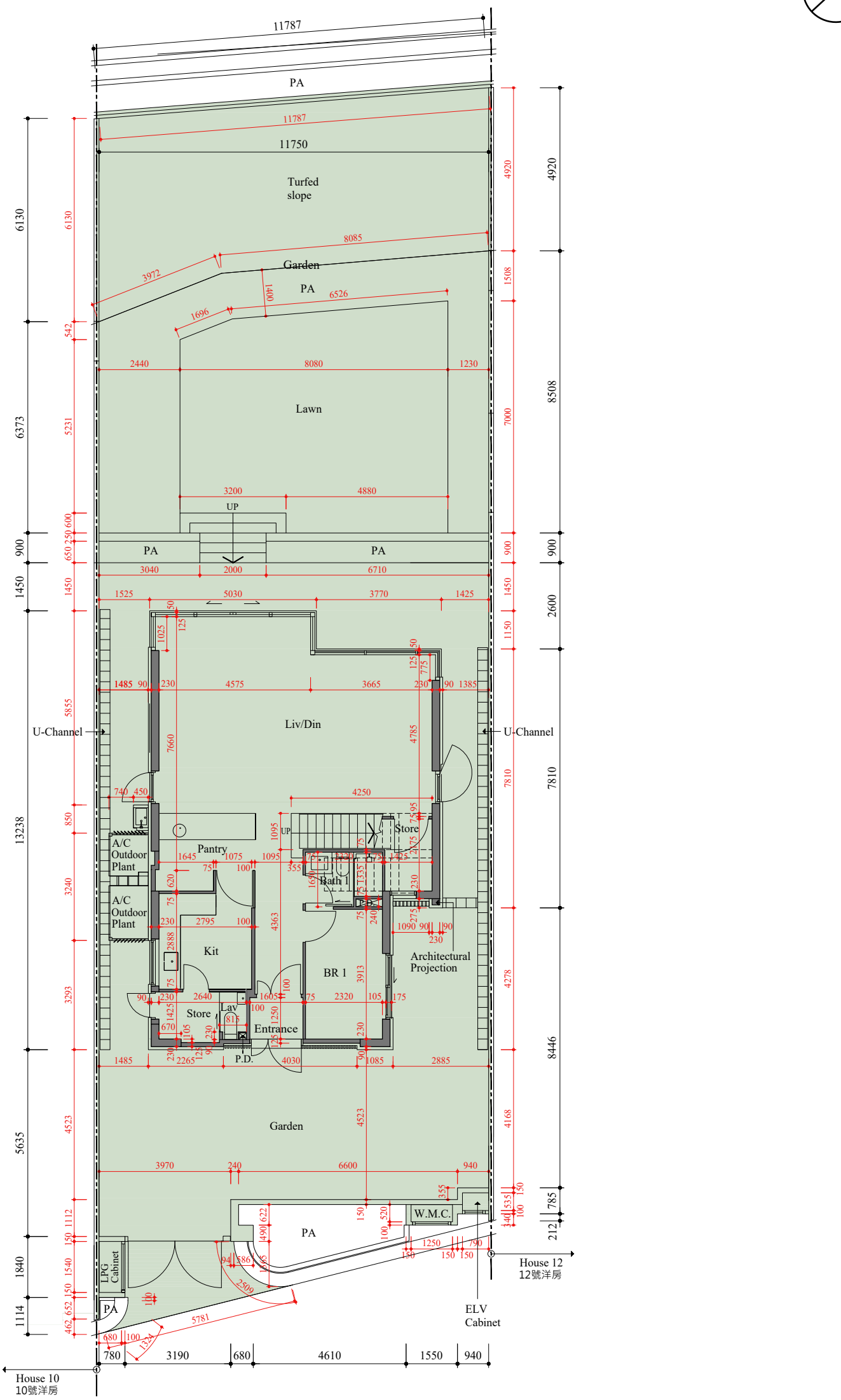
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2. Drainage pipes enclosed in cladding are located adjacent to utility platform of the residential units. Also, drainage pipes will run through the flat roof and/or roof of the residential units.
3. The condensers of the VRV air-conditioners are installed on A/C outdoor plant area.
4. There are ceiling bulkheads in living/dining rooms, bedrooms, store rooms, corridors and/or kitchens of the residential units for the air-conditioning system and/or M&E services.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Utility platform is a non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

備註：

1. 住宅單位外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。
3. VRV分體式空調冷氣機的冷凝器設於室外冷氣機裝置區。
4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 11
11號洋房



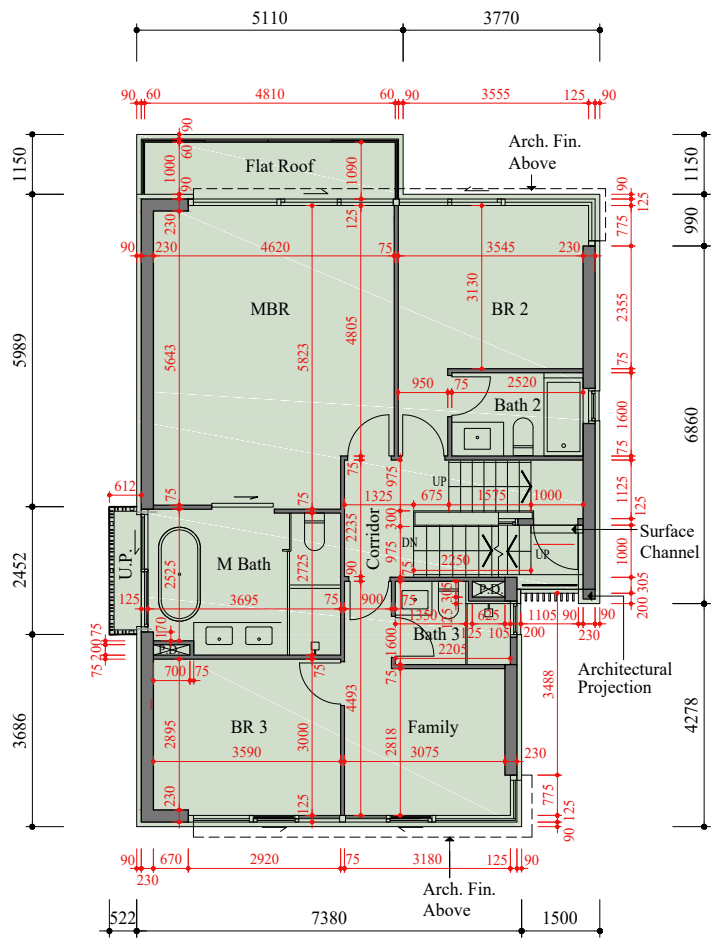
G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

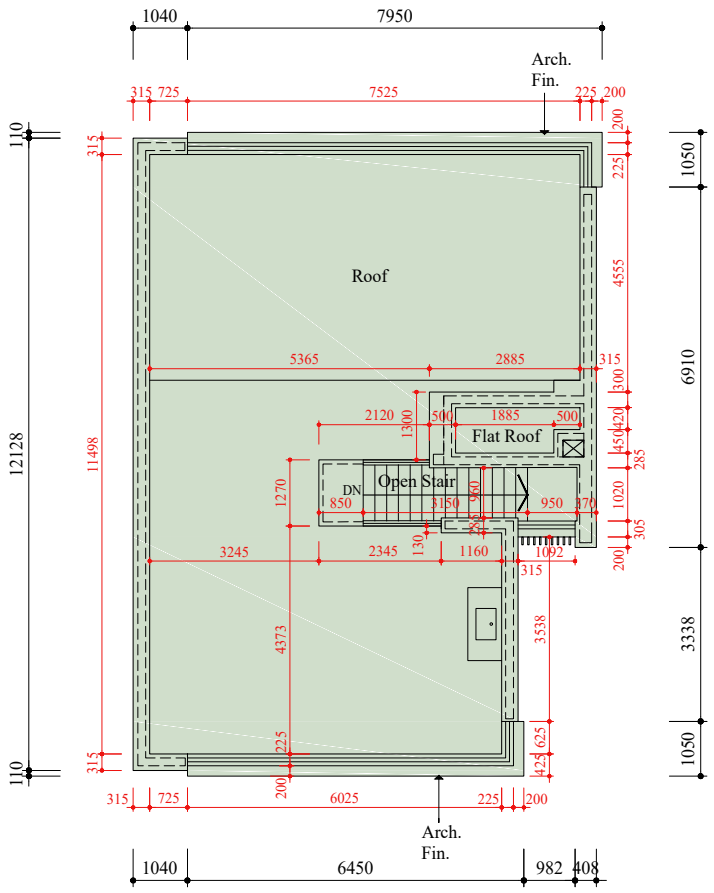
HOUSE 11
11號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / Floors 洋房 / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 11 11號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

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

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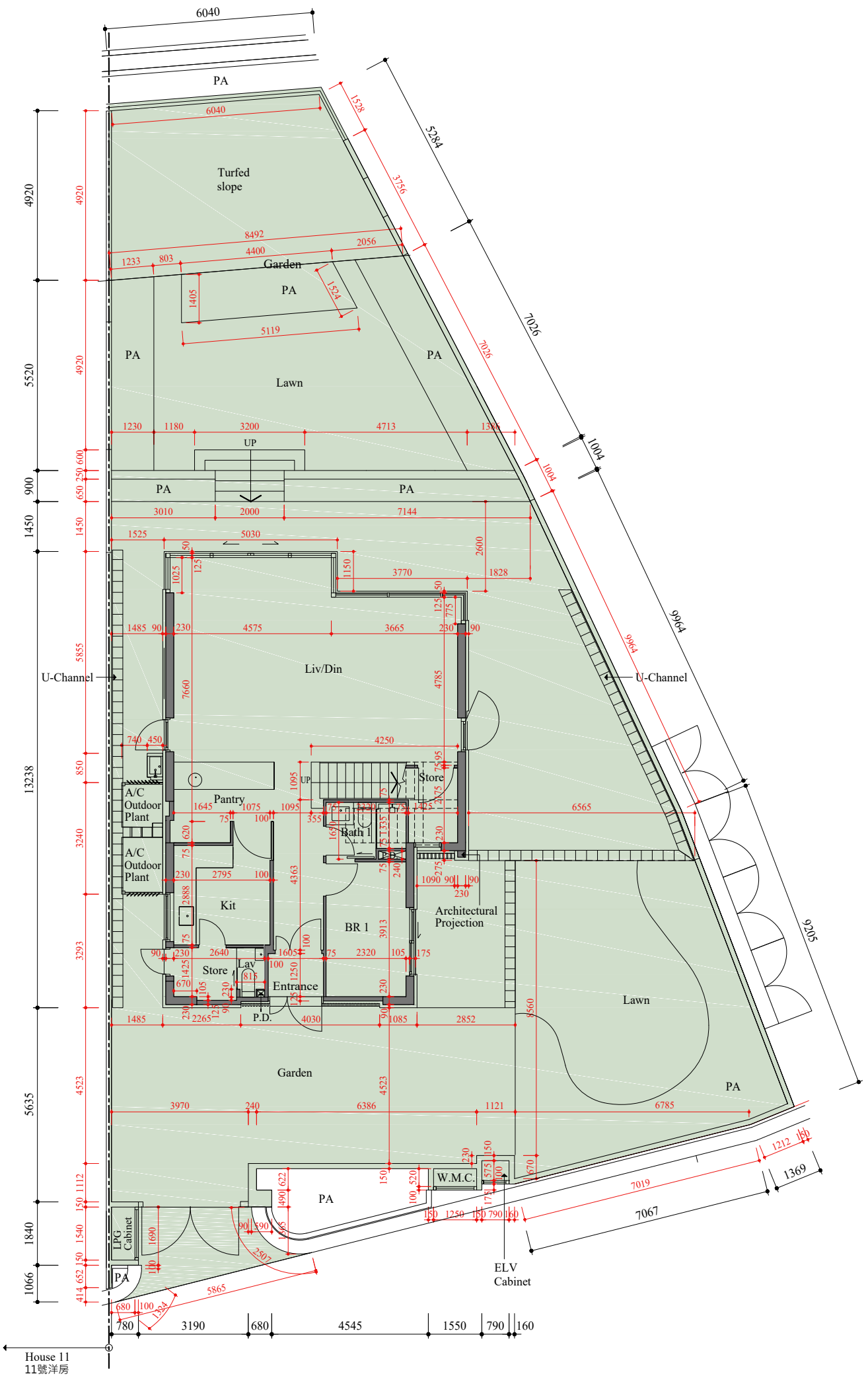
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 12
12號洋房



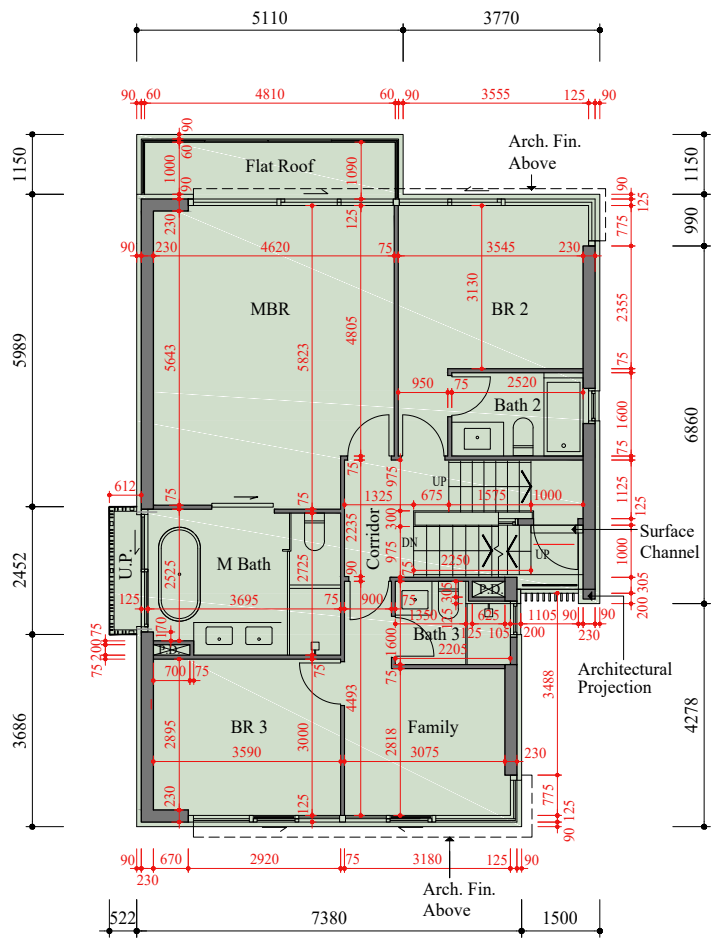
G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

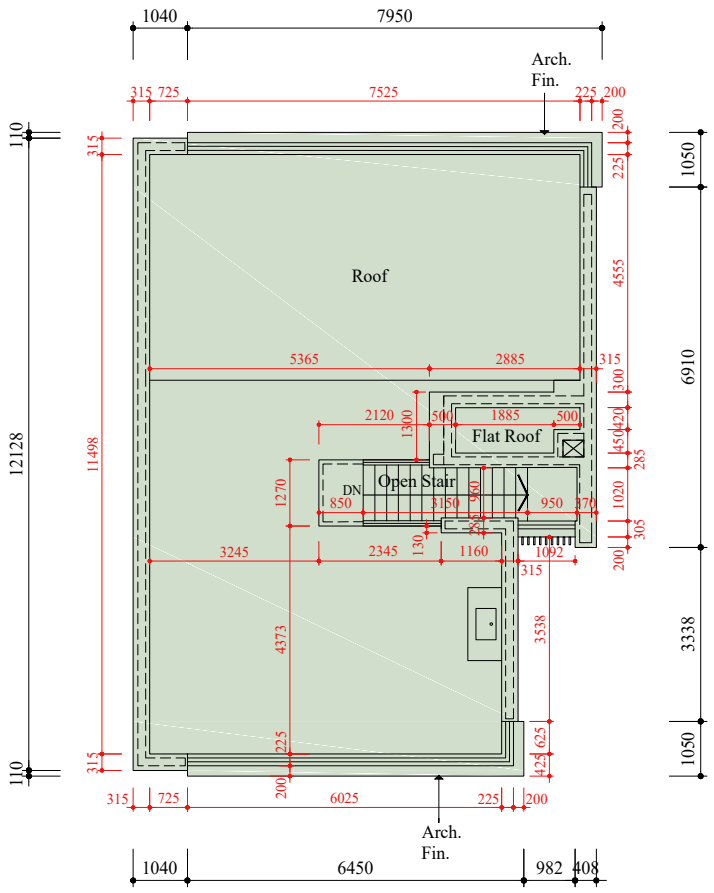
HOUSE 12
12號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 12 12號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

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

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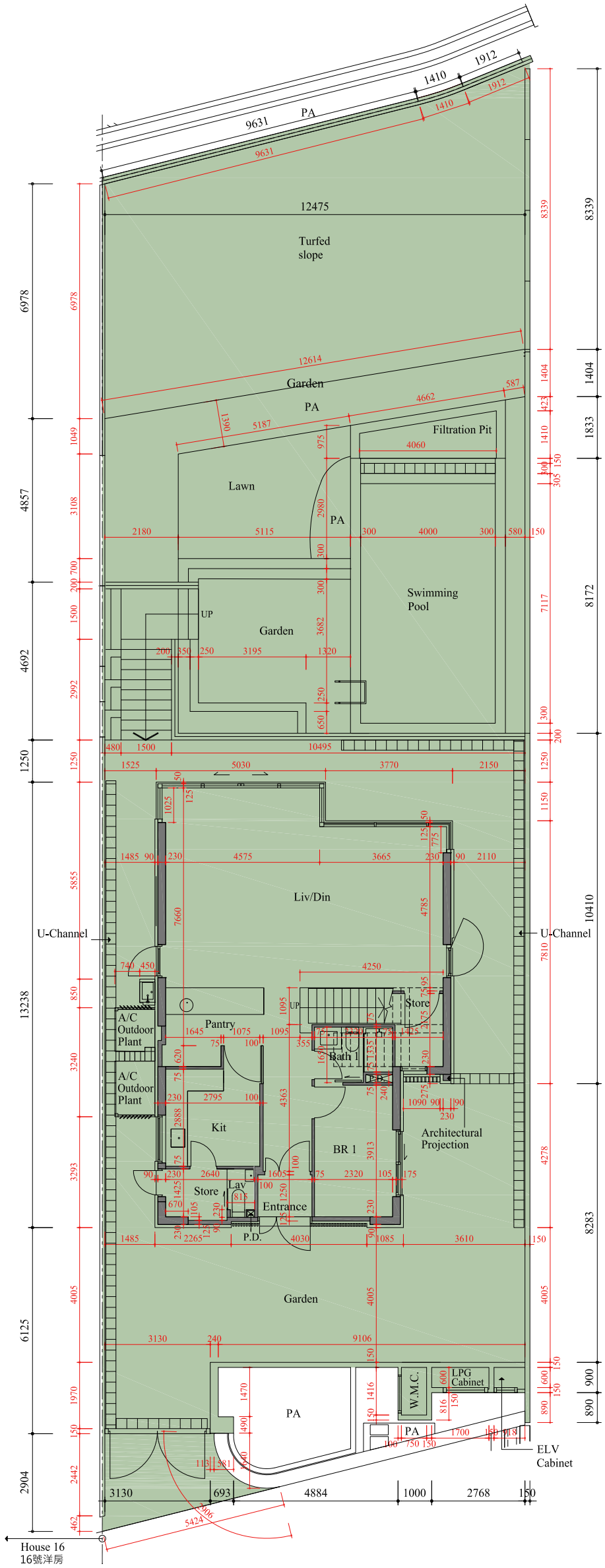
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 15
15號洋房



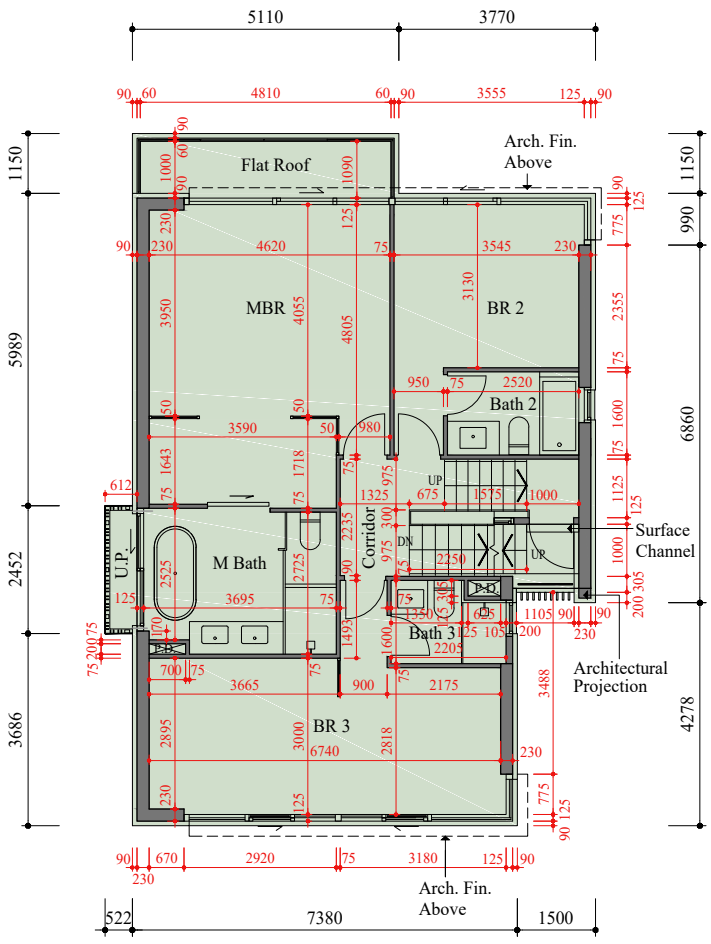
G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

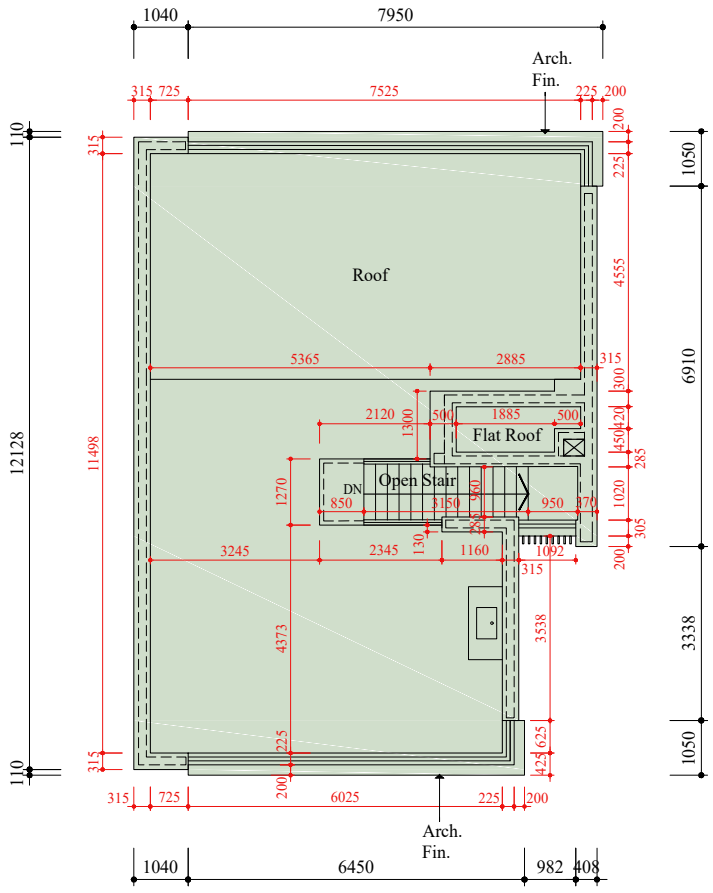
HOUSE 15
15號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / 洋房 — Floors / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 15 15號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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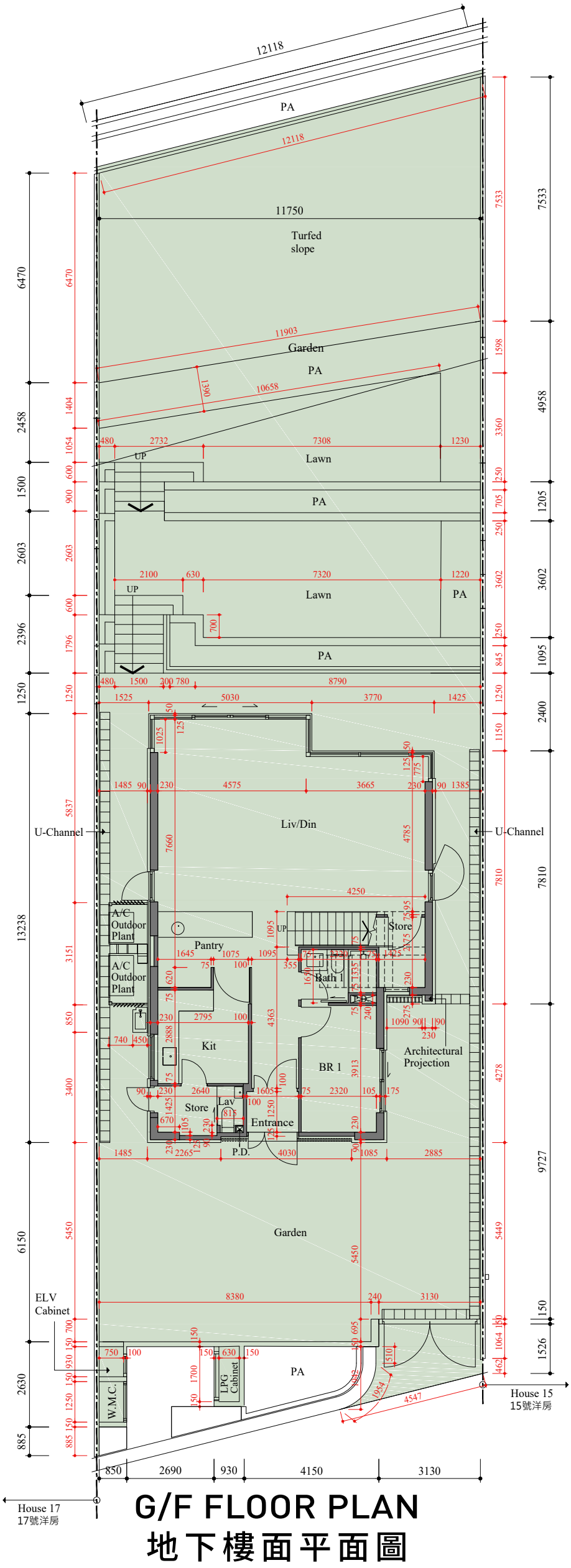
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備註：

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 16
16號洋房



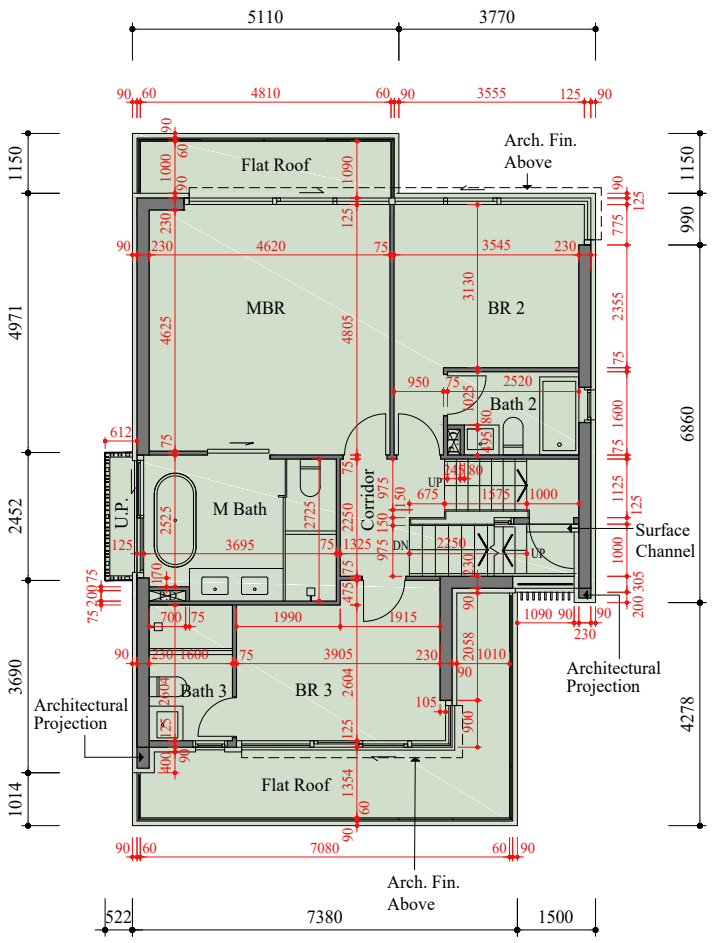
G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

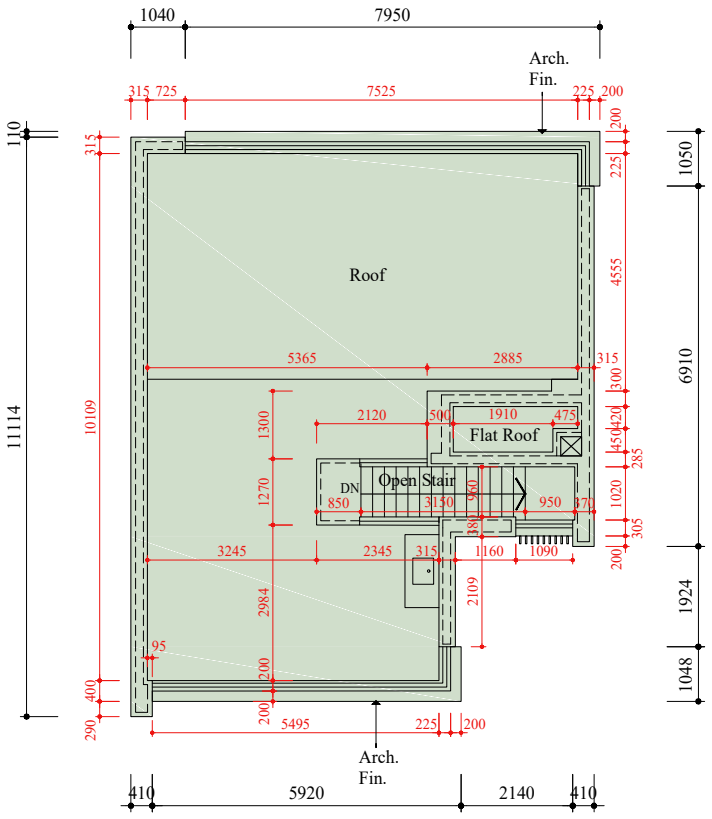
HOUSE 16
16號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / Floors 洋房 / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 16 16號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

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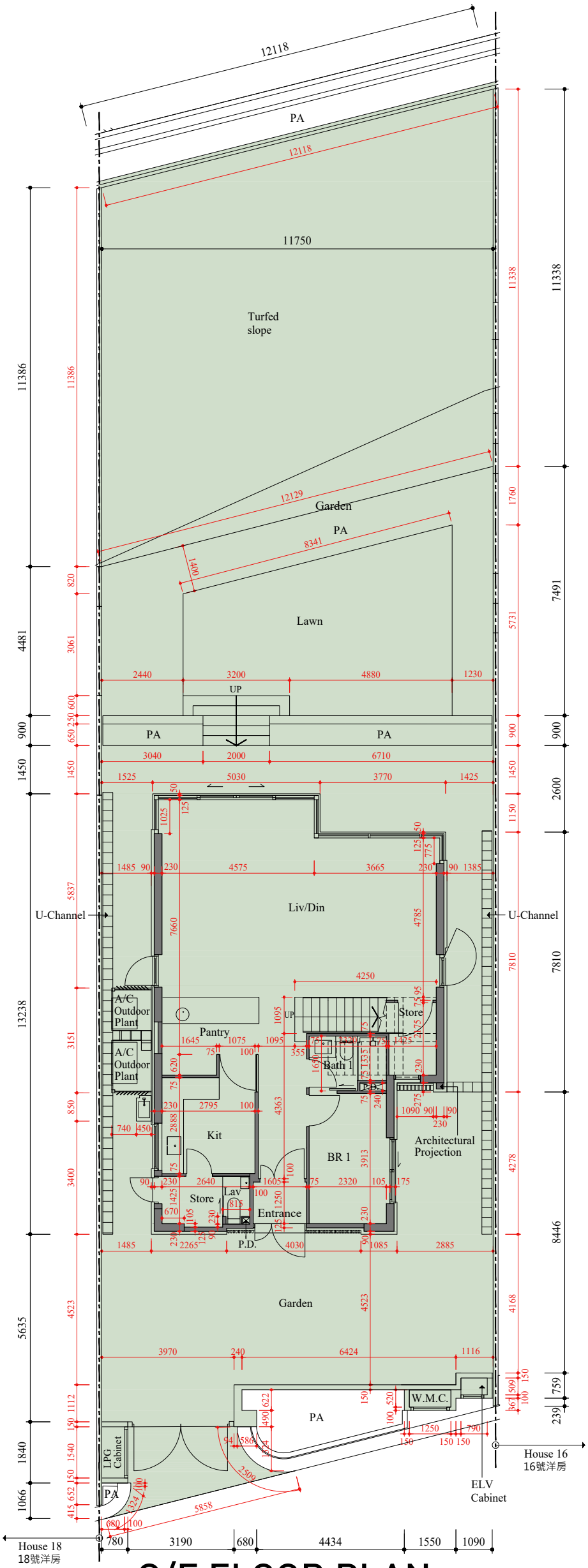
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8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 17
17號洋房



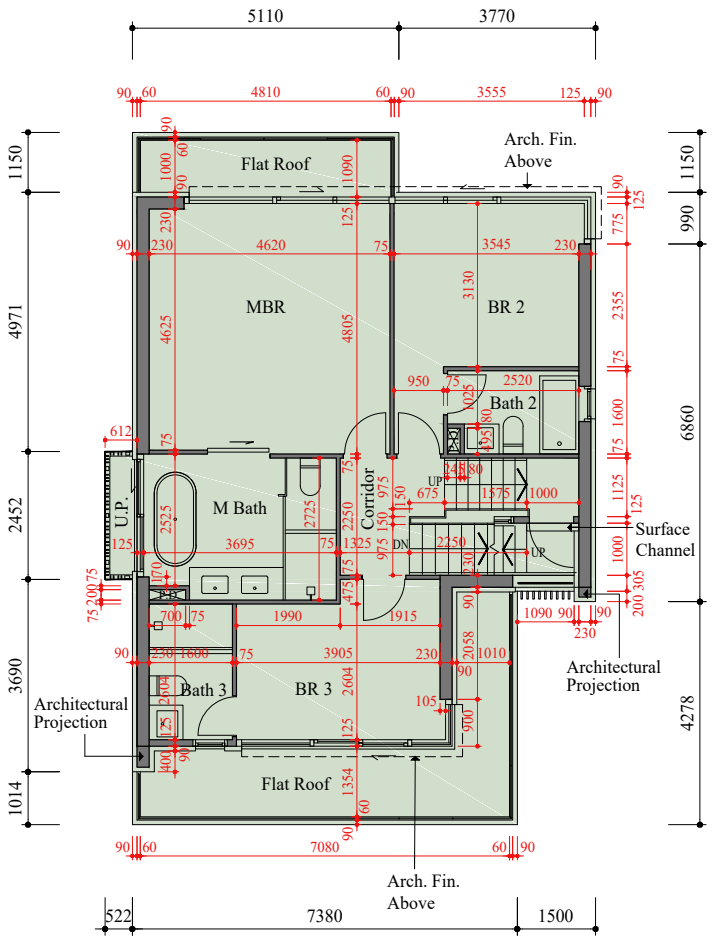
G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

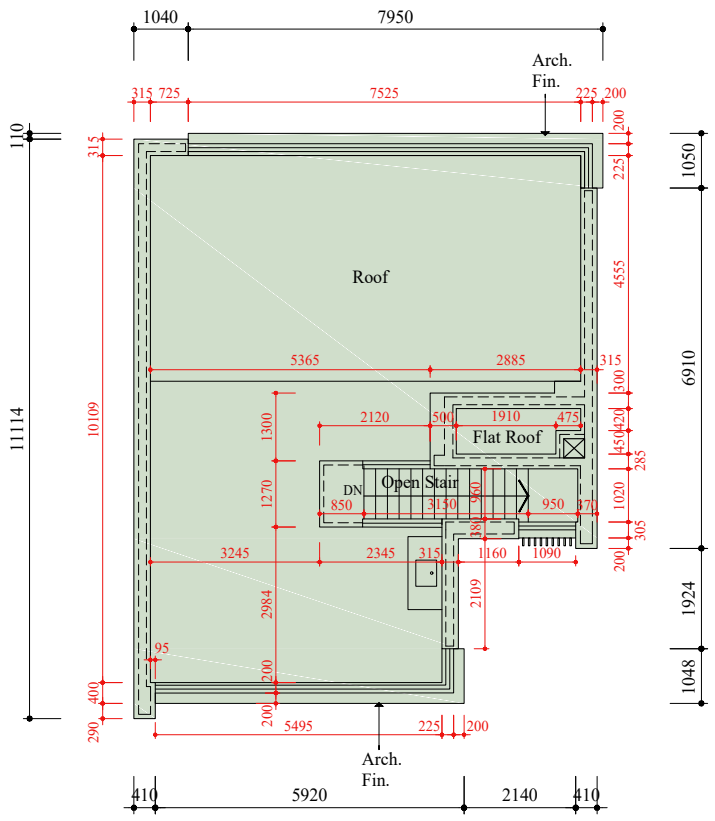
HOUSE 17
17號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / 洋房 — Floors / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 17 17號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:

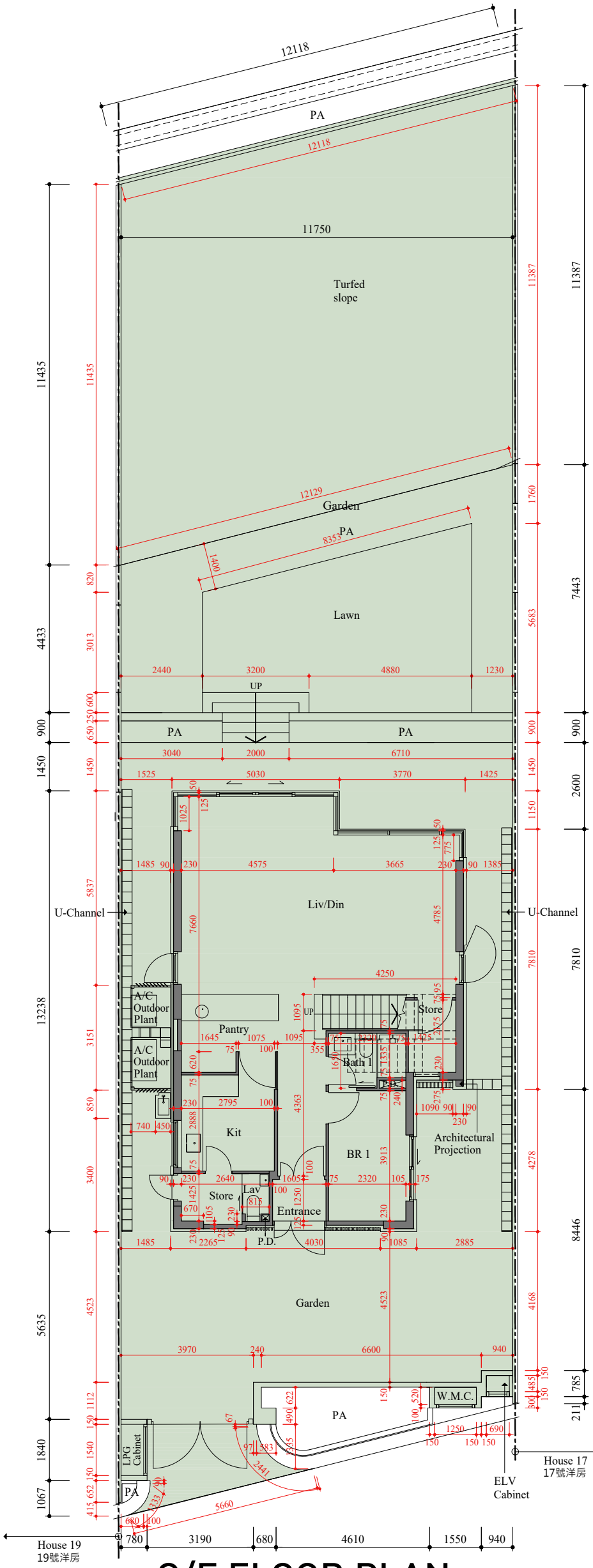
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7. Utility platform is a non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

備註：

1. 住宅單位外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。
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5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 18
18號洋房

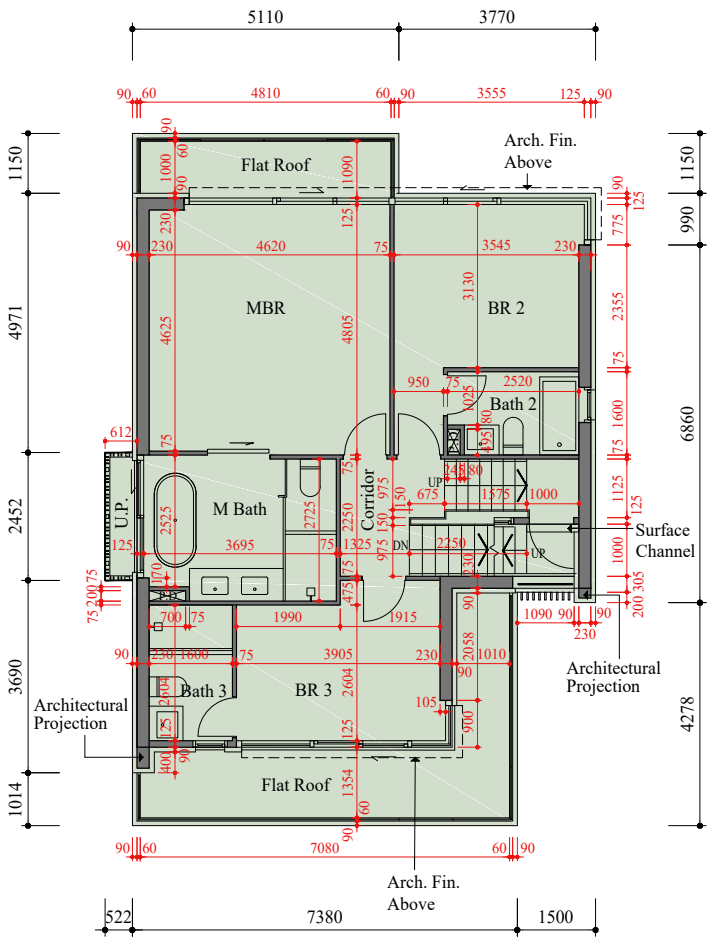


G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

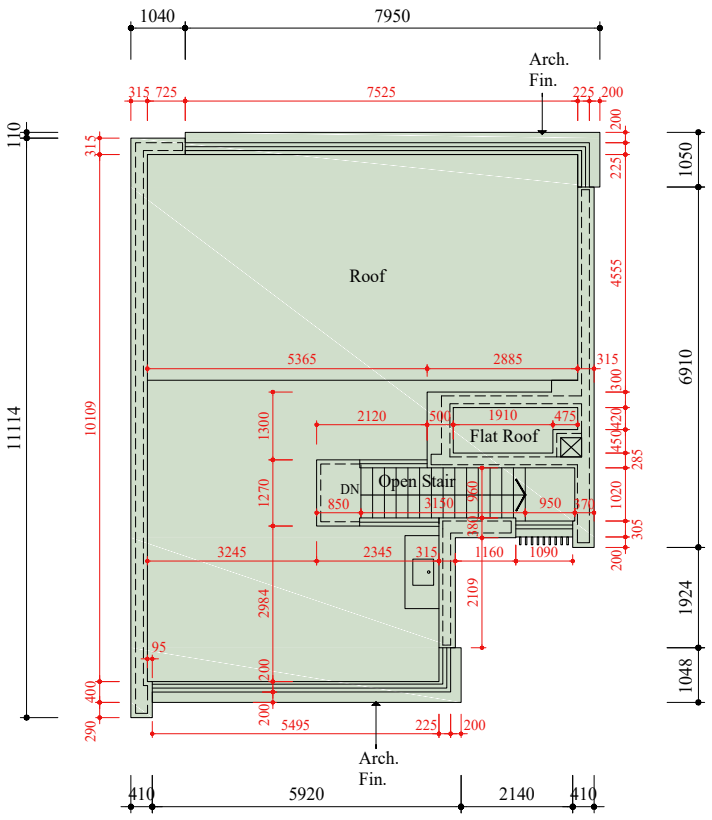
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 18
18號洋房



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / Floors 洋房 / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 18 18號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

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.

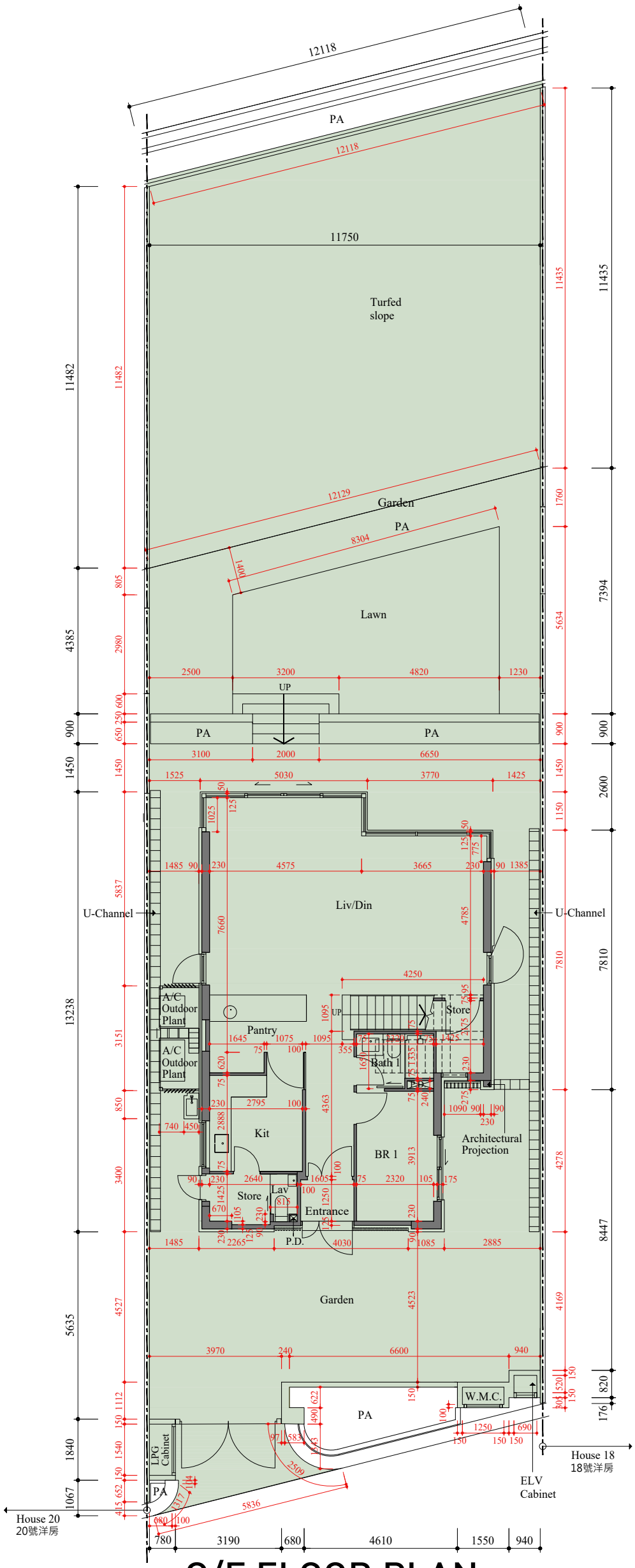
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 19
19號洋房



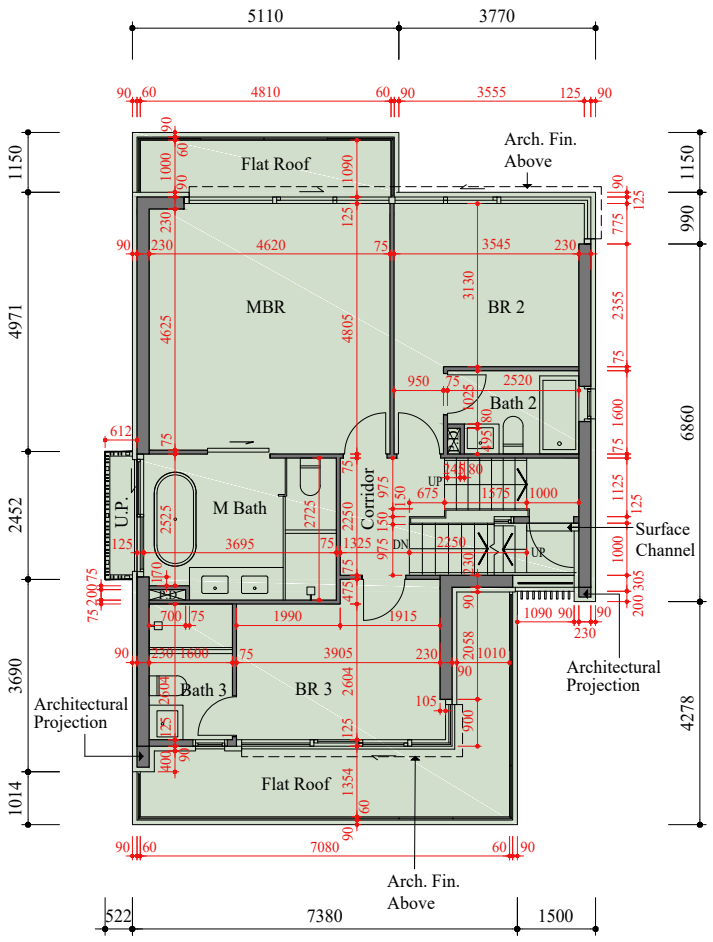
G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

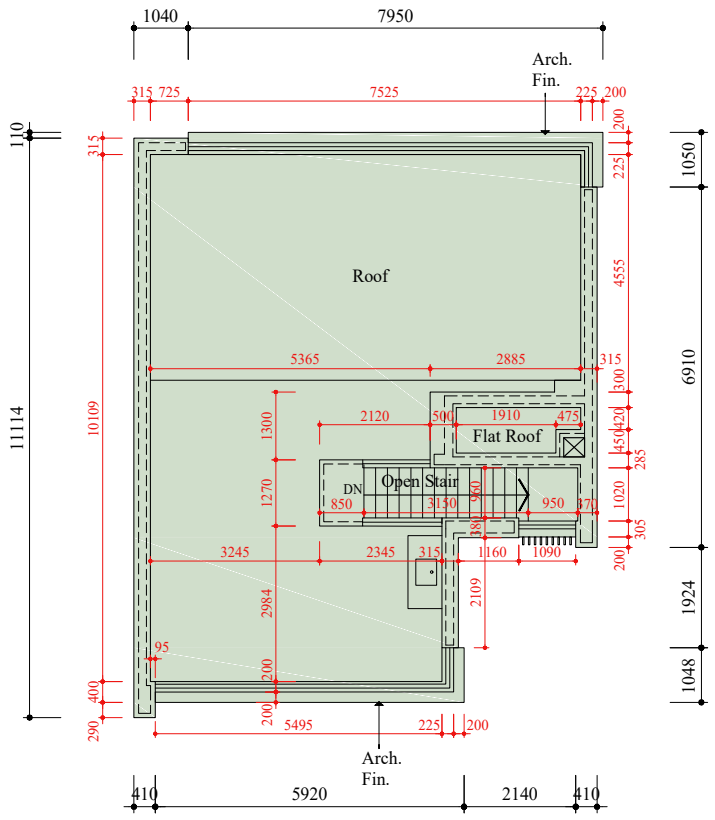
HOUSE 19
19號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / 洋房 — Floors / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 19 19號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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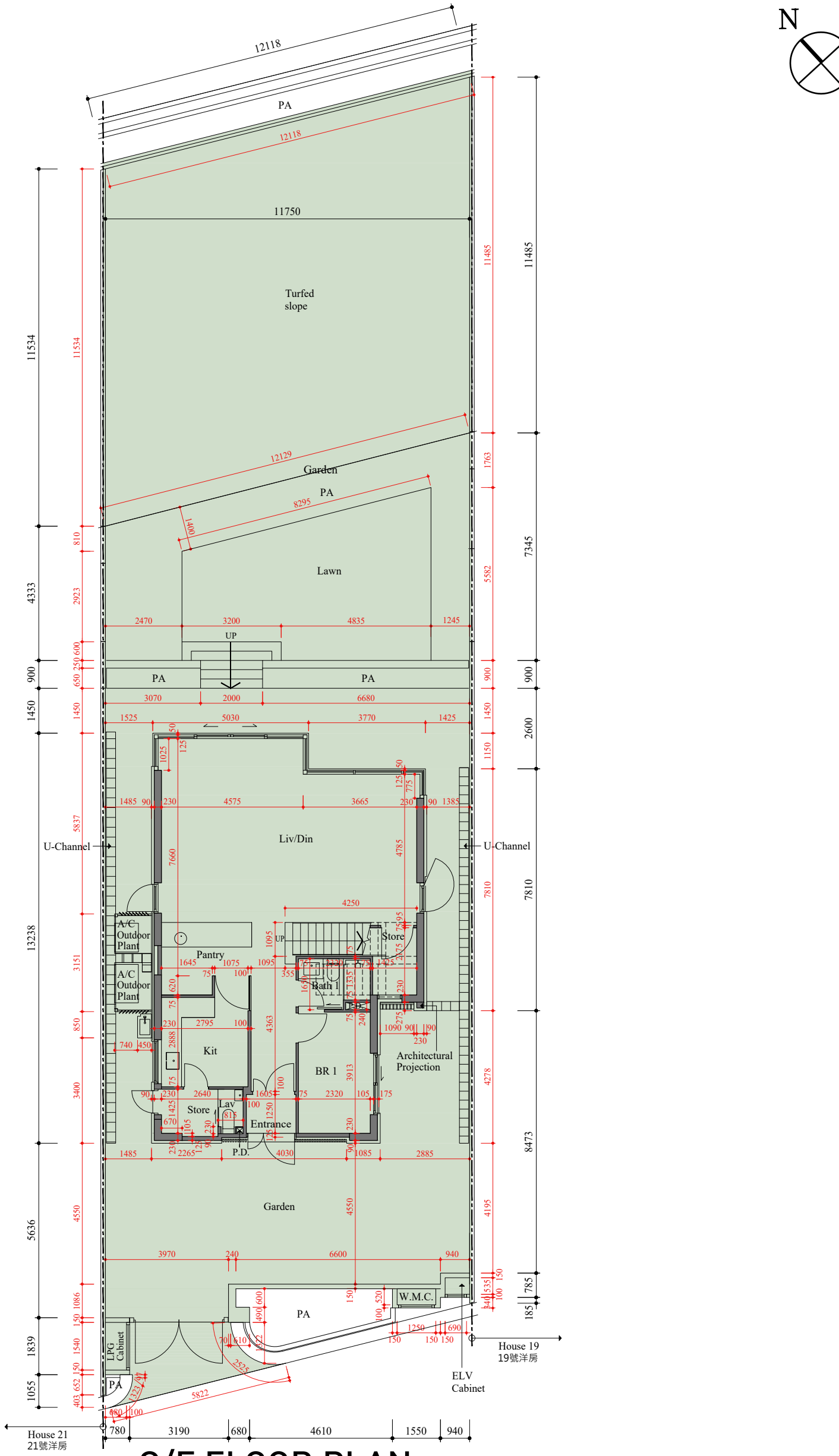
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 20
20號洋房



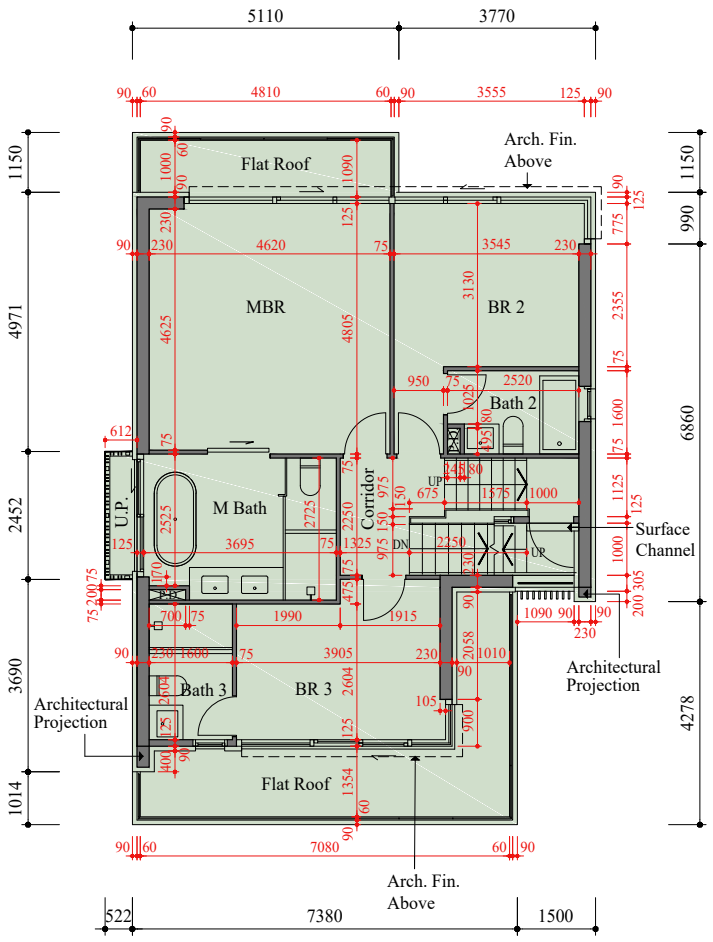
G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

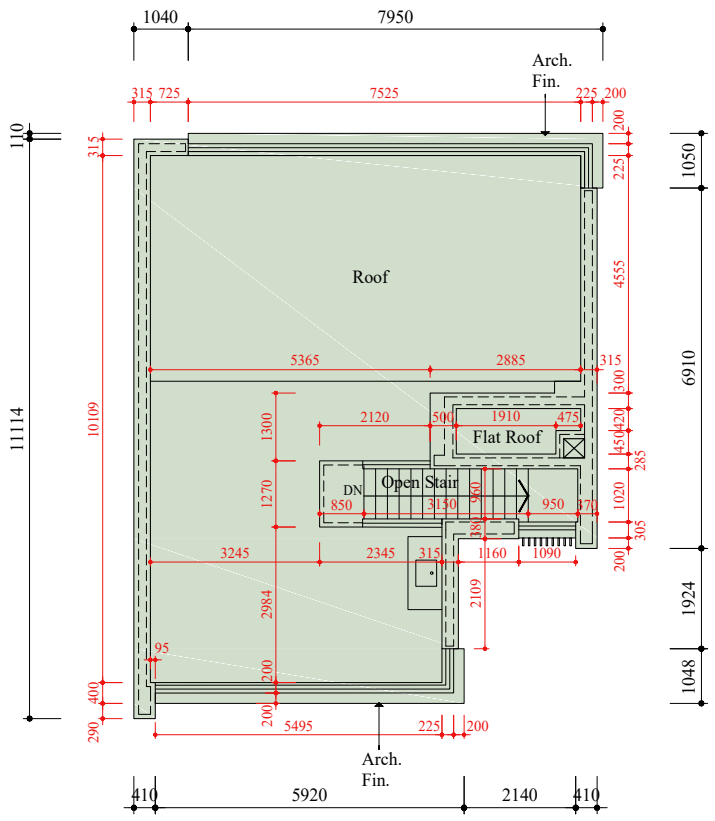
HOUSE 20
20號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 20 20號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

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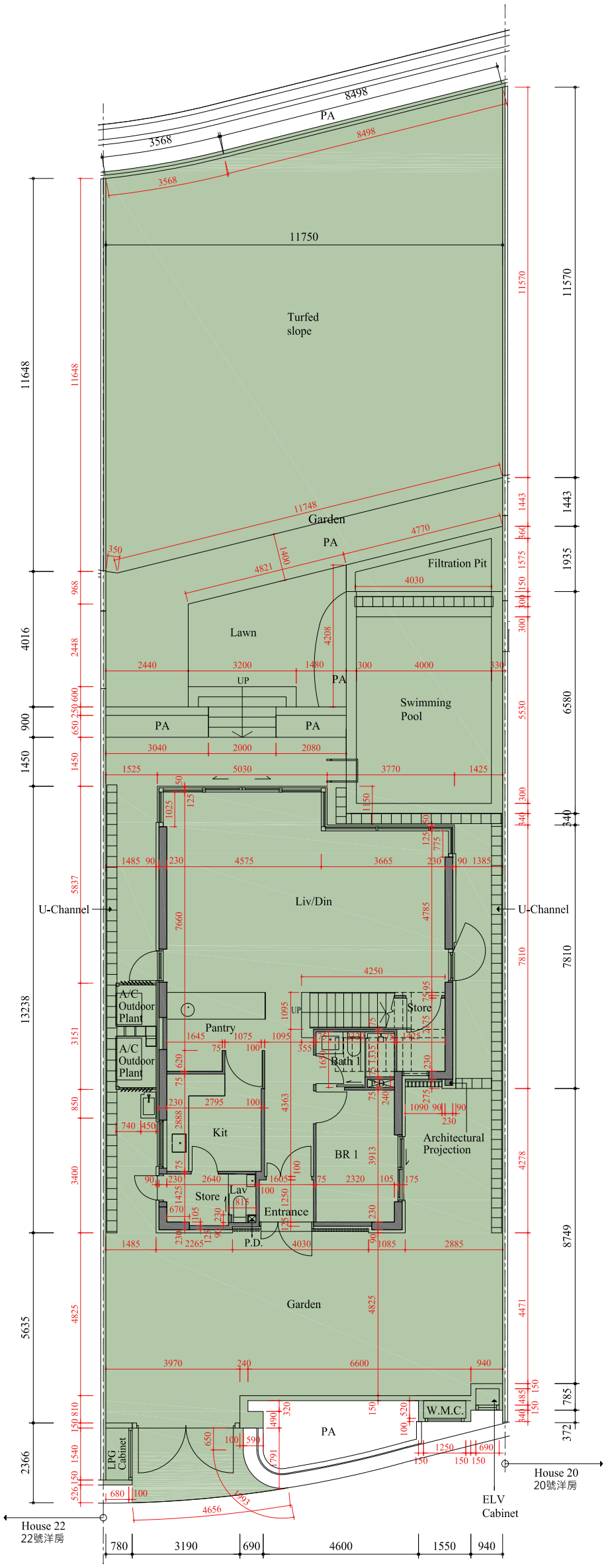
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 21
21號洋房



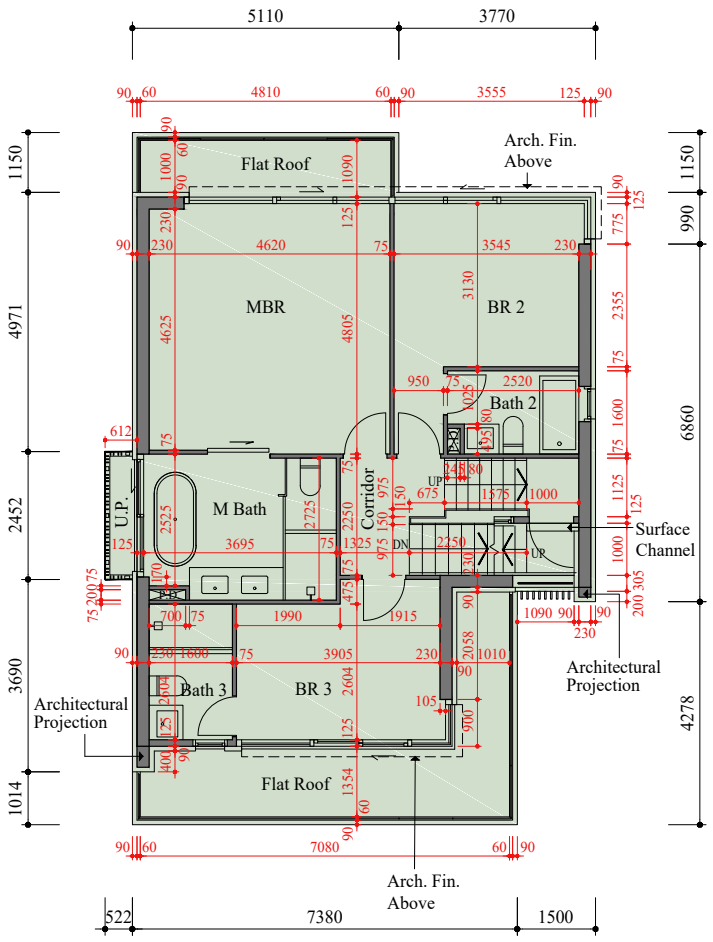
G/F FLOOR PLAN
地下樓面平面圖

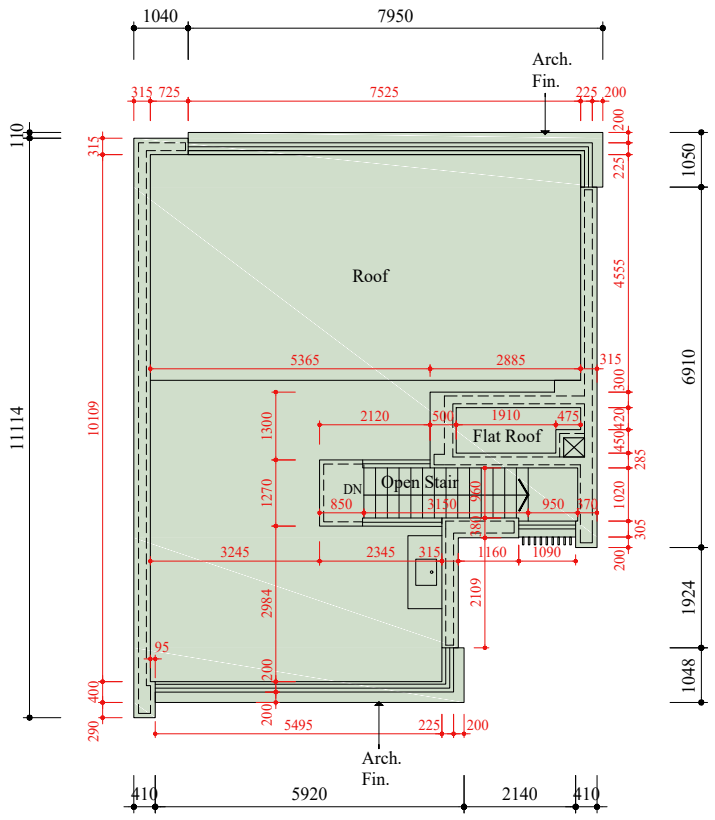
Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 21
21號洋房

N





1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：

ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / Floors 洋房 / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 21 21號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

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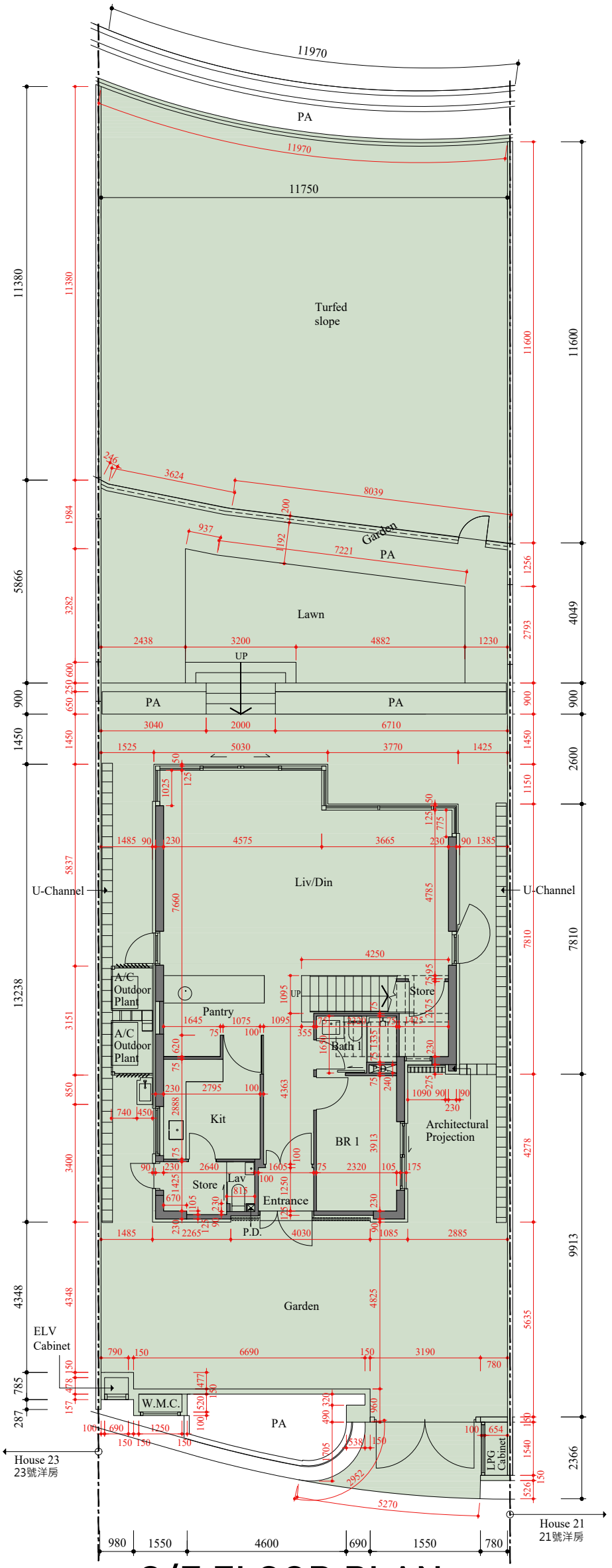
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2. 住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。
3. VRV分體式空調冷氣機的冷凝器設於室外冷氣機裝置區。
4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花且沒有於平面圖顯示。
7. 工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 22
22號洋房



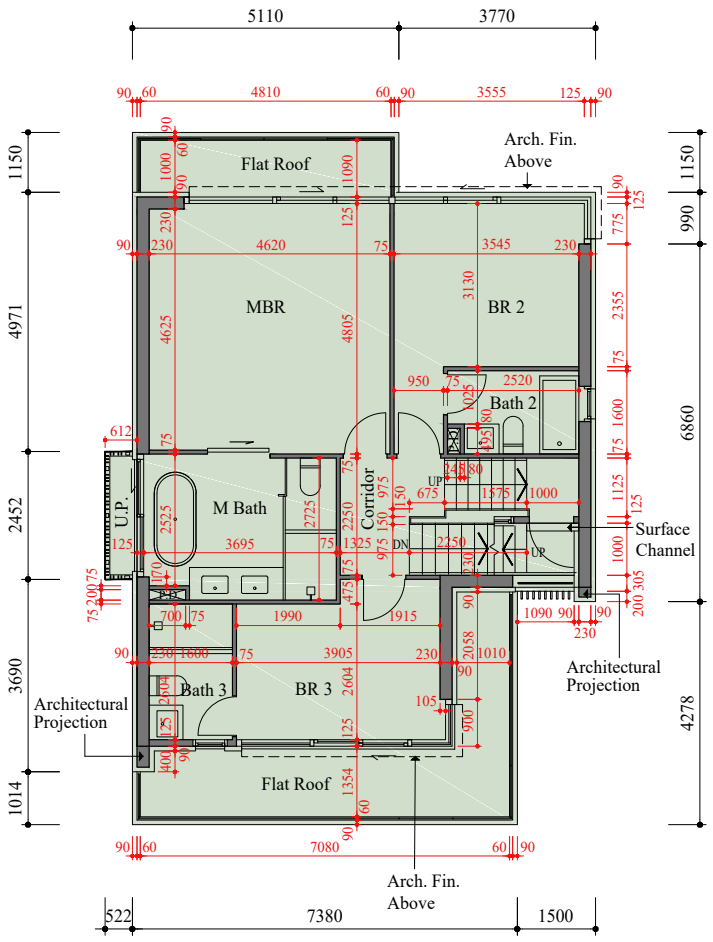
G/F FLOOR PLAN
地下樓面平面圖

Scale: 0M/米 5M/米
比例：

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

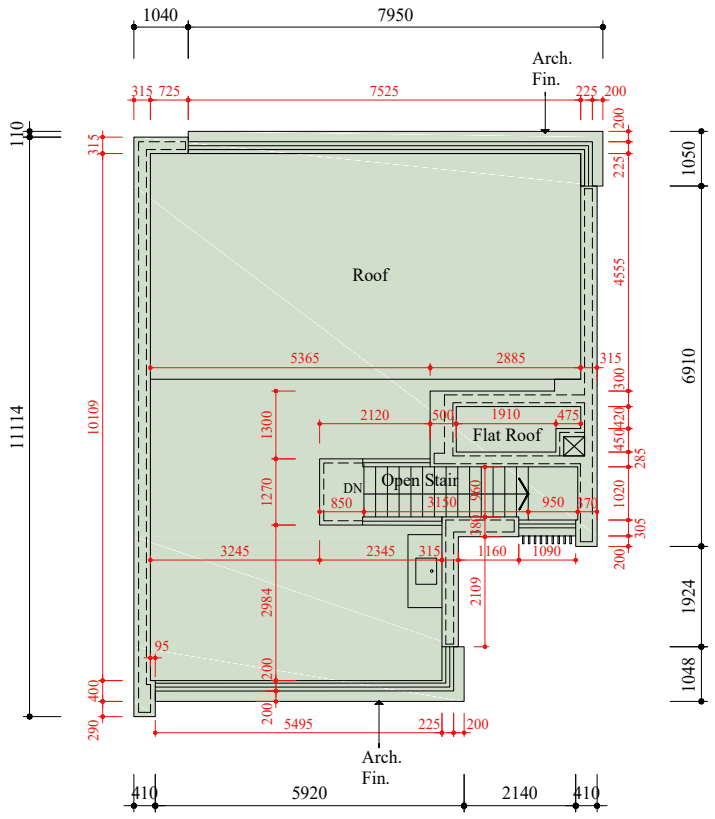
HOUSE 22
22號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 22 22號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:

1. There may be architectural features and/or exposed pipes on external walls and/or windows of the residential units. For details, please refer to the latest approved building plans.
2. Drainage pipes enclosed in cladding are located adjacent to utility platform of the residential units. Also, drainage pipes will run through the flat roof and/or roof of the residential units.
3. The condensers of the VRV air-conditioners are installed on A/C outdoor plant area.
4. There are ceiling bulkheads in living/dining rooms, bedrooms, store rooms, corridors and/or kitchens of the residential units for the air-conditioning system and/or M&E services.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Utility platform is a non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

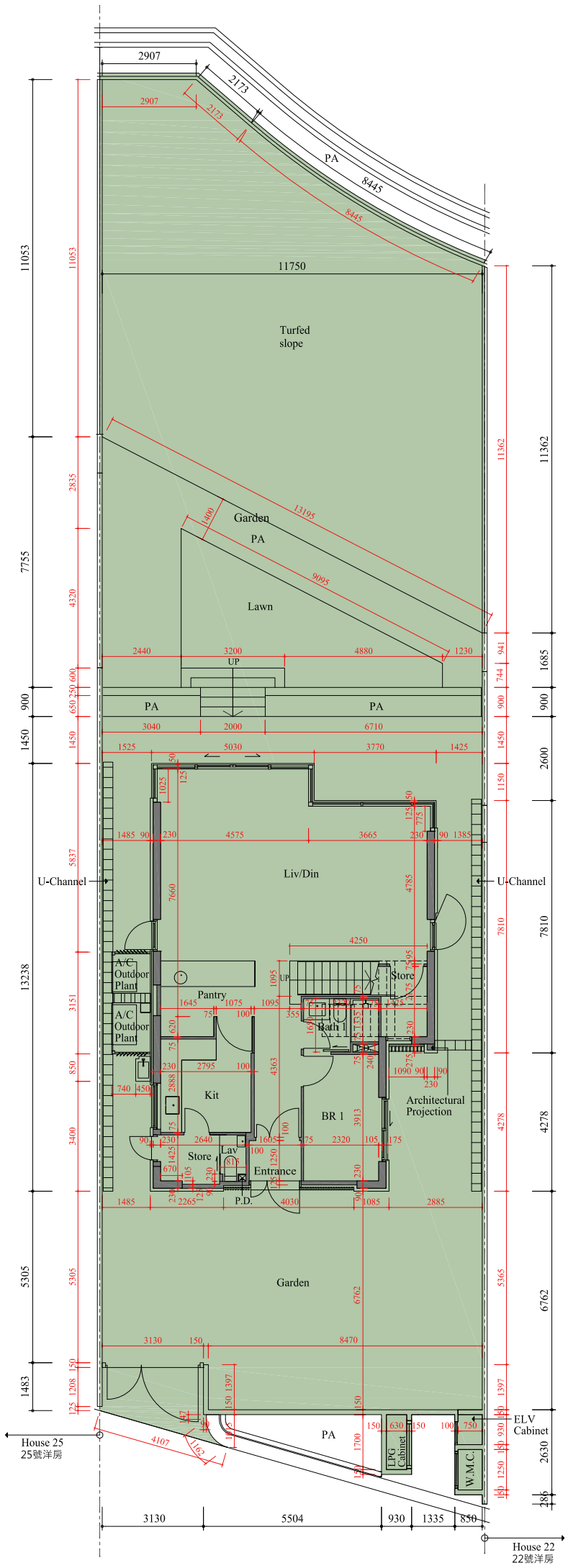
備註：

1. 住宅單位外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。
3. VRV分體式空調冷氣機的冷凝器設於室外冷氣機裝置區。
4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花且沒有於平面圖顯示。
7. 工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 23
23號洋房

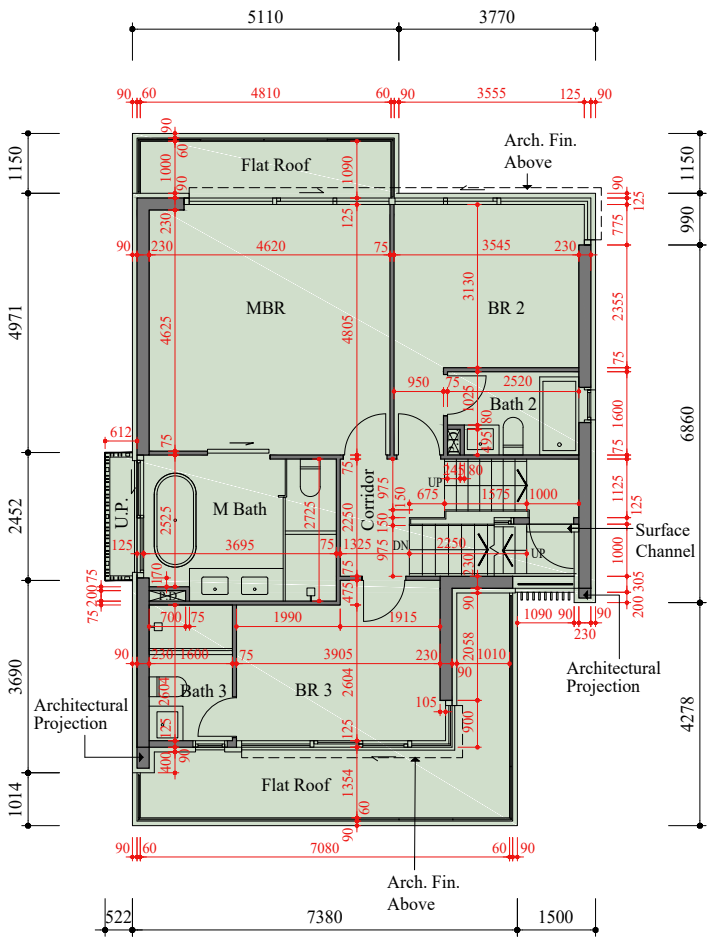
N


2907
2173
PA
8445
11750
11053
Turfed slope
11362
13195
Garden
PA
1400
9095
Lawn
2440
3200
4880
1230
UP
PA
PA
3040
2000
6710
1525
5030
3770
1425
1485
90
230
4575
3665
230
90
1385
Liv/Din
U-Channel
U-Channel
4250
A/C Outdoor Plant
A/C Outdoor Plant
Pantry
UP
Store
Bath 1
Kit
BR 1
Architectural Projection
Store
Lav
Entrance
P.D.
1485
2265
4030
1085
2885
Garden
3130
150
8470
PA
1700
LPG Cabinet
W.M.C.
ELV Cabinet
House 25
25號洋房
4107
1163
3130
5504
930
1335
850
House 22
22號洋房
13238
7755
1450
900
1450
5837
3151
850
3400
5305
1483
7660
4320
600
650
250
1208
150
125
2835
5305
6762
1397
150
150
1397
150
5365
6762
1685
900
2600
1150
7810
4278
286
2630
1250
930
4785
4363
2888
2795
100
740
450
2640
1605
2320
105
175
1425
670
1250
100
230
1090
275
90
230
1095
1645
1075
620
1665
355
1135
240
3913
4363
2795
100
2888
1425
2265
4030
1085
2885
7810
4278
6762
2630
286
1483
5305
1397
1250
930
1208
150
125
1397
150
150
630
150
100
750
1700
150
150
1150
1150
1

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

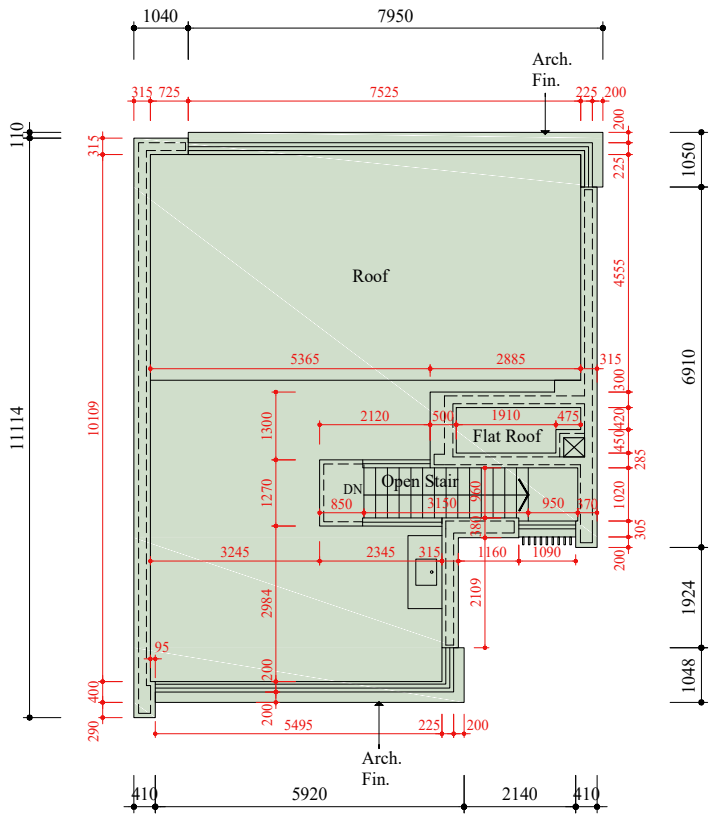
HOUSE 23
23號洋房

N



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House / Floors 洋房 / 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 23 23號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:

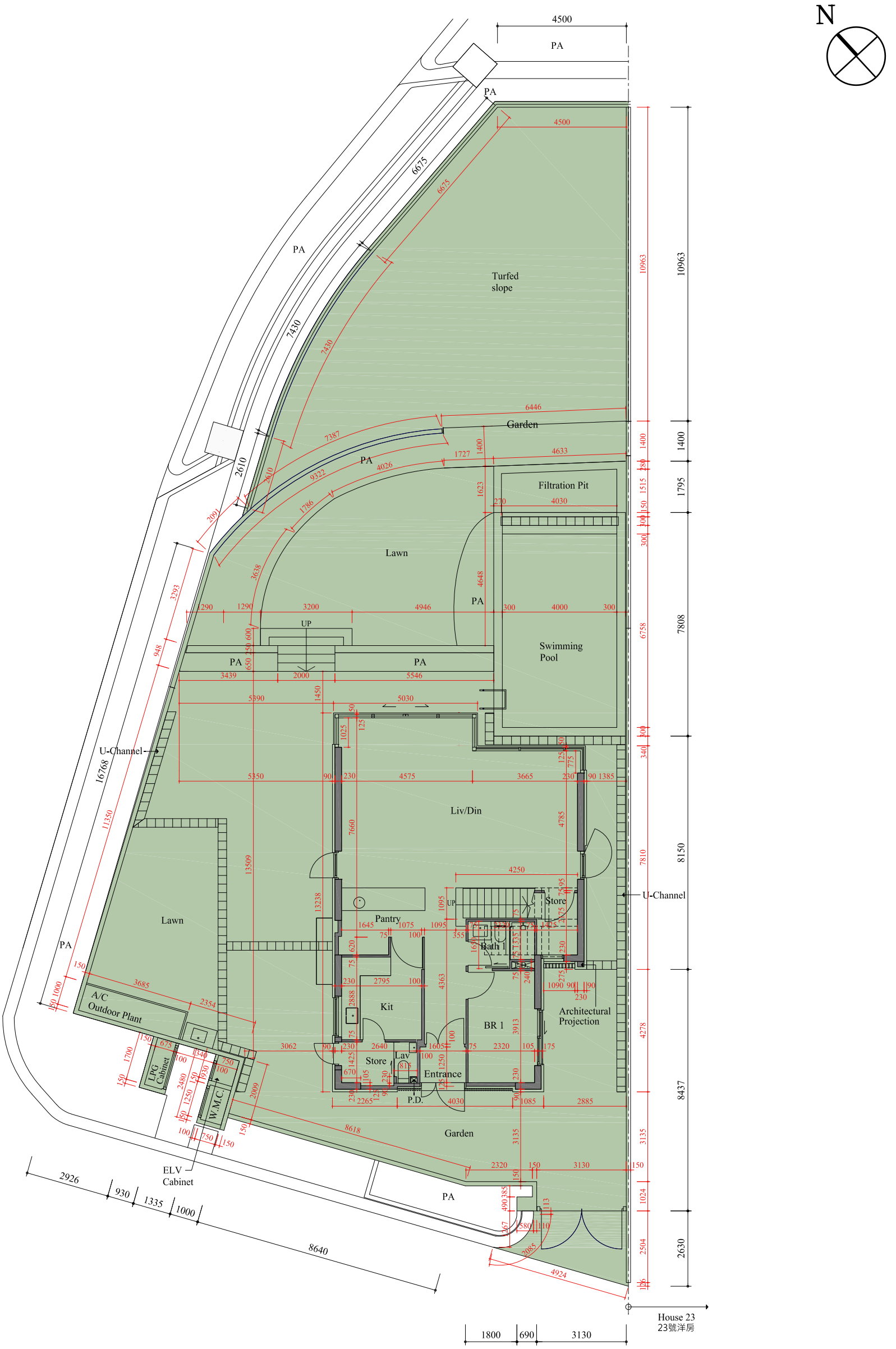
1. There may be architectural features and/or exposed pipes on external walls and/or windows of the residential units. For details, please refer to the latest approved building plans.
2. Drainage pipes enclosed in cladding are located adjacent to utility platform of the residential units. Also, drainage pipes will run through the flat roof and/or roof of the residential units.
3. The condensers of the VRV air-conditioners are installed on A/C outdoor plant area.
4. There are ceiling bulkheads in living/dining rooms, bedrooms, store rooms, corridors and/or kitchens of the residential units for the air-conditioning system and/or M&E services.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Utility platform is a non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

備註：

1. 住宅單位外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。
3. VRV分體式空調冷氣機的冷凝器設於室外冷氣機裝置區。
4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花且沒有於平面圖顯示。
7. 工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 25
25號洋房

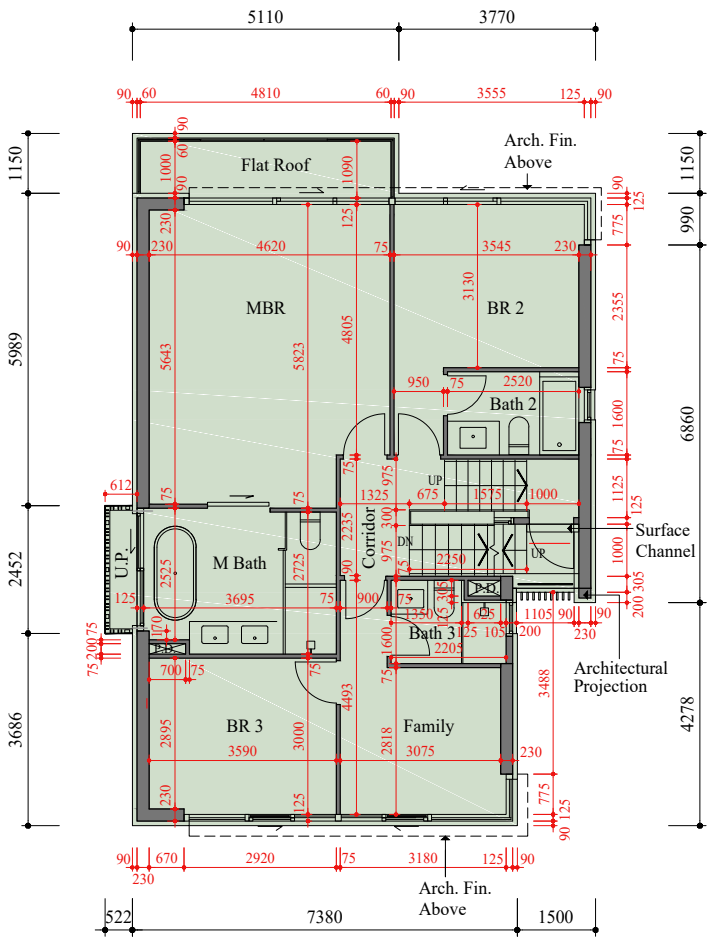


Scale: 0M/米 5M/米
比例：

G/F FLOOR PLAN
地下樓面平面圖

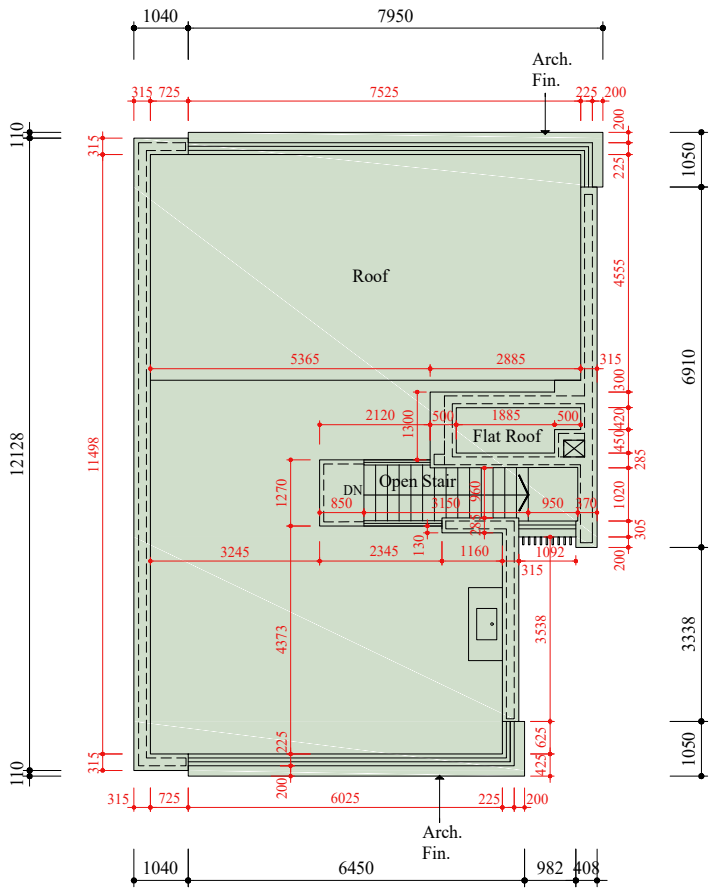
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

HOUSE 25
25號洋房



1/F FLOOR PLAN
一樓樓面平面圖

Scale: 0M/米 5M/米
比例：



ROOF PLAN
天台平面圖

Scale: 0M/米 5M/米
比例：

Each Residential Properties 每個住宅物業	House 洋房 / Floors 樓層	G/F 地下	1/F 一樓	Roof 天台
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	House 25 25號洋房	4300	3350	Not applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 225	200, 250	

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:

1. There may be architectural features and/or exposed pipes on external walls and/or windows of the residential units. For details, please refer to the latest approved building plans.
2. Drainage pipes enclosed in cladding are located adjacent to utility platform of the residential units. Also, drainage pipes will run through the flat roof and/or roof of the residential units.
3. The condensers of the VRV air-conditioners are installed on A/C outdoor plant area.
4. There are ceiling bulkheads in living/dining rooms, bedrooms, store rooms, corridors and/or kitchens of the residential units for the air-conditioning system and/or M&E services.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Utility platform is a non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

備註：

1. 住宅單位外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。
3. VRV分體式空調冷氣機的冷凝器設於室外冷氣機裝置區。
4. 住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花且沒有於平面圖顯示。
7. 工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
House Number 洋房號數		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 1 1號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	253.274 (2726)	-	66.287 (714)	1.861 (20)	-	-
House 2 2號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	268.931* (2895)	-	66.287 (714)	1.861 (20)	-	-
House 3 3號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	272.331 (2931)	-	66.287 (714)	1.861 (20)	-	-
House 5 5號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	281.730 (3033)	-	66.287 (714)	1.861 (20)	-	-
House 6 6號洋房	201.676 (2171) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	4.965 (53)	182.354 (1963)	-	79.004 (850)	1.850 (20)	-	-
House 7 7號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	245.404* (2642)	-	66.287 (714)	1.861 (20)	-	-
House 8 8號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	271.136 (2919)	-	66.287 (714)	1.861 (20)	-	-
House 9 9號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	282.905 (3045)	-	66.287 (714)	1.861 (20)	-	-
House 10 10號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	293.127 (3155)	-	66.287 (714)	1.861 (20)	-	-
House 11 11號洋房	201.676 (2171) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	4.965 (53)	277.993 (2992)	-	79.004 (850)	1.850 (20)	-	-
House 12 12號洋房	201.676 (2171) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	4.965 (53)	306.402 (3298)	-	79.004 (850)	1.850 (20)	-	-

Notes:

1. The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
3. Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.
4. *includes the area of swimming pool and filtration pit.

備註：

1. 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
3. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
4. *包括泳池及過濾機井的面積。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
House Number 洋房號數		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 15 15號洋房	201.676 (2171) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	4.965 (53)	341.738* (3678)	-	79.004 (850)	1.850 (20)	-	-
House 16 16號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	323.944 (3487)	-	66.287 (714)	1.861 (20)	-	-
House 17 17號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	329.135 (3543)	-	66.287 (714)	1.861 (20)	-	-
House 18 18號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	329.075 (3542)	-	66.287 (714)	1.861 (20)	-	-
House 19 19號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	329.068 (3542)	-	66.287 (714)	1.861 (20)	-	-
House 20 20號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	329.284 (3544)	-	66.287 (714)	1.861 (20)	-	-
House 21 21號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	320.064* (3445)	-	66.287 (714)	1.861 (20)	-	-
House 22 22號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	315.201 (3393)	-	66.287 (714)	1.861 (20)	-	-
House 23 23號洋房	187.959 (2023) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	17.097 (184)	334.663 (3602)	-	66.287 (714)	1.861 (20)	-	-
House 25 25號洋房	201.676 (2171) Balcony 露台: - (-) Utility Platform 工作平台: 1.501 (16) Verandah 陽台: - (-)	-	-	-	4.965 (53)	383.127* (4124)	-	79.004 (850)	1.850 (20)	-	-

Notes:

1. The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
3. Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.
4. *includes the area of swimming pool and filtration pit.

備註：

1. 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
3. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
4. *包括泳池及過濾機井的面積。

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

Not applicable

不適用

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

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

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金。
2. 買方在簽署該臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時買賣合約的日期之後5個工作日內簽立買賣合約–
   i) 該臨時買賣合約即告終止；
   ii) 有關的臨時訂金即予沒收；及
   iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1.The common parts of the Phase

Under the Deed of Mutual Covenant dated 30th September 1982 registered in the Land Registry by Memorial No.IS112018 ("PDMC")

"City Common Areas" means the tunnel, the major roads and passageways, footpaths, steps and staircases not within any buildings or villages, driveways and pavements, pumping stations, conservation areas, dam and reservoir and refuse disposal areas, salt and fresh water storage and treatment areas, sewage treatment areas, and such part or parts of the Service Area (as defined in the PDMC) as shall be used for the benefit of the City (as defined in the PDMC). These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in New Grant No.6122, New Grant No.6620, New Grant No.6788 and New Grant No.6947 and any subsequent modifications thereto (collectively "the Conditions").

"City Common Facilities" means

(a) Such of the sewers, wells (if any) power transmission lines, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot (as defined in the PDMC) or the City, through which fresh or salt waters, sewage, gas, electricity and other services are supplied to the City or any part or parts thereof.

(b) Power sub-stations, fresh and salt water storage and treatment plants, pumping stations, salt water intake and mains, sewage treatment plants and pumping station and mains, transformer stations, main distribution frame rooms (for telephone), pump houses, refuse disposal plant, switch rooms, mechanical rooms, mechanical ventilation rooms and storerooms for use and benefit of the City and not for use or benefit of a particular Village (as defined in the PDMC) or building therein.

(c) Lamp posts and other lights along the major roads, Passageways (as defined in the PDMC), driveways and footpaths and other City Common Areas including navigational lights.

(d) Transportation and other mechanical devices employed by the Registered Owner or the Manager (as defined in the PDMC) for the use and benefit of the City.

(e) Dams and reservoirs.

(f) Any other facilities and devices installed or provided in the City for the use and benefit of the City and not for the use and benefit of a particular Village or Building (as defined in the PDMC)

All or any of such City Common Facilities may be assigned by the Registered Owner to the Manager for use and benefit of the City upon completion of the development of the Lot or any part thereof in accordance with the provisions of the PDMC or the Conditions or any Sub-Deed of Mutual Covenant.

"Village Common Areas" mean all those part or parts of the Village as are now or hereafter from time to time designated by the Registered Owner as Village Common Areas in accordance with the provisions of the PDMC or any Sub-Deed of Mutual Covenant governing the Village.

"Village Common Facilities" mean the water pipes, drains, wires, television aerials, cables and lighting and any other facilities within the boundary of a Village more particularly described in the Sub-Deed of Mutual Covenant governing the Village.

Clause 8(i) of Section I of the PDMC stipulates that:-

The Registered Owner reserves the right to use such part or parts of the City Retained Areas and Village Retained Areas in such manner as it thinks fit, including but not limited to the construction of car parking spaces thereon or the paving of car parking spaces thereon or the construction of any structures thereon or the provisions of recreational or other facilities thereon Provided that any such use shall not be in contravention of the terms and conditions of the Conditions and until so used the Registered Owner shall be entitled to license such part or parts thereof to the Manager at a fee of $1.00 per annum for use by the Owner as gardens and/or areas for recreational activities. In the event of such licence as aforesaid such licensed City Retained Areas or Village Retained Areas shall for the period of the licence be deemed to be part of the City Common Areas or Village Common Areas and the Owners shall contribute towards the maintenance and upkeep of the same as if they were part of the City Common Areas or Village Common Areas. The Registered Owner is entitled to terminate this licence by giving to the Manager one month's written notice, in which event the licensed City Retained Areas and Village Retained Areas or such part or parts thereof as shall be required by the Registered Owner shall be vacated by the Manager and the Registered Owner shall be entitled to lay out or construct or pave car parking spaces and any other structures and to lease license or sell the same or to designate the same as City Common Areas or City Common Facilities or Village Common Areas or Village Common Facilities.

Under the Sub-Deed of Mutual Covenant governing the Phase ("Sub-DMC")

"City Common Areas" shall mean and include (subject to the PDMC) all those portions or parts of the Lot on which the following City Common Facilities (as defined in the PDMC) are built or erected :-

(a) the Sewage Treatment Plant Room (as defined in the Sub-DMC);
(b) the Drainage Outside Village (as defined in the Sub-DMC);
(c) the Street Fire Hydrant Pump Room (as defined in the Sub-DMC);
(d) fresh & flush water tank & pump room;
(e) master water meter room;
(f) the Switch Room and the Transformer Room (as defined in the Sub-DMC);
(g) access road, emergency vehicular access (EVA) and pedestrian walkway.

"Village Common Areas" shall mean and include (subject to the PDMC):-

(a) Slopes and Retaining Walls (as defined in the Sub-DMC) (other than those forming part of a House (as defined in the Sub-DMC));
(b) the Greenery Areas (as defined in the Sub-DMC) and landscape areas including open space, driveways, passageways and footpaths which are for the use and benefit of the Village (as defined in the Sub-DMC);
(c) caretaker's office (with a disabled's toilet) and the like which serve or are intended to serve the Village;
(d) areas for the installation or use of aerial broadcast distribution or tele-communications network facilities;
(e) refuse storage and material recovery chamber;
(f) other areas that serve or are intended to serve the Village as a whole.

"Village Common Facilities" shall mean and include (subject to the PDMC) the following facilities and devices within the Village that serve or are intended to serve the Village as a whole:-

(a) such of the sewers, drains, water courses, pipes, gutters, wells (if any), wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in or under or over or passing through the Village through which water, sewage, gas, electricity and any other services are supplied to the Village or any part or parts thereof and not for the exclusive use or benefit of a particular House ;
(b) meter rooms, mechanical rooms, street fire hydrant tanks, LPG vapouriser rooms, LPG rooms, portable water tanks, automatic irrigation water tank cabinets, store rooms, refuse storage and material recovery chambers or other rooms for the use and benefit of the Village and not for the use or benefit of a particular House;
(c) lamp posts and lighting (other than those providing for the Right of Way (as defined in the Sub-DMC)) within the Village;
(d) communal television antennae and telecommunication and broadcasting equipment rooms for the use and benefit of the Village and not for the use or benefit of a particular House;
(e) any other facilities and devices, including, without limitation, installed for the use and benefit of the Village and not for the use and benefit of a particular House.

2. The number of undivided shares assigned to each residential property in the Phase:-

Under the Sub-DMC

Residential Units	Undivided Shares
House 1	19/250,000th shares
House 2	19/250,000th shares
House 3	19/250,000th shares
House 5	19/250,000th shares
House 6	20/250,000th shares
House 7	19/250,000th shares
House 8	19/250,000th shares
House 9	19/250,000th shares
House 10	19/250,000th shares
House 11	20/250,000th shares
House 12	20/250,000th shares
House 15	20/250,000th shares
House 16	19/250,000th shares
House 17	19/250,000th shares
House 18	19/250,000th shares
House 19	19/250,000th shares
House 20	19/250,000th shares
House 21	19/250,000th shares
House 22	19/250,000th shares
House 23	19/250,000th shares
House 25	20/250,000th shares

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

3. The term of years for which the manager for the Phase is appointed:-
   Clause 2 of Sub-Section A of Section IV on Management of the City in the PDMC stipulates that:-
   The Manager shall at all times be and remain Discovery Bay Services Management Limited provided always that in the event that Discovery Bay Services Management Limited is wound up or has a receiving order made against it then another manager shall be appointed in accordance with the provisions of Clause 18 of Section VII of the PDMC.

   Clause 1 (a) of Section VI of the Sub-DMC provides that Discovery Bay Services Management Limited shall be appointed as Manager of the Village in accordance with the PDMC and each Owner of House appoints the Manager irrevocably as attorney to enforce the provisions of the Sub-DMC.

4. The basis on which the management expenses are shared among the owners of the residential properties in the Phase :-
   Clause 9 of Sub-Section D of Section IV on Management of the City of the PDMC stipulates that:-
   The management expenses of the City shall be allocated to each Village in the ratio produced when the sum of the Management Units (as defined in the PDMC) allocated to each Village is divided by the sum of the Management Units of all the Villages or parts thereof for which an occupation permit has been issued in the financial year in question or any part thereof.

   Clause 11 of Sub-Section D of Section IV on Management of the City of the PDMC stipulates that:-
   The Owner of a Residential Unit (as defined in the PDMC) or Commercial Unit (as defined in the PDMC) or Other Unit (as defined in the PDMC) shall in addition contribute towards the Management Expenses of the Village of which his particular Residential Unit or Commercial Unit or Other Unit forms part in accordance with the terms and conditions laid down in the Sub-DMC governing that Village.

   Clause 4 of Section VI of the Sub-DMC stipulates that the Manager shall prepare:-
   (a) annual budget(s) showing the estimated net expenditure in respect of the Village which shall cover (i) the estimated Management Expenses which in the opinion of the Manager are attributable to the Village or for the benefit of all the Owners of Houses in respect of the operation, maintenance, repair, cleaning, lighting and security of the Village Common Areas and the Village Common Facilities; and (ii) a fair portion of the estimated Management Expenses which in the opinion of the Manager are attributable to the Village or for the benefit of all the Owners of Houses in respect of the operation, maintenance, repair, cleaning, lighting and security of the City Common Areas, the City Common Facilities and the City Retained Areas (as defined in the PDMC) which are identified and designated under the Sub-DMC by virtue of Clause 8(f) of Section I of the PDMC;
   (b) an annual budget showing the estimated net expenditure in respect of the City (as defined in the PDMC) other than the car parks therein together with the amount to be apportioned to the Village in accordance with the provisions of Subsection D of Section IV of the PDMC; and
   (c) a budget showing the estimated net expenditure of the inspection and collective renovation exercise referred to in Clauses 31 and 32 of Section IV of the Sub-DMC.

   Clauses 5(a) and (b) of Section VI of the Sub-DMC stipulates that:-
   (a) Each Owner of House shall contribute to the amount assessed under the annual budget prepared under Clause 4(a) of Section VI of the Sub-DMC and the annual budget prepared under Clause 4(b) of Section VI of the Sub-DMC in the proportion which the number of the Management Units allocated to the part or parts of the Village owned by him bears to the total number of the Management Units of the Village Provided however that notwithstanding any provisions to the contrary herein contained no Owner of House may be called upon to pay more than his appropriate share of the Management Expenses having regard to the number of Management Units allocated to the part or parts of the Village owned by him. The sum payable shall be recalculated regularly as provided in the Sub-DMC and Provided Further That if the total contributions receivable as aforesaid by the Manager shall be insufficient to meet the costs and expenses for the management and maintenance of the City and the Village, then the Owners of Houses will make good a due proportion of the deficiency by making a further contribution to the Manager as is necessary to cover such costs and expenses, such further contribution being in the same proportion to the total deficiency as the contribution of the Owners of Houses to the overall costs calculated as provided in the Sub-DMC bears to the total of such overall costs.
   (b) Each Owner of House shall contribute the amount assessed under the budget prepared under Clause 4(c) of Section VI of the Sub-DMC in the proportion which the number of the Management Units allocated to the House owned by him bears to the total number of the Management Units of the Houses Provided however that notwithstanding any provisions to the contrary herein contained no Owner of House may be called upon to pay more than his appropriate share of the Management Expenses having regard to the number of Management Units allocated to the House owned by him. If the total contributions receivable as aforesaid by the Manager shall be insufficient to meet the costs and expenses for the collective renovation exercise, then the Owners of Houses shall make good a due proportion of the deficiency by making a further contribution to the Manager as is necessary to cover such costs and expenses, such further contribution being in the same proportion to the total deficiency as the contribution of the Owners of Houses to the overall costs calculated as provided in the Sub-DMC bears to the total of such overall costs.

   Clause 6 of Section VI of the Sub-DMC stipulates that:-
   Where any expenditure relates principally to the Village or any part or parts thereof (and whether it so relates shall be exclusively decided by the Manager save for manifest error), the expenditure shall form part of the expenditure of the Village and shall be borne by the Owners of Houses according to the number of Management Units allocated to the part or parts of the Village owned by them respectively.

   Clause 7 of Section VI of the Sub-DMC stipulates that:-
   Where there is any expenditure which relates to the Village as well as to the other village(s) adjacent to the Village ("Other Portion(s)") in relation to service(s) to the Village as well as to the Other Portion(s), the Manager shall allocate such expenditure as between the Management Expenses of the Village and the Management Expenses of the Other Portion(s) in proportion to the number of Management Units allocated to the Village and the Other Portion(s) respectively. The Owners of Houses shall pay a due proportion of the expenditure allocated to the Management Expenses of the Village pursuant to this clause according to the number of Management Units allocated to the part or parts of the Village owned by them respectively.

5. The basis on which the management fee deposit is fixed:-
   Clause 1 of Sub-Section E of Section IV on Management of the City of the PDMC stipulates that:-
   Each owner shall deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the PDMC and any Sub-Deed of Mutual Covenant a sum equal to 3/12th of the total budgeted Management Expenses of the City and of the Village and where applicable the car park management expenses and Manager's Remuneration (as defined in the PDMC) for the property of which he is the Owner.

   Clause 10 of Section VI of the Sub-DMC stipulates that:-
   Except where the Registered Owner has made payments in accordance with Clause 17 of Section VI of the Sub-DMC, upon the assignment of the House from the Registered Owner, each first Owner of House shall in addition to the amounts payable under Clause 9 of Section VI of the Sub-DMC (i) deposit and maintain with the Manager a sum equivalent to three months' management fee contributions by him under the Sub-DMC as security against his liabilities under the Sub-DMC and such sum shall not be set off against contribution to be made hereunder and shall only be transferable but not refundable.

6. The areas in the Phase retained by the owner for its own use:-
   <u>Under the PDMC</u>
   "City Retained Areas" means the piers, the breakwaters and other marine structures, public gardens, lawns, transport terminal, children's playground, public beaches, estate management offices, aviary/botanical garden, non-membership golf course (if any), cable-car system (if any), the heliport and the other part or parts of the Service Area and all open areas and spaces in the City other than the City Common Areas.

   "Village Retained Areas" means all open areas and spaces in a Village other than the Village Common Areas and other spaces designated as such by the Sub-DMC governing the Village.

   <u>Under the Sub-DMC</u>
   "Right of Way" means the areas shown coloured brown on the City Retained Areas Plan annexed to the Sub-DMC and pedestrian walkway, pedestrian walkway with drop curb, pavement (footway) and access road constructed thereon (including the associated street furniture, traffic aids, street lighting, sewers, drains and other structures) which are designated by virtue of Clause 8(f) of Section I of the PDMC and shall form part of the City Retained Areas and is/shall be enjoyed non-exclusively by the Village (as defined in the Sub-DMC) and the City and are open for public use for the proper use or enjoyment of the Public Recreation Facilities (as defined in the Sub-DMC) by the general public pursuant to the terms and conditions of the Sub-DMC.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 期數的公用部分

根據日期為一九八二年九月三十日並在土地註冊處以註冊摘要編號IS112018註冊之公契（「主公契」）

「愉景灣公用地方」指隧道、主要道路及行人道、小徑、不在任何大廈或村內之梯級及樓梯、汽車路及路面、抽水站、保育區、水壩及水庫以及垃圾處理用地、鹹淡水貯存及處理用地、污水處理用地、及服務設施用地（定義見主公契）之該等部分，以為供愉景灣（定義見主公契）之使用。此等愉景灣公用地方連同該等愉景灣保留地方（按定義）及此等愉景灣公用設施（按定義）構成新批約第6122號、新批約第6620號、新批約第6788號及新批約第6947號以及其任何後續修改（統稱「該等條件」）內所述之全部「預留部分」及「最低限度相關設施」。

「愉景灣公用設施」指

（a）任何時間可能於該地段（定義見主公契）或愉景灣內、其上、下或通過及不論是否有管道或以其他形式設置之污水渠、水井（如有）、輸電線、電線及電纜以及其他服務設施，據此向愉景灣或其任何部分供應淡水或鹹水、污水、燃氣、電力及其他服務。

（b）配電站、鹹淡水貯存及處理廠、抽水站、鹹水收集及總管道、污水處理廠、抽水站及總管道、變電站、總接線房（電話）、泵房、垃圾處理廠、電掣房、機械房、機械通風房及儲物室，以供愉景灣之使用及利益及非為供特定村內（定義見主公契）或村內大廈之使用或利益。

（c）沿著主要道路、行人道（定義見主公契）、汽車路及小徑以及其他愉景灣公用地方之電燈柱及其他照明，包括導航照明。

（d）註冊擁有人或管理人（定義見主公契）配置之交通及其他機械裝置，以供愉景灣使用及享用。

（e）水壩及水庫。

（f）於愉景灣內安裝或提供之任何其他設施及裝置，以供愉景灣之使用及利益及非供特定村內或大廈（定義見主公契）之使用及利益。

註冊擁有人可於該地段或其任何部分完成開發後按主公契或該等條件或任何分公契的條文，向管理人轉讓所有或任何該等愉景灣公用設施，供愉景灣之使用及利益。

「村內公用地方」指註冊擁有人現時或此後不時按監管村內之主公契或任何分公契之條款指定為村內公用地方之該等村內之部分。

「村內公用設施」指於村內範圍內之水管、去水渠、電線、電視天線、電纜及照明以及任何其他設施，詳情載於監管村內之分公契內。

主公契第一條第8（i）款訂明：-

註冊業主保留權利使用其認為合適的愉景灣保留地方及村內保留地方部分，包括但不限於其建造或鋪設停車位或任何構築物或提供康樂或其他設施，惟其使用不得違反該等條件的條款和條件，及直至其使用，註冊業主有權以每年$1.00的費用許可該部分予管理人，以供業主作花園及/或康樂活動地方。在上述該許可的情況下，該等被許可的愉景灣保留地方或村內保留地方在許可的期間內會被視為愉景灣公用地方或村內公用地方，則業主需要分擔保養及保持其費用，如同該構成愉景灣公用地方或村內公用地方的一部分。註冊業主有權給管理人一個月書面通知終止該許可，在此情況下，註冊業主會要求管理人須如註冊業主要求離開該等被許可的愉景灣保留地方和村內保留地方及其部分，及註冊業主有權鋪排或建造或鋪設停車位或任何其他構築物，及有權租賃、許可或賣出或指定該等部分如愉景灣公用地方或愉景灣公用設施或村內公用地方或村內公用設施。

根據規管期數的分公契（「分公契」）

「愉景灣公用地方」指及包括（在主公契規限下）該地段上已建築或興建以下「愉景灣公用設施」（定義見主公契）的所有範圍或部分：

（a）污水處理廠房 （定義見分公契）；

（b）村外排水渠（定義見分公契）；

（c）街道消防栓泵房（定義見分公契）；

（d）淡水及沖廁水水缸及泵房；

（e）總水錶房；

（f）電掣房及變壓房（定義見分公契）；

（g）通道、緊急車輛通道及行人路。

「村內公用地方」指及包括（在主公契規限下）：

（a）斜坡及護土牆（定義見分公契）(構成洋房（定義見分公契）一部分的除外)；

（b）為村內（定義見分公契）使用及利益而設的綠化地方（定義見分公契）及園林區，包括空地、汽車路、行人道及小徑；

（c）為或擬為村內而設的管理員室（設有殘疾人士廁所）及類似設施；

（d）安裝及使用天線廣播或電訊網絡設施的地方；

（e）垃圾貯存及物料回收房；

（f） 服務或擬服務村內整體之其他地方。

「村內公用設施」指及包括（在主公契規限下）以下位於村內服務或擬服務村內整體之設施及裝置：

（a）向村內或其任何部分提供用水、排污、煤氣、電力及任何其他服務，而非為個別洋房之專用或利益，任何時間於村內、其上、下或通過及不論是否有管道或以其他形式設置的污水管、去水渠、水道、管道、溝渠、水井（如有）、電線及電纜及其他服務設施；

（b）為村內之用途及利益而非為個別洋房之用途或利益而設之儀錶房、機房、街道消防栓缸、液化石油氣蒸發器房、液化石油氣房、食水水缸、自動灌溉用水箱櫃、儲物室、垃圾貯存及物料回收房或其他房間；

（c）村內電燈柱及照明裝置（作提供通行權（定義見分公契）的除外）；

（d）為村內之用途及利益而非為個別洋房之用途或利益而設之公共電視天線及電訊和廣播設備房；

（e）任何其他設施及裝置，包括但不限於為村內之用途及利益而非為個別洋房之用途及利益而安裝之任何其他設施及裝置。

2. 分配予期數中的每個住宅物業的不分割份數的數目：

根據分公契

住宅單位	不分割份數
1號洋房	19/250,000份
2號洋房	19/250,000份
3號洋房	19/250,000份
5號洋房	19/250,000份
6號洋房	20/250,000份
7號洋房	19/250,000份
8號洋房	19/250,000份
9號洋房	19/250,000份
10號洋房	19/250,000份
11號洋房	20/250,000份
12號洋房	20/250,000份
15號洋房	20/250,000份
16號洋房	19/250,000份
17號洋房	19/250,000份
18號洋房	19/250,000份
19號洋房	19/250,000份
20號洋房	19/250,000份
21號洋房	19/250,000份
22號洋房	19/250,000份
23號洋房	19/250,000份
25號洋房	20/250,000份

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

3. 有關期數的管理人的委任年期：-

主公契內第四條有關愉景灣之管理第 A 分條第 2 款訂明如下：

管理人於任何時候均為愉景灣服務管理有限公司，惟倘愉景灣服務管理有限公司清盤或收到針對其之接管令，則將按主公契第七條第 18 款之條文委任另一名管理人。

分公契第六條第 1（a）款規定愉景灣服務管理有限公司應按主公契獲委任為村內的管理人及洋房的每位業主均不可撤銷地委任管理人為代理人以執行分公契的條款。

4. 管理開支按什麼基準在期數中的住宅物業的擁有人之間分擔：-

主公契內第四條有關愉景灣之管理第 D 分條第 9 款訂明如下：

愉景灣之管理開支將按分配至每一村內之管理單位（定義見主公契）總數除以所有村內或其於任何相關財政年度或該年內任何部分時間獲發佔用許可之部分之管理單位總數得出之比率分配至每一村內。

主公契內第四條有關愉景灣之管理第 D 分條第 11 款訂明如下：

住宅單位（定義見主公契）或商用單位（定義見主公契）或其他單位（定義見主公契）之業主須按監管該村內之分公契內訂明之條款及該等條件，另外分擔該住宅單位或商用單位或其他單位構成一部分之村內之管理開支之款項。

分公契第六條第 4 款訂明管理人須製備 :-

(a) 年度預算，列示村內估計淨支出，該淨支出須涵蓋（i）估計管理開支乃管理人認為應歸予村內或為所有洋房業主就村內公用地方及村內公用設施的運作、保養、維修、清潔、照明及與安全方面的利益；及（ii）估計管理開支合理的一部分乃管理人認為應歸予村內或為所有洋房業主就愉景灣公用地方、愉景灣公用設施及根據主公契第一條第 8（f）款於分公契下識別和指定作愉景灣保留地方（定義見主公契）的運作、保養、維修、清潔、照明及與安全方面的利益；

(b) 一份年度預算，列示愉景灣（定義見主公契）（其中的停車場除外）的估計淨支出連同按主公契第四條第 D 分條之條文分攤予村內的金額；及

(c) 一份預算，列示於分公契第四條第 31 及 32 款所述的檢查和集體翻修活動的估計淨支出。

分公契第六條第 5（a）及（b）款訂明：

(a) 各洋房業主須按其擁有的村內部分獲分配的管理單位數目佔村內管理單位總數的比例，分擔按分公契第六條第 4(a) 款製備的年度預算下及按分公契第六條第 4(b) 款製備的年度預算下估計的金額。惟儘管本文載有任何相反規定，在考慮到其擁有村內部分獲分配的管理單位數目下，不得要求洋房業主支付超過其適當份額的管理開支。 應付款項應按分公契的規定定期重新計算，惟倘根據上文管理人應收分擔款項總額不足以應付愉景灣及村內的管理及保養費用及開支，則洋房業主將按需要向管理人進一步繳款，以按適當比例彌補不足以支付的費用及開支，而有關進一步繳款的金額乃根據洋房業主對按分公契規定所計算的費用總額所佔的分擔比例，於不足總額中按相同比例釐定。

(b) 各洋房業主須按其擁有的洋房獲分配的管理單位數目佔所有洋房管理單位總數的比例，分擔按分公契第六條第 4(c) 款製備的預算下估計的金額。惟儘管本文載有任何相反規定，在考慮到其擁有的洋房獲分配的管理單位數目下，不得要求洋房業主支付超過其適當份額的管理開支。倘根據上文管理人應收分擔款項總額不足以應付集體翻修活動費用及開支，則洋房業主將按需要向管理人進一步繳款，以按適當比例彌補不足以支付的費用及開支，而有關進一步繳款的金額乃根據洋房業主對按分公契規定所計算的費用總額所佔的分擔比例，於不足總額中按相同比例釐定。

分公契第六條第 6 款訂明：
如有任何主要地關乎村內或其任何部分的支出（及至於關乎村內與否，除重大錯誤外，應由管理人專有地決定），該支出應構成村內支出的一部分，並應由洋房業主根據其分別所擁有的村內部分獲分配的管理單位數目分擔。

分公契第六條第 7 款訂明：
如有任何關乎村內及其他有關服務村內的其他毗連村內（「其他部分」）及其他部分的支出，管理人應按照村內和其他部分的管理單位數量的比例，分別地分配該支出予村內的管理開支及其他部分的管理開支。洋房業主應按照其分別所擁有的村內部分獲分配的管理單位數目，支付根據本條款分配給村內的管理開支的適當部分。

5. 計算管理費按金之基準：

主公契內第四條有關愉景灣之管理第 E 分條第 1 款訂明如下：

每名業主將須向管理人支付按金作為準時支付於主公契及任何分公契下可能或應付之所有款項之保證，金額相等於愉景灣及村內之預算管理開支總額以及（如適用）其為業主之物業之停車位管理開支及管理人酬金（定義見主公契）之十二分之三（3/12）。

分公契第六條第 10 款訂明：

除非註冊業主已按分公契第六條第 17 款付款，於註冊業主轉讓洋房時，除根據分公契第六條第 9 款應付的金額外，洋房之每位首任業主須向管理人存入及維持相等於其按分公契三（3）個月管理費繳款之金額，作為對其於分公契下之責任之擔保，而有關金額不得用於抵銷其按本分公契應作出之繳款，且僅可轉名但不可退還。

6. 擁有人在期數中保留作自用的範圍：

<u>根據主公契</u>

「愉景灣保留地方」指碼頭、防波堤及其他海事結構、公共花園、草坪、車站、兒童遊樂園、公共海灘、屋邨管理辦事處、鳥舍 / 植物公園、非會員制哥爾夫球場（如有）、纜車系統（如有）、直升機機場及其他服務設施用地之地方以及除愉景灣公用地方以外愉景灣內之所有露天地方及空間。

「村內保留地方」指除村內公用地方以外村內所有露天地方及空間及監管村內之分公契指定作村內保留地方之其他空間。

<u>根據分公契</u>

「通行權道路」指於附於分公契愉景灣保留地方圖則上顯示為啡色的地方及行人路、行人路連路邊、行人道 (行人徑) 及其上興建的連接路 (包括相關道路設施、輔助交通設備、街燈、水渠、排水道及其他構築物)；而上述各項根據主公契第一條第 8(f) 款劃為及成為愉景灣保留地方一部分及將由村內 (定義見分公契) 及愉景灣非專屬地享用及開放予公眾使用，以供一般公眾根據分公契之條款及條件適當使用或享用公共康樂設施 (定義見分公契)。

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The Phase is situated on The Remaining Portion of Lot No.385 in Demarcation District No.352 and the Extensions thereto.

Lot No.385 in Demarcation District No.352 ("the lot") is held for a term of 99 years from 1st July 1898 less the last three days thereof and as extended until 30th June 2047 by virtue of section 6 of New Territories (Leases) Extension Ordinance (Cap.150).

New Grant No.6122 dated 10th September 1976 ("New Grant No.6122")

Special Condition No.(5) of New Grant No.6122 stipulates that (as modified by the Letter from the District Office, Islands dated 29th September 1979):-

(a) The grantee shall develop the lot by the erection thereon of buildings and other structures and works complying with the Special Conditions of New Grant No.6122, such buildings and other structures (including any breakwater, pier or other marine structure) to be completed, finished and fit for occupation in all respects in accordance with the provisions of all Ordinances, By-laws and Regulations relating to building and sanitation which are or may be in force in Hong Kong and shall expend thereon a sum of not less than $600 million (such sum to exclude monies required to form the building areas) which amount shall be expended over a period of 144 months from the date of New Grant No.6122 in the following manner:

(i) $120 million being part thereof within 72 months
(ii) a further $180 million within 96 months
(iii) a further $150 million within 120 months and
(iv) a balance of $150 million within 144 months
all from the date of New Grant No.6122.

(b) The grantee shall in accordance with (a) of this Special Condition erect, maintain and keep in use on the lot membership club houses and a leisure resort and associated facilities which shall include an hotel or hotels, a dam, a reservoir, salt and fresh water storage and treatment areas, a sewage treatment plant, a refuse disposal plant, a cable-car system, a ferry pier and a non-membership golf course (in the General Conditions and Special Conditions of New Grant No.6122 ("these Conditions") called "the minimum associated facilities"). In addition to the minimum associated facilities but not in substitution therefor the grantee may erect and operate such other facilities and structures as are or may be shown on the Master Layout Plan approved under Special Condition No. 6 of New Grant No.6122.

Special Condition No.(6) of New Grant No.6122 stipulates that:-

(a) Prior to the commencement of any work on the lot the grantee shall submit for the prior approval of the Secretary for the New Territories ("Secretary") within six months of the date of New Grant No.6122 a Master Layout Plan and Development Schedules (hereinafter together called "the Master Layout Plan") showing delineated and colored thereon:
(i) the positions of the roads proposed to be made;
(ii) the general location and nature of the buildings proposed to be erected on the lot;
(iii) all breakwaters, piers or other marine structures which it is proposed to erect; and
(iv) the stages or phases by which it is proposed to develop the lot.

(b) In complying with Special Condition No.5 of New Grant No.6122 the whole of the lot shall be developed or redeveloped to the satisfaction of the Secretary in conformity and in accordance with the Master Layout Plan approved and signed by the Secretary who shall retain a copy thereof, and no alterations whatsoever shall be made by the grantee to the Master Layout Plan or to the development or any redevelopment without the prior consent in writing of the Secretary, it being agreed that in the case of minor alterations such consent shall not be normally withheld.

(c) The Master Layout Plan and any plan amending the same signed by or on behalf of the grantee and the Government of Hong Kong SAR ("Government") shall be deposited and kept at District Land Office, Islands.

Special Condition No.(7) of New Grant No.6122 stipulates that:-
Subject to the obligations and restrictions regarding development mentioned in Special Conditions Nos. 5 and 6 and subject also to Special Conditions Nos. 39, 54(a) and 56, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used and the grantee shall not permit or suffer the use thereof for any purpose other than for the purposes of the club houses, courses, leisure resort facilities and the minimum associated facilities indicated on the Master Layout Plan, and such recreational, residential and commercial purposes and uses ancillary thereto as may be approved in writing by the Secretary, and in particular no building or part thereof erected or to be erected on the lot shall be used for any purpose other than the purpose for which it is designed and intended to be used as indicated on the Master Layout Plan and in the Occupation Permit issued in respect of such building by the Building Authority under the Buildings Ordinance.

Special Condition No.(11) of New Grant No.6122 stipulates that:-

(a) The grantee shall at his own proper costs and charges throughout the term of the lease granted by New Grant No.6122, and notwithstanding that he has assigned, mortgaged, underlet, parted with the possession of or otherwise disposed of the lot or some interest therein, well and sufficiently manage, repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend, operate and keep the lot and all buildings and structures erected or to be erected thereon (including the minimum associated facilities and the non-membership golf club, the cable-car system, the pier structure, the breakwater, the reservoir, the dam, the salt and fresh water storage and treatment areas and facilities, the roads, paths and greens and other facilities and areas erected and provided on the lot pursuant to the provisions of these Conditions and which are intended for use in common by all the co-owners of the lot or any part or parts thereof ("the Reserved Portion")) and all walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains, channels, watercourses, roads, paths, gardens, lawns and recreational and other facilities thereunto belonging and which shall in any-wise belong or appertain to the lot in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Secretary, and in such good repair and condition peaceably and quietly deliver up the lot and all buildings and structures (including the minimum associated facilities and the Reserved Portion) thereon at the end or sooner determination of the term agreed to be granted by New Grant No.6122.

(b) It shall be lawful for the Director of Public Works (in these Conditions hereinafter referred to as "the said Director") or his agent at all reasonable times during the day to enter and go upon the lot or any part thereof to view, search and see the condition of the same and of all buildings and structures erected or to be erected thereon pursuant to these Conditions and of all decays, defects and wants of reparation and amendments which upon every such view shall be found to give or leave notice in writing at or upon the lot or the part thereof to which such failure to repair and maintain relates unto or for the grantee to repair and amend the same within Three Calendar Months then next following, and upon any such notice being served the grantee will repair and amend to the satisfaction of the said Director the building or structure therein mentioned. In the event of the grantee failing to comply with any such notice within the time therein specified, the said Director may carry out such repairs and amendments as he considers necessary and the grantee shall pay to the Government the cost thereof on demand.

Special Condition No.(13) of New Grant No.6122 stipulates that:-

(a) Any rights pertaining to sea frontage shall extend only to the marine structures shown outlined blue on the Master Layout Plan and will continue to attach to the lot only so long as the lot continues to be used for the purposes specified in Special Condition No.7 of New Grant No.6122.

(b) The said marine structures shall be managed and maintained by the grantee at his own expense and to the satisfaction of the said Director throughout the term agreed to be granted by New Grant No.6122.

Special Condition No.(16)(b) of New Grant No.6122 stipulates that:-
Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, land-slip or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or their support in good and substantial repair and condition. In the event that as a result or arising out of any such formation, levelling or development any landslip, subsidence or falling away occurs at any time, whether in or from the adjacent hillside or banks and whether the same be Crown or leased land, or in or from the lot itself, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such landslip, subsidence or falling away. In addition to any other rights or remedies herein provided for breach of any of the conditions of New Grant No.6122 the Secretary shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Secretary may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.

Special Condition No.(21) of New Grant No.6122 stipulates that:-
The grantee shall at his own expense supply and install such fire-prevention and fire-fighting equipment (but without fire appliances) and carry out such works on the lot and in the building or buildings erected or to be erected thereon as may from time to time be required by the Director of Fire Services and shall thereafter maintain at his own expenses all such equipment and works in good order and condition throughout the term agreed to be granted by New Grant No.6122 and in all respects to the satisfaction of the said Director. The grantee hereby acknowledges that due to the location of the lot where full conventional fire fighting facilities will not be available, additional fire services requirements (but without fire appliances) over and above the normal requirements generally applied in any other areas in Hong Kong, will be applied to the lot and any building erected or to be erected thereon.

Special Condition No.(22)(a) of New Grant No.6122 stipulates that:-
The grantee shall at his own expense erect upon the lot a fire station building and drill yard (but without any fire-fighting equipments and fire appliances) at

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the position and to the specifications shown and described in the approved Master Layout Plan to the satisfaction of the said Director of Fire Services. Upon completion of the said building and drill yard and its formal acceptance in writing by the said Director on behalf of the Government the said building and drill yard shall be leased to the Government at a rent of one dollar in Hong Kong currency per annum for the remainder of the term agreed to be granted by New Grant No.6122 and shall from the commencement of such lease be maintained by Government at its own expense.

Special Condition No.(23) of New Grant No.6122 stipulates that:-
The grantee shall at his own expense erect upon the lot a police post building at a position and to the specifications shown and described in the approved Master Layout Plan to the satisfaction of the Commissioner of Police. Upon completion of the building and its formal acceptance in writing by the said Commissioner on behalf of the Government the building shall be leased to Government at a rent of one dollar in Hong Kong currency per annum for the remainder of the term agreed to the granted by New Grant No.6122 and shall from the commencement of such lease be maintained by the Government at its expense.

Special Condition No.(24) of New Grant No.6122 stipulates that:-
Facilities shall be provided by the grantee within the lot suitable for the provision of an adequate telephone service and an adequate electricity supply by Hong Kong Telephone Company, Limited and The China Light & Power Company, Limited respectively to the satisfaction of the Secretary.

Special Condition No.(25) of New Grant No.6122 stipulates that:-
Space shall be provided within the lot to the satisfaction of the Secretary for the parking, loading and unloading of such motor vehicles as shall be authorized by the grantee in writing and the space so provided shall not be used for any other purposes.

Special Condition No.(26) of New Grant No.6122 stipulates that:-
The grantee shall at his own expense and to the satisfaction of the said Director form and surface with approved materials the roads, vehicular parking or loading and unloading areas, footpaths and pedestrian ways within the lot.

Special Condition No.(28) of New Grant No.6122 stipulates that:-
The grantee shall construct and maintain at his own expense and to the satisfaction of the said Director such drains and channels, whether within the boundaries of the lot or on Crown land, as the said Director may consider necessary to intercept and convey into the nearest stream-course, the sea, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water.

Special Condition No.(31) of New Grant No.6122 stipulates that:-
The drainage of any building erected on the lot shall be effected as may be required by the said Director and the grantee shall not discharge or cause or permit or suffer to be discharged into any sewer, storm-water drain, channel, storm-course or sea, any sewage, foul or contaminated water, or noxious or harmful liquids without the prior written consent of the said Director who shall as a condition of granting his consent require the grantee to provide, operate and maintain throughout the term granted by New Grant No.6122 at his own expense and to the satisfaction of the said Director suitable works at the positions shown on the approved Master Layout Plan for the treatment and disposal of sewage or foul or contaminated water. Free access to the sewage treatment works shall also be provided at all reasonable times to Government and its officers for the purposes of inspection, sampling, testing, gauging, making measurements and taking records.

Special Condition No.(36)(b) of New Grant No.6122 stipulates that:-
The grantee –
(i) shall make adequate arrangements to supply sufficient water for all purposes, domestic and otherwise, on the lot or any part thereof;
(ii) shall preserve the traditional rights of any person who in the opinion of the Secretary is a bona fide member of the village communities of Tai Pak or Nim Shu Wan, Lantao, to draw an adequate supply of water for domestic and agricultural purposes from the catchment areas shown verged green on the plan annexed to New Grant No.6122.

Special Condition No.(37)(a) of New Grant No.6122 stipulates that:-
Notwithstanding the provisions of Special Condition No.7 of New Grant No.6122, the area shown verged green on the Plan annexed to New Grant No.6122 shall not be used for any purpose other than for water catchment purposes.

Special Condition No.(37)(b) of New Grant No.6122 stipulates that:-
The grantee shall at his own expense and to the satisfaction of the Secretary maintain over the said area shown verged green on the said Plan sufficient vegetation cover to prevent erosion and keep the said area in a clean, tidy and sanitary condition.

Special Condition No.(37)(d) of New Grant No.6122 stipulates that:-
There shall be excepted and reserved unto all villagers of villages in the vicinity of the lot the right of access to the graves existing at the date of New Grant No.6122 made within the said area shown verged green on the said Plan for the purpose of worshipping their respective ancestors buried therein or of repairing such graves.

Special Condition No.(39)(b) of New Grant No.6122 stipulates that:-
The grantee shall at his expense erect to a design and specification approved by the Director of Urban Services a refuse disposal plant on a site to be shown on the approved Master Layout Plan and thereafter shall manage and maintain the said plant throughout the term granted by New Grant No.6122 to the satisfaction of the said Director of Urban Services.

Special Condition No.(40) of New Grant No.6122 stipulates that:-
(a) The grantee shall through the term granted by New Grant No.6122 at his own expense and to the satisfaction of the Secretary ensure that a minimum depth of water of 10 feet at any state of the tide is maintained in the immediate vicinity of the ferry pier and service pier erected on the lot as shown on the approved Master Layout Plan.
(b) The grantee shall be responsible for any dredging works required at any time and these shall be carried out by and at the expense of the grantee with the prior approval and under the direction of the said Director.
(c) The grantee shall provide and maintain at his expense throughout the term granted by New Grant No.6122 such navigational aids in the vicinity of the lot as may be required by the Director of Marine.

Special Condition No.(41)(a) of New Grant No.6122 stipulates that:-
The grantee shall provide at his own expense a helicopter landing site which shall comply with the Colonial Air Navigation Orders any regulations made thereunder and all Orders, Ordinances and regulations relating to or in connection with aircraft and aviation.

Special Condition No.(41)(b) of New Grant No.6122 stipulates that:-
The grantee shall provide and maintain at appropriate positions on, around or near the helicopter landing site adequate safety fencing, warning signs, markers and warning lights and shall take all such safety precautions as may be required by the Director of Civil Aviation.

Special Condition No.(42) of New Grant No.6122 stipulates that:-
No grave shall be made on the lot, nor shall any human remains, whether in earthenware jars or otherwise, be interned therein or deposited thereon.

Special Condition No.(46) of New Grant No.6122 stipulates that:-
All authorized Government officers shall be granted access at all reasonable times to any part of the lot for the purpose of carrying out their official duties.

Special Condition No.(52) of New Grant No.6122 stipulates that:-
There shall be excepted and reserved unto the owner or owners of those lots either within or immediately adjoining the grantee's lot, his, her or their tenants, servants, visitors, workmen and other persons authorized by them or any of them in that behalf, a free and uninterrupted right from time to time and at all times during the continuance of the tenancy agreed to be granted by New Grant No.6122 for all purposes connected with the proper use and enjoyment of the said lots to pass and repass, on, along, over, by and through without motor vehicles the pathways and roadways within the lot and shown on the approved Master Layout Plan.

Special Condition No.(53) of New Grant No.6122 stipulates that:-
The grantee shall at his own expense and to the satisfaction of the Secretary maintain the school building known as Tai Pak School presently within the lot and shall continue to maintain such building until an agreement has been reached by the Government with the people of the Tai Pak community which the said school serves or until the Tai Pak community has ceased to exist; when the grantee shall be notified in writing by the Government that such maintenance by the grantee is no longer required.

Special Condition No.(54) of New Grant No.6122 stipulates that:-
(a) The area shown coloured red hatched black on the plan annexed to New Grant No.6122 shall not be used for any purpose other than a golf course or golf courses.
(b) No structure shall be erected on the said area shown coloured red hatched black on the said plan.
(c) The grantee shall at all times during the continuance of the tenancy agreed to be granted by New Grant No.6122 operate and maintain to the satisfaction of the Secretary not less than one eighteen-hole non-membership golf course open for use by members of the public.

Special Condition No.(55) of New Grant No.6122 stipulates that:-
The grantee shall on his own expense and to the satisfaction of the Secretary construct and maintain a pier in a location to be approved by the Secretary. Such pier shall be made available for use by the villagers of Tai Pak at all times.

Special Condition No.(56)(a) of New Grant No.6122 stipulates that:-
The grantee shall construct, operate and maintain a cable car system for the carriage of passengers over a route to be shown on the approved Master Layout Plan and complying in all respects with these Conditions.

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Extension Letter dated 1st August 1979 and registered in the Land Registry as New Grant No.6620 ("New Grant No.6620")

Condition No.(5) of New Grant No.6620 stipulates that:-
The grantee shall open and keep open to the general public free of charge part of the extension area (as defined in New Grant No.6620) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension area for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition No.(6) of New Grant No.6620 stipulates that:-
Notwithstanding anything contained in New Grant No.6620 and for the avoidance of doubt the extension area shall not be developed, redeveloped or used except in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition 6 of New Grant No.6122 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122.

Extension Letter dated 19th August 1980 and registered in the Land Registry as New Grant No.6788 ("New Grant No.6788")

Condition (g) of New Grant No.6788 stipulates that:-
The grantee shall open and keep open to the general public free of charge part of the extension areas (as defined in New Grant No.6788) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension areas for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition (h) of New Grant No.6788 stipulates that:-
Notwithstanding anything contained in New Grant No.6788 and for the avoidance of doubt the extension areas shall not be developed, redeveloped or used except in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition 6 of New Grant No.6122 and New Grant No.6620 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122 and New Grant No.6620.

Extension Letter dated 16th July 1981 and registered in the Land Registry as New Grant No.6947 ("New Grant No.6947")

Condition No.(7) of New Grant No.6947 stipulates that:-
The grantee shall open and keep open to the general public free of charge part of the extension area (as defined in New Grant No.6947) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension area for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition No.(8) of New Grant No.6947 stipulates that:-
Notwithstanding anything in New Grant No.6947 or New Grant No.6122, New Grant No.6620 and New Grant No.6788 contained, the extension area shall not be used for any purpose other than for golf course purposes in association with the parent lot (as defined in New Grant No.6947) and shall not be developed, redeveloped or used except for such purposes and in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition 6 of New Grant No.6122, New Grant No.6620 and New Grant No.6788 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122, New Grant No.6620 and New Grant No.6788.

Letter from the Director of Lands dated 28th February 2000 and registered in the Land Registry by Memorial No.IS280736 ("First Approval Letter") as varied or modified by letter from the Director of Lands dated 24th March 2016 and registered in the Land Registry by Memorial No.16040101400019 ("Second Approval Letter")

Condition No.(1)(a) of the First Approval Letter stipulates that:-
The grantee shall within 18 months from the date of the First Approval Letter, at its own expense and in all respects to the satisfaction of the Director of Lands (hereinafter referred to as the "Director") lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including but not limited to the provision of such vehicular access and utilities as the Director in his absolute discretion may require) the following:-

(I) that part of the lot having an area of 6,900 square metres and marked "N4b" on the Master Plan (hereinafter referred to as "the School Site in Area N4b"); and
(II) that part of the lot having an area of 3,000 square metres and marked "N5a" on the Master Plan (hereinafter referred to as "Area N5a"); and
(III) that part of the lot having an area of 1,500 square metres and marked "N5b" on the Master Plan (hereinafter referred to as "Area N5b").

Condition No.(1)(b) of the First Approval Letter stipulates that:-
The grantee shall within 36 months from the date to be specified in a letter from the Director to the grantee requiring construction thereof, at its own expense and in all respects to the satisfaction of the Director erect, construct, provide and complete in a good workmanlike manner and make fit for occupation and operation in accordance with the Technical Schedules annexed to the First Approval Letter and the plans approved under Condition No.(1)(f) of the First Approval Letter the following government accommodation:-

(I) within Area N5a one indoor recreation centre of a net operational floor area of not less than 1,529 square metres (hereinafter referred to as "the Indoor Recreation Centre"); and
(II) within Area N5b either a community hall of a net operational floor area of not less than 593.0 square metres or a community centre consisting of the said community hall and such other institutional facilities such as a children and youth centre of a net operational floor area of not less than 366.3 square metres (hereinafter referred to as "the Neighbourhood Community Centre"). The decision of the Director as to the type of institutional facilities is final and binding.

Condition No.(1)(c) of the First Approval Letter stipulates that:-
The grantee shall within 42 months from the date to be specified in a letter from the Director to the grantee, at its own expense and in all respects to the satisfaction of the Director:-

(I) lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including but not limited to the provision of such vehicular access and utilities as the Director in his absolute discretion may require) that part of the lot having an area of 6,200 square metres and marked "N4a" on the Master Plan (hereinafter referred to as "Area N4a"); and
(II) erect, construct, provide and complete in a good workmanlike manner and make fit for occupation and operation in accordance with the Technical Schedule annexed to the First Approval Letter and the plans approved under Condition No.(1)(f) of the First Approval Letter within Area N4a one public primary school of a net operational floor area of not less than 5,729 square metres (hereinafter referred to as "the Public Primary School").

Condition No.(1)(m)(I) of the First Approval Letter stipulates that:-
Notwithstanding any provisions to the contrary contained in the First Approval Letter, the grantee shall when called upon so to do by the Director assign free of any consideration to F.S.I., with vacant possession, free from incumbrances, at the grantee's expense, the undivided shares specified in sub-clause (II) of this Condition (1)(m) together with the right to the exclusive use, occupation and enjoyment of the School Site in Area N4b and the grantee shall complete the assignment of the School Site in Area N4b in respect of which a site formation completion certificate shall have been issued under Condition (1)(j) of the First Approval Letter within such time as may be specified in writing by the Director.

Condition No.(1)(p) of the First Approval Letter stipulates that:-
Without prejudice to the provisions of Condition No.(1)(q) of the First Approval Letter the grantee shall, at all times until expiry of the Defects Liability Period referred to in Condition No.(1)(q) of the First Approval Letter, at the grantee's own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation (including the building services installations therefor) and the School Site in Area N4b.

Condition No.(2)(a) of the First Approval Letter as varied or modified by the Second Approval Letter stipulates that:-
The grantee shall further develop the lot by the erection thereon of the additional development in accordance with the Master Plan and complying in all respects with the Conditions and all Ordinances, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, and in particular:-

(I) the grantee shall within 54 months from the date of the First Approval Letter complete and make fit for occupation within that part of the lot marked "N1 NORTH" and "N1 SOUTH" on the Master Plan (hereinafter referred to "Area N1") a building or buildings having a total gross building area of not less than 57,953 square metres which shall not be used for any purpose other than residential purposes (excluding service apartments); and
(II) the grantee shall within 90 months from the date of the First Approval Letter complete and make fit for occupation:
    (i) within Area N1 a building or buildings having a total gross building area of not less than 115,905 square metres (including the gross building area completed pursuant to sub-clause (I) of this Condition No.(2)(a)) which shall be used for residential purposes (excluding service apartments); and
    (ii) within that part of the lot marked "N2" on the Master Plan (hereinafter referred to as "Area N2") a building or buildings having a total gross building area of not less than 9,000 square metres of which not less than 300 square metres shall be used for wet market facilities and of which not more than 6,000 square metres may be used for office purposes and the remaining gross building area shall be used for commercial purposes; and
(III) the grantee shall within 120 months from the date of the First Approval Letter complete and make fit for occupation:
    (i) within Area N1 a building or buildings having a total gross building area of 173,855 square metres (including the gross building area completed pursuant to sub-clauses (I) and (II)(i) of this Condition No.(2)(a)) which shall be used for residential purposes (excluding service apartments); and

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(IV) the grantee shall complete and make fit for occupation and operation within Area N2:
  (i) a transport interchange within 54 months from the date of the First Approval Letter; and
  (ii) a ferry pier in 2 stages, the first stage within 54 months from the date of the First Approval Letter and the second stage within 120 months from the date of the First Approval Letter.

(V) the grantee shall on or before the 27th day of August 2016 complete and make fit for occupation within Area N2 a building or buildings having a total gross building area of not less than 13,993 square metres and not more than 17,321 square metres (including the gross building area completed pursuant to sub-clause (II)(ii) of this Condition (2)(a)) which shall be used for commercial purposes of which a total of 6,000 square metres may be used for office purposes including the completed office floor area permitted under Condition (2)(a)(II)(ii).

Second Approval Letter
Condition No.(4)(a) of the Second Approval Letter stipulates that:-
The grantee shall within 60 months from the date of the Second Approval Letter complete and make fit for occupation within those parts of the lot marked "N1 NORTH" and "N1 SOUTH" and shown coloured beige on the Master Plan (but excluding the area marked "POTENTIAL HOUSING DEVELOPMENT AREA" and shown coloured beige dotted orange on the Master Plan) a building or buildings having a total gross building area of not less than 184,309 square metres and not more than 191,278 square metres (including the gross building area completed pursuant to sub-clauses (I), (II)(i) and (III)(i) of Condition (2)(a) of the First Approval Letter) which shall be used for residential purpose (excluding service apartments).

Condition No.(5) of the Second Approval Letter stipulates that:-
The grantee shall complete and make fit for occupation within that part of the lot marked "N3" on the Master Plan (hereinafter referred to as "Area N3") a building or buildings having a total gross building area of not less than 15,600 square metres and not more than 26,000 square metres of which not more than 1,000 square metres shall be used for commercial purposes and the remaining gross building area shall be used for hotel purposes (the building or buildings within Area N3 are hereinafter collectively referred to as "the Hotel Development in Area N3").

Condition No.(9) of the Second Approval Letter stipulates that:-
The approval granted by the Second Approval Letter shall be subject to the Deed of Restrictive Covenant dated the 10th day of December 1999 entered into between the Director of Lands (hereinafter referred to as "the Director") on behalf of the Government and Hongkong International Theme Parks Limited and registered in the Land Registry by Memorial Nos.IS278911 and TW1325552 respectively (hereinafter referred to as "the DRC") to the intent and to the extent that the covenants as contained in the DRC shall be applicable to those parts of the lot marked "N1 NORTH", "N1 SOUTH", "N2", "N3", "N4a", "N4b", "N5a", "N5b", "N6", "N7" and "N8" on the Master Plan approved by the Second Approval Letter.

Condition No.(10) of the Second Approval Letter stipulates that:-
(a) The grantee shall fulfil the requirement for the provision of public recreation facilities as laid down in the Master Plan 6.0E1 as approved under the First Approval Letter. The requirement is also shown in the table titled "Public Recreation Facilities Requirements under MP6.0E1 (except Indoor Recreation Centre)" in the Master Plan.
(b) The management costs and maintenance costs of the existing public recreation facilities in the lot as laid down in the table titled "SUMMARY OF EXISTING PUBLIC RECREATION FACILITIES IN DISCOVERY BAY" in the Master Plan, namely, Multi-purpose Hall, Recreation Deck, Seafront Plaza, South Promenade, North Promenade, Piazza, Central Park Toilet, Central Park, Bicycle Lanes, Hiking Trails and the Beach (hereinafter referred to as "the Existing Public Recreation Facilities") and any other public recreation facilities to be provided or formed in the future (collectively referred to as "the Public Recreation Facilities") shall be solely borne by the grantee (excluding the grantee's assigns) for the residue of the lease term of the lot.
(c) The grantee shall open the Public Recreation Facilities for use by the public for the residue of the lease term of the lot and the grantee shall open the Existing Public Recreation Facilities (excluding the Multi-purpose Hall) for use by the public free of admission fees or charges.

Condition No.(11)(a) of the Second Approval Letter stipulates that:-
The grantee by the Second Approval Letter acknowledges that as at the date of the Second Approval Letter, there are some structures including a reclaimed area and seawall, a mud-flat, two breakwaters, two rocky areas, two artificial slopes and a ferry pier as shown coloured blue hatched black on the Master Plan erected outside the boundaries of the lot shown edged orange on the Master Plan (hereinafter referred to as "the Existing Structures"). The grantee (excluding the grantee's assigns) shall throughout the term agreed to be granted by the New Grant Nos.6620, 6788 and 6947 at the grantee's own expense and in all respects to the satisfaction of the Director maintain the Existing Structures.

Notes:
1. The obligations of the grantee under Special Condition Nos.(5)(b), (11)(a) and (54) of New Grant No.6122 and Condition No.(8) of New Grant No.6947 relating to the non-membership golf course are no longer applicable pursuant to the approval of Master Layout Plan 5.0.

2. The obligations of the grantee under Special Condition Nos.(5)(b), (11)(a) and (56)(a) of New Grant No.6122 relating to the cable-car system are no longer applicable pursuant to the approval of Master Layout Plan 5.1.

3. The user of the police post building erected under the Land Grant has been modified to a kindergarten pursuant to the Tenancy Agreement dated 17th November 2011 made between the Financial Secretary Incorporated as landlord and Discovery Bay International School Limited as tenant and a letter of renewal dated 15th October 2012 from the Government Property Agency to Discover Bay International School Limited, which has been further renewed by the Lease dated 11th September 2015 made between the Financial Secretary Incorporated as lessor and Discovery Bay International School Limited as lessee.

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該期數位於丈量約份第 352 約地段第 385 號地段的餘段及其延展部分。

丈量約份第 352 約地段第 385 號地段（「該地段」）由一八九八年七月一日起持有九十九年減該限期前最後三日及根據《新界土地契約（續期）條例》（香港法例第 150 章）第 6 條延期直至二零四七年六月三十日。

日期為一九七六年九月十日的新批約 6122 號（「新批約第 6122 號」）

新批約第 6122 號特別條款第（5）項訂明（經離島理民府於 1979 年 9 月 29 日發出的信件修訂）：

（a） 承授人須透過在該地段上興建符合新批約第 6122 號特別條款之該等樓宇及其他建構物及工程發展該地段，該等樓宇及其他建構物（包括任何防波堤、碼頭或其他海事結構）將以在各方面按照香港當時生效或可能生效與建築及公共衛生有關之條例、規章及規例之條文之方式建成、完成及適合供佔用，發展有關項目之開支須不少於 6 億元（該金額不包括建成建築區域所需之款項），並須按以下所述方式於新批約第 6122 號日期起計 144 個月之期間內支出：

（i） 其中 1.2 億元於 72 個月內支出

（ii） 另外 1.8 億元於 96 個月內支出

（iii） 另外 1.5 億元於 120 個月內支出及

（iv） 餘額 1.5 億元於 144 個月內支出

全部由新批約第 6122 號之日期起計。

（b） 承授人須按本特別條款第（a）項所述於該地段上建設、運作及維持會員俱樂部以及一間休閒渡假村和相關設施以供使用，當中包括一間或多間酒店、水壩、水庫、鹹淡水儲存及處理區域、污水處理廠、垃圾處理廠、纜車系統、渡輪碼頭，以及非會員制哥爾夫球場（於新批約第 6122 號一般條款及特別條款（「此等條款」）內稱為「最低限度相關設施」）。除最低限度相關設施外（但非將之替代），承授人可建設及營運新批約第 6122 號特別條款第 6 項下批准之整體規劃圖所示或可能所示之該等其他設施和結構。

新批約第 6122 號特別條款第（6）項訂明：

（a） 於該地段上展開任何工程前，承授人須於新批約第 6122 號日期起計六個月內，向新界政務司（「新界政務司」）呈交整體規劃圖及發展附表（本文內統稱為「整體規劃圖」）供其事先批准，整體規劃圖須以圖示及不同顏色顯示以下各項：

（i） 建議將興建之道路之位置；

（ii） 建議將在該地段上興建之建築物之一般位置及性質；

（iii） 建議興建之所有防波堤、碼頭或其他海事結構；及

（iv） 建議發展該地段之階段或期數。

（b） 為符合新批約第 6122 號特別條款第 5 項，該地段整個地段須以使新界政務司滿意之方式，在遵守及按照新界政務司已批准及簽署之整體規劃圖進行開發或重建。新界政務司將保存一份該整體規劃圖之副本。在未經新界政務司事先書面同意前，承授人不得對整體規劃圖或發展或任何重建工程作出任何修改，惟已同意如為微細之修訂，一般將不會拒絕授出同意。

（c） 經由或代表承授人及香港特別行政區政府（「政府」）簽署之整體規劃圖及其任何修訂圖則須存放及保存於離島地政處。

新批約第 6122 號特別條款第（7）項訂明：

在特別條款第 5 及 6 項所述關於發展之責任及限制以及在特別條款第 39、54（a）及 56 項規限下，除如整體規劃圖上所示之俱樂部、球場、休閒渡假村設施及最低限度相關設施之用途以及新界政務司可以書面形式批准之該等配套康樂、住宅及商業目的及用途外，該地段或其任何部分或已經或將於其上興建之任何建築物，將不得用作及承授人不准或不得將之使用作任何其他用途，特別是，已經或將於該地段上興建之建築物或其部分不得用作如整體規劃圖及建築事務監督根據建築物條例就該建築物發出之佔用許可證上指定及擬定之用途以外之任何其他目的。

新批約第 6122 號特別條款第（11）項訂明：

（a） 即使其已將該地段或其中部分權益轉授、按揭、轉租、將管有權分開或以其他方式予以處置，承授人須於新批約第 6122 號授出之整段租期內，就所有及一切有需要及必要進行維修、清潔和修改之部分，妥善及充分地管理、維修、維護、支持、維持、鋪設、清洗、擦洗、清潔、清空、修補、營運及保持該地段以及已經或將建於其上之所有建築物和結構（包括最低限度相關設施及非會員制哥爾夫球會、纜車系統、碼頭結構、防波堤、水庫、水壩、鹹淡水儲存及處理區和設施、道路、小徑及綠化地帶以及根據此等條款之條文已建及提供於該地段上擬供該地段或其任何部分之共同擁有人共同使用之其他設施和區域（「預留部分」））以及屬於及以任何方式屬於或關於該地段之所有圍牆、堤、圍欄、籬笆、渠、路軌、照明、路面、廁所、洗滌槽、排水渠、引水道、水道、道路、小徑、花園、草坪及康樂和其他設施，以使新界政務司滿意，並須以其修好及妥善狀況，於新批約第 6122 號授出之租期終結時或提早終結租期時，和平和安靜地交付該地段及所有其上的建築物和結構（包括最低限度相關設施及預留部分），由此產生之一般費用及開支由承批人自行承擔。

（b） 工務司（於此等條款內稱為「上述司長」）或其代理可於一日內之任何合理時間合法進入及到該地段或其任何部分，以視察、巡查及察看該地段或其任何部分及已經或將根據此等條款建於其上之所有建築物和結構以及所有損壞、缺陷及需要修理和修改之部分之狀況，並可就每次該等察看所發現之所有損壞、缺陷及需要修理和修改之部分之狀況發出或於要求維修或修改的該地段或其部分留下書面通知，要求承授人於其後三個曆月內維修或維持該等損壞、缺陷及需要修理和修改之部分。於收到任何該等通知後，承授人將按上述司長滿意之方式維修及修改上述之建築物或其結構。倘承授人未能於指定之時間內遵守任何該等通知，上述司長可作出認為必要之該等維修及修改，而承授人將須應要求向政府支付相關之費用。

新批約第 6122 號特別條款第（13）項訂明：

（a） 附屬於海旁區之任何權利將只延伸至整體規劃圖內以藍色線劃出之海事結構範圍，並將只在該地段繼續用作新批約第 6122 號特別條款第 7 項指定之該等目的之情況下方才繼續附於該地段。

（b） 上述之海事結構須由承授人於新批約第 6122 號之整段租期內按上述司長滿意之方式管理和維持，費用由承授人自行承擔。

新批約第 6122 號特別條款第（16）（b）項訂明：

如為或有關奠基、平整或開發該地段或其任何部分而需要任何切割、移除或向後移相鄰或鄰近之坡地或堤或需要進行任何建設或填補，承授人將須興建當時需要或其後任何時間需要之該等護土牆或其他支撐物，以保護及支撐該等坡地及堤及該地段本身，避免及防止其後發生任何傾斜、滑坡或下陷或承擔有關興建之費用；承授人亦須於任何時候維持上述護土牆或其支撐物處於良好狀況及持續得到維修。如因或由於任何該等奠基、平整或開發而導致於任何時候發生任何滑坡、下陷或傾斜，不論於或從鄰近之坡地或堤發生及不論是於官地或已批租土地或是否於或從該地段本身發生，承授人須恢復及修好該等部分，費用由承授人承擔，並須就因或由於或透過該等滑坡、下陷或傾斜而導致或可能導致政府所作出、招致或產生之所有成本、支出、損害、賠償要求及索償，向政府作出彌償。除本批地文件內就違反新批約第 6122 號任何條件而訂明之任何其他權利或補救外，新界政務司將可透過書面通知，要求承授人進行該等建設及 / 或維護工程或恢復及修好任何該等傾斜、滑坡或下陷，而如承授人疏忽或未能於該通知指定之時限內遵守該通知，新界政務司可立即執行及履行有關之工程，承授人將須應要求向政府償還因此產生之費用。

新批約第 6122 號特別條款第（21）項訂明：

承授人須於該地段及已經或將建於該地段上之建築物內供應及安裝消防處處長可能不時規定之該等防火和滅火設備（但毋須消防車）以及進行該等工程，費用由承授人自行承擔，並須於其後在新批約第 6122 號下之整段租期內以在所有方面獲上述司長滿意之方式維持所有該等設備及工程於良好狀況及條件，費用由承授人自行承擔。承授人謹此確認，由於該地段所處位置，將未能提供全套常規消防設施，將對該地段及已經或將建於其上之建築物施加香港任何其他地區一般規定以外之額外消防規定（但毋須消防車）。

新批約第 6122 號特別條款第（22）（a）項訂明：

承授人須於該地段上以上述消防處處長滿意之方式興建一幢消防局大樓及演習場（但毋須任何消防設備及消防車），位置及規格如已經審批之整體規劃圖內所示及描述，費用由承授人自行承擔。於上述之大樓及演習場落成及獲上述處長代表政府以書面方式正式接納後，上述大樓及演習場須按每年一港元之租金於新批約第 6122 號下之租期之餘下期間租賃予政府，由該租約展開之時起由政府維持，費用由政府承擔。

新批約第 6122 號特別條款第（23）項訂明：

承授人須於該地段上以警務處處長滿意之方式興建一幢警務大樓，位置及規格如已經審批之整體規劃圖所示及所描述，費用由承授人自行承擔。於該大樓落成及獲上述處長代表政府以書面方式正式接納後，上述大樓須按每年一港元之租金於新批約第 6122 號下之租期之餘下期間租賃予政府，由該租約展開之時起由政府維持，費用由政府承擔。

新批約第 6122 號特別條款第（24）項訂明：

承授人須按新界政務司滿意之方式，於該地段內提供適合香港電話有限公司及中華電力有限公司分別提供足夠電話服務及足夠電力供應之設施。

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新批約第 6122 號特別條款第（25）項訂明：

須按新界政務司滿意之方式於地段內提供空間，以供承授人以書面方式授權之該等車輛停泊及進行裝卸活動，按此提供之空間將不得用作任何其他用途。

新批約第 6122 號特別條款第（26）項訂明：

承授人須以上述司長滿意之方式以獲批准之物料建設及鋪設該地段內之道路、車輛停泊或裝卸區、小徑和行人路，費用由承授人自行承擔。

新批約第 6122 號特別條款第（28）項訂明：

承授人須以上述司長滿意之方式建設及維持上述司長可能認為所需之該等下水道及渠道，不論是在該地段或官地上，以攔截及將落於或流入至該地段之所有雨水引導至最近之河道、海洋、集水坑、渠道或雨水管道，費用由承授人承擔；承授人並須獨自就政府及其人員因該等雨水所導致之任何損害或傷害而導致之所有訴訟、索償及損害賠償，向政府及其人員提供彌償。

新批約第 6122 號特別條款第（31）項訂明：

建於該地段上之任何建築物之渠務須按上述司長可能要求方式興建，在未經上述司長事先書面同意前，承授人不得將任何污水、污穢物或受污染水或有毒或有害液體排放或促使或容許或導致排放至任何坑渠、雨水道、渠道、排雨水道或海洋，而作為授出其同意之條件，上述司長將要求承授人於新批約第 6122 號之整段租期內以上述司長滿意之方式在已經審批之整體規劃圖內所示之位置提供、營運及維持合適之工程，以供處理和處置污水或污穢物或受污染水，費用由承授人自行承擔。此外亦須於所有合理時間讓政府及其人員可自由進入污水處理工程之區域，以進行巡查、抽樣、測試、調準、量度及記錄工作。

新批約第 6122 號特別條款第（36）（b）項訂明：

承授人 -

（i） 須作出足夠安排以於該地段或其任何部分供應足夠食水作所有目的（包括家居及其他）；

（ii） 須保留新界政務司認為乃大白或稔樹灣、大嶼山之村落社區真正成員之任何人士之傳統權利，以從隨附於新批約第 6122 號之圖則上顯示以綠色劃出之集水區引入足夠食水供家居及農業用途。

新批約第 6122 號特別條款第（37）（a）項訂明：

縱有新批約第 6122 號特別條款第 7 項之條文，隨附於新批約第 6122 號之圖則以綠色劃出之區域，不得用作集水區以外之任何其他用途。

新批約第 6122 號特別條款第（37）（b）項訂明：

承授人以新界政務司滿意之方式於上述圖則上以綠色劃出之上述區域內維持足夠之植被覆蓋，以避免水土流失及保持上述區域於清潔、整齊及衛生之狀況，費用由承授人自行承擔。

新批約第 6122 號特別條款第（37）（d）項訂明：

於該地段附近村落之所有村民將獲例外及保留權利可進入於新批約第 6122 號之日期現有在上述圖則以綠色劃出之上述區域內之墓地，以拜祭埋葬於該區域內之祖先靈位或維修該等墓地。

新批約第 6122 號特別條款第（39）（b）項訂明：

承授人須按獲市政總署署長批准之設計和規格於已經審批之整體規劃圖內將劃定之地盤上興建一幢垃圾處理廠，費用由承授人自行承擔；自此後處理廠將須於新批約第 6122 號下之整段租期內以上述市政總署署長信納之滿意予以管理和維持。

新批約第 6122 號特別條款第（40）項訂明：

（a） 承授人須於新批約第 6122 號下之租期內以新界政務司滿意之方式確保已經審批之整體規劃圖內所示在該地段上興建之渡輪碼頭和服務碼頭附近區域之任何潮浪預留最少 10 呎水位，費用由承授人自行承擔。

（b） 承授人須負責進行任何時候所需之任何挖掘工程，此等工程須獲得上述司長之事先批准及按其指示下由承授人負責進行，費用由承授人自行承擔。

（c） 承授人須於新批約第 6122 號下之整段租期內於該地段附近區域提供及維持海事處處長可能要求之該等導航協助設施，費用由承授人承擔。

新批約第 6122 號特別條款第（41）（a）項訂明：

承授人須提供一個直升機機場，規格須符合殖民地航空令，於該命令下作出之任何規例，以及關於或與飛機及航空有關之所有命令、條例及規例，費用由承授人承擔。

新批約第 6122 號特別條款第（41）（b）項訂明：

承授人須於該直升機機場上、週邊或附近之適合位置提供及維持足夠之安全欄杆、警告標誌、標記及警告燈號，並須採取民航處處長可能要求之所有該等安全措施。

新批約第 6122 號特別條款第（42）項訂明：

概不得在該地段上設置任何墓地，亦不得將任何人類遺體（不論是放在陶瓷器皿內或其他）埋藏或存放在該地段內。

新批約第 6122 號特別條款第（46）項訂明：

所有獲授權之政府人員將可於任何合理時間內進入該地段之任何部分，以履行其各自之職務。

新批約第 6122 號特別條款第（52）項訂明：

其地段位於承授人之該地段內或緊接相鄰位置之該等擁有人、其租戶、工作人員、訪客、工人及獲彼等授權之其他人士可據此將獲例外及預留權利，享有自由及不受干擾之權利不時及於根據新批約第 6122 號協議授出之租約持續生效之任何時間內為所有正當使用及享用上述地段之目的，經過及來回行走、沿著及通過該地段內於經審批之整體規劃圖上所示之行人道及道路，惟不得駕駛汽車。

新批約第 6122 號特別條款第（53）項訂明：

承授人須以新界政務司滿意之方式維持現時位於該地段內名為 Tai Pak School 之學校建築物，費用由承授人承擔。承授人並須持續維持該建築物，直至政府與上述學校服務之大白社區人士達成協議或大白社區不再存在為止；屆時政府將以書面方式通知承授人毋須再維持該學校之事。

新批約第 6122 號特別條款第（54）項訂明：

（a） 隨附於新批約第 6122 號之圖則內以紅色加黑斜線顯示之區域不得用作哥爾夫球場以外之任何用途。

（b） 上述圖則內以紅色加黑斜線顯示之區域上不得興建任何結構。

（c） 承授人須於新批約第 6122 號下協議授出之租約持續生效之期間內任何時間以新界政務司滿意之方式營運及維持一個不少於 18 洞之非會員制哥爾夫球場，以供開放予公眾人士使用。

新批約第 6122 號特別條款第（55）項訂明：

承授人須以新界政務司滿意之方式於獲新界政務司批准之位置興建及維持碼頭，費用由承授人自行承擔。該碼頭將須於任何時候開放予大白之村民使用。

新批約第 6122 號特別條款第（56）（a）項訂明：

承授人須於經審批之整體規劃圖上所示之路線按在各方面符合此等條款之方式興建、營運及維持一個纜車系統，以運載乘客。

日期為一九七九年八月一日及於土地註冊處註冊為新批約第 6620 號之續批函（「新批約第 6620 號」）

新批約第 6620 號條件第（5）項訂明：

承授人須向一般公眾士免費開放及保持開放該延展區域（定義見新批約第 6620 號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘區域，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第 6620 號條件第（6）項訂明：

縱有新批約第 6620 號所載之任何條文及為免存疑，除按新界政務司根據新批約第 6122 號特別條款第 6 項審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第 6122 號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

日期為一九八零年八月十九日及於土地註冊處註冊為新批約第 6788 號之續批函（「新批約第 6788 號」）

新批約第 6788 號條件第（g）項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第 6788 號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

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批地文件的摘要

新批約第 6788 號條件第（h）項訂明：

縱有新批約第 6788 號所載之任何條文及為免存疑，除按新界政務司根據新批約第 6122 號特別條款第 6 項及新批約第 6620 號審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第 6122 號和新批約第 6620 號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

日期為一九八一年七月十六日及於土地註冊處註冊為新批約第 6947 號之續批函（「新批約第 6947 號」）

新批約第 6947 號條件第（7）項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第 6947 號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第 6947 號條件第（8）項訂明：

縱有新批約第 6947 號或新批約第 6122 號、新批約第 6620 號及新批約第 6788 號所載之任何條文，該延展區域不得用作哥爾夫球場與母地段（定義見新批約第 6947 號）有關以外之任何其他用途，及除按新界政務司根據新批約第 6122 號特別條款第 6 項、新批約第 6620 號及新批約第 6788 號審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第 6122 號、新批約第 6620 號和新批約第 6788 號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

日期為二零零零年二月二十八日及在土地註冊處以註冊摘要編號 IS280736 註冊之地政總署署長函件（「第一份審批函件」）及經日期為二零一六年三月二十四日及在土地註冊處以註冊摘要編號 16040101400019 註冊之地政署署長函件（「第二份審批函件」）之更改或修訂

第一份審批函件條件第（1）（a）項訂明：

承授人須於第一份審批函件日期起計十八個月內，以各方面獲地政總署署長（「署長」）滿意之方式，按署長批准之該等形式和物料及標準、水平、校準方式及設計為以下各項設置、建設、提供、興建、舖設路面及接駁排水道（包括但不限於提供署長按其絕對酌情權可能要求之該等汽車通道及設施），費用由承授人自行承擔：

（I） 該地段內面積 6,900 平方米及在整體規劃圖上註有「N4b」字樣之部分（本文內稱為「N4b 區內之學校地盤」）；及

（II） 該地段內面積 3,000 平方米及在整體規劃圖上註有「N5a」字樣之部分（本文內稱為「N5a 區」）；及

（III） 該地段內面積 1,500 平方米及在整體規劃圖上註有「N5b」字樣之部分（本文內稱為「N5b 區」）。

第一份審批函件條件第（1）（b）項訂明：

承授人須於署長要求興建之函件內指定之日期起計三十六個月內，按各方面令署長滿意之方式興建、設置、提供及完成造工良好及適合佔用及營運並可根據隨附於第一份審批函件之技術表和第一份審批函件條件第（1）（f）項批准之計劃之以下政府處所，費用由承授人承擔：

（I） 於 N5a 區內興建一個室內康體中心，淨營運樓面面積不少於 1,529 平方米（本文內稱為「室內康體中心」）；及

（II） 於 N5b 區內興建一個淨營運樓面面積不少於 593.0 平方米之社區會堂，或包含上述社區會堂以及其他公共設施，如淨營運樓面面積不少於 366.3 平方米之兒童和青少年中心等該等之社區中心（本文內稱為「鄰舍社區中心」）。署長對於該公共設施之種類之決定為最終及具約束力。

第一份審批函件條件第（1）（c）項訂明：

承授人須於署長致承授人之函件內指定之日期起計四十二個月內，以各方面獲署長滿意之方式作出以下各項，費用由承授人自行承擔：

（I） 按署長批准之該等形式及該等物料及該等標準、水平、校準方式及設計於該地段上面積 6,200 平方米及在整體規劃圖上註有「N4a」字樣之部分（本文內稱為「N4a 區」）設置、建設、提供、興建、舖設路面及接駁排水道（包括但不限於提供署長按其絕對酌情權可能要求之該等汽車通道及設施）；及

（II） 於 N4a 區興建、建設、提供及完成造工良好及適合佔用並及營運可根據隨附於第一份審批函件之技術表和第一份審批函件條件第（1）（f）項批准之計劃之公共小學，淨營運樓面面積須不少於 5,729 平方米（本文內稱為「公共小學」）。

第一份審批函件條件第（1）（m）（I）項訂明：

縱有第一份審批函件所載之任何條文，承授人須應署長要求時，不收取任何代價及沒有產權負擔，轉讓本條件第（1）（m）項第（II）分項列明的不分割份數及空置管有權，連同獨有使用、佔有及享用 N4b 區內之學校地盤之權利予財政司司長法團，費用由承授人自行承擔。承授人須於署長可於書面訂明的時間內，完成轉讓 N4b 區內之學校地盤，並須已發出按第一份審批函件條件第（1）（j）項的有關完成地盤建設證明書。

第一份審批函件條件第（1）（p）項訂明：

在不影響第一份審批函件條件第（1）（q）項之條文下，承授人須於直至第一份審批函件條件第（1）（q）項所述之維修責任期屆滿為止前所有時間，維持政府處所（包括其建築服務設施）及 N4b 區內之學校地盤於良好及各方面均獲署長滿意之狀況，費用由承授人承擔。

第一份審批函件條件第（2）（a）項及經第二份審批函件之更改或修訂而訂明：

承授人須透過於該地段上按整體規劃圖及各方面符合該等條件和任何時候在香港特別行政區內生效或可能生效與建築、衛生及規劃有關之所有條例、規章及規例之方式興建額外發展項目，進一步開發該地段，特別是：

（I） 承授人須於第一份審批函件日期起計五十四個月內於該地段在整體規劃圖上註有「N1 NORTH」和「N1 SOUTH」字樣之部分（本文內稱為「N1 區」）完成總建築面積不少於 57,953 平方米之一幢或多幢建築物及使之適合供佔用，惟該等建築物不得用作住宅用途（不包括服務式住宅）以外之任何其他用途；及

（II） 承授人須於第一份審批函件日期起計九十個月內完成及使以下項目適合供佔用：

（i） 於 N1 區內一幢或多幢總建築面積不少於 115,905 平方米（包括根據本條件第（2）（a）項第（I）分項完成之總建築面積）之建築物，該等建築物須用作住宅用途（不包括服務式住宅）；及

（ii） 於該地段在整體規劃圖內註有「N2」字樣之部分（本文內稱為「N2 區」）一幢或多幢總建築面積不少於 9,000 平方米之建築物，其中不少於 300 平方米須用作濕貨街市設施，及不多於 6,000 平方米可用作辦公室用途，及其餘總建築面積須用作商業用途；及

（III） 承授人須於第一份審批函件日期起計一百二十個月內完成及使以下項目適合供佔用：

（i） 於 N1 區內一幢或多幢總建築面積 173,855 平方米（包括根據本條件第（2）（a）項之（I）及（II）（i）分項完成之總建築面積）、用作住宅用途（不包括服務式住宅）之建築物；及

（IV） 承授人須於 N2 區內完成及使以下各項適合供佔用：

（i） 於第一份審批函件日期起計五十四個月內一個運輸交匯處；及

（ii） 分兩期建成之渡輪碼頭，一期於第一份審批函件日期起計五十四個月內完成，二期於第一份審批函件日期起計一百二十個月內完成。

（V） 承授人須於二零一六年八月二十七日或之前於 N2 區內完成總建築面積不少於 13,993 平方米及不多於 17,321 平方米（包括根據本條件第（2）（a）項之（II）（ii）分項已完成之總建築面積）之一幢或多幢建築物及使之適合供佔用，該等建築物須用作商業用途，其中總共 6,000 平方米可用作辦公室用途，包括根據條件第（2）（a）（II）（ii）項獲准之已完成辦公室之樓面面積。

第二份審批函件

第二份審批函件條件第（4）（a）項訂明：

承授人須於第二份審批函件日期起計六十個月內於該地段內在整體規劃圖上註有「N1 NORTH」及「N1 SOUTH」字樣並以米色顯示之區域（但不包括在整體規劃圖上註有「POTENTIAL HOUSING DEVELOPMENT AREA」字樣並以米色加橙色點顯示之區域）完成總建築面積不少於 184,309 平方米及不多於 191,278 平方米（包括根據第一份審批函件條件第（2）（a）項之（I）、（II）（i）及（III）（i）分項完成之總建築面積）之一幢或多幢建築物及使之適合供佔用，該等建築物須用作住宅用途（不包括服務式住宅）。

SUMMARY OF LAND GRANT
批地文件的摘要

第二份審批函件條件第（5）項訂明：

承授人須於該地段在整體規劃圖內註有「N3」字樣之區域（本文內稱為「N3區」）完成總建築面積不少於 15,600 平方米及不多於 26,000 平方米之一幢或多幢建築物及使之適合供佔用，其中不多於 1,000 平方米須用作商業用途而剩餘總建築面積須用作酒店用途（本文內統稱此 N3 區內之一幢或多幢建築物為「N3 區內之酒店項目」）。

第二份審批函件條件第（9）項訂明：

第二份審批函件授出之批准須受限於地政總署署長（本文內稱為「署長」）代表香港特別行政區政府與香港國際主題樂園有限公司於一九九九年十二月十日簽訂及在土地註冊處以註冊摘要編號 IS278911 及 TW1325552 註冊之限制性契約（本文內稱為「限制性契約」）規限，限制性契約內所載之契諾將適用於該地段在第二份審批函件批准之整體規劃圖上註有「N1 NORTH」、「N1 SOUTH」、「N2」、「N3」、「N4a」、「N4b」、「N5a」、「N5b」、「N6」、「N7」及「N8」字樣之區域。

第二份審批函件條件第（10）項訂明：

（a） 承授人須履行第一份審批函件批准之整體規劃圖 6.0E1 中，就提供公共康樂設施訂下之要求。此要求亦顯示於整體規劃圖內題為“Public Recreation Facilities Requirements under MP6.0E1 (except Indoor Recreation Centre）”之圖表上。

（b） 承授人（不包括承授人的受讓人）須於該地段剩餘租期內，就整體規劃圖內題為“SUMMARY OF EXISTING PUBLIC RECREATION FACILITIES IN DISCOVERY BAY”之圖表上所訂明之現有公共康樂設施，即多用途禮堂、康樂平台、海濱廣場、南部海濱長廊、北部海濱長廊、露天廣場、中央公園洗手間、中央公園、單車徑、行山徑和海灘（本文內稱為「現有公共康樂設施」）及任何其他將於未來會提供或成立的公共康樂設施（本文內統稱為「公共康樂設施」），自行承擔其管理開支和維持開支。

（c） 承授人須於該地段之剩餘租期內，開放公共康樂設施供公眾使用，及開放現有公共康樂設施（不包括多功能廳）供公眾免費使用。

第二份審批函件條件第（11）（a）項訂明：

承授人透過第二份審批函件確認，於第二份審批函件之日，在整體規劃圖以橙色邊顯示的地段邊界外之區域豎立了一些在整體規劃圖以藍色加黑斜線顯示之結構，包括填海區及海堤、泥灘、兩個防波堤、兩個岩石區、兩個人工斜坡和渡輪碼頭（本文內稱為「現有結構」）。承授人（不包括承授人的受讓人）須於新批約第 6620 號、第 6788 號及第 6947 號同意批出之租期內以各方面獲署長滿意之方式維持現有結構，費用由承授人自行承擔。

附註：

1. 根據整體規劃圖 5.0 之批准，承授人按新批約第 6122 號特別條款第（5）（b）項、第（11）（a）項及第（54）項及新批約第 6947 號第（8）項與非會員制哥爾夫球場有關之責任不再適用。

2. 根據整體規劃圖 5.1 之批准，承授人按新批約第 6122 號特別條款第（5）（b）項、第（11）（a）項及第（56）（a）項與纜車系統有關之責任不再適用。

3. 根據於 2011 年 11 月 17 日由財政司司長法團作為業主及 Discovery Bay International School Limited 作為租客訂立的租約及政府產業署於 2012 年 10 月 15 日發給 Discovery Bay International School Limited 的續租信及於 2015 年 9 月 11 日由財政司司長法團作為批租人及 Discovery Bay International School Limited 作為承租人訂立的租契再續租，按批地文件興建的警務大樓之用途已修改為幼稚園。

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

Special Condition No.(22)(a) of New Grant No.6122 stipulates that:-
The grantee shall at his own expense erect upon the lot a fire station building and drill yard (but without any fire-fighting equipments and fire appliances) at the position and to the specifications shown and described in the approved Master Layout Plan to the satisfaction of the said Director of Fire Services. Upon completion of the said building and drill yard and its formal acceptance in writing by the said Director on behalf of the Government the said building and drill yard shall be leased to the Government at a rent of one dollar in Hong Kong currency per annum for the remainder of the term agreed to be granted by New Grant No.6122 and shall from the commencement of such lease be maintained by Government at its own expense.

Special Condition No.(23) of New Grant No.6122 stipulates that:-
The grantee shall at his own expense erect upon the lot a police post building at a position and to the specifications shown and described in the approved Master Layout Plan to the satisfaction of the Commissioner of Police. Upon completion of the building and its formal acceptance in writing by the said Commissioner on behalf of the Government the building shall be leased to Government at a rent of one dollar in Hong Kong currency per annum for the remainder of the term agreed to the granted by New Grant No.6122 and shall from the commencement of such lease be maintained by the Government at its expense.

Special Condition No.(54) of New Grant No.6122 stipulates that:-
(a) The area shown coloured red hatched black on the plan annexed to New Grant No.6122 shall not be used for any purpose other than a golf course or golf courses.
(b) No structure shall be erected on the said area shown coloured red hatched black on the said plan.
(c) The grantee shall at all times during the continuance of the tenancy agreed to be granted by New Grant No.6122 operate and maintain to the satisfaction of the Secretary not less than one eighteen-hole non-membership golf course open for use by members of the public.

Condition No.(5) of New Grant No.6620 stipulates that:-
The grantee shall open and keep open to the general public free of charge part of the extension area (as defined in New Grant No.6620) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension area for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition (g) of New Grant No.6788 stipulates that:-
The grantee shall open and keep open to the general public free of charge part of the extension areas (as defined in New Grant No.6788) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension areas for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition No.(7) of New Grant No.6947 stipulates that:-
The grantee shall open and keep open to the general public free of charge part of the extension area (as defined in New Grant No.6947) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension area for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition No.(1)(a) of the First Approval Letter stipulates that:-
The grantee shall within 18 months from the date of the First Approval Letter, at its own expense and in all respects to the satisfaction of the Director of Lands (hereinafter referred to as the "Director") lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including but not limited to the provision of such vehicular access and utilities as the Director in his absolute discretion may require) the following:-
(I) that part of the lot having an area of 6,900 square metres and marked "N4b" on the Master Plan (hereinafter referred to as "the School Site in Area N4b"); and
(II) that part of the lot having an area of 3,000 square metres and marked "N5a" on the Master Plan (hereinafter referred to as "Area N5a"); and
(III) that part of the lot having an area of 1,500 square metres and marked "N5b" on the Master Plan (hereinafter referred to as "Area N5b").

Condition No.(1)(b) of the First Approval Letter stipulates that:-
The grantee shall within 36 months from the date to be specified in a letter from the Director to the grantee requiring construction thereof, at its own expense and in all respects to the satisfaction of the Director erect, construct, provide and complete in a good workmanlike manner and make fit for occupation and operation in accordance with the Technical Schedules annexed to the First Approval Letter and the plans approved under Condition No.(1)(f) of the First Approval Letter the following government accommodation:-
(I) within Area N5a one indoor recreation centre of a net operational floor area of not less than 1,529 square metres (hereinafter referred to as "the Indoor Recreation Centre"); and
(II) within Area N5b either a community hall of a net operational floor area of not less than 593.0 square metres or a community centre consisting of the said community hall and such other institutional facilities such as a children and youth centre of a net operational floor area of not less than 366.3 square metres (hereinafter referred to as "the Neighbourhood Community Centre"). The decision of the Director as to the type of institutional facilities is final and binding.

Condition No.(1)(c) of the First Approval Letter stipulates that:-
The grantee shall within 42 months from the date to be specified in a letter from the Director to the grantee, at its own expense and in all respects to the satisfaction of the Director:-
(I) lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including but not limited to the provision of such vehicular access and utilities as the Director in his absolute discretion may require) that part of the lot having an area of 6,200 square metres and marked "N4a" on the Master Plan (hereinafter referred to as "Area N4a"); and
(II) erect, construct, provide and complete in a good workmanlike manner and make fit for occupation and operation in accordance with the Technical Schedule annexed to the First Approval Letter and the plans approved under Condition No.(1)(f) of the First Approval Letter within Area N4a one public primary school of a net operational floor area of not less than 5,729 square metres (hereinafter referred to as "the Public Primary School").

Condition No.(1)(m)(I) of the First Approval Letter stipulates that:-
Notwithstanding any provisions to the contrary contained in the First Approval Letter, the grantee shall when called upon so to do by the Director assign free of any consideration to F.S.I., with vacant possession, free from incumbrances, at the grantee's expense, the undivided shares specified in sub-clause (II) of this Condition (1)(m) together with the right to the exclusive use, occupation and enjoyment of the School Site in Area N4b and the grantee shall complete the assignment of the School Site in Area N4b in respect of which a site formation completion certificate shall have been issued under Condition (1)(j) of the First Approval Letter within such time as may be specified in writing by the Director.

Condition No.(1)(p) of the First Approval Letter stipulates that:-
Without prejudice to the provisions of Condition No.(1)(q) of the First Approval Letter the grantee shall, at all times until expiry of the Defects Liability Period referred to in Condition No.(1)(q) of the First Approval Letter, at the grantee's own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation (including the building services installations therefor) and the School Site in Area N4b.

Condition No.(10) of the Second Approval Letter stipulates that:-
(a) The grantee shall fulfil the requirement for the provision of public recreation facilities as laid down in the Master Plan 6.0E1 as approved under the First Approval Letter. The requirement is also shown in the table titled "Public Recreation Facilities Requirements under MP6.0E1 (except Indoor Recreation Centre)" in the Master Plan.
(c) The grantee shall open the Public Recreation Facilities for use by the public for the residue of the lease term of the lot and the grantee shall open the Existing Public Recreation Facilities (excluding the Multi-purpose Hall) for use by the public free of admission fees or charges.

Notes:

1. Size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase: Not applicable.

2. Information on any part of the land (on which the Phase is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F): Not applicable.

3. A plan that shows the location of the facilities and open spaces: Please see the plan set out below.

4. The general public has the right to use the facilities and open spaces in accordance with the Land Grant.

5. The facilities and open spaces that are required to be managed and maintained at the expense of the owners of the residential properties in the Phase and those owners are required to meet a proportion of the expense of managing and maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned: Not applicable.

6. The obligations of the grantee under Special Condition No.(54) of New Grant No.6122 relating to the non-membership golf course are no longer applicable pursuant to the approval of Master Layout Plan 5.0. Under Master Layout Plan 5.0 and Master Layout Plan 6.0E1, public recreation facilities in Area N2, Area 2a/2b and Area 8a/9a are to be provided by the grantee as the replacement for the said non-membership golf course.

7. The user of the police post building erected under the Land Grant has been modified to a kindergarten pursuant to the Tenancy Agreement dated 17th November 2011 made between the Financial Secretary Incorporated as landlord and Discovery Bay International School Limited as tenant and

a letter of renewal dated 15th October 2012 issued by the Government Property Agency , which has been further renewed by the Lease dated 11th September 2015 made between the Financial Secretary Incorporated as lessor and Discovery Bay International School Limited as lessee.

8. There are no provisions under the Deed of Mutual Covenant dated 30th September 1982 registered in the Land Registry by Memorial No.IS112018 ("PDMC") that concern those facilities and open spaces mentioned above.

9. Provisions under the Sub-Deed of Mutual Covenant governing the Phase ("Sub-DMC") that concern the Public Recreation Facilities mentioned above:-

"Public Recreation Facilities" means such public recreation facilities in the Lot (as defined in the PDMC) provided or formed or to be provided or formed in the future which will be open for use by the public pursuant to the terms of the Government Grant.

"Right of Way" means the areas shown coloured brown on the City Retained Areas Plan annexed to the Sub-DMC and pedestrian walkway, pedestrian walkway with drop curb, pavement (footway) and access road constructed thereon (including the associated street furniture, traffic aids, street lighting, sewers, drains and other structures) which are designated by virtue of Clause 8(f) of Section I of the PDMC and shall form part of the City Retained Areas (as defined in the PDMC) and is/shall be enjoyed non-exclusively by the Village (as defined in the Sub-DMC) and the City (as defined in the PDMC) and are open for public use for the proper use or enjoyment of the Public Recreation Facilities by the general public pursuant to the terms and conditions of the Sub-DMC.

Clause 1(e) of Section III of the Sub-DMC stipulates that:-
The following are the easements, rights and privileges subject to which each Undivided Share of the Village is held :-

…

The right of all members of the public from time to time and at all time to go pass or re-pass over along through and enter into and upon on foot or by wheelchair with or without vehicles the Right of Way for all lawful purposes connected with the proper use and enjoyment of the Public Recreation Facilities.

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

新批約第 6122 號特別條款第（22）（a）項訂明：

承授人須於該地段上以上述消防處處長滿意之方式興建一幢消防局大樓及演習場（但毋須任何消防設備及消防車），位置及規格如已經審批之整體規劃圖內所示及描述，費用由承授人自行承擔。於上述之大樓及演習場落成及獲上述處長代表政府以書面方式正式接納後，上述大樓及演習場須按每年一港元之租金於新批約第 6122 號下之租期之餘下期間租賃予政府，由該租約展開之時起由政府維持，費用由政府承擔。

新批約第 6122 號特別條款第（23）項訂明：

承授人須於該地段上以警務處處長滿意之方式興建一幢警務大樓，位置及規格如已經審批之整體規劃圖所示及所描述，費用由承授人自行承擔。於該大樓落成及獲上述處長代表政府以書面方式正式接納後，上述大樓須按每年一港元之租金於新批約第 6122 號下之租期之餘下期間租賃予政府，由該租約展開之時起由政府維持，費用由政府承擔。

新批約第 6122 號特別條款第（54）項訂明：

（a） 隨附於新批約第 6122 號之圖則內以紅色加黑斜線顯示之區域不得用作哥爾夫球場以外之任何用途。

（b） 上述圖則內以紅色加黑斜線顯示之區域上不得興建任何結構。

（c） 承授人須於新批約第 6122 號下協議授出之租約持續生效之期間內任何時間以新界政務司滿意之方式營運及維持一個不少於 18 洞之非會員制哥爾夫球場，以供開放予公眾人士使用。

新批約第 6620 號條件第（5）項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第 6620 號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘區域，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第 6788 號條件第（g）項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第 6788 號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第 6947 號條件第（7）項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第 6947 號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

第一份審批函件條件第（1）（a）項訂明：

承授人須於第一份審批函件日期起計十八個月內，以各方面獲地政總署署長（「署長」）滿意之方式，按署長批准之該等形式和物料及標準、水平、校準方式及設計為以下各項設置、建設、提供、興建、鋪設路面及接駁排水道（包括但不限於提供署長按其絕對酌情權可能要求之該等汽車通道及設施），費用由承授人自行承擔：

（I） 該地段內面積 6,900 平方米及在整體規劃圖上註有「N4b」字樣之部分（本文內稱為「N4b 區內之學校地盤」）；及

（II） 該地段內面積 3,000 平方米及在整體規劃圖上註有「N5a」字樣之部分（本文內稱為「N5a 區」）；及

（III） 該地段內面積 1,500 平方米及在整體規劃圖上註有「N5b」字樣之部分（本文內稱為「N5b 區」）。

第一份審批函件條件第（1）（b）項訂明：

承授人須於署長要求興建之函件內指定之日期起計三十六個月內，按各方面令署長滿意之方式興建、設置、提供及完成造工良好及適合佔用及營運並可根據隨附於第一份審批函件之技術表和第一份審批函件條件第（1）（f）項批准之計劃之以下政府處所，費用由承授人承擔：

（I） 於 N5a 區內興建一個室內康體中心，淨營運樓面面積不少於 1,529 平方米（本文內稱為「室內康體中心」）；及

（II） 於 N5b 區內興建一個淨營運樓面面積不少於 593.0 平方米之社區會堂，或包含上述社區會堂以及其他公共設施，如淨營運樓面面積不少於 366.3 平方米之兒童和青少年中心等該等之社區中心（本文內稱為「鄰舍社區中心」）。署長對於該公共設施之種類之決定為最終及具約束力。

第一份審批函件條件第（1）（c）項訂明：

承授人須於署長致承授人之函件內指定之日期起計四十二個月內，以各方面獲署長滿意之方式作出以下各項，費用由承授人自行承擔：

（I） 按署長批准之該等形式及該等物料及該等標準、水平、校準方式及設計於該地段上面積 6,200 平方米及在整體規劃圖上註有「N4a」字樣之部分（本文內稱為「N4a 區」）設置、建設、提供、興建、舖設路面及接駁排水道（包括但不限於提供署長按其絕對酌情權可能要求之該等汽車通道及設施）；及

（II） 於 N4a 區興建、建設、提供及完成造工良好及適合佔用並及營運可根據隨附於第一份審批函件之技術表和第一份審批函件條件第（1）（f）項批准之計劃之公共小學，淨營運樓面面積須不少於 5,729 平方米（本文內稱為「公共小學」）。

第一份審批函件條件第（1）（m）（I）項訂明：

縱有第一份審批函件所載之任何條文，承授人須應署長要求時，不收取任何代價及沒有產權負擔，轉讓本條件第（1）（m）項第（II）分項列明的不分割份數及空置管有權，連同獨有使用、佔有及享用 N4b 區內之學校地盤之權利予財政司司長法團，費用由承授人自行承擔。承授人須於署長可於書面訂明的時間內，完成轉讓 N4b 區內之學校地盤，並須已發出按第一份審批函件條件第（1）（j）項的有關完成地盤建設證明書。

第一份審批函件條件第（1）（p）項訂明：

在不影響第一份審批函件條件第（1）（q）項之條文下，承授人須於直至第一份審批函件條件第（1）（q）項所述之維修責任期屆滿為止前所有時間，維持政府處所（包括其建築服務設施）及 N4b 區內之學校地盤於良好及各方面均獲署長滿意之狀況，費用由承授人承擔。

第二份審批函件條件第（10）項訂明：

（a） 承授人須履行第一份審批函件批准之整體規劃圖 6.0E1 中，就提供公共康樂設施訂下之要求。此要求亦顯示於整體規劃圖內題為“Public Recreation Facilities Requirements under MP6.0E1 （except Indoor Recreation Centre）”之圖表上。

（c） 承授人須於該地段之剩餘租期內，開放公共康樂設施供公眾使用，及開放現有公共康樂設施（不包括多用途禮堂）供公眾免費使用。

備註：

1. 根據批地文件規定須由該期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小：不適用。

2. 該期數所位於的土地中為施行《建築物（規劃）規例》（第 123 章，附屬法例 F）第 22（1）條而撥供公眾用途的任何部分的資料：不適用。

3. 顯示該等設施及休憩用地的位置的圖則（請參閱以下之圖則）。

4. 公眾有權按照批地文件使用該等設施及休憩用地。

5. 該等設施及休憩用地按規定須由期數中的住宅物業的擁有人出資管理、營運或維持，而該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施及休憩用地的部分開支：不適用。

6. 根據整體規劃圖 5.0 之批准，承授人按新批約第 6122 號特別條款第（54）項與非會員制哥爾夫球場有關之責任不再適用。依據整體規劃圖 5.0 及整體規劃圖 6.0E1 承授人將於 N2 地區、2a/2b 地區及 8a/9a 地區提供公共康樂設施作為上述非會員制哥爾夫球場之替代。

7. 根據於 2011 年 11 月 17 日由財政司司長法團以業主及 Discovery Bay International School Limited 以租客訂立的租約及政府產業署於 2012 年 10 月 15 日發出的續租信及於 2015 年 9 月 11 日由財政司司長法團作為批租人及 Discovery Bay International School Limited 作為承租人訂立的租契再續租，按批地文件興建的警務大樓之用途已修改為幼稚園。

8. 日期為一九八二年九月三十日並在土地註冊處以註冊摘要編號 IS112018 註冊之公契（「主公契」）沒有關於以上提及的該等設施及休憩用地的條文。

9. 規管期數的分公契 (「分公契」) 中關於上述公共康樂設施的條文 :-

「公共康樂設施」指該等於該地段 (定義見主公契) 中的已提供或建成或將提供或建成且根據批地文件開放予公眾的公共康樂設施。

「通行權道路」指於附於分公契愉景灣保留地方圖則上顯示為啡色的

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

地方及行人路、行人路連路邊、行人道 (行人徑) 及其上興建的連接路 (包括相關道路設施、輔助交通設備、街燈、水渠、排水道及其他構築物)；而上述各項根據主公契第一條第 8(f) 款劃為及成為愉景灣保留地方 (定義見主公契) 一部分及將由村內 (定義見分公契) 及愉景灣 (定義見主公契) 非專屬地享用及開放予公眾使用，以供一般公眾根據分公契之條款及條件適當使用或享用公共康樂設施。

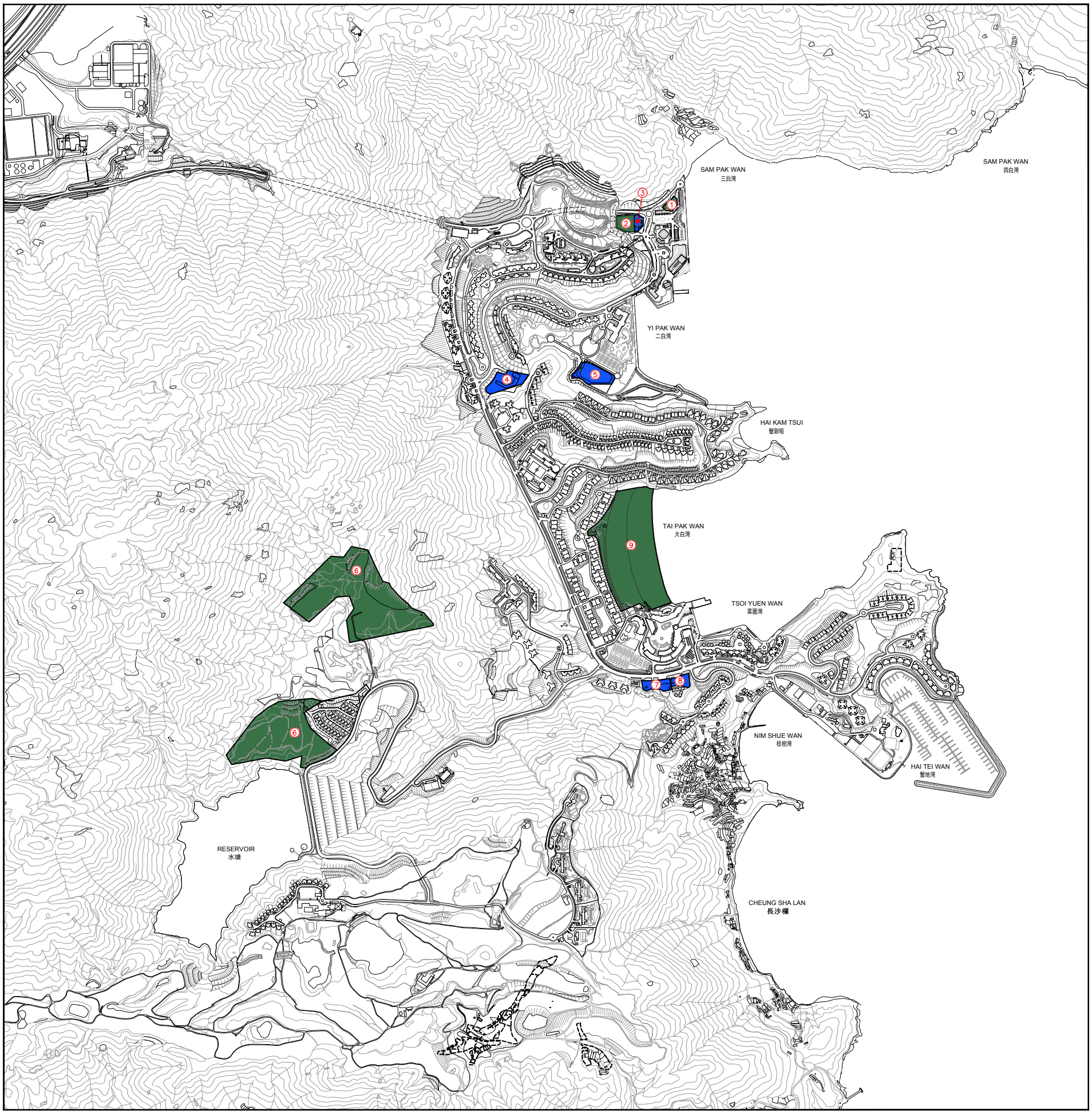
分公契第三條第 1(e) 款訂明 :

每一村內不分割份數受限於以下通行權、權利及特權 :

……

所有公眾不時及於所有時間徒步或以輪椅經過及來回行走、沿著、通過及進入 (不論是否使用汽車) 通行權道路，以作所有有關適當使用及享用公共康樂設施之合法目的之權利。

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



① Public Recreation - Area N2
公共康樂 - N2地區
② Indoor Recreation Centre (Proposed) - Area N5a
室內康樂中心（策劃中）- N5a地區
③ Community Centre - Area N5b
社區會堂 - N5b地區
④ School (Proposed) - Area N4a
小學（策劃中）- N4a地區
⑤ School - Area N4b
學校 - N4b地區
⑥ Public Recreation (Proposed 13,000m² GFA for public recreation facilities to be provided within the shaded area) - Area 2a/2b
公共康樂 (於範圍內策劃提供13,000平方米的公共康樂用途樓面面積) - 2a/2b地區
⑦ Fire Station - Area 15
消防局 - 15地區
⑧ Police (the subject site has been changed to kindergarten) - Area 14
警局（上址已改至幼稚園用途）- 14地區
⑨ Beach - Area 23
海灘 - 23地區

WARNING TO PURCHASERS
對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所。

4. 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

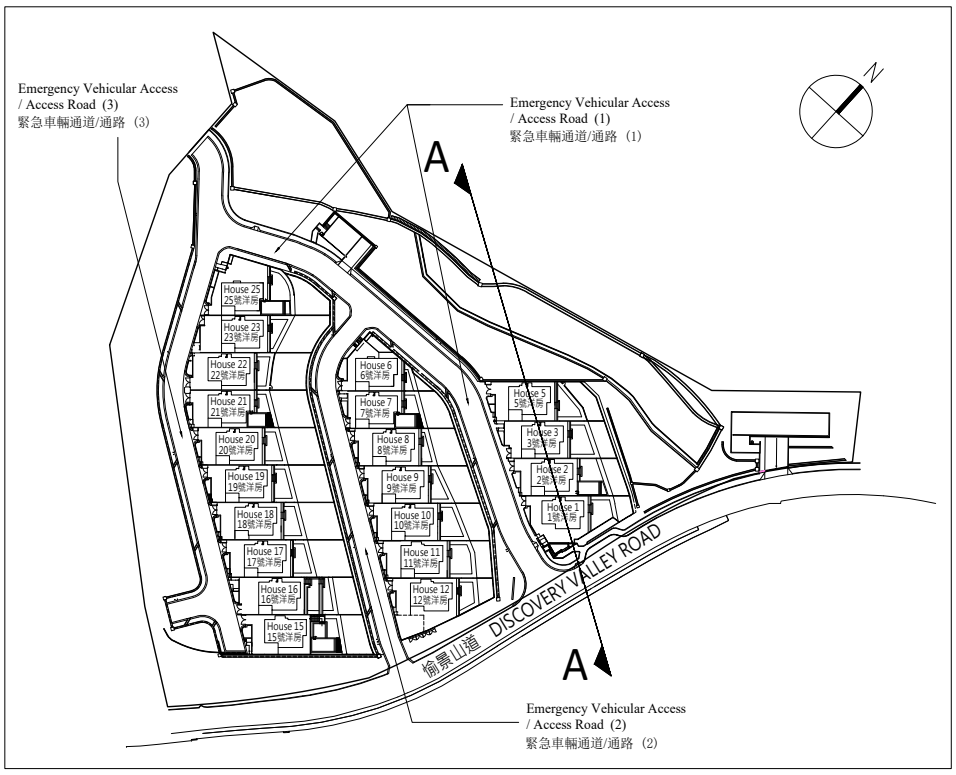
CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

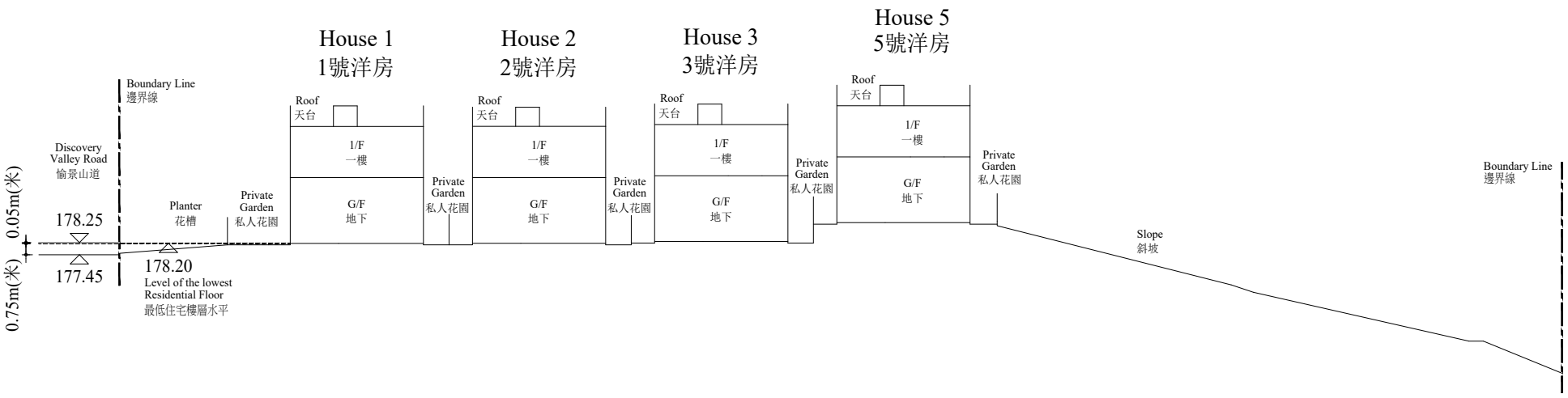
- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The Part of Discovery Valley Road adjacent to the building (House 1) is 177.45 to 178.25 metres above the Hong Kong Principal Datum.
- 毗連建築物 (1號洋房) 的一段愉景山道為香港主水平基準以上177.45米至178.25米。

Key Plan
索引圖



Cross-Section Plan A-A
橫截面圖 A-A



CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

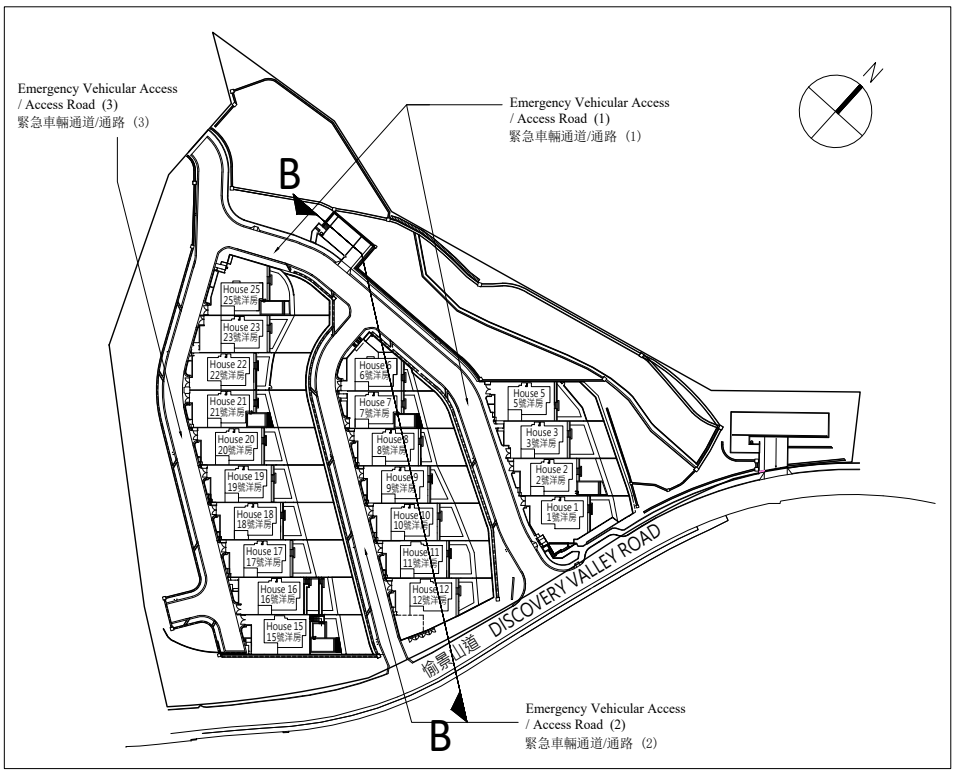
- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

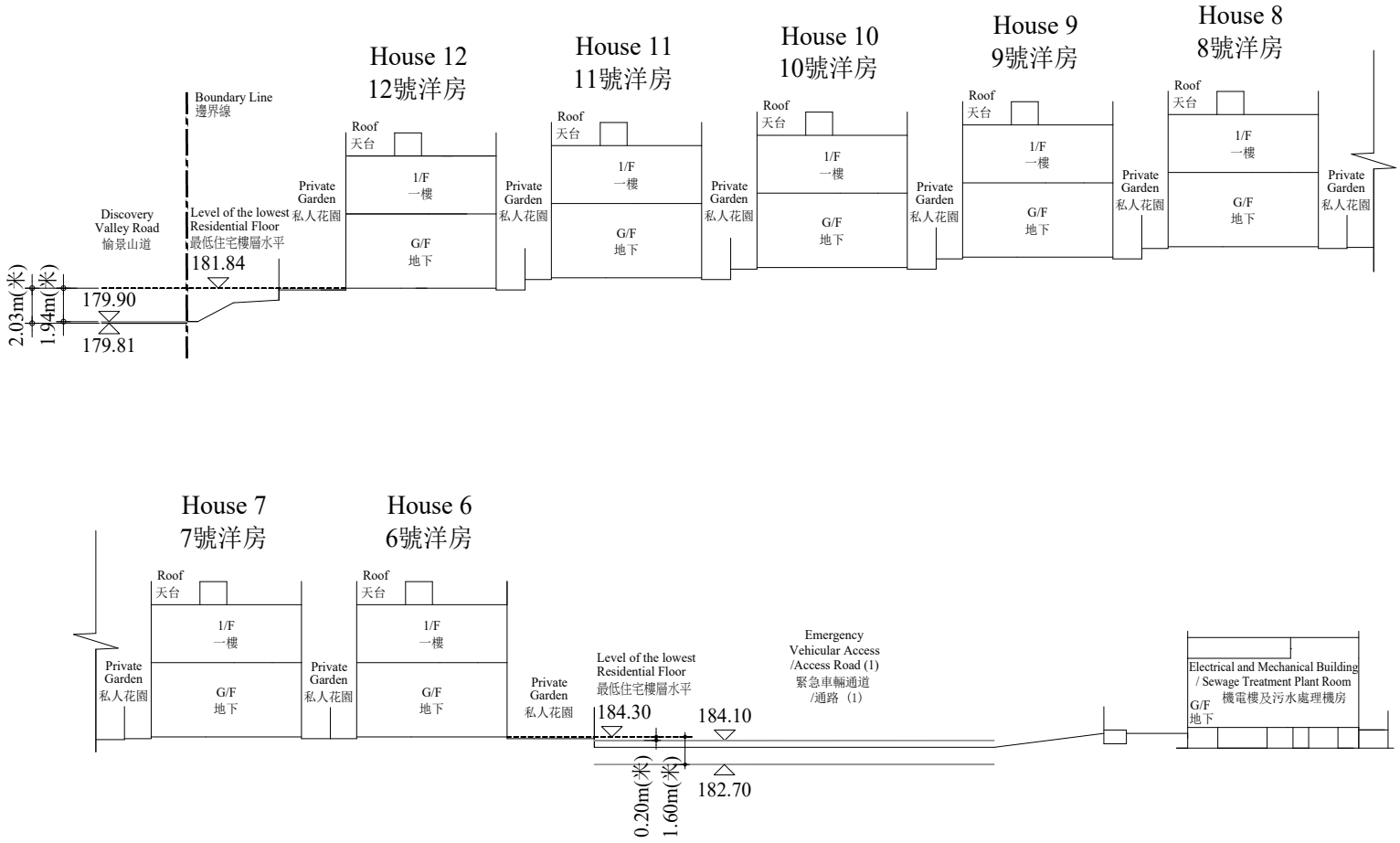
- The Part of Discovery Valley Road adjacent to the building (House 12) is 179.81 to 179.90 metres above the Hong Kong Principal Datum.
- 毗連建築物 (12號洋房) 的一段愉景山道為香港主水平基準以上179.81米至179.90米。

- The Part of Emergency Vehicular Access/Access Road (1) adjacent to the building (House 6) is 182.70 to 184.10 metres above the Hong Kong Principal Datum.
- 毗連建築物 (6號洋房) 的一段緊急車輛通道/通路（1）為香港主水平基準以上182.70米至184.10米。

Key Plan
索引圖



Cross-Section Plan B-B
橫截面圖 B-B



CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

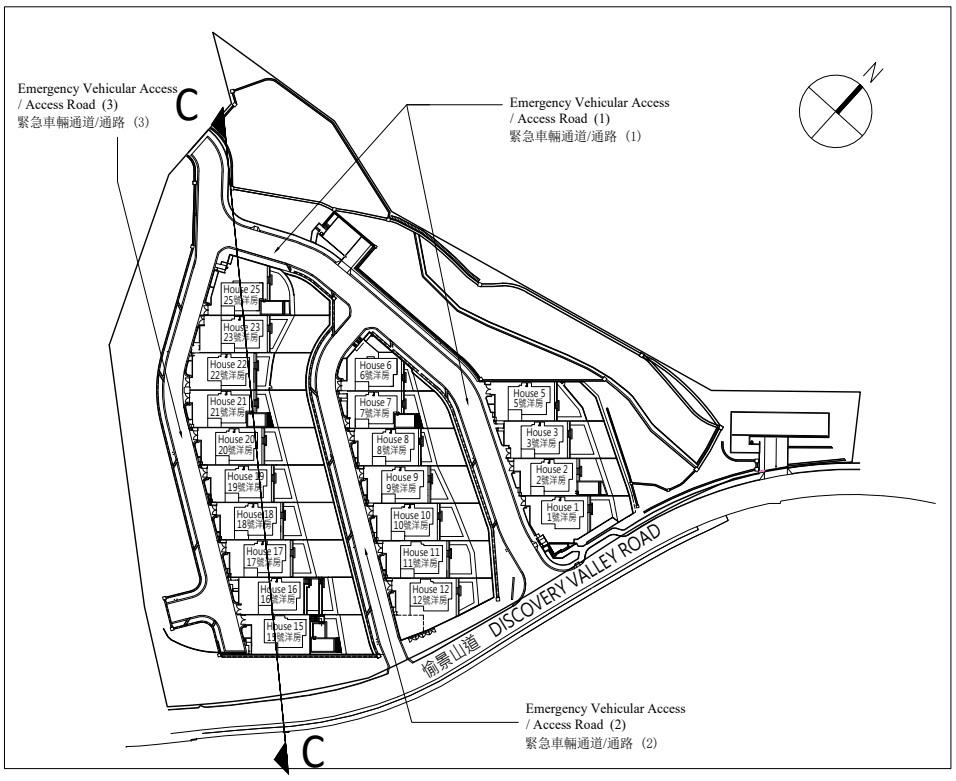
- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

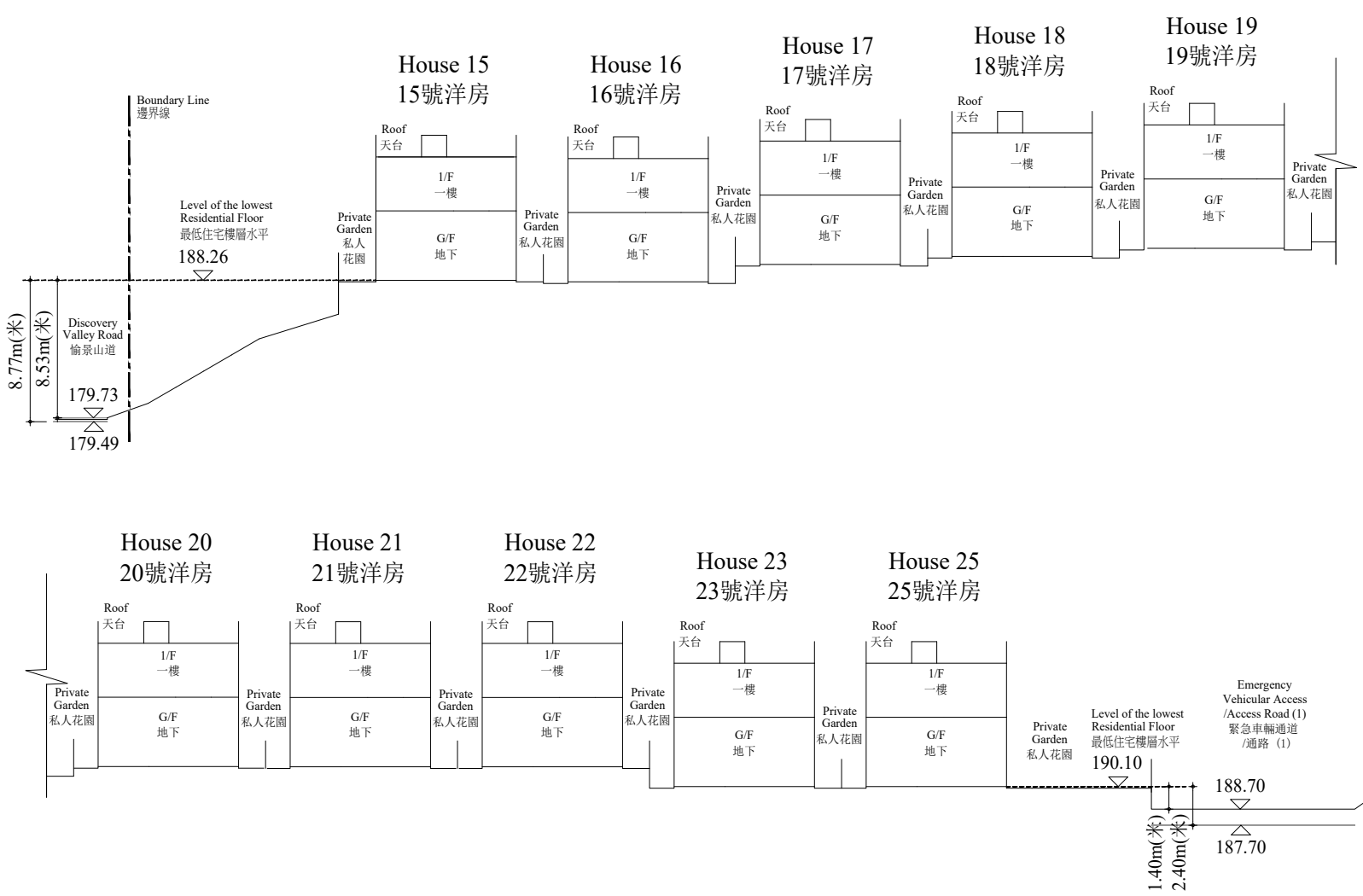
- The Part of Discovery Valley Road adjacent to the building (House 15) is 179.49 to 179.73 metres above the Hong Kong Principal Datum.
- 毗連建築物 (15號洋房) 的一段愉景山道為香港主水平基準以上179.49米至179.73 米。

- The Part of Emergency Vehicular Access/Access Road (1) adjacent to the building (House 25) is 187.70 to 188.70 metres above the Hong Kong Principal Datum.
- 毗連建築物 (25號洋房) 的一段緊急車輛通道/通路（1）為香港主水平基準以上187.70米至188.70米。

Key Plan
索引圖



Cross-Section Plan C-C
橫截面圖 C-C



CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

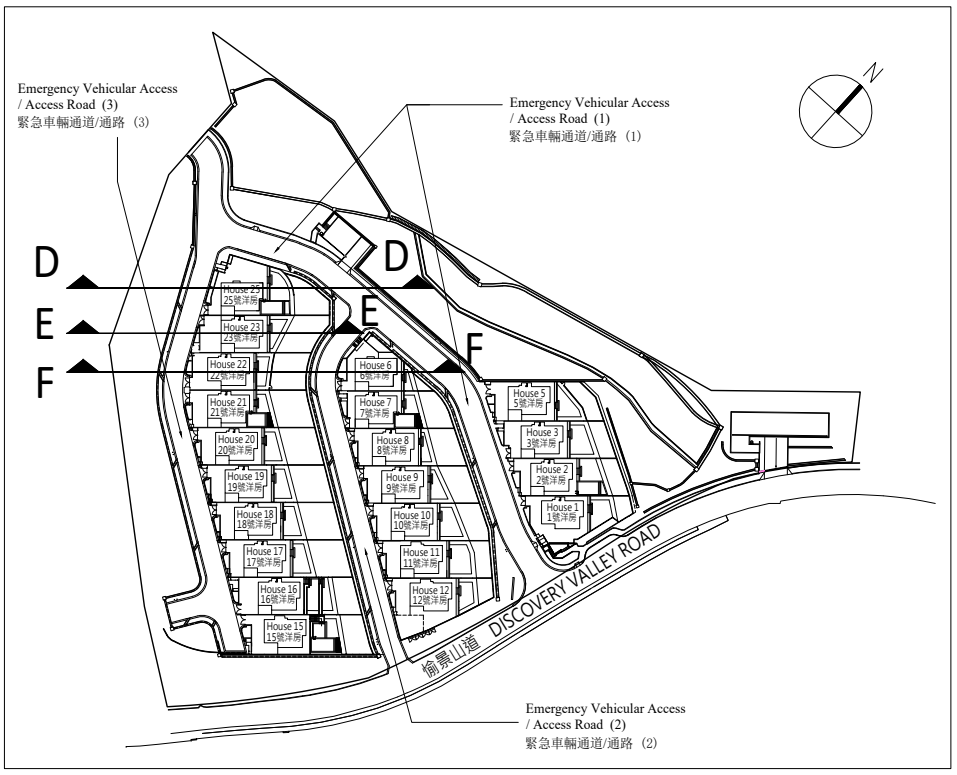
- The Parts of Emergency Vehicular Access/Access Road (1) and (3) adjacent to the building (House 25) are 183.70 to 183.85 metres and 188.85 to 189.90 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (25號洋房) 的一段緊急車輛通道/通路 (1) 及 (3) 分別為香港主水平基準以上183.70米至183.85米及188.85米至189.90米。

- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 23) are 183.85 to 184.10 metres and 189.90 to 190.50 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (23號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上183.85米至184.10米及189.90米至190.50米。

- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 22) are 184.10 metres and 190.50 to 191.10 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (22號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上184.10米及190.50米至191.10米。

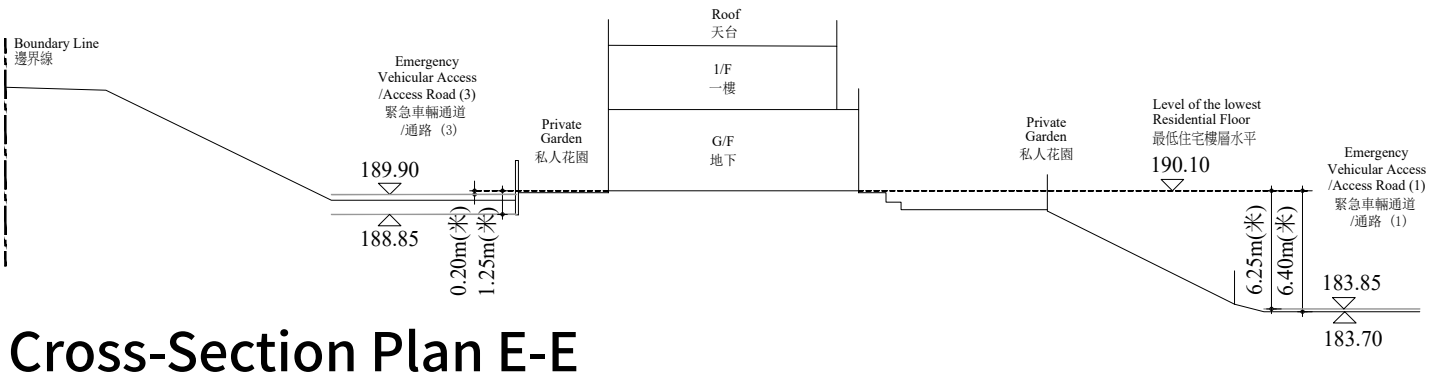
- The Parts of Emergency Vehicular Access/Access Road (1) and (2) adjacent to the building (House 6) are 179.65 to 182.70 metres and 184.10 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (6號洋房) 的一段緊急車輛通道/通路 (1) 及 (2) 分別為香港主水平基準以上179.65米至182.70米及184.10米。

Key Plan
索引圖



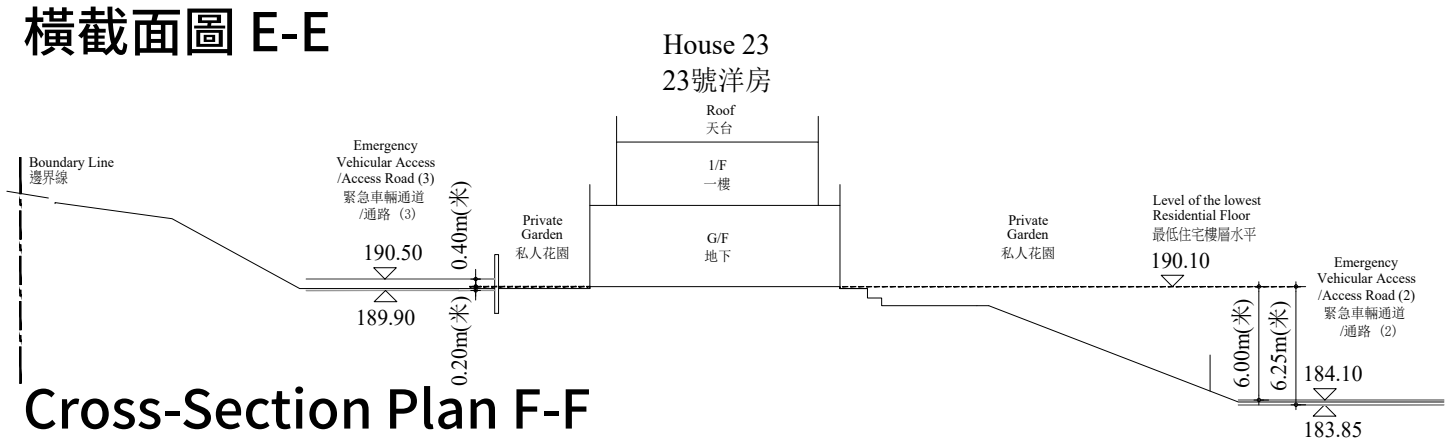
Cross-Section Plan D-D
橫截面圖 D-D

House 25
25號洋房



Cross-Section Plan E-E
橫截面圖 E-E

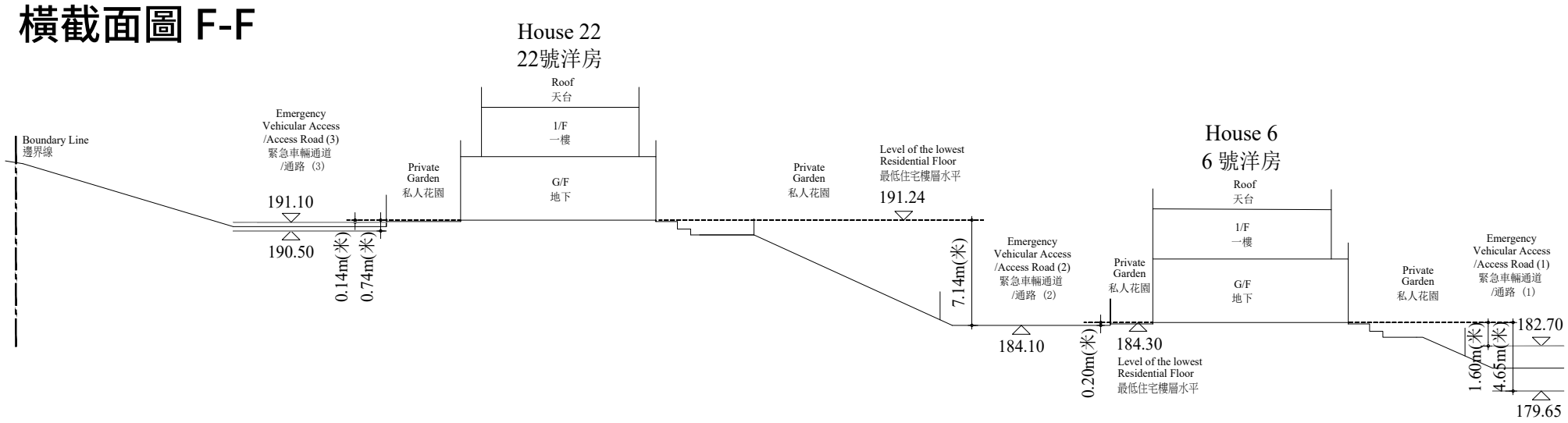
House 23
23號洋房



Cross-Section Plan F-F
橫截面圖 F-F

House 22
22號洋房

House 6
6 號洋房



CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

- ▽denotes height (in metres) above the Hong Kong Principal Datum.
- ▽代表香港主水平基準以上的高度 (米)。

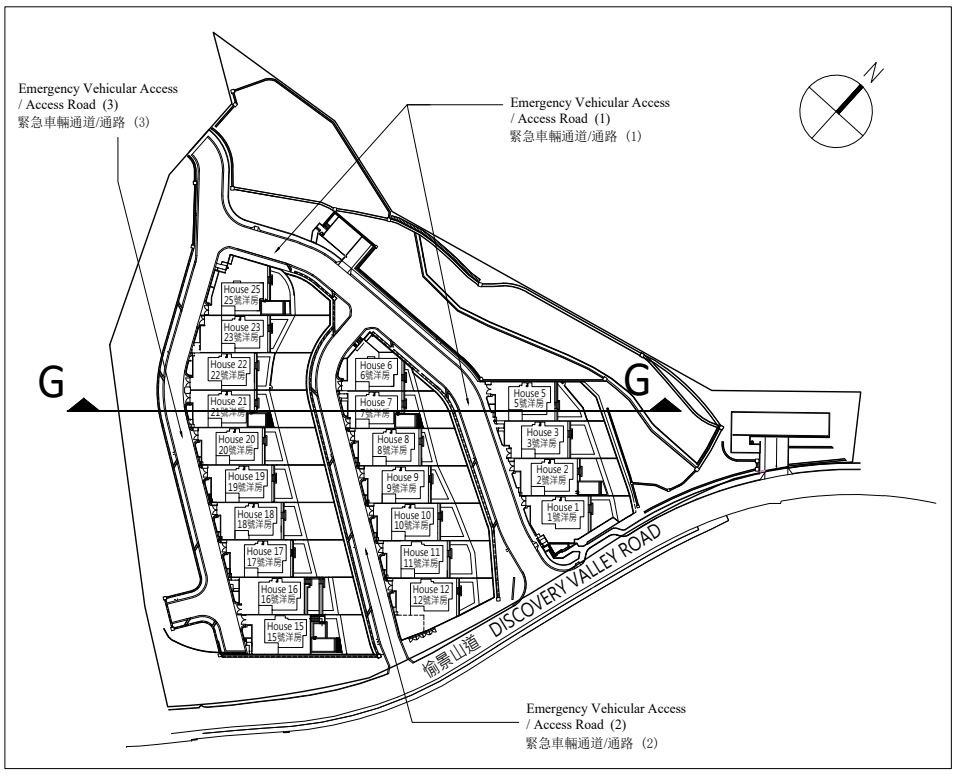
- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 21) are 184.10 to 184.16 metres and 191.10 to 191.16 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (21號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上184.10米至184.16米及191.10米至191.16米。

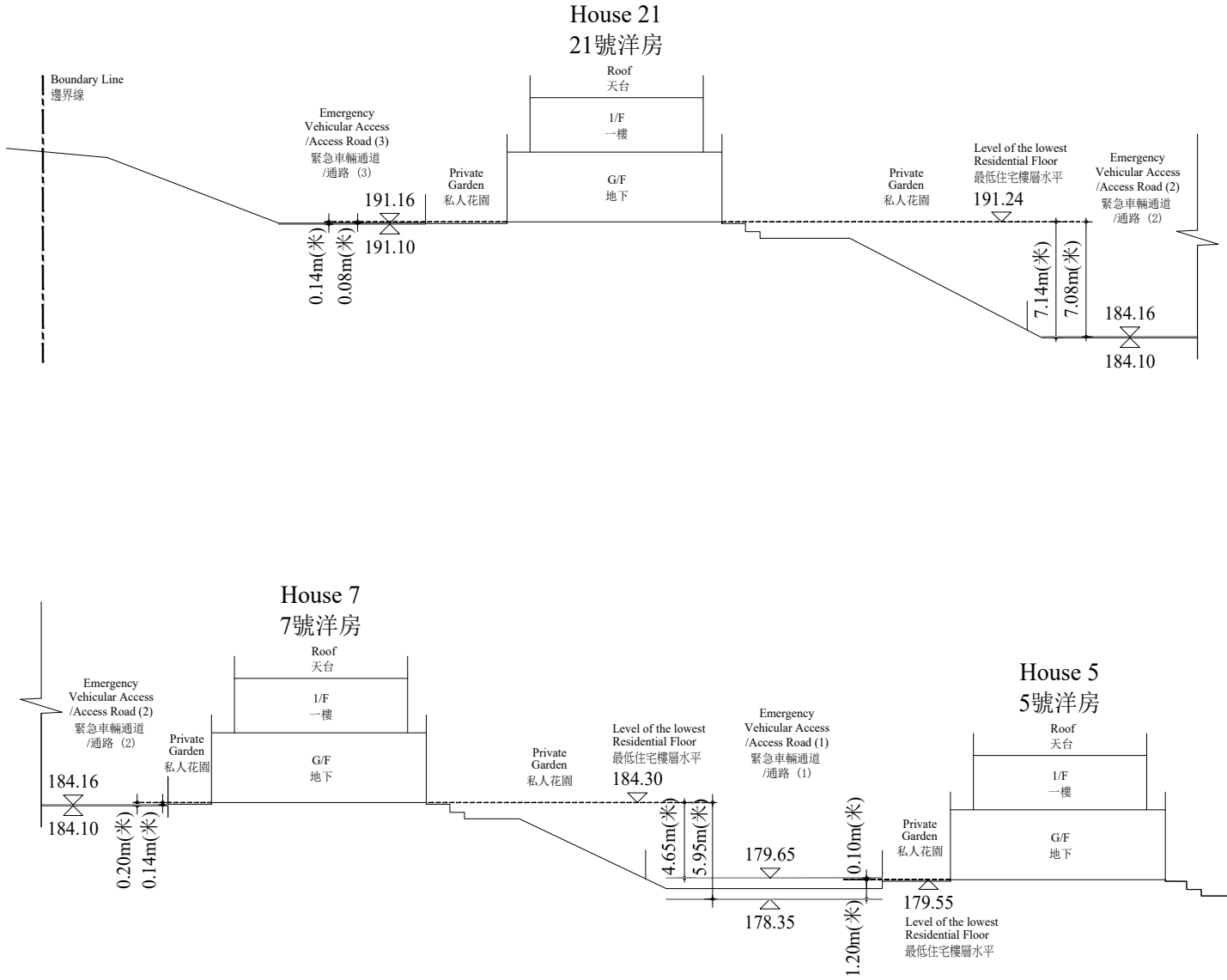
- The Parts of Emergency Vehicular Access/Access Road (1) and (2) adjacent to the building (House 7) are 178.35 to179.65 metres and 184.10 to 184.16 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (7號洋房) 的一段緊急車輛通道/通路 (1) 及 (2) 分別為香港主水平基準以上178.35米至179.65米及184.10米至184.16米。

- The Part of Emergency Vehicular Access/Access Road (1) adjacent to the building (House 5) is 178.35 to 179.65 metres above the Hong Kong Principal Datum.
- 毗連建築物 (5號洋房) 的一段緊急車輛通道/通路 (1) 為香港主水平基準以上178.35米至179.65米。

Key Plan
索引圖



Cross-Section Plan G-G
橫截面圖 G-G



CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

- ▽denotes height (in metres) above the Hong Kong Principal Datum.
- ▽代表香港主水平基準以上的高度 (米)。

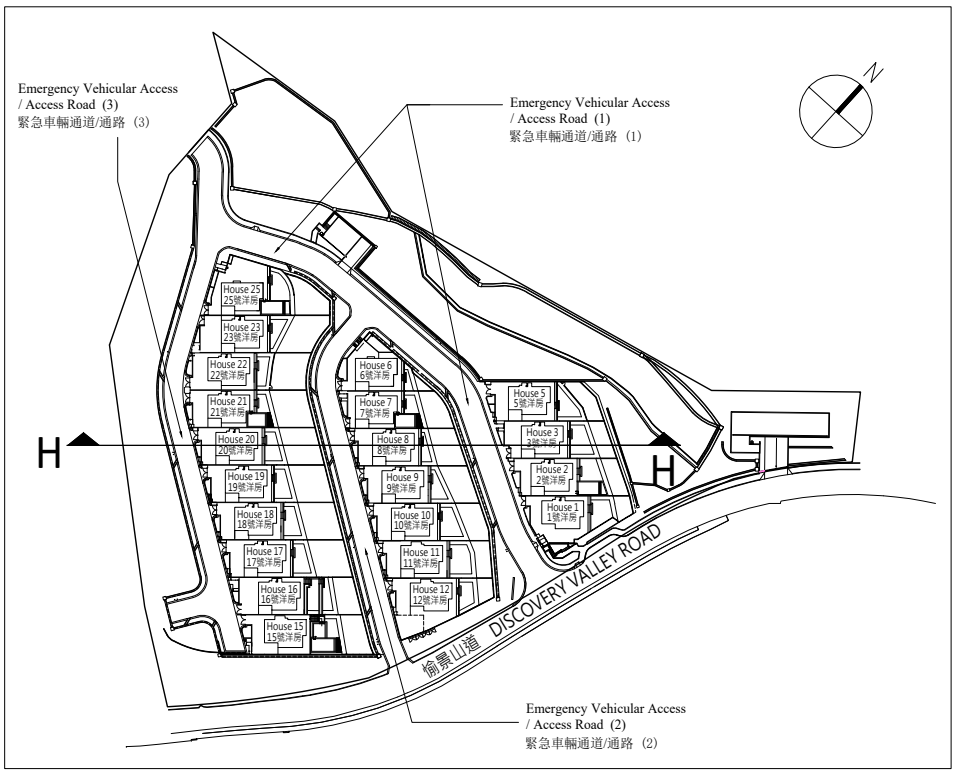
- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 20) are 183.56 to 184.16 metres and 190.56 to 191.16 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (20號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上183.56米至184.16米及190.56米至191.16米。

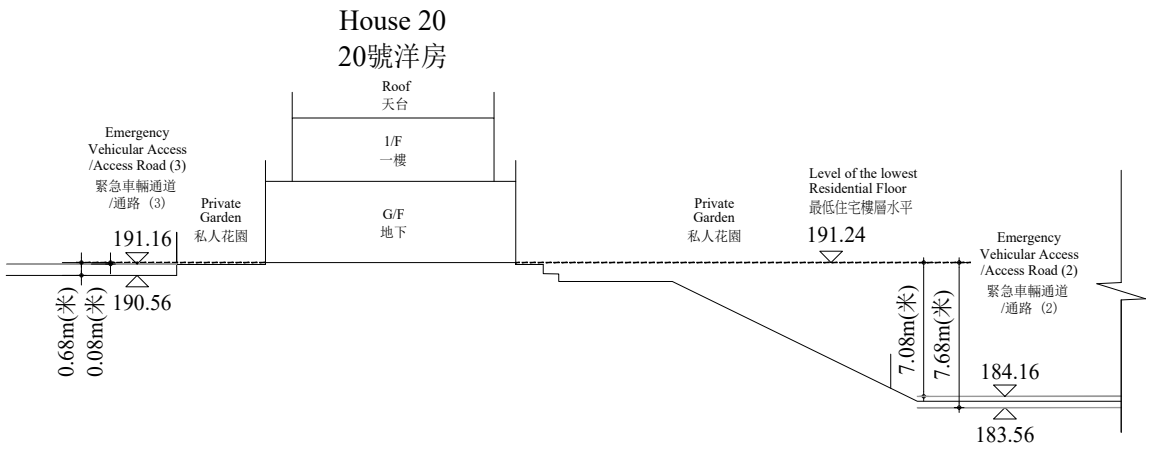
- The Parts of Emergency Vehicular Access/Access Road (1) and (2) adjacent to the building (House 8) are 178.00 to178.35 metres and 183.56 to 184.16 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (8號洋房) 的一段緊急車輛通道/通路 (1) 及 (2) 分別為香港主水平基準以上178.00米至178.35米及183.56米至184.16米。

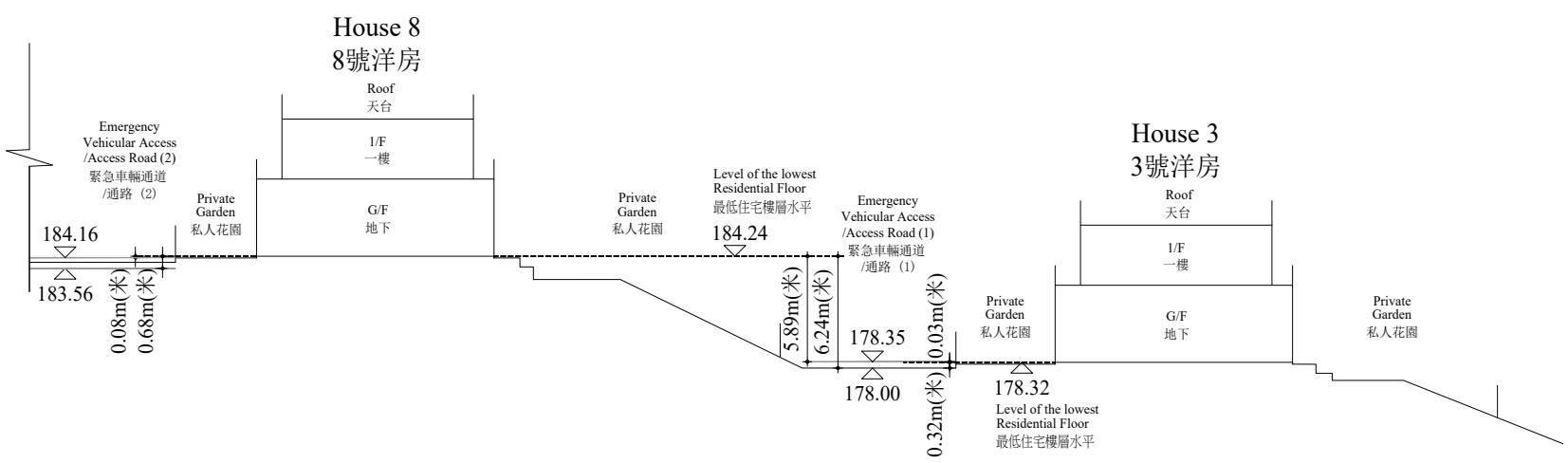
- The Part of Emergency Vehicular Access/Access Road (1) adjacent to the building (House 3) is 178.00 to 178.35 metres above the Hong Kong Principal Datum.
- 毗連建築物 (3號洋房) 的一段緊急車輛通道/通路 (1) 為香港主水平基準以上178.00米至178.35米

Key Plan
索引圖



Cross-Section Plan H-H
橫截面圖 H-H





CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

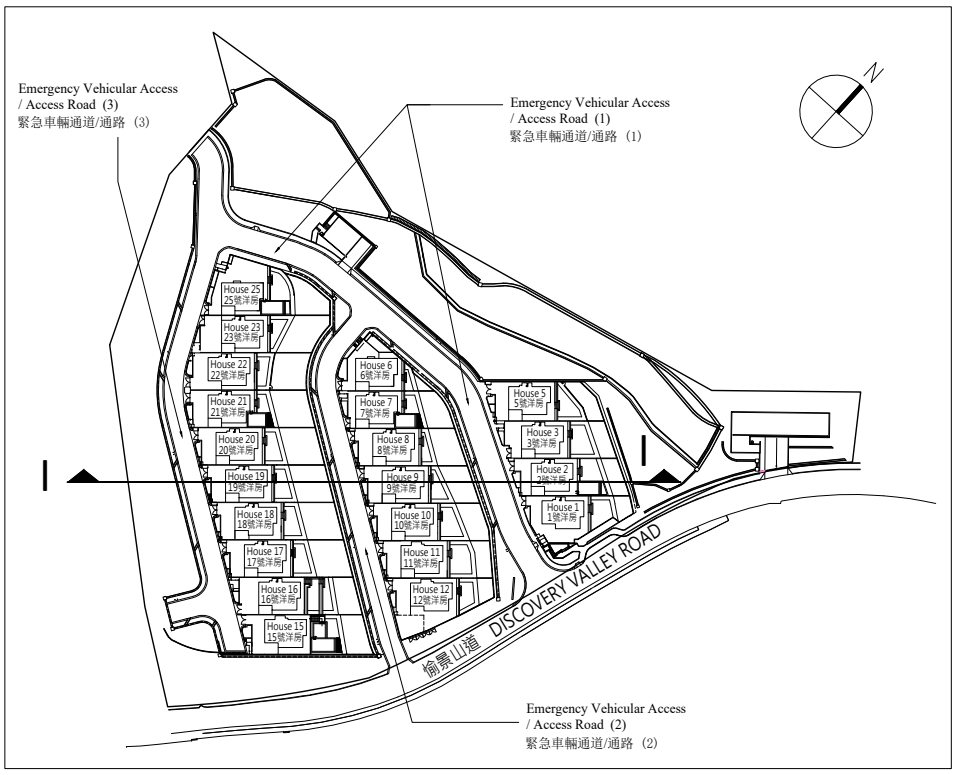
- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 19) are 182.96 to 183.56 metres and 189.96 to 190.56 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (19號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上182.96米至183.56米及189.96米至190.56米。

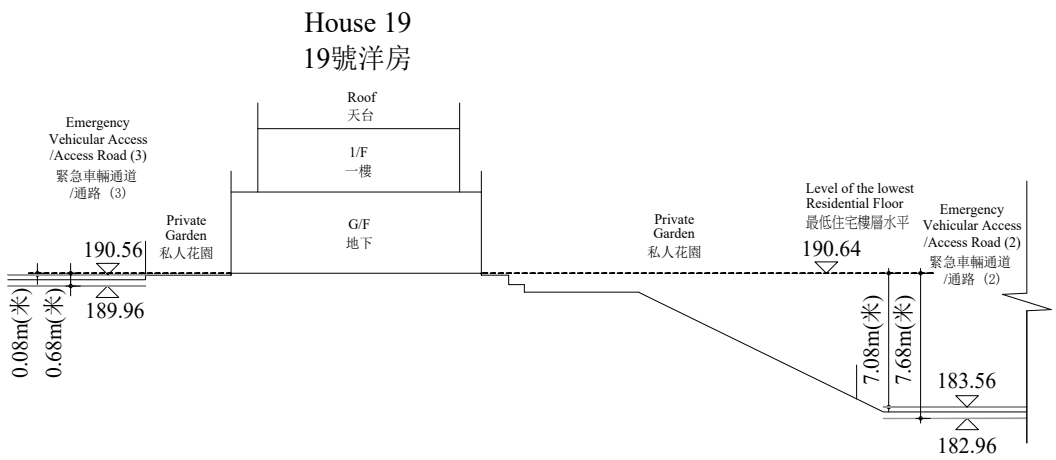
- The Parts of Emergency Vehicular Access/Access Road (1) and (2) adjacent to the building (House 9) are 178.00 to 178.20 metres and 182.96 to 183.56 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (9號洋房) 的一段緊急車輛通道/通路 (1) 及 (2) 分別為香港主水平基準以上178.00米至178.20米及182.96米至183.56米。

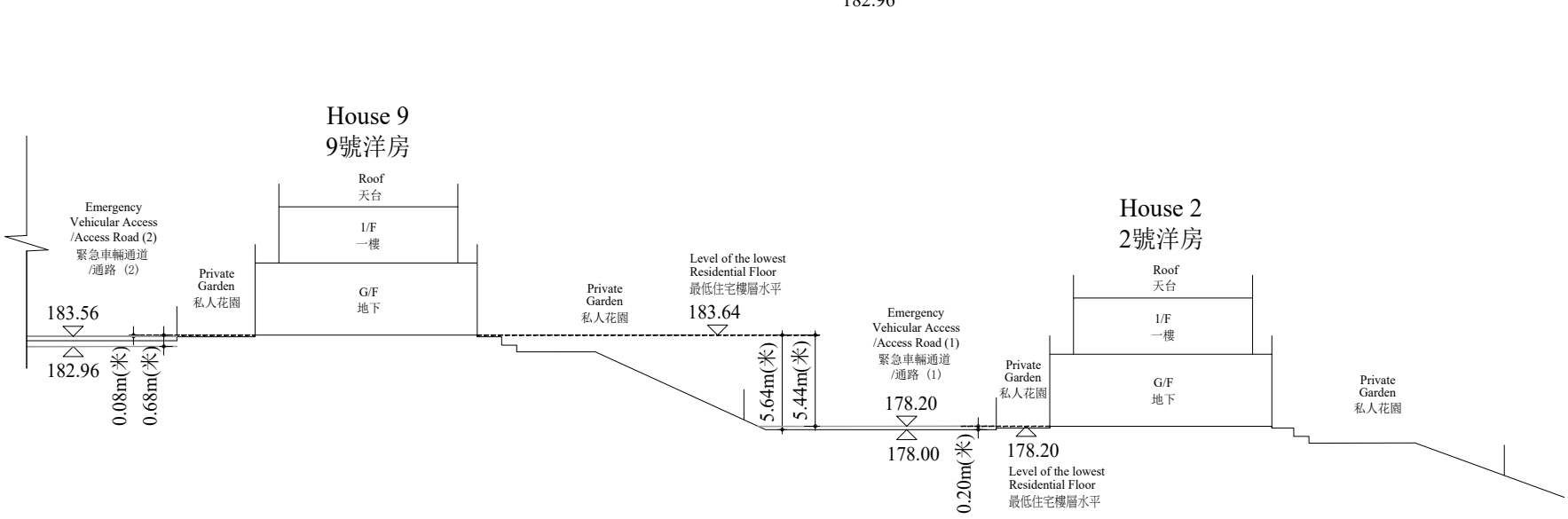
- The Part of Emergency Vehicular Access/Access Road (1) adjacent to the building (House 2) is 178.00 to 178.20 metres above the Hong Kong Principal Datum.
- 毗連建築物 (2號洋房) 的一段緊急車輛通道/通路 (1) 為香港主水平基準以上178.00米至178.20米。

Key Plan
索引圖



Cross-Section Plan I-I
橫截面圖 I-I





CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

- ▽denotes height (in metres) above the Hong Kong Principal Datum.
- ▽代表香港主水平基準以上的高度 (米)。

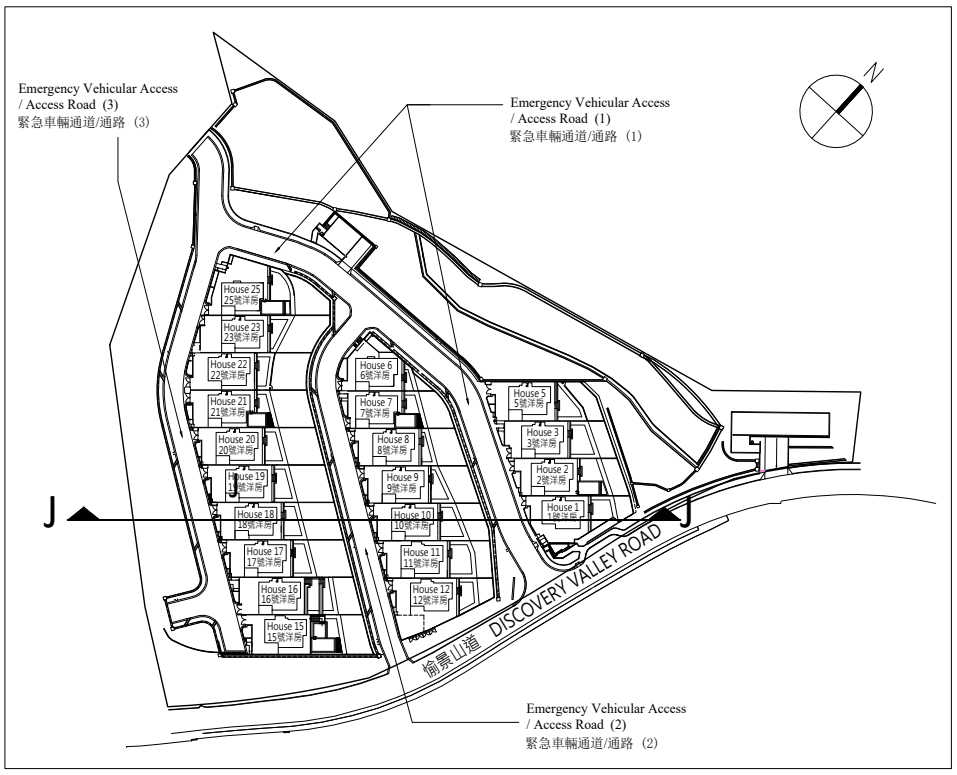
- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 18) are 182.36 to 182.96 metres and 189.36 to 189.96 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (18號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上182.36米至182.96米及189.36米至189.96米。

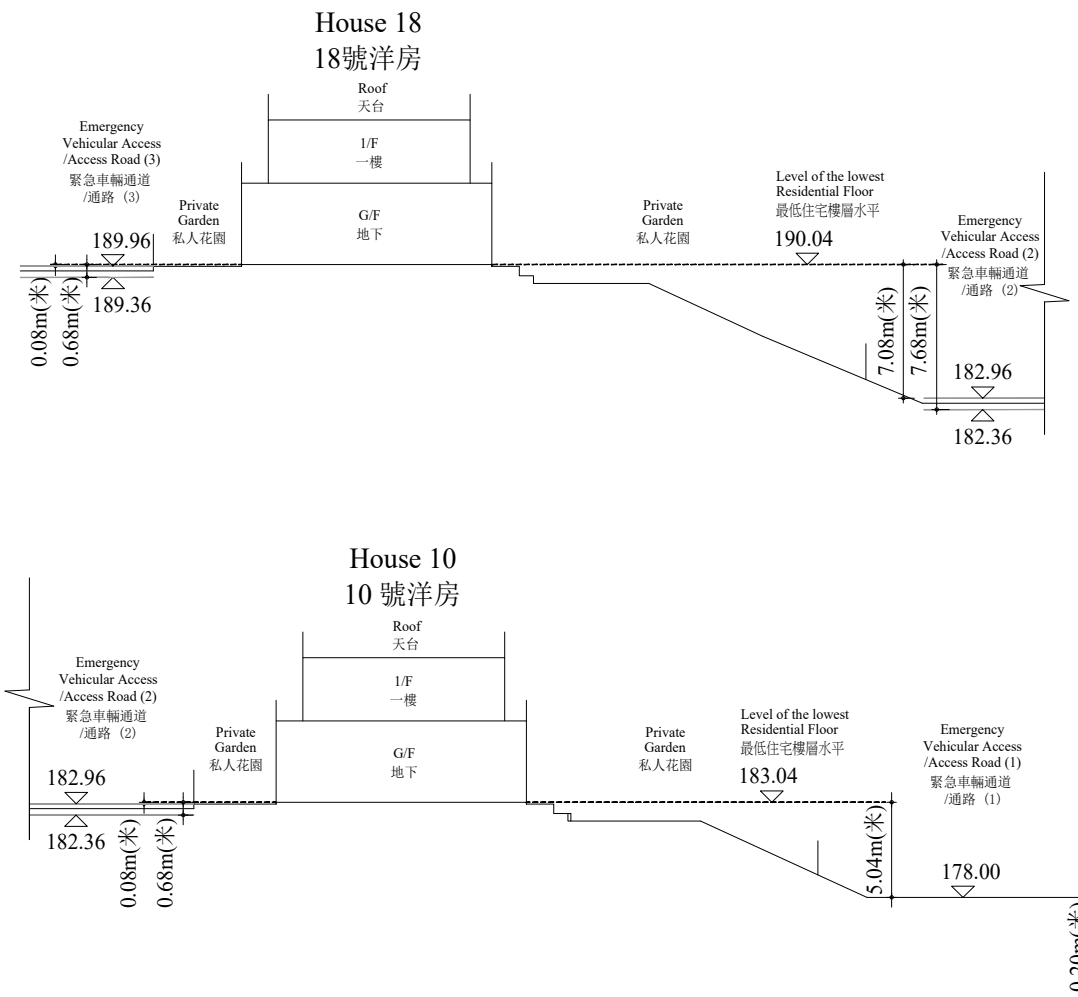
- The Parts of Emergency Vehicular Access/Access Road (1) and (2) adjacent to the building (House 10) are 178.00 metres and 182.36 to 182.96 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (10號洋房) 的一段緊急車輛通道/通路 (1) 及 (2) 分別為香港主水平基準以上178.00米及182.36米至182.96米。

- The Part of Emergency Vehicular Access/Access Road (1) adjacent to the building (House 1) is 178.00 metres above the Hong Kong Principal Datum.
- 毗連建築物 (1號洋房) 的一段緊急車輛通道/通路 (1) 為香港主水平基準以上178.00米。

Key Plan
索引圖



Cross-Section Plan J-J
橫截面圖 J-J



CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

- ▽denotes height (in metres) above the Hong Kong Principal Datum.
- ▽代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 15) are 180.00 to 181.00 metres and 188.16 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (15號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上180.00米至181.00米及188.16米。

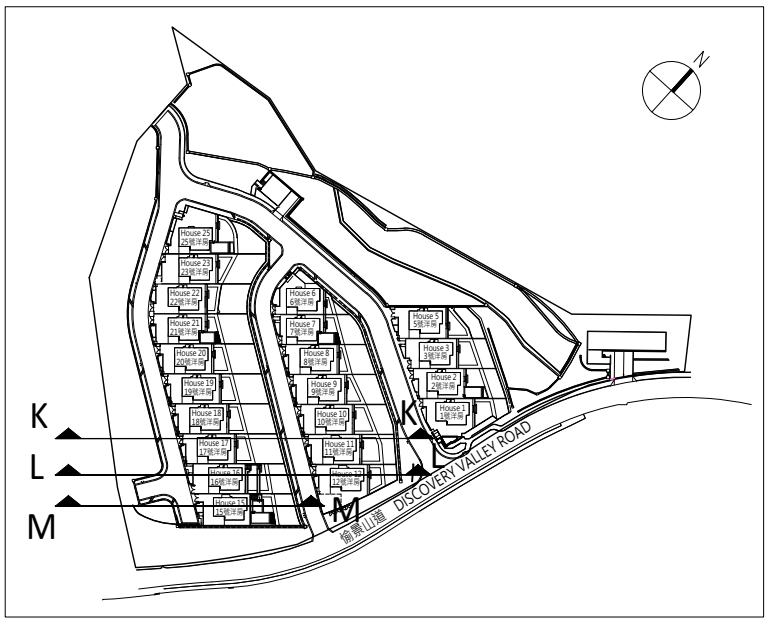
- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 16) are 181.00 to 181.76 metres and 188.16 to 188.76 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (16號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上181.00米至181.76米及188.16米至188.76米。

- The Parts of Emergency Vehicular Access/Access Road (1) and (2) adjacent to the building (House 12) are 178.00 to 178.25 metres and 181.00 to 181.76 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (12號洋房) 的一段緊急車輛通道/通路 (1) 及 (2) 分別為香港主水平基準以上178.00米至178.25米及181.00米至181.76米。

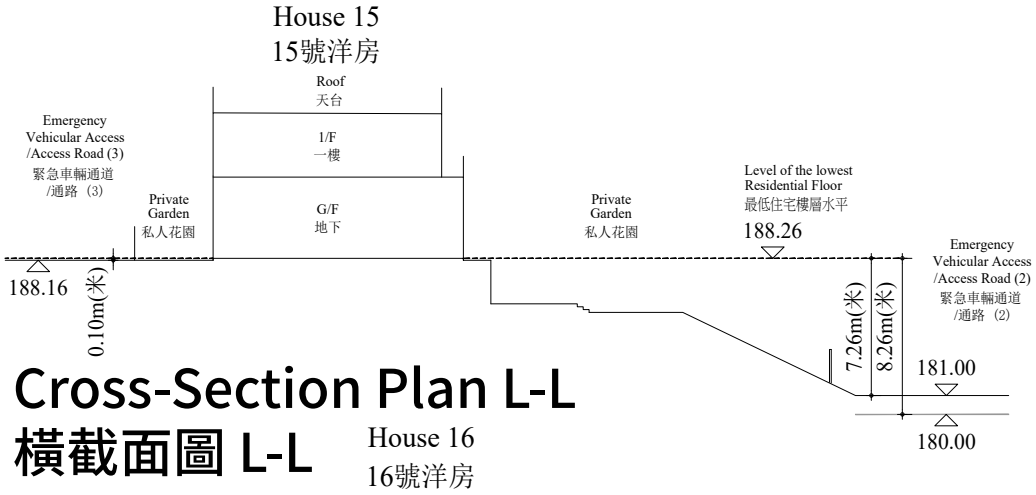
- The Parts of Emergency Vehicular Access/Access Road (2) and (3) adjacent to the building (House 17) are 181.76 to 182.36 metres and 188.76 to 189.36 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (17號洋房) 的一段緊急車輛通道/通路 (2) 及 (3) 分別為香港主水平基準以上181.76米至182.36米及188.76米至189.36米。

- The Parts of Emergency Vehicular Access/Access Road (1) and (2) adjacent to the building (House 11) are 178.00 metres and 181.76 to 182.36 metres above the Hong Kong Principal Datum respectively.
- 毗連建築物 (11號洋房) 的一段緊急車輛通道/通路 (1) 及 (2) 分別為香港主水平基準以上178.00米及181.76米至182.36米。

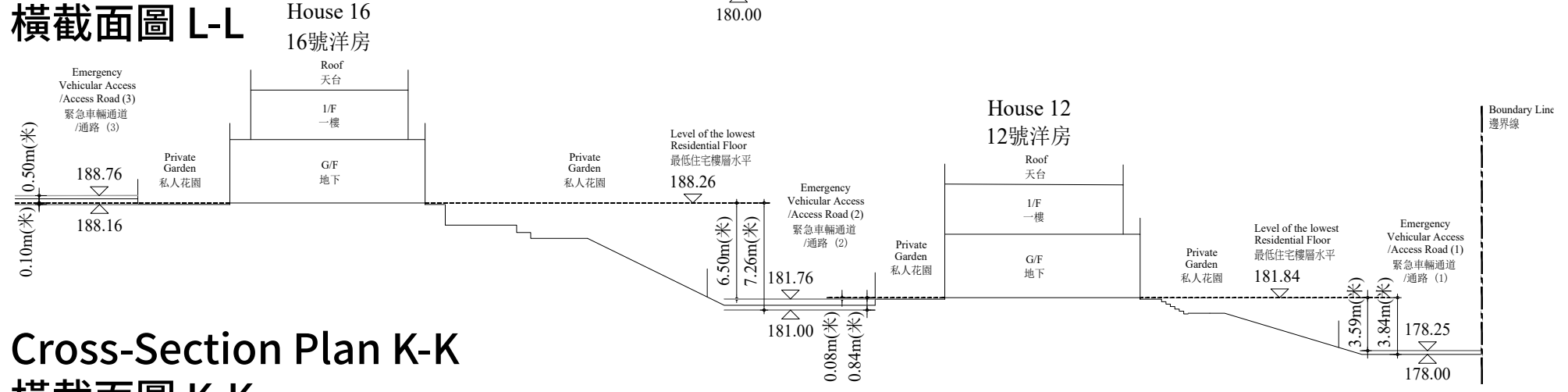
Key Plan
索引圖



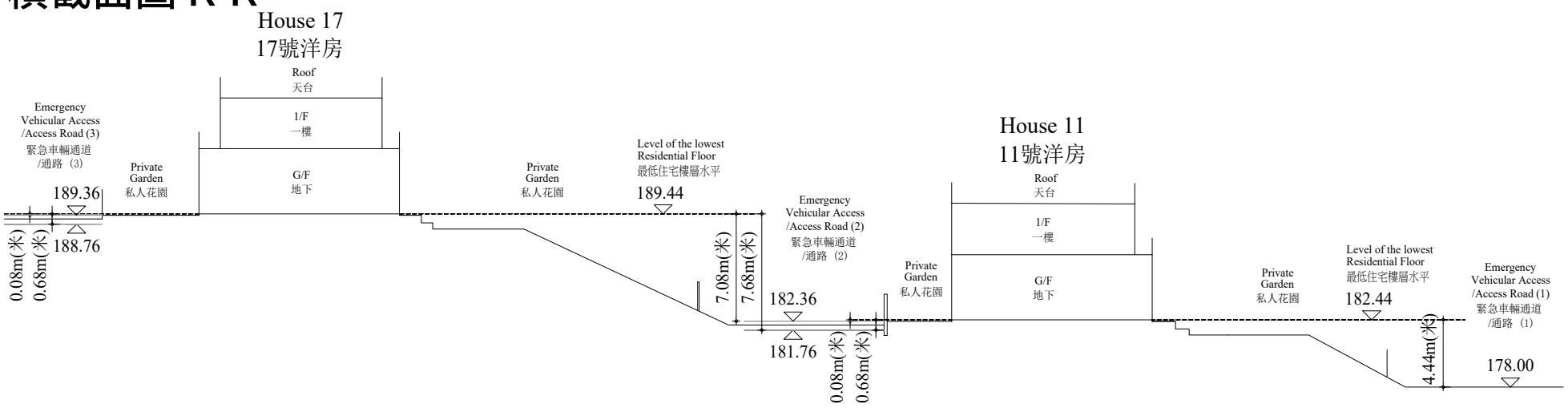
Cross-Section Plan M-M
橫截面圖 M-M



Cross-Section Plan L-L
橫截面圖 L-L

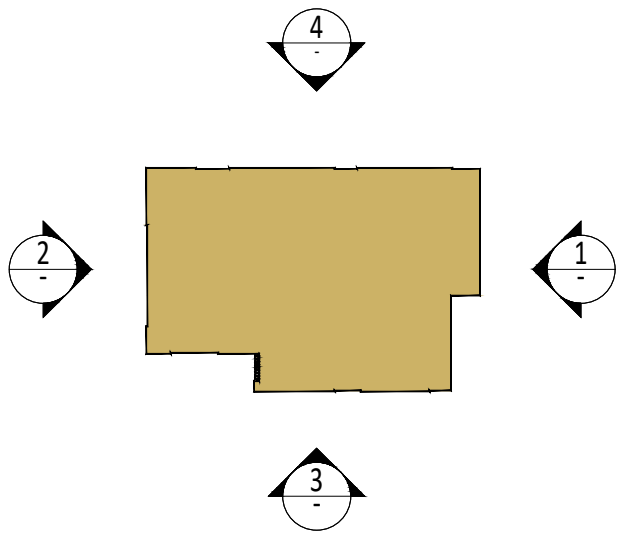


Cross-Section Plan K-K
橫截面圖 K-K



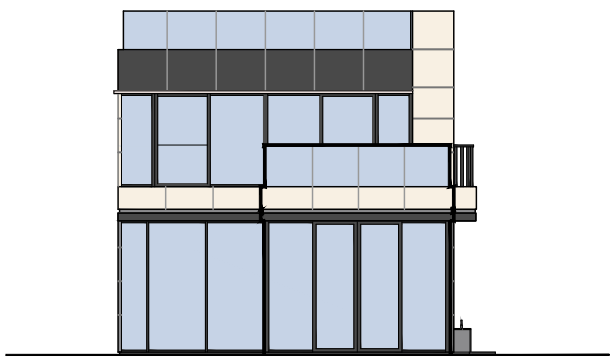
ELEVATION PLAN
立面圖

House 6
6號洋房

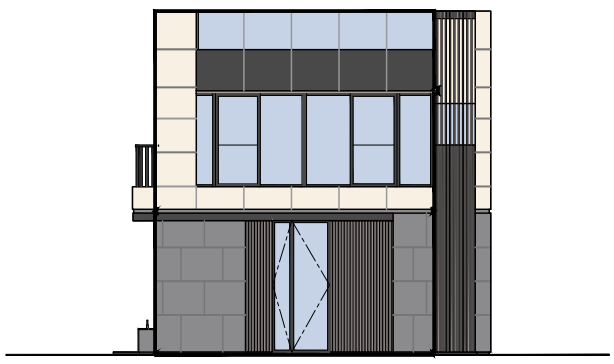


Key Plan
索引圖

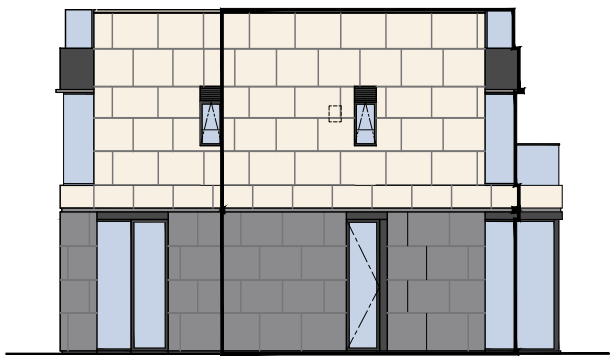




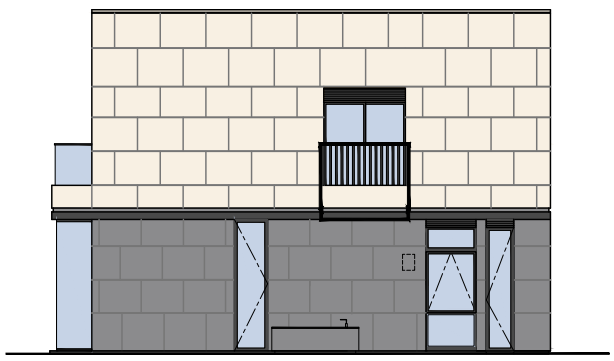
Elevation Plan 1
立面圖一



Elevation Plan 2
立面圖二



Elevation Plan 3
立面圖三



Elevation Plan 4
立面圖四

Authorized Person for the Phase has certified that the elevations shown on these plans :

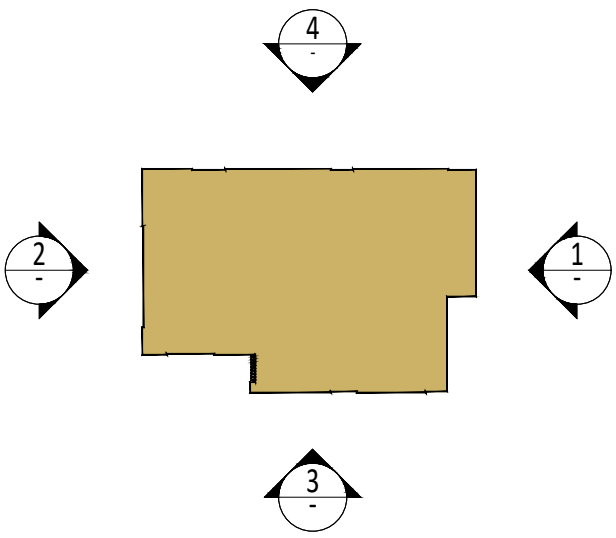
(1) are prepared on the basis of the approved building plans for the Phase as of 30 May 2019; and
(2) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本立面圖所顯示的立面：

(1) 以 2019 年 5 月 30 日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致 。

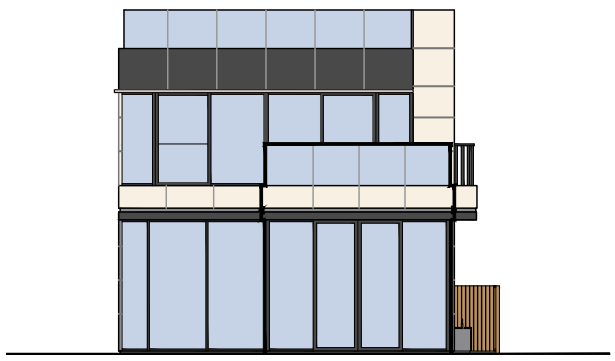
ELEVATION PLAN
立面圖

House 11, 12, 15
11、12、15號洋房

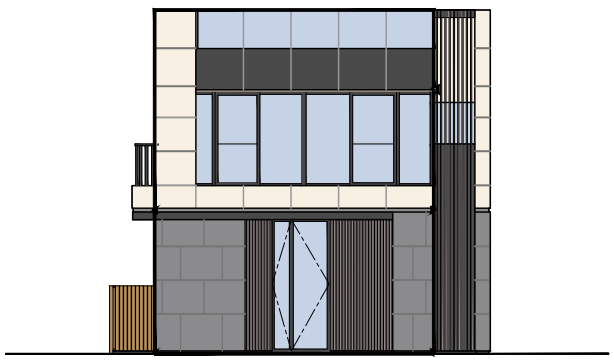


Key Plan
索引圖

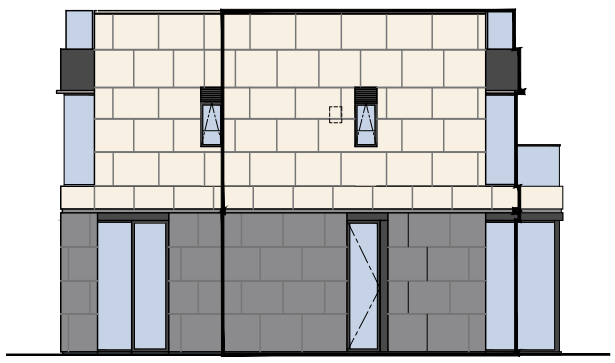




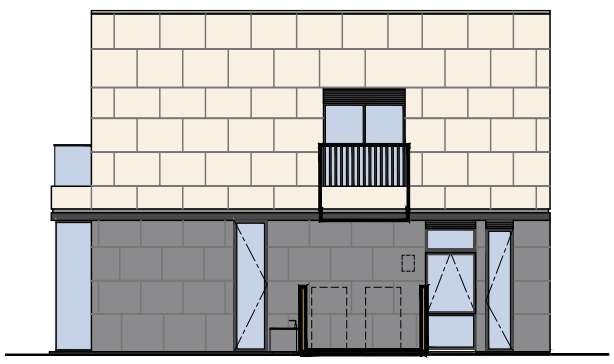
Elevation Plan 1
立面圖一



Elevation Plan 2
立面圖二



Elevation Plan 3
立面圖三



Elevation Plan 4
立面圖四

Authorized Person for the Phase has certified that the elevations shown on these plans :

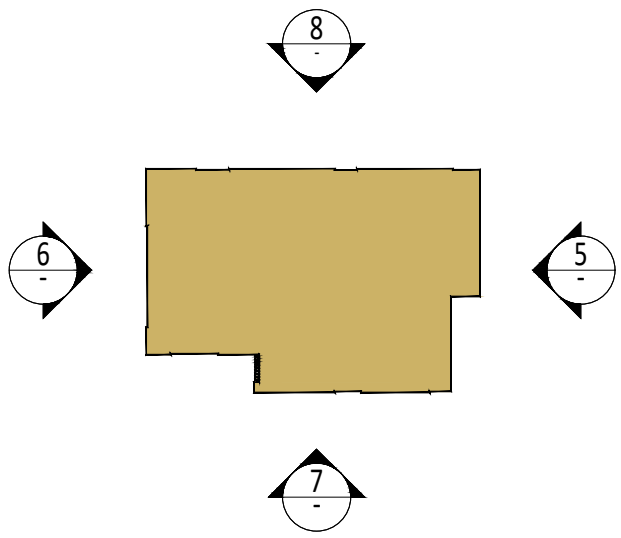
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(2) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本立面圖所顯示的立面：

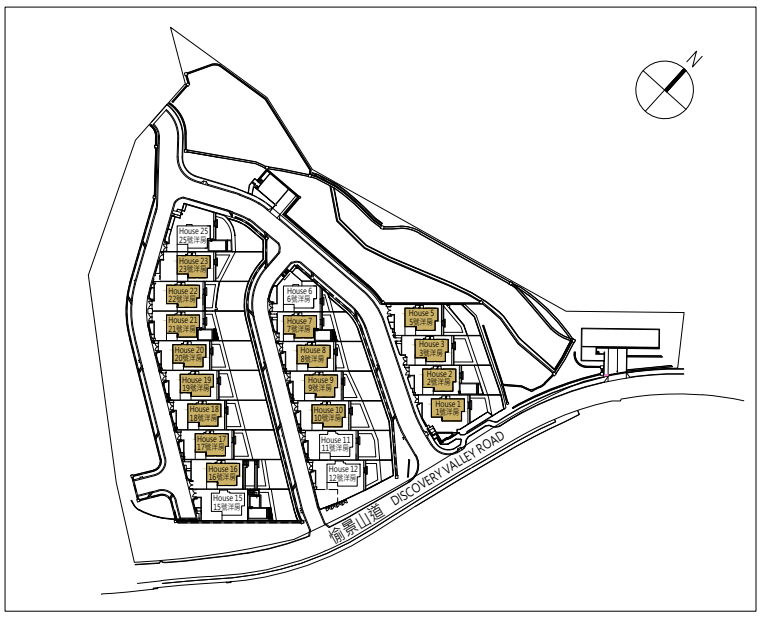
(1) 以 2019 年 5 月 30 日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致 。

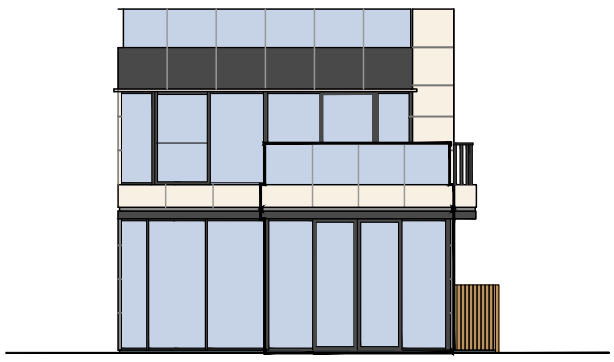
ELEVATION PLAN
立面圖

House 1-3, 5, 7-10, 16-23
1-3、5、7-10、16-23號洋房

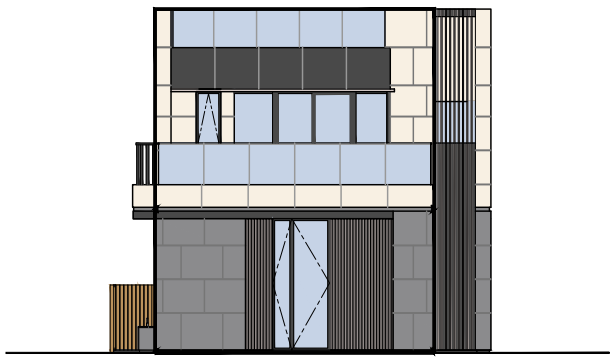


Key Plan
索引圖

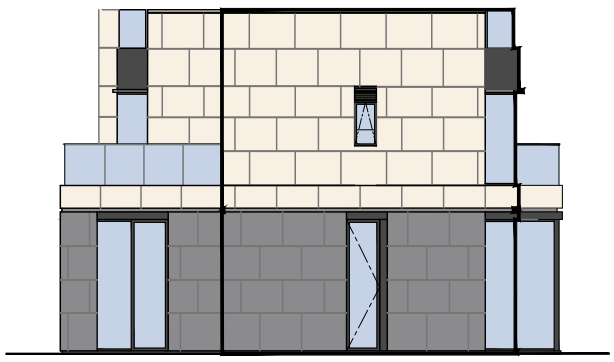




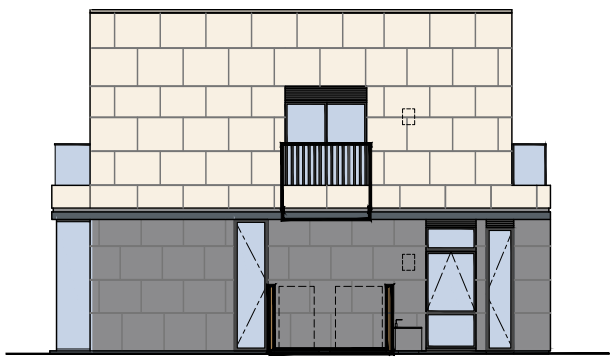
Elevation Plan 5
立面圖五



Elevation Plan 6
立面圖六



Elevation Plan 7
立面圖七



Elevation Plan 8
立面圖八

Authorized Person for the Phase has certified that the elevations shown on these plans :

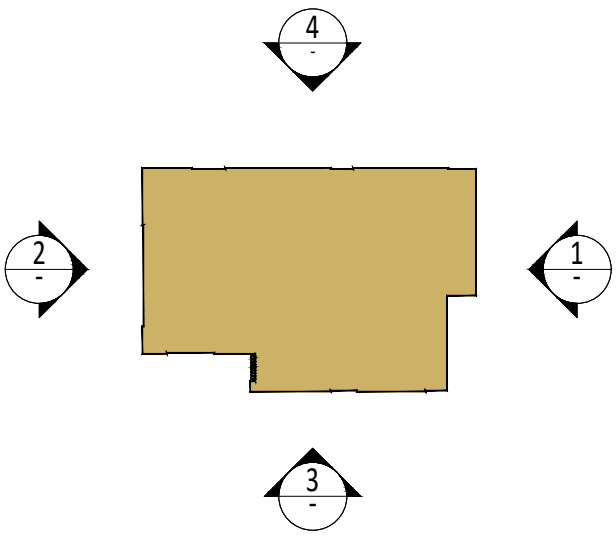
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(2) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本立面圖所顯示的立面：

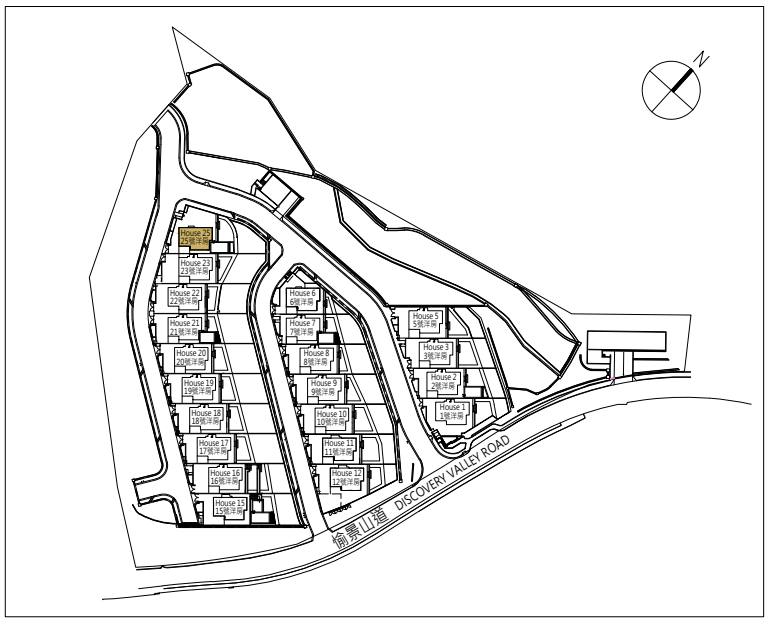
(1) 以 2019 年 5 月 30 日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致 。

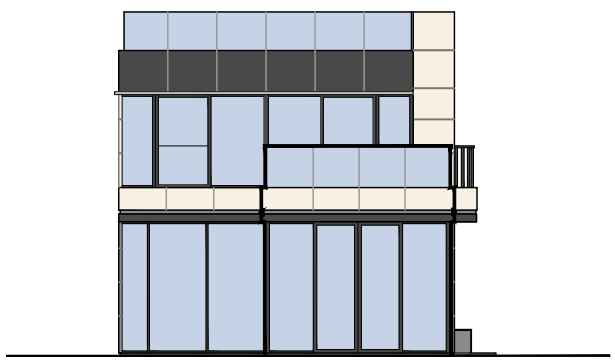
ELEVATION PLAN
立面圖

House 25
25號洋房

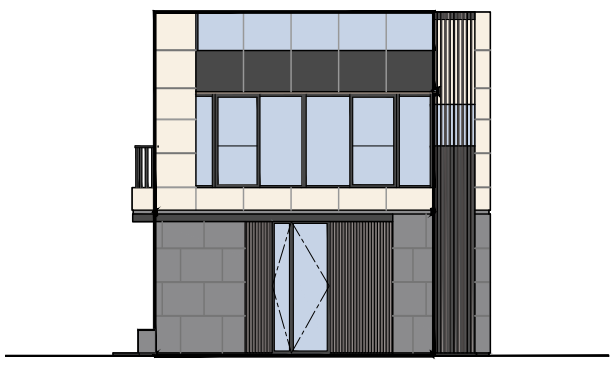


Key Plan
索引圖

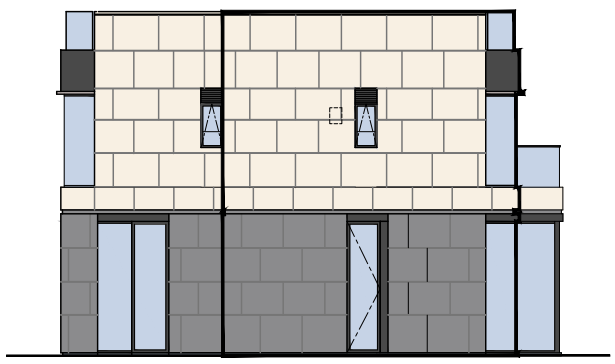




Elevation Plan 1
立面圖一



Elevation Plan 2
立面圖二



Elevation Plan 3
立面圖三



Elevation Plan 4
立面圖四

Authorized Person for the Phase has certified that the elevations shown on these plans :

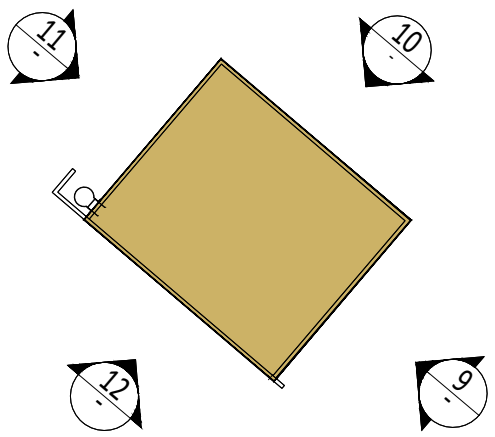
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期數的認可人士證明本立面圖所顯示的立面：

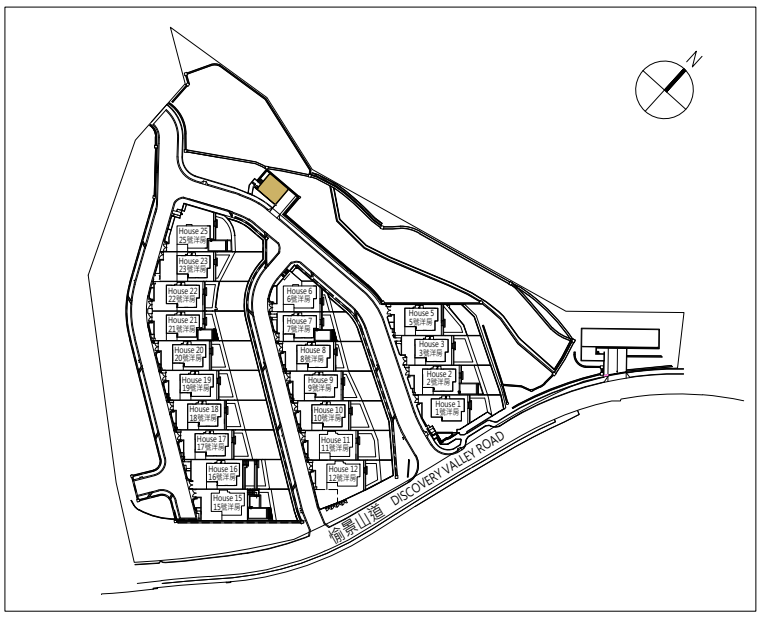
(1) 以 2019 年 5 月 30 日的情況為準的期數的經批准的建築圖則為基礎擬備；及
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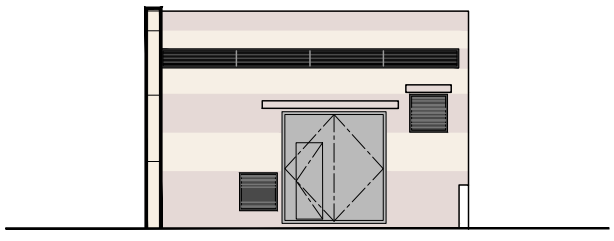
ELEVATION PLAN
立面圖

TRANSFORMER ROOM / SWITCH ROOM
電力變壓房 / 電掣房

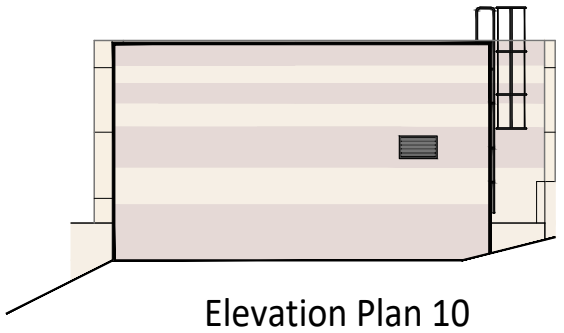


Key Plan
索引圖

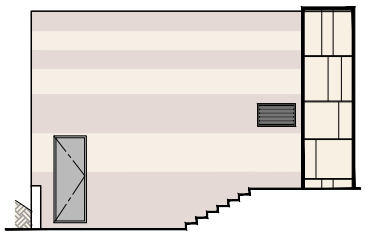




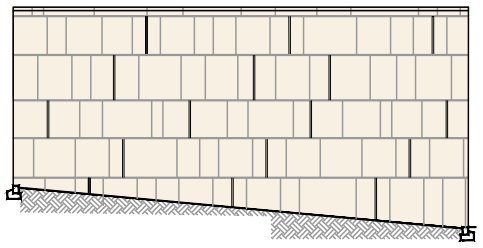
Elevation Plan 9
立面圖九



Elevation Plan 10
立面圖十



Elevation Plan 11
立面圖十一



Elevation Plan 12
立面圖十二

Authorized Person for the Phase has certified that the elevations shown on these plans :

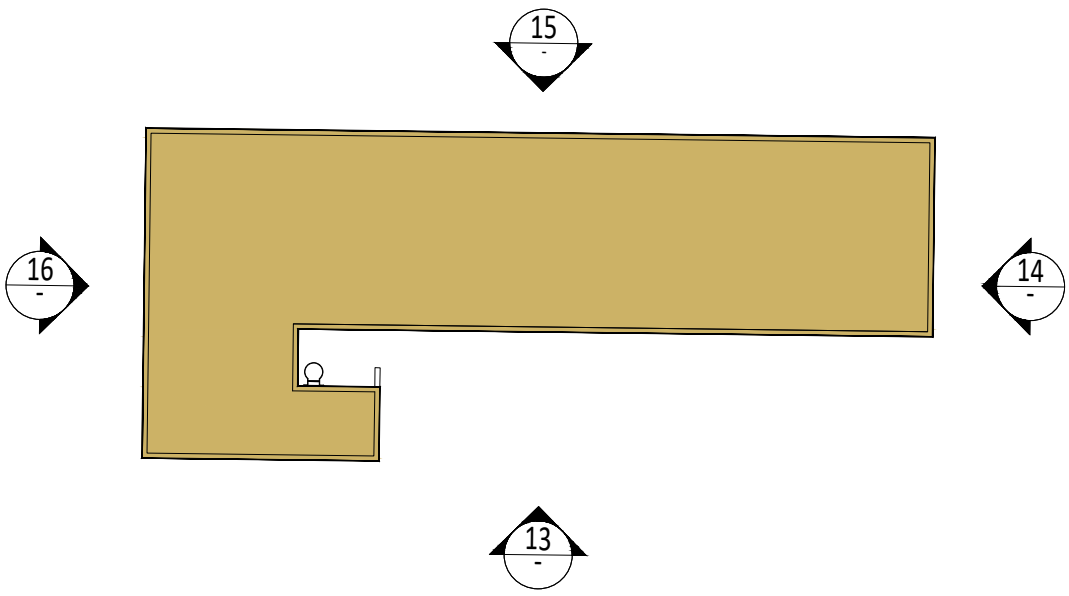
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期數的認可人士證明本立面圖所顯示的立面：

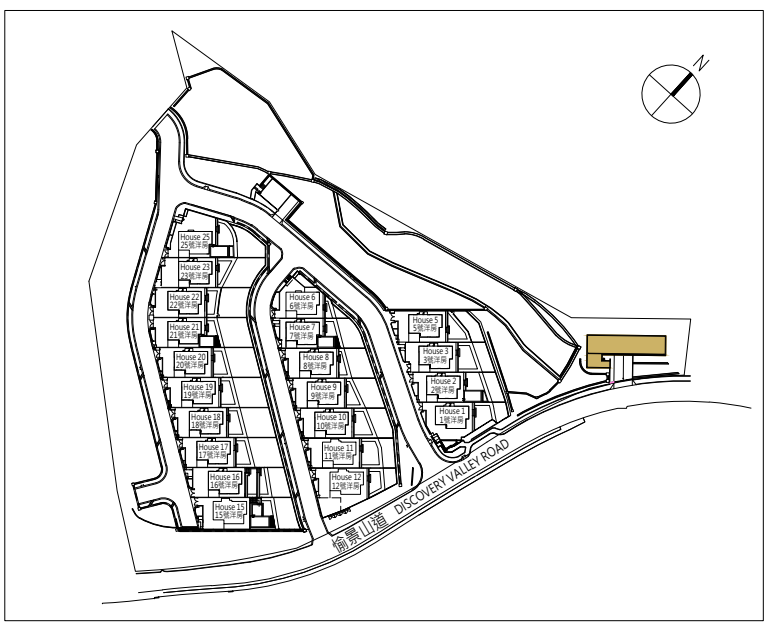
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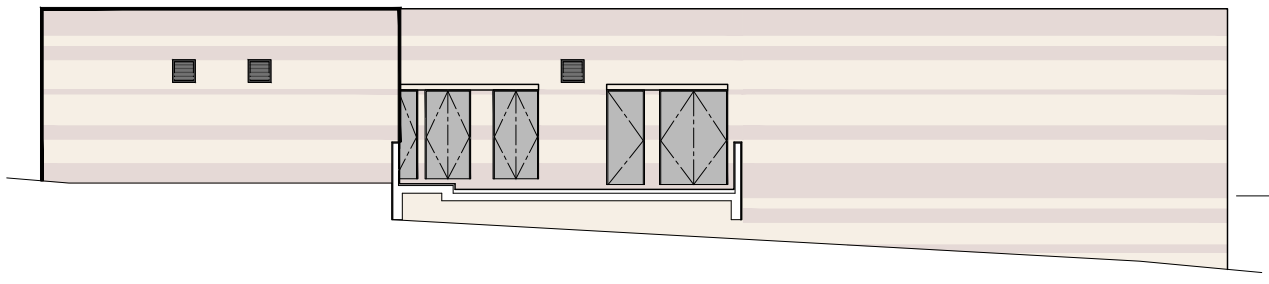
ELEVATION PLAN
立面圖

ELECTRICAL AND MECHANICAL BUILDING / SEWAGE TREATMENT PLANT ROOM
機電樓及污水處理機房

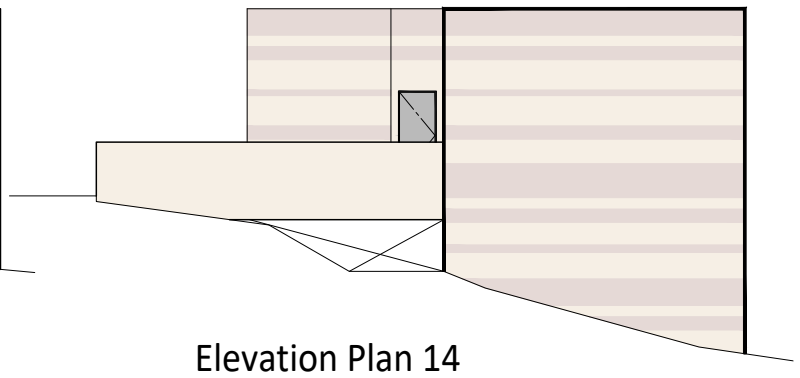


Key Plan
索引圖

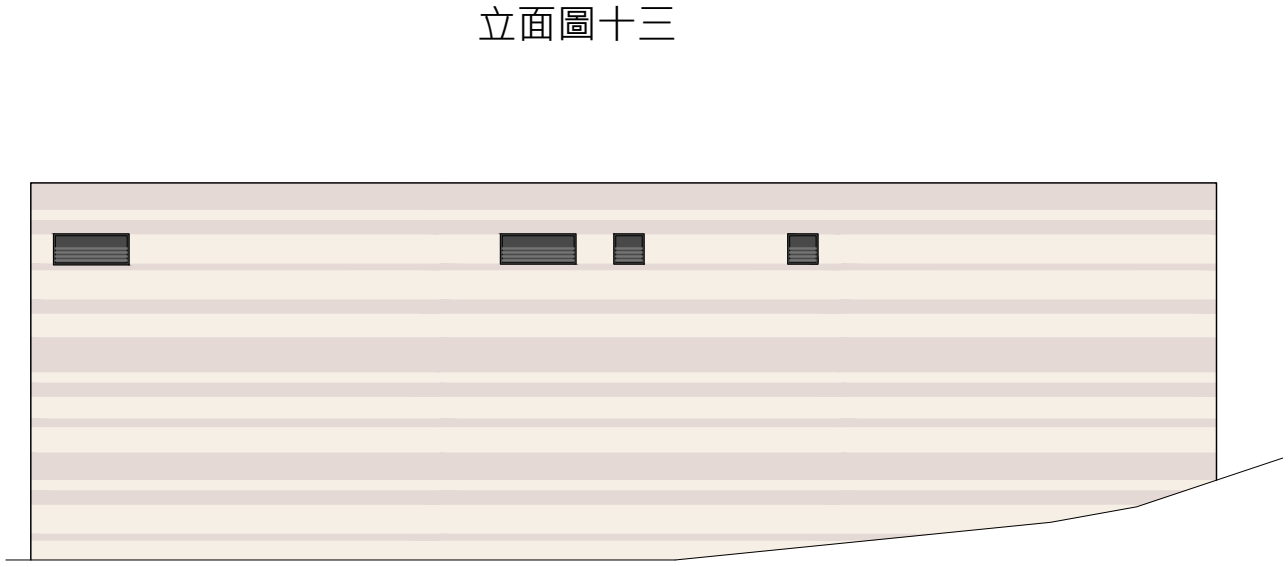




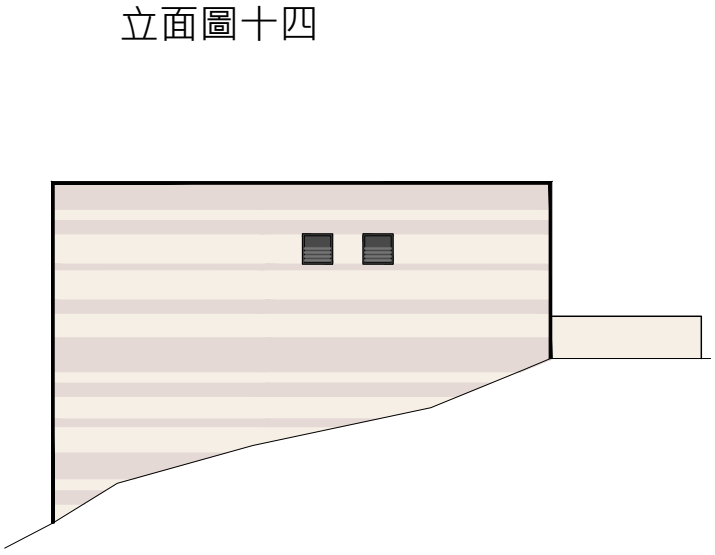
Elevation Plan 13
立面圖十三



Elevation Plan 14
立面圖十四



Elevation Plan 15
立面圖十五



Elevation Plan 16
立面圖十六

Authorized Person for the Phase has certified that the elevations shown on these plans :

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期數的認可人士證明本立面圖所顯示的立面：

(1) 以 2019 年 5 月 30 日的情況為準的期數的經批准的建築圖則為基礎擬備 ; 及
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INFORMATION ON COMMON FACILITIES IN THE PHASE
期數中的公用設施的資料

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

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

1. The address of the website at which a copy of the outline zoning plans relating to the development are available : www.ozp.tpb.gov.hk.

2. (a) A copy of the following document is available for inspection at the place at which the specified residential property is offered to be sold - every deed of mutual covenant in respect of the specified residential property that has been executed.
   (b) The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。

2. (a) 以下文件的文本存放指明住宅物業的售樓處，以供閱覽 - 指明住宅物業的每一已簽立的公契。
   (b) 無須為閱覽付費。

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

1.	**Exterior Finishes** **外部裝修物料**			
Item **細項**		**Description** **描述**		
a.	External wall 外牆	Type of finishes 裝修物料的類型		Natural stone cladding, aluminium cladding and aluminium architectural features 天然石蓋板，鋁覆蓋板及鋁質建築裝飾
b.	Window 窗	Material of frame 框的用料		Aluminium window frame 鋁質窗框
		Material of glass 玻璃的用料		Double-glazed low e-coating glass 雙層中空玻璃連低反射鍍膜 Double-glazed low e-coating glass & sandblasted glass (Master Bathroom, Bathroom 2 & Bathroom 3 of all Houses except House 2 only) 雙層中空磨砂玻璃連低反射鍍膜(只適用於主人浴室，浴室2及所有洋房（除2號洋房外）的浴室3)
c.	Bay Window 窗台	Material of bay window 窗台的用料		Not applicable 不適用
		Finishes of window sill 窗台板的裝修物料		Not applicable 不適用
d.	Planter 花槽	Type of finishes 裝修物料的類型		Not applicable 不適用
e.	Verandah or balcony 陽台或露台	i)	Type of finishes 裝修物料的類型	Not applicable 不適用
		ii)	Whether it is covered 是否有蓋	Not applicable 不適用
f.	Drying facilities for clothing 乾衣設施	Type 類型		Not applicable 不適用
		Material 用料		

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

2.	Interior Finishes 室內裝修物料	
Item 細項		**Description 描述**
a.	Lobby 大堂	Not applicable 不適用
b.	Internal wall and ceiling 內牆及天花板	**Wall 牆壁**
		Living Room & Dining Room of all Houses except House 2 & House 15 Timber veneer panel, featured glass and emulsion paint **Living Room & Dining Room for House 2** Natural stone, wallpaper, synthetic leather and metal finishes **Living Room & Dining Room for House 15** Resin board, natural stone, metal finishes and wallpaper **Master Bedroom, Bedroom 1, Bedroom 2 & Bedroom 3 of all Houses except House 2 & House 15** Emulsion paint **Master Bedroom for House 2** Wallpaper, fabric, wood finishes and metal finishes **Master Bedroom & Bedroom 2 for House 15** Wallpaper, fabric and wood finishes **Bedroom 1 for House 2** Fabric **Bedroom 1 for House 15** Wallpaper and wood finishes **Bedroom 3 for House 2** Fabric, synthetic leather, mirror finishes and metal trim **Bedroom 3 for House 15** Fabric, synthetic leather and wood finishes **所有洋房（除2號及15號洋房外）的客廳及飯廳** 木飾面板，玻璃飾面及乳膠漆 **2號洋房的客廳及飯廳** 天然石，牆紙，人造皮及金屬飾面 **15號洋房的客廳及飯廳** 樹脂板，天然石，金屬飾面及牆紙 **所有洋房（除2號及15號洋房外）的主人睡房，睡房1，睡房2及睡房3** 乳膠漆 **2號洋房的主人睡房** 牆紙，布料，木飾面及金屬飾面 **15號洋房的主人睡房及睡房2** 牆紙，布料及木飾面 **2號洋房的睡房1** 布料 **15號洋房的睡房1** 牆紙及木飾面 **2號洋房的睡房3** 布料，人造皮，飾鏡及金屬條 **15號洋房的睡房3** 布料，人造皮及木飾面
		Ceiling 天花板
		Living Room, Dining Room & Master Bedroom of all Houses except House 2 & House 15 Gypsum board with emulsion paint, plastic laminated ceiling panel and emulsion paint finish on slab soffit **Living Room, Dining Room & Master Bedroom for House 2 & House 15** Gypsum board with emulsion paint finish and emulsion paint finish on slab soffit with metal trim seal **Bedroom 1, Bedroom 2 & Bedroom 3 of all Houses except House 2 & House 15** Gypsum board with emulsion paint finish and emulsion paint finish on slab soffit **Bedroom 1 & Bedroom 3 for House 2 & House 15 & Bedroom 2 for House 15** Gypsum board with emulsion paint finish and emulsion paint finish on slab soffit with metal trim seal **所有洋房（除2號及15號洋房外）的客廳，飯廳及主人睡房** 石膏板髹乳膠漆，塑料層壓天花板及天花底髹乳膠漆 **2號及15號洋房的客廳，飯廳及主人睡房** 石膏板髹乳膠漆及天花底髹乳膠漆配金屬條收口 **所有洋房（除2號及15號洋房外）的睡房1，睡房2及睡房3** 石膏板髹乳膠漆及天花底髹乳膠漆 **2號及15號洋房的睡房1及睡房3及15號洋房的睡房2** 石膏板髹乳膠漆及天花底髹乳膠漆配金屬條收口

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

2.	Interior Finishes 室內裝修物料	
Item 細項		**Description 描述**
c.	Internal floor 內部地板	**Living Room & Dining Room of all Houses except House 2 & House 15** Natural stone flooring and timber skirting **Living Room & Dining Room for House 2 & House 15** Natural stone flooring and metal skirting **Master Bedroom, Bedroom 1, Bedroom 2 & Bedroom 3 of all Houses except House 2 & House 15** Engineered timber flooring with natural stone border and timber skirting **Master Bedroom for House 2 & House 15** Carpet, engineered timber flooring with natural stone border and metal skirting **Bedroom 1 for House 2** Carpet, engineered timber flooring with natural stone border **Bedroom 1 for House 15** Engineered timber flooring with natural stone border **Bedroom 2 for House 15 & Bedroom 3 for House 2** Engineered timber flooring with natural stone border and metal skirting **Bedroom 3 for House 15** Carpet and natural stone border with metal skirting **所有洋房（除2號及15號洋房外）的客廳及飯廳** 天然石地板及木牆腳線 **2號及15號洋房的客廳及飯廳** 天然石地板及金屬腳線 **所有洋房（除2號及15號洋房外）的主人睡房，睡房1，睡房2及睡房3** 人造木地板配天然石邊框及木牆腳線 **2號及15號洋房的主人睡房** 地毯，人造木地板配天然石邊框及金屬腳線 **2號洋房的睡房1** 地毯，人造木地板配天然石邊框 **15號洋房的睡房1** 人造木地板配天然石邊框 **15號洋房的睡房2及2號洋房的睡房3** 人造木地板配天然石邊框及金屬腳線 **15號洋房的睡房3** 地毯，天然石邊框及金屬腳線
d.	Bathroom 浴室	**Bathroom 1, Bathroom 2, Bathroom 3 & Master Bathroom** Walls are finished with natural stone where exposed up to the false ceiling Floor is finished with natural stone where exposed Ceiling is finished with gypsum board with emulsion paint and plastic laminated ceiling panel **Lavatory** Walls are finished with wall tile on exposed surface up to false ceiling Floor is finished with floor tile Ceiling is finished with aluminium ceiling panel **浴室1，浴室2，浴室3及主人浴室** 牆身外露位置鋪砌天然石至假天花 地台外露位置鋪砌天然石 天花為石膏板髹乳膠漆天花及塑料層壓天花板 **洗手間** 牆身外露位置鋪砌牆磚至假天花 地台鋪砌地磚 天花鋪設鋁天花板
e.	Kitchen 廚房	Walls are finished with natural stone, glass panel and timber veneer where exposed up to the false ceiling Floor is finished with natural stone where exposed Ceiling is finished with gypsum board with emulsion paint finish and plastic laminated ceiling panel Cooking bench is finished with reconstituted stone 牆身外露位置鋪砌天然石，玻璃飾面及木飾板至假天花 地台外露位置鋪砌天然石 天花為石膏板髹乳膠漆及塑料層壓天花板 灶台面鋪設人造石

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

3.	Interior Fittings 室內裝置	
Item **細項**		**Description** **描述**
a.	Doors 門	**Entrance External Door** Aluminium frame glass door with lock set **Entrance** Timber veneered solid core timber door fitted with lock set, concealed door closer and eye viewer **Living Room, Dining Room, Roof and Flat Roof** Aluminium frame glass door with lock set **Utility Platform** Aluminium frame double-glazed low e-coating glass & sandblasted glass door with lock set **Master Bedroom, Bedroom 1, Bedroom 2 of all Houses except House 2, Bedroom 3, Family Room for House 6, 11, 12 & 25, Bathroom 2, Bathroom 3 of all Houses except House 2** Timber veneered solid core timber door fitted with lock set **Bathroom 1** Timber veneered solid core timber door fitted with lock set Timber veneered solid core timber door with wooden louvre and lock set **Store Room (Next to Kitchen)** Timber veneered solid core timber door fitted with lock set and concealed door closer Aluminium frame double-glazed low e-coating glass & sandblasted glass door with lock set **Store Room (Under Staircase) of all Houses except House 2** Timber veneered solid core timber door fitted with lock set **Store Room (Under Staircase) for House 2** Timber veneered and synthetic leather solid core timber door **Kitchen** Metal framed door with laminated feature glass with timber handle **Master Bathroom** Metal framed door with laminated feature glass **Lavatory** Metal framed door with glass panel **入口外大門** 鋁框玻璃門配門鎖 **入口** 木皮飾面實心木門配門鎖，暗氣鼓及防盜眼 **客廳，飯廳，天台及平台** 鋁框玻璃門配門鎖 **工作平台** 鋁框雙層中空磨砂玻璃連低反射鍍膜門配門鎖 **主人睡房，睡房1，所有洋房（除2號洋房外）的睡房2，睡房3，6號，11號，12號及25號洋房的起居室，浴室2，所有洋房（除2號洋房外）的浴室3** 木皮飾面實心木門配門鎖 **浴室1** 木皮飾面實心木門配門鎖 木皮飾面實心木門配木百葉及門鎖 **儲物室(在廚房旁)** 木皮飾面實心木門配門鎖及暗氣鼓 鋁框雙層中空磨砂玻璃連低反射鍍膜門配門鎖 **所有洋房（除2號洋房外）的儲物室(在樓梯下)** 木皮飾面實心木門配門鎖 **2號洋房的儲物室(在樓梯下)** 木皮飾面人造皮及實心木門 **廚房** 金屬框特色夾層玻璃門配木拉手 **主人浴室** 金屬框特色夾層玻璃門 **洗手間** 金屬框玻璃門

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

3.	Interior Fittings 室內裝置			
Item 細項		**Description 描述**		
b.	Bathroom 浴室	Master Bathroom 主人浴室	Fitted with timber basin cabinet with natural stone countertop Fitted with timber mirror cabinet Fitted with sanitary fittings including ceramic wash basin, ceramic toilet bowl, 1800(L) x 800(W) x 595(H) mm press steel bathtub, chrome plated shower set, chrome plated bath mixer with shower set, chrome plated basin mixer, chrome plated electric towel heater and chrome plated paper roll holder 裝有木材面盆櫃配天然石台面 裝有木材鏡櫃 裝有衛生潔具包括陶瓷面盆，陶瓷坐廁，1800(長)x800(闊)x595(高) 毫米壓鋼浴缸，鍍鉻淋浴裝置，鍍鉻浴缸水龍頭連淋浴裝置， 鍍鉻臉盆水龍頭，鍍鉻毛巾電暖器及鍍鉻紙巾架	
		Bathroom 1 of all Houses, Bathroom 2 of House 2 and Bathroom 3 of all Houses except House 2 所有洋房的浴室1，2號洋房的浴室2及 所有洋房（除2號洋房外）的浴室3	Fitted with timber basin cabinet with natural stone countertop Fitted with timber mirror cabinet Fitted with sanitary fittings including ceramic wash basin, ceramic toilet bowl, chrome plated shower mixer, chrome plated basin mixer, chrome plated towel rack and chrome plated paper roll holder 裝有木材面盆櫃配天然石台面 裝有木材鏡櫃 裝有衛生潔具包括陶瓷面盆，陶瓷坐廁，鍍鉻淋浴裝置，鍍鉻臉盆水龍頭，鍍鉻毛巾架及鍍鉻紙巾架	
		Bathroom 2 of all Houses except House 2 所有洋房（除2號洋房外）的浴室2	Fitted with timber basin cabinet with natural stone countertop Fitted with timber mirror cabinet Fitted with sanitary fittings including ceramic wash basin, ceramic toilet bowl, 1700(L) x 700(W) x 430(H) mm press steel bathtub, chrome plated bath mixer and shower set, chrome plated basin mixer, chrome plated towel rack and chrome plated paper roll holder 裝有木材面盆櫃配天然石台面 裝有木材鏡櫃 裝有衛生潔具包括陶瓷面盆，陶瓷坐廁，1700(長)x700(闊)x430(高) 毫米壓鋼浴缸，鍍鉻浴缸水龍頭連淋浴裝置，鍍鉻臉盆水龍頭，鍍鉻毛巾架及鍍鉻紙巾架	
		Lavatory 洗手間	Fitted with sanitary fittings including ceramic toilet bowl, ceramic wash basin and chrome plated basin mixer with shower set 裝有衛生潔具包括陶瓷坐廁，陶瓷臉盆及鍍鉻臉盆水龍頭連淋浴裝置	
		Water Supply System 供水系統	Copper pipes for hot and cold water supply 冷熱水供水系統採用銅喉	
c.	Kitchen 廚房	Fitted with kitchen cabinet with melamine faced chipboard carcass, melamine faced door, lacquer finished door, built-in waste bin, cutlery tray and reconstituted stone countertop Wall mounted with hanging rail and hooks Stainless steel sink with chrome plated hot and cold faucet 裝有廚櫃配三聚氰胺飾面刨花板櫃身，三聚氰胺飾面門板，焗漆飾面門板，內藏式垃圾筒，刀叉盤及人造石台面 牆身掛通連掛鉤 不銹鋼洗滌盆配鍍鉻冷熱水龍頭		
		Copper pipes for water supply 供水系統採用銅喉		
d.	Bedroom 睡房	Not applicable 不適用		
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量説明表」	
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量説明表」	
g.	Electrical installations 電力裝置	i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電附件	Switches and power sockets are provided 提供電掣及電插座
			Safety devices 安全裝置	Three-phase electricity supply with miniature circuit breaker distribution board completed with residual current device 三相電力配電箱並裝妥漏電保護裝置
		ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed(#) 部份隱藏及部份外露 (#)	
		iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量説明表」	

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

3.	**Interior Fittings** **室內裝置**		
Item **細項**		**Description** **描述**	
h.	Gas supply 氣體供應	Type 類型	Liquefied Petroleum Gas (LPG) 液化石油氣
		System 系統	Individual Domestic Gas System with LPG Cylinder 採用液化石油氣樽之獨立家用式供氣系統
		Location 位置	LPG Cylinder is placed inside a LPG cabinet to supply the gas to gas burners in Kitchen 液化石油氣樽安放於液化石油氣櫃內，並供氣體至廚房之氣體煮食爐
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Kitchen 廚房
		Design 設計	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter 來水接駁喉位 (其設計為直徑 22毫米) 及 去水接駁喉位 (其設計為直徑 40毫米)
j.	Water supply 供水	i) Materials of water pipes 水管的用料	Copper water pipes for water supply 供水系統採用銅喉
		ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed(*) 部份隱藏及部份外露 (*)
		iii) Whether hot water is available 有否熱水供應	Hot water supply is available 有熱水供應

4.	**Miscellaneous** **雜項**				
Item **細項**		**Description** **描述**			
a.	Lifts 升降機	Not applicable 不適用			
b.	Letter box 信箱	Material 用料	Metal letter box 金屬信箱		
c.	Refuse collection 垃圾收集	i) Means of refuse collection 垃圾收集的方法	Refuse will be collected by cleaners from each house 由清潔工人於每座洋房收集垃圾		
		ii) Location of refuse room 垃圾房的位置	Refuse Storage and Material Recovery Chamber is located at the Electrical and Mechanical Building/Sewage Treatment Plant Room 垃圾及物料回收房位於機電樓及污水處理機房		
			Water meter **水錶**	**Electricity meter** **電錶**	**Gas meter** **氣體錶**
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	i) Location 位置	Separate water meter cabinet at each house 每座洋房之獨立水錶櫃	Main switch room 總電掣房	Not applicable 不適用
		ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立或公用的錶	Separate meter 獨立	Separate meter 獨立	Not applicable 不適用

Remarks:

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

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

備註：

(#) 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

(*) 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

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

5. Security Facilities 保安設施		
Item 細項	**Description 描述**	
Security system and equipment 保安系統及設備	Access control & security system 入口通道控制及保安系統	Visitor panel is installed at the entrance portal of each house A colour touch screen video door phone integrated with panic alarm function is provided at each house Motion sensors are provided at Garden 訪客對講系統裝設於各洋房入口處 每座洋房內裝配彩色輕觸式屏幕連緊急警鐘功能之視像對講機 各洋房之花園裝設有動態感應器
	CCTV 閉路電視	CCTV system is provided at all access roads 所有通道均設有閉路電視系統
Details of built-in provisions 嵌入式的裝備的細節	Video door phone connecting to the caretaker's office with 24-hour security service 視像對講機均連接至提供24小時保安服務之管理處	
Location of built-in provisions 嵌入式裝備的位置	Video door phones are installed at Kitchen of each house 視像對講機安裝於各洋房之廚房	

6. Appliances 設備
For appliances and their brand names and model numbers, please refer to "Appliances Schedule" 有關設備及其品牌和型號，請參閱「設備説明表」

The Vendor undertakes that if lifts (if any) or appliances of the specified brand name or model number are not installed in the Phase, lifts (if any) or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機（如有）或設備，便會安裝品質相若的升降機（如有）或設備。

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

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	House 洋房																				
				1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25
Living room or Dining room or Master Bedroom or Bedroom or Family Room 客廳或飯廳或主人睡房或睡房或起居室	VRV Air-conditioning (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXDP45QPVC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Daikin 大金	FXDP56QPVC	-	-	-	-	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	✓
		Daikin 大金	FXDP71QPVC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen 廚房	VRV Air-conditioning (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXDP28QPVC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Sub-Zero	ICBBI-36S/O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Single Gas Burner 單頭氣體煮食爐	De Dietrich	DTG1288XC	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Miele	CS1018	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
	Double Gas Burner 雙頭氣體煮食爐	De Dietrich	DTG1410X	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Miele	CS1013	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
	Telescopic Hood 抽油煙機	De Dietrich	DHT6905X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣乾衣機	De Dietrich	DLZ792JU	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-18NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Video Door Phone 視像對講機	TCS	ITT700-KA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Notes:
1. The symbol "✓" as shown in the above table denotes such provision(s) is/ are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.

備註：
1 上表 "✓" 代表此設備於該住宅單位內提供及 / 或安裝。
2 上表 "-" 代表不提供。
3 賣方承諾如期數中沒有安裝指明的品牌或產品型號的設備，便會安裝品質相若的設備。

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

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	House 洋房																			
				1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25
Pantry 備餐間	VRV Air-conditioning (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXDP71QPVC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	De Dietrich	DRS604MU	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Microwave Oven 微波爐	De Dietrich	DKC7340X	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Miele	H6800BM	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
	Steam Oven 蒸爐	De Dietrich	DKV7340X	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Miele	DGC6800	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
	Induction hob 電磁煮食爐	De Dietrich	DPI7469XS	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Miele	CS1222i	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
	Worktop Hood 檯面抽油煙機	De Dietrich	DHD7561B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wine cellar 酒櫃	Sub-Zero	ICBUW-24/S/TH-LH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Store Room (Next to Kitchen) 儲物室 (在廚房旁)	Exhaust Fan 抽氣扇	Panasonic	FV-18NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Panasonic	FV-15NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	VRV Air-conditioning (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ25PVE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master Bathroom or Bathroom or Lavatory 主人浴室或浴室或洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-18NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Panasonic	FV-18NF3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Panasonic	FV-15NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	VRV Air-conditioning (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXDP36QPVC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	VRV Fresh Air Processing Unit 可變冷媒流量鮮風處理機	Daikin 大金	FXMFP140AB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garden 花園	Visitor Panel 訪客對講機	Carus Argos	CAE3002-IP-015X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	VRV Air-conditioning (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RUXYQ10BA	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-
		Daikin 大金	RUXYQ12BA	-	-	-	-	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	✓
		Daikin 大金	RUXYQ16BA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Notes:
1. The symbol "✓" as shown in the above table denotes such provision(s) is/ are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.

備註：
1 上表 "✓" 代表此設備於該住宅單位內提供及 / 或安裝。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Description 描述	House 洋房																				
		1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25
Entrance 入口	Lighting Switch 燈掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room/ Dining Room 客廳/飯廳	TV and FM Outlet 電視及電台天線插座	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV Outlet 電視天線插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Twin Socket Outlet 雙頭插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Single Socket Outlet 單頭插座	-	3	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	6	7	6	6	6	7	6	6	6	6	6	7	6	6	6	6	6	7	6	6	7
	Lighting Point 燈位	17	31	17	17	17	17	17	17	17	17	17	29	17	17	17	17	17	17	17	17	17
	AC Controller 冷氣控制器	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Double Pole Switch (Exhaust Fan) 雙極開關掣(抽氣扇)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Double Pole Switch (Electric Water Heater) 雙極開關掣(電熱水爐)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Connection Unit (Electric Curtain) 有熔斷器的連接盒(電窗簾)	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
Bedroom 1 睡房1	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV Outlet 電視天線插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	4	12	4	4	3	4	4	4	4	3	3	10	4	3	4	4	4	4	4	4	3
	AC Controller 冷氣控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Exhaust Fan) 雙極開關掣(抽氣扇)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Electric Water Heater) 雙極開關掣(電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Electric Curtain) 有熔斷器的連接盒(電窗簾)	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Bedroom 2 睡房2	TV and FM Outlet 電視及電台天線插座	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	TV Outlet 電視天線插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	2	-	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單頭插座	2	-	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2
	Twin Socket Outlet 雙頭插座	1	-	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	-	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Lighting Point 燈位	2	-	2	2	2	2	2	2	2	2	2	13	2	2	2	2	2	2	2	2	2
	AC Controller 冷氣控制器	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Exhaust Fan) 雙極開關掣(抽氣扇)	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Electric Water Heater) 雙極開關掣(電熱水爐)	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Exhaust Fan and Electric Water Heater) 雙極開關掣(抽氣扇及電熱水爐)	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Electric Curtain) 有熔斷器的連接盒(電窗簾)	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-

Notes:

1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".

備註：

1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供及 / 或安裝的裝置數量。
2. 上表 "-" 代表不提供。

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

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

Location 位置	Description 描述	House 洋房																				
		1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25
Bedroom 3 睡房3	Telephone Outlet 電話插座	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1
	TV Outlet 電視天線插座	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Single Socket Outlet 單頭插座	2	3	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2
	Twin Socket Outlet 雙頭插座	1	1	1	1	-	1	1	1	1	-	-	3	1	1	1	1	1	1	1	1	-
	Lighting Switch 燈掣	4	4	4	4	2	4	4	4	4	2	2	3	4	4	4	4	4	4	4	4	2
	Lighting Point 燈位	2	16	2	2	3	2	2	2	2	3	3	25	2	2	2	2	2	2	2	2	3
	AC Controller 冷氣控制器	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Exhaust Fan) 雙極開關掣(抽氣扇)	1	1	1	1	-	1	1	1	1	-	-	1	1	1	1	1	1	1	1	1	-
	Double Pole Switch (Electric Water Heater) 雙極開關掣(電熱水爐)	1	1	1	1	-	1	1	1	1	-	-	1	1	1	1	1	1	1	1	1	-
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	-	-	-	-	1	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1
	Fused Connection Unit (Electric Curtain) 有熔斷器的連接盒(電窗簾)	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-

Notes:

1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".

備註：

1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供及 / 或安裝的裝置數量。
2. 上表 "-" 代表不提供。

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

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

Location 位置	Description 描述	House 洋房																				
		1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25
Master Bedroom 主人睡房	TV and FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單頭插座	2	2	2	2	3	2	2	2	2	3	3	2	2	2	2	2	2	2	2	2	3
	Twin Socket Outlet 雙頭插座	1	4	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	4	4	4	4	4	4	4	4	6	4	4	4	4	4	4	4	4	4
	Lighting Point 燈位	3	39	3	3	3	3	3	3	3	3	3	35	3	3	3	3	3	3	3	3	3
	AC Controller 冷氣控制器	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Double Pole Switch (Exhaust Fan & Heat Towel Rack) 雙極開關掣(抽氣扇及熱毛巾架)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Electric Water Heater) 雙極開關掣(電熱水爐)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Connection Unit (Heat Towel Rack) 有熔斷器的連接盒(熱毛巾架)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Electric Curtain) 有熔斷器的連接盒(電窗簾)	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Single Socket Outlet (Electric Curtain) 單頭插座(電窗簾)	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Family Room 起居室	TV and FM Outlet 電視及電台天線插座	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1
	Telephone Outlet 電話插座	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1
	Single Socket Outlet 單頭插座	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1
	Twin Socket Outlet 雙頭插座	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	-	-	-	-	2	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-	2
	Lighting Point 燈位	-	-	-	-	2	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-	2
	AC Controller 冷氣控制器	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch (Exhaust Fan) 雙極開關掣(抽氣扇)	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch (Electric Water Heater) 雙極開關掣(電熱水爐)	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	-	-	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1
Bathroom 1 浴室1	Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Ports 雙頭插座連USB接口	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*
	Fused Connection Unit (Cabinet Light) 有熔斷器的連接盒(櫃燈)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (USB Socket Outlet) 有熔斷器的連接盒(USB插座)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (VRV Fresh Air Processing Unit) 有熔斷器的連接盒(可變冷媒流量鮮風處理機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Isolator (Electric Water Heater) 隔離器(電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室2	Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Ports 雙頭插座連USB接口	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*
	Fused Connection Unit (Cabinet Light) 有熔斷器的連接盒(櫃燈)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (USB Socket Outlet) 有熔斷器的連接盒(USB插座)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Exhaust Fan) 有熔斷器的連接盒(抽氣扇)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator (Electric Water Heater) 隔離器(電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

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

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

Location 位置	Description 描述	House 洋房																				
		1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25
Bathroom 3 浴室3	Single Socket Outlet 單頭插座	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Ports 雙頭插座連USB接口	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	*5*	-	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*
	Fused Connection Unit (Cabinet Light) 有熔斷器的連接盒(櫃燈)	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (USB Socket Outlet) 有熔斷器的連接盒(USB插座)	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Exhaust Fan) 有熔斷器的連接盒(抽氣扇)	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	1	-	1	1	-	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	-
	Isolator (Electric Water Heater) 隔離器(電熱水爐)	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Ports 雙頭插座連USB接口	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
	Fused Connection Unit (Cabinet Light) 有熔斷器的連接盒(櫃燈)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (USB Socket Outlet) 有熔斷器的連接盒(USB插座)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Exhaust Fan) 有熔斷器的連接盒(抽氣扇)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Isolator (Electric Water Heater) 隔離器(電熱水爐)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Store Room (Next to Kitchen) 儲物室 (在廚房旁)	Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	AC Controller 冷氣控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Exhaust Fan) 雙極開關掣(抽氣扇)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Electric Water Heater) 雙極開關掣(電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Exhaust Fan) 有熔斷器的連接盒(抽氣扇)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Isolator (Electric Water Heater) 隔離器(電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory 洗手間	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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Schedule of Mechanical & Electrical Provisions of Residential Units
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Location 位置	Description 描述	House 洋房																				
		1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25
Kitchen 廚房	Twin Socket Outlet 雙頭插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
	AC Controller 冷氣控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Exhaust Fan) 雙極開關掣(抽氣扇)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch (Electric Water Heater) 雙極開關掣(電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Cabinet Light) 有熔斷器的連接盒(櫃燈)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Exhaust Fan) 有熔斷器的連接盒(抽氣扇)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Gas Burner) 有熔斷器的連接盒(氣體煮食爐)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Connection Unit (Electric Water Heater) 連接盒(電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (Refrigerator) 單頭插座(雪櫃)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (Washer / Dryer) 單頭插座(洗衣乾衣機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (Telescopic Hood) 單頭插座(抽油煙機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Point for Refrigerator雪櫃入水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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Location 位置	Description 描述	House 洋房																				
		1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25
Pantry 備餐間	Single Socket Outlet 單頭插座	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Twin Socket Outlet 雙頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	2	4	4	4	4	4	4	4	4	4	2	4	4	4	4	4	4	4	4	4
	Fused Connection Unit (VRV Indoor Unit) 有熔斷器的連接盒(可變冷媒流量冷氣室內機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit (Electric Water Heater) 連接盒(電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit (Induction Hob) 連接盒(電磁煮食爐)	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	Connection Unit (Microwave Oven) 連接盒(微波爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (Worktop Hood) 單頭插座(檯面抽油煙機)	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (Refrigerator) 單頭插座(雪櫃)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (Wine Cellar) 單頭插座(酒櫃)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet (Steam Oven) 單頭插座(蒸爐)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet (Induction Hob) 雙頭插座(電磁煮食爐)	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Twin Socket Outlet (Induction Hob & Worktop Hood) 雙頭插座(電磁煮食爐及檯面抽油煙機)	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Store Room (Under Staircase) 儲物室 (在樓梯下)	Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Swimming Pool Control Panel 游泳池控制面板	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1
	VRV Centralized Remote Controller 可變冷媒流量冷氣中央控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone Panel視像對講系統面板	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Motion Sensor Control Panel 動態感應器控制箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Swimming Pool Control Panel) 開關掣(游泳池面板)	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1
	Fused Connection Unit (VRV Centralized \ Remote Controller) 有熔斷器的連接盒(可變冷媒流量冷氣中央控制器)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Video Door Phone Panel) 有熔斷器的連接盒(視像對講系統面板)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit (Motion Sensor Control Panel) 有熔斷器的連接盒(動態感應器控制箱)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Staircase 樓梯	Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Lighting Point 燈位	7	7	7	7	7	7	7	7	7	7	7	9	7	7	7	7	7	7	7	7	7
Roof 天台	Weatherproof Single Socket Outlet 防水單頭插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	12	11	12	12	14	12	12	12	12	14	14	12	12	12	12	12	12	12	12	12	14
	Connection Unit (Cabinet Light) 連接盒(櫃燈)	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
Flat Roof (Master Bedroom) 平台 (主人睡房)	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof (Bedroom 3) 平台 (睡房3)	Lighting Point 燈位	3	3	3	3	-	3	3	3	3	-	-	-	3	3	3	3	3	3	3	3	-

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Garden 花園	Visitor Panel 訪客對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Release Button 大門開門按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Emergency Door Release Button 緊急大門開門按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Weatherproof Single Socket Outlet 防水單頭插座	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Lighting Point (Landscape) 燈位(庭園)	18	17	18	18	18	16	17	17	18	18	15	28	34	18	18	18	17	17	17	17	17
	Lighting Point (Swimming Pool) 燈位(游泳池)	-	4	-	-	-	4	-	-	-	-	-	4	-	-	-	-	-	3	-	-	4
	Motion Sensor 動態感應器	3	2	2	2	3	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	3
	Isolator (VRV Outdoor Unit) 隔離器(可變冷媒流量冷氣室外機)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Filtration Plant Pit 過濾機井	Weatherproof Lighting Switch 防水燈掣	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1
	Lighting Point 燈位	-	3	-	-	-	3	-	-	-	-	-	3	-	-	-	-	-	3	-	-	3
	Isolator (Filtration Pump) 隔離器(濾水泵)	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1
	Isolator (Spare) 隔離器(備用)	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1

Notes:

1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".

備註：

1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供及 / 或安裝的裝置數量。
2. 上表 "-" 代表不提供。

SERVICE AGREEMENTS
服務協議

Potable water is supplied by Water Supplies Department.

食水由水務署供應。

Flushing water is supplied by Discovery Bay Services Management Limited.

沖廁水由愉景灣服務管理有限公司供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

Telecommunication services are supplied by HKT Limited.

電訊服務由香港電訊有限公司供應。

Liquefied petroleum gas is supplied by DSG Energy Limited.

液化石油氣由特爾高能源有限公司供應。

GOVERNMENT RENT
地稅

The owner will pay/has paid all outstanding Government rent in respect of the respective residential property from the date of the Land Grant up to and including the date of the respective assignment.

擁有人將會/已繳付有關相關住宅物業之地税由批地文件之日期起計直至相關轉讓契約日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

Note :
On that delivery, the purchaser is liable to pay a debris removal fee to the manager under the Sub-Deed of Mutual Covenant governing the Phase and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

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

備註：
在交付時，買方須根據規管期數的分公契向管理人支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料及設備有欠妥之處，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
斜坡維修



1. The Land Grant requires the owners of the residential properties in the Phase to maintain slopes at their own costs.

2. Special Condition No.(16)(b) of New Grant No.6122 stipulates that:-

   Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, land-slip or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or their support in good and substantial repair and condition. In the event that as a result or arising out of any such formation, levelling or development any landslip, subsidence or falling away occurs at any time, whether in or from the adjacent hillside or banks and whether the same be Crown or leased land, or in or from the lot itself, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such landslip, subsidence or falling away. In addition to any other rights or remedies herein provided for breach of any of the conditions of New Grant No.6122 the Secretary shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Secretary may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.

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

4. The plan for the slopes, retaining walls and related structures constructed or to be constructed within or outside the land on which the Phase is situated is set out on this page.

1. 批地文件規定期數中的住宅物業的擁有人須自費維修斜坡。

2. 新批約第6122 號特別條款第（16）（b）項訂明：

   如為或有關奠基、平整或開發該地段或其任何部分而需要任何切割、移除或向後移相鄰或鄰近之坡地或堤或需要進行任何建設或填補，承授人將須興建當時需要或其後任何時間需要之該等護土牆或其他支撐物，以保護及支撐該等坡地及堤及該地段本身，避免及防止其後發生任何傾斜、滑坡或下陷或承擔有關興建之費用；承授人亦須於任何時候維持上述護土牆或其支撐物處於良好狀況及持續得到維修。如因或由於任何該等奠基、平整或開發而導致於任何時候發生任何滑坡、下陷、或傾斜，不論於或從鄰近之坡地或堤發生及不論是於官地或已批租土地或是否於或從該地段本身發生，承授人須恢復及修好該等部分，費用由承授人承擔，並須就因或由於或透過該等滑坡、下陷或傾斜而導致或可能導致政府所作出、招致或產生之所有成本、支出、損害、賠償要求及索償，向政府作出彌償。除本批地文件內就違反新批約第6122 號任何條件而訂明之任何其他權利或補救外，新界政務司將可透過書面通知，要求承授人進行該等建設及/ 或維護工程或恢復及修好任何該等傾斜、滑坡或下陷，而如承授人疏忽或未能於該通知指定之時限內遵守該通知，新界政務司可立即執行及履行有關之工程，承授人將須應要求向政府償還因此產生之費用。

3. 每名住宅物業的擁有人均須分擔維修工程的費用。

4. 顯示該斜坡，已經或將會在期數所位於的土地之內或之外建造的護土牆及有關構築物的圖則載於此頁。

MAINTENANCE OF SLOPES
斜坡維修

5. Clause 1 of Section VIII of the Sub-Deed of Mutual Covenant governing the Phase ("Sub-DMC") stipulates that:-

   The Manager (as defined in the Sub-DMC) shall have full authority of the Owners of Houses (as defined in the Sub-DMC) to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls (as defined in the Sub-DMC) in compliance with the conditions of the Government Grant and in accordance with the Slope Maintenance Manual (as defined in the Sub-DMC) and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes and retaining walls.

   All the Owners of Houses shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls.

   The Manager shall not be made personally liable for carrying out any such requirements in respect of the Slopes and Retaining Walls under the conditions of the Government Grant, which shall remain the responsibility of the Owners of Houses if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all the Owners of Houses.

5. 規管期數的分公契（「分公契」）第8 條第1 款訂明：

   洋房（定義見分公契）擁有人授予管理人（定義見分公契）全權聘請合適合資格人士，以根據批地文件條件及相關政府部門不時發出有關維修斜坡及護土牆的斜坡維修手冊（定義見分公契）及所有指引視察、保持及保養任何斜坡及護土牆（定義見分公契）於修繕妥當的狀態，及對斜坡及護土牆進行任何必要工程。

   所有洋房擁有人須向管理人繳交所有由管理人於進行該等有關斜坡及護土牆維修、修理及任何其他工程而合法招致或將招致的費用。

   如管理人以合理努力無法向所有洋房擁有人收取所需工程的費用，管理人無須個人負責進行任何該等於批地文件下所要求的有關斜坡及護土牆維修工程，而該等工程維持為洋房擁有人的責任。

MODIFICATION
修訂

Pursuant to Special Condition No.(6)(b) of New Grant No.6122, Discovery Bay City should be developed in accordance with the Master Layout Plan approved by the Lands Department and no alterations whatsoever shall be made by the Owner (Hong Kong Resort Company Limited) to the Master Layout Plan or to the Discovery Bay City without the prior consent in writing of the Lands Department. The owner has submitted the Master Layout Plan 7.0E under Special Condition No. (6)(b) of the New Grant No. 6122 to the Lands Department for its approval and the approval has been granted pending registration of the relevant document(s) at the Land Registry.

根據新批約第6122號特別條款第(6)(b)項，擁有人(香港興業有限公司)須根據地政總署核准的整體規劃圖發展愉景灣。未經地政總署事先書面批准，擁有人不得更改整體規劃圖或發展項目。擁有人已依新批約第6122號特別條款第(6)(b)項，向地政總署申請批准整體規劃圖7.0E，有關批准已發出，惟相關文件仍於土地註冊處等待註冊。

WEBSITE ADDRESS DESIGNATED BY THE VENDOR FOR THE PHASE
賣方就期數指定的互聯網網站的網址

The website address designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.ilpicco.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：
www.ilpicco.com.hk

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

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

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

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

		Area (m^2) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第 23(3)(b)條不計算的總樓面面積		
1(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	Not applicable 不適用
2	Plant rooms and similar services 機房及相類設施	Not applicable 不適用
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, tele-communications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	9.712
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	698.542
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房 、風櫃房等	Not applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第 1 及第 2 號提供的環保設施		
3	Balcony 露台	Not applicable 不適用
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5	Communal sky garden 公用空中花園	Not applicable 不適用
6	Acoustic fin 隔聲鰭	Not applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
9	Utility platform 工作平台	47.271
10	Noise barrier 隔音屏障	Not applicable 不適用
Amenity Features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所 、業主立案法團辦公室	Not applicable 不適用
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	Not applicable 不適用
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not applicable 不適用
14	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	Not applicable 不適用
15	Larger lift shaft 擴大升降機井道	Not applicable 不適用
16	Chimney shaft 煙囪管道	Not applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not applicable 不適用
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	Not applicable 不適用
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not applicable 不適用

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

	Amenity Features 適意設施	
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	Not applicable 不適用
	Other Exempted Items 其他獲豁免項目	
23 (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
24 (#)	Other projections 其他伸出物	Not applicable 不適用
25	Public transport terminus 公共交通總站	Not applicable 不適用
26 (#)	Party structure and common staircase 共用構築物及樓梯	Not applicable 不適用
27 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not applicable 不適用
28 (#)	Public passage 公眾通道	Not applicable 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	Not applicable 不適用
	Bonus GFA 額外總樓面面積	
30	Bonus GFA 額外總樓面面積	Not applicable 不適用

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

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

Environment Assessment Of The Building
建築物的環境評估





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

Estimated Energy Performance or Consumption for the Common Parts of the Phase
期數的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Phase as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓説明書前呈交予建築事務監督期數的公用部份的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:	1. High Performance Split Type Air-Conditioning Units 高效能分體式空調機 2. Energy Efficient Lighting Fixture 低能耗燈具

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) 第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1)					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (註腳3) 的部份	337	Electricity kWh/m^2/annum 電力 千瓦小時/ 平方米/ 年	Town Gas/ LPG Unit/m^2/annum 煤氣/石油氣 用量單位/ 平方米/ 年	Electricity kWh/m2/annum 電力 千瓦小時/ 平方米/ 年	Town Gas/ LPG Unit/m^2/annum 煤氣/石油氣 用量單位/ 平方米/ 年
		196.2	Not Applicable 不適用	190.2	Not Applicable 不適用

Part III : The following installation(s) is / are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置			✓
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
   The predicted annual energy use, in terms of electricity consumption (kWh/m2 /annum) and town gas/LPG consumption (unit/m2 /annum), of the Phase by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
   (b)"internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (2012 edition) (Rev.1).

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將期數的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
   (a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準（現行版本）第 4 節及附錄 8 中的「年能源消耗」具有相同涵義；及
   (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇 BEAM Plus 標準（現行版本）第 4 節及附錄 8 中的“基準建築物模式（零分標準）”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則（2012年版）（第1版修訂）中的涵義相同。

RELEVANT INFORMATION
有關資料

1. **Maintenance of Slopes**

Part of the Slopes and Retaining Walls (as defined in the Sub-Deed of Mutual Covenant governing the Phase ("Sub-DMC")) forms part of the Houses (as defined in the Sub-DMC) in the Phase. According to Clause 1 of Section VIII of the Sub-DMC:-

(a) The Owners of Houses shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director of Lands and carry out all works in respect of the Slopes and Retaining Walls as required by the Government Grant and in accordance with the Slope Maintenance Manual (as defined in the Sub-DMC).

(b) The Manager (as defined in the Sub-DMC) shall have full authority of the Owners of Houses to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the conditions of the Government Grant and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes and retaining walls.

(c) All the Owners of Houses shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls.

(d) The Manager shall not be made personally liable for carrying out any such requirements in respect of the Slopes and Retaining Walls under the conditions of the Government Grant, which shall remain the responsibility of the Owners of Houses if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all the Owners of Houses.

(e) The Owners of Houses shall in accordance with the Management Units allocated to the part or parts of the Village (as defined in the Sub-DMC) owned by them contribute to the expense for the maintenance, repair and the carrying out of all works in respect of the Slopes and Retaining Walls. The Manager shall have the right to demand the Owners of Houses for payment to the Manager of all costs lawfully incurred or to be incurred by the Manager in carrying out such works regarding the maintenance, repair and other works in respect of the Slopes and Retaining Walls.

Note: An Owner of a House is required to contribute to the said expenses even for the works in respect of such part of the Slopes and Retaining Walls forming part of another House not owned by him.

The plan for the slopes, retaining walls and related structures constructed or to be constructed within or outside the land on which the Phase is situated is set out on page 132.

1. 斜坡維修

部分斜坡及護土牆（定義見規管期數的分公契（「分公契」））為期數洋房（定義見分公契）之一部分。 根據分公契第8條第1款:

(a) 洋房擁有人須自費保養斜坡及護土牆，使其處於修繕妥當的狀態，並使地政總署署長滿意，及按批地文件所要求及根據斜坡維修手冊（定義見分公契）進行所有有關斜坡及護土牆的工程。

(b) 洋房擁有人授予管理人（定義見分公契）全權聘請合適合資格人士，以根據批地文件條件及相關政府部門不時發出有關維修斜坡及護土牆的斜坡維修手冊及所有指引視察、保持及保養斜坡及護土牆於修繕妥當的狀態，及對斜坡及護土牆進行任何必要工程。

(c) 所有洋房擁有人須向管理人繳交所有由管理人於進行該等有關斜坡及護土牆維修、修理及任何其他工程而合法招致或將招致的費用。

(d) 如管理人以合理努力無法向所有洋房擁有人收取所需工程的費用，管理人無須個人負責進行任何該等於批地文件下所要求的有關斜坡及護土牆維修工程，而該等工程維持為洋房擁有人的責任。

(e) 洋房擁有人須根據其擁有之村內（定義見分公契）部分獲分配之管理份數分擔維修、修理及進行所有關於斜坡及護土牆的工程的費用。管理人有權向洋房擁有人要求支付所有由管理人於進行該等有關斜坡及護土牆維修、修理及任何其他工程而合法招致或將招致的費用。

註： 洋房擁有人須分擔上述費用，即使有關工程關乎為並非其擁有的其他洋房一部分之斜坡及護土牆部分。

顯示該斜坡，已經或將會在期數所位於的土地之內或之外建造的護土牆及有關構築物的圖則載於第132頁。

RELEVANT INFORMATION
有關資料

2. Right of Way

Part of the areas within the Phase boundary is designated as the "Right of Way" for public use. Under the Sub-DMC, the "Right of Way" is defined as the areas shown coloured brown on plan below and pedestrian walkway, pedestrian walkway with drop curb, pavement (footway) and access road constructed thereon (including the associated street furniture, traffic aids, street lighting, sewers, drains and other structures) which shall form part of the City Retained Areas (as defined in the Deed of Mutual Covenant governing Discovery Bay City ("PDMC")) and shall be enjoyed non-exclusively by the Village and the City (as defined in the PDMC) and are open for public use for the proper use or enjoyment of the Public Recreation Facilities by the general public pursuant to the terms and conditions of the Sub-DMC.

"Public Recreation Facilities" is defined under the Sub-DMC as such public recreation facilities in the Lot (as defined in the PDMC) provided or formed or to be provided or formed in the future which will be open for use by the public pursuant to the terms of the Government Grant. For details of the Public Recreation Facilities, please refer to the Information on Public Facilities and Public Open Spaces section.

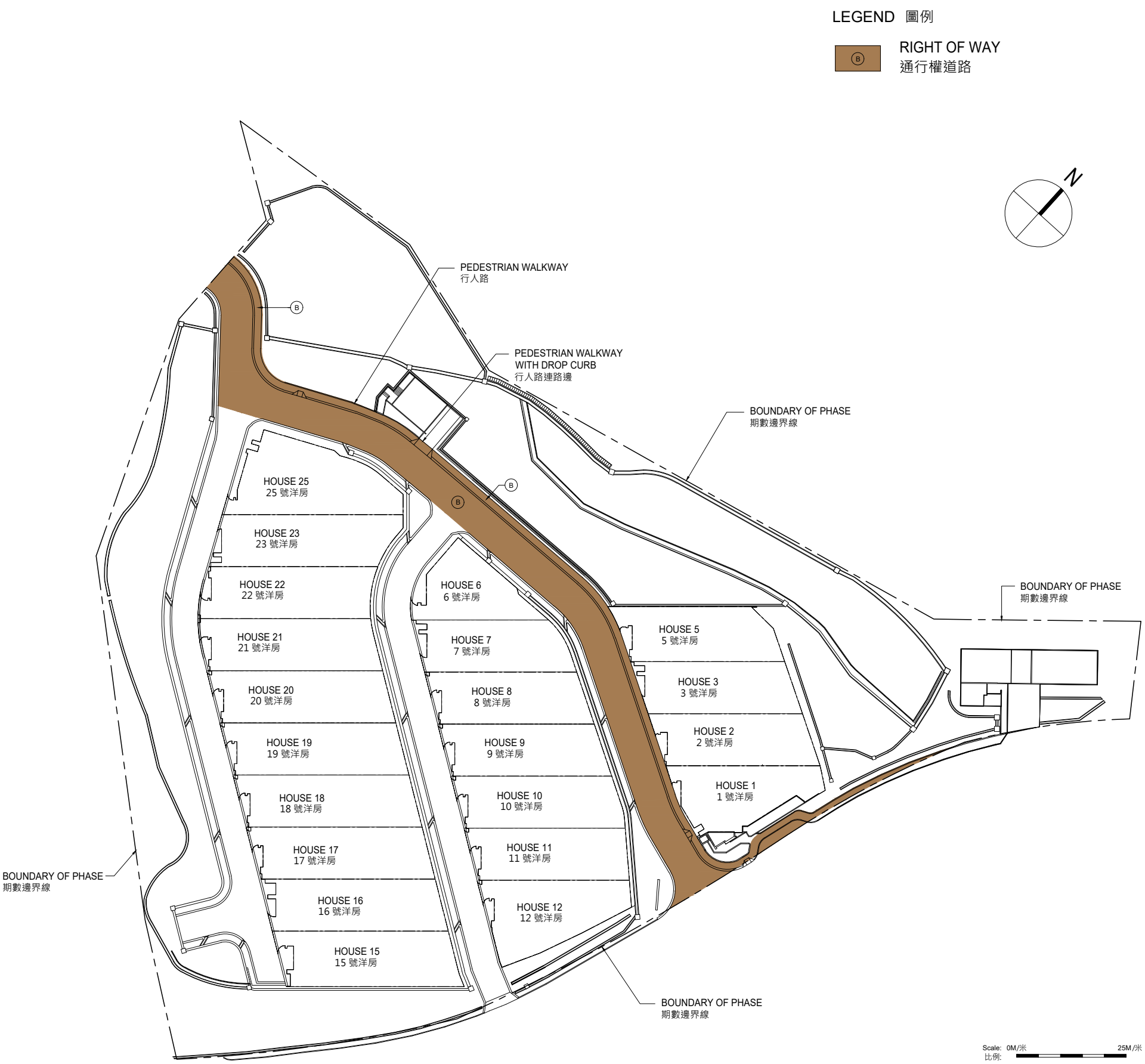
Clause 1(e) of Section III of the Sub-DMC provides that each Undivided Share of the Village is held subject to the right of all members of the public from time to time and at all time to go pass or re-pass over along through and enter into and upon on foot or by wheelchair with or without vehicles the Right of Way for all lawful purposes connected with the proper use and enjoyment of the Public Recreation Facilities.

2. 通行權道路

部分於期數界線內之範圍劃為「通行權道路」，供公眾使用。根據分公契，「通行權道路」指於下圖顯示為啡色的地方及行人路、行人路連路邊、行人道(行人徑)及其上興建的連接路(包括相關道路設施、輔助交通設備、街燈、水渠、排水道及其他構築物)；而上述各項劃為及成為愉景灣保留地方(定義見規管愉景灣之公契「主公契」)一部分及將由村內及愉景灣（定義見主公契）非專屬地享用及開放予公眾使用，以供一般公眾根據分公契之條款及條件適當使用或享用公共康樂設施。

根據分公契，「公共康樂設施」指該等於該地段(定義見主公契)中的已提供或建成或將提供或建成且根據批地文件開放予公眾的公共康樂設施。有關公共康樂設施的資料，請參閱「公共設施及公眾休憩用地的資料」部分。

分公契第三條第1(e)款訂明每一村內不分割份數受限於所有公眾不時及於所有時間徒步或以輪椅經過及來回行走、沿著、通過及進入(不論是否使用汽車)通行權道路，以作所有有關適當使用及享用公共康樂設施之合法目的之權利。



RELEVANT INFORMATION
有關資料

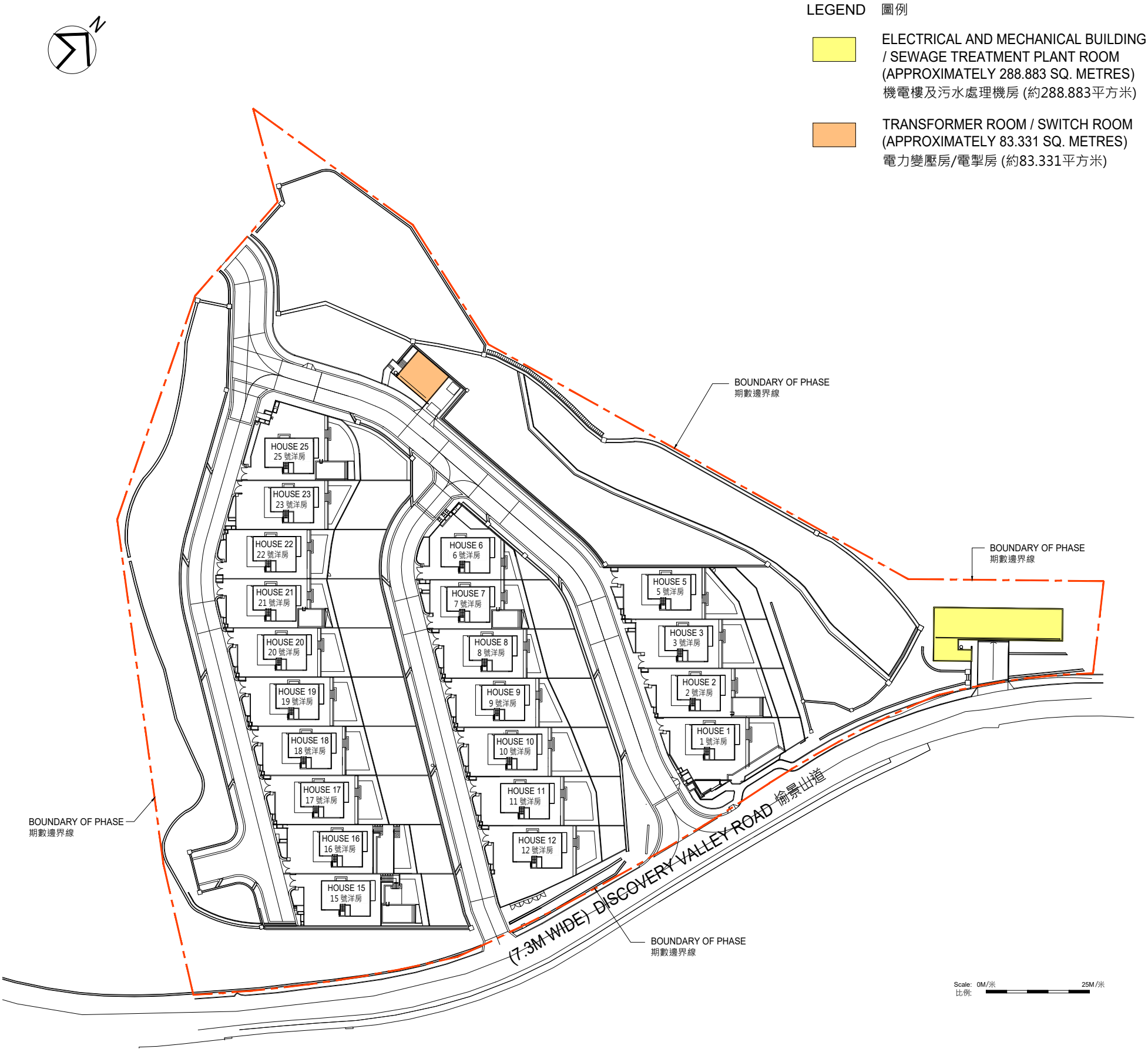
3. Transformer Room / Switch Room and Electrical and Mechanical Building / Sewage Treatment Plant Room in the Phase

There are/will be a Transformer Room / Switch Room and an Electrical and Mechanical Building / Sewage Treatment Plant Room erected on the Phase. The locations of the Transformer Room / Switch Room and Electrical and Mechanical Building / Sewage Treatment Plant Room are indicated in the Site Diagram of the Phase below. The heights of the Transformer Room / Switch Room and Electrical and Mechanical Building / Sewage Treatment Plant Room are approximately 5680mm from the Ground Floor of Transformer Room / Switch Room and approximately 9000mm from the Lower Ground Floor of Electrical and Mechanical Building / Sewage Treatment Plant Room respectively. The level differences between the Transformer Room / Switch Room and Houses 6, 23 and 25 respectively and the Electrical and Mechanical Building / Sewage Treatment Plant Room and Houses 1-3 and 5 respectively are shown in the cross-sections below. The Transformer Room / Switch Room and the Electrical and Mechanical Building / Sewage Treatment Plant Room might block or affect the views from some of the residential properties in the Phase. Prospective purchasers are advised to conduct an on-site visit for a better understanding of the Phase, the location of the Transformer Room / Switch Room and the Electrical and Mechanical Building / Sewage Treatment Plant Room.

3. 期數中電力變壓房/電掣房及機電樓及污水處理機房

期數現有/將建成一座電力變壓房/電掣房及一座機電樓及污水處理機房。電力變壓房/電掣房及機電樓及污水處理機房之位置於以下期數示意圖上標示。電力變壓房/電掣房及機電樓及污水處理機房之高度分別為電力變壓房/電掣房地下起計高約5680毫米及機電樓及污水處理機房低層地下起計高約9000毫米。電力變壓房/電掣房分別與6號，23號及25號洋房之水平距離及機電樓及污水處理機房分別與1-3及5號洋房之水平距離顯示於以下橫切面圖上。電力變壓房/電掣房及機電樓及污水處理機房可能會阻擋或影響期數部分住宅物業之景觀。賣方建議買家到有關期數發展地盤作實地考察，以對該期數發展地盤、電力變壓房/電掣房及機電樓及污水處理機房的位置有較佳了解。

SITE DIAGRAM OF THE PHASE
期數示意圖

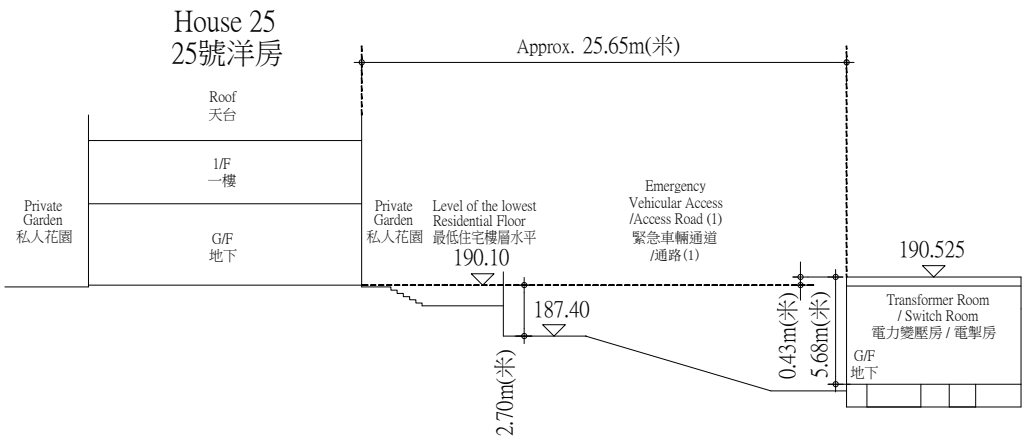


RELEVANT INFORMATION
有關資料

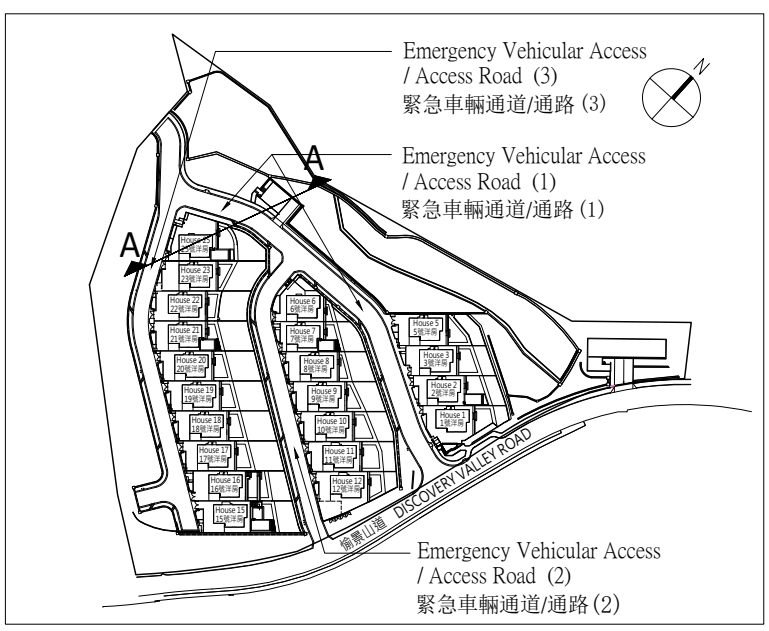
Cross-Section Plan A-A
橫截面圖 A-A

-▽ denotes height (in metres) above the Hong Kong Principal Datum.
-▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。



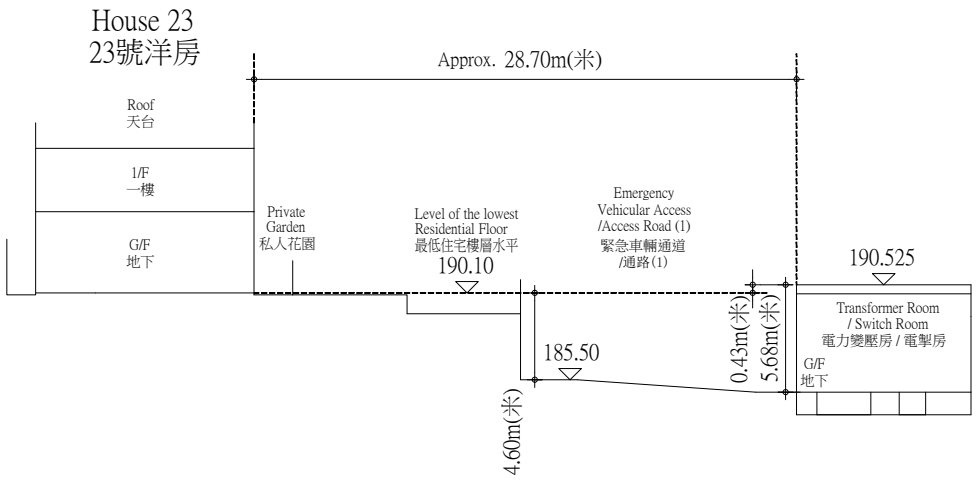
Key Plan
索引圖



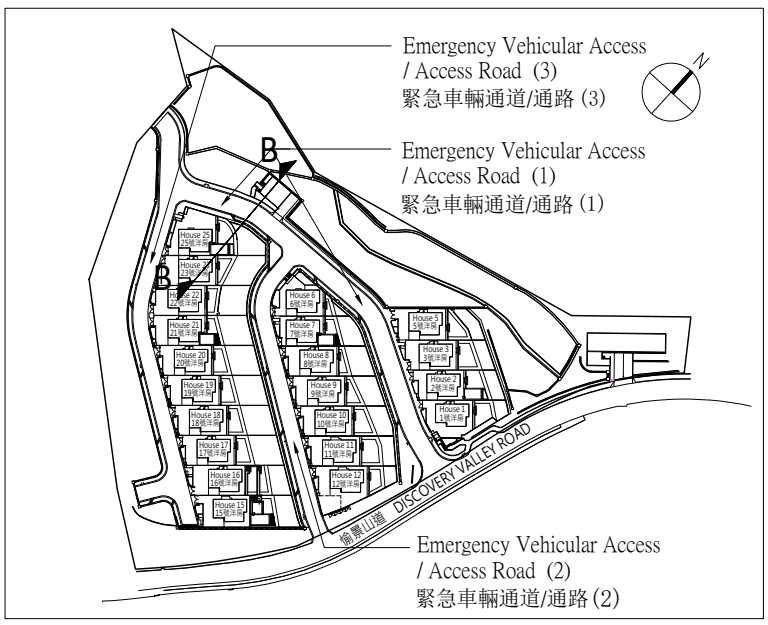
Cross-Section Plan B-B
橫截面圖 B-B

-▽ denotes height (in metres) above the Hong Kong Principal Datum.
-▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。



Key Plan
索引圖

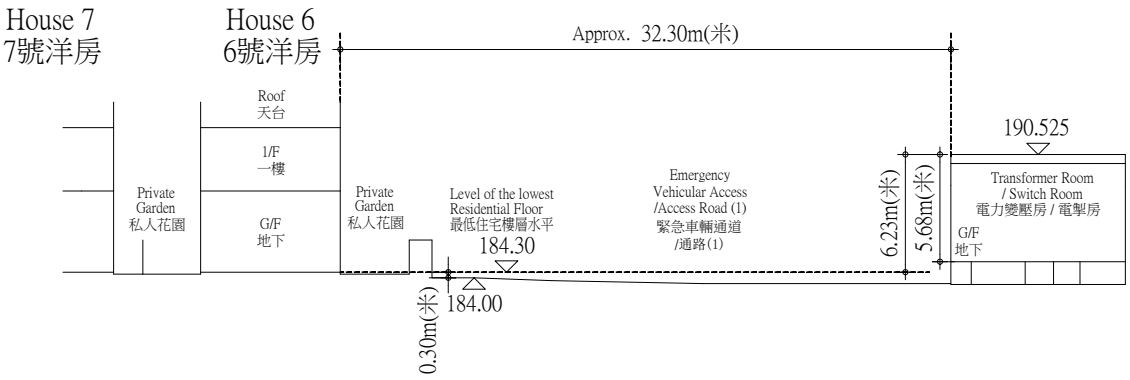


RELEVANT INFORMATION
有關資料

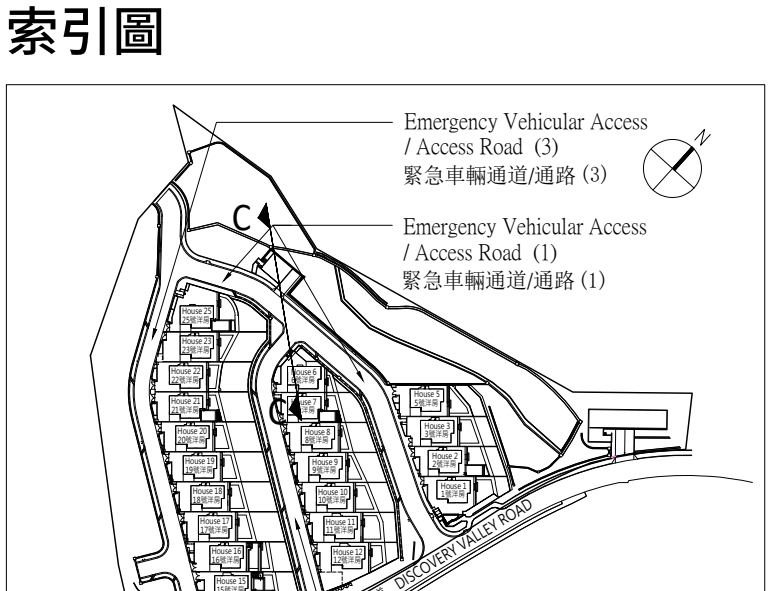
Cross-Section Plan C-C
橫截面圖 C-C

-▽ denotes height (in metres) above the Hong Kong Principal Datum.
-▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。



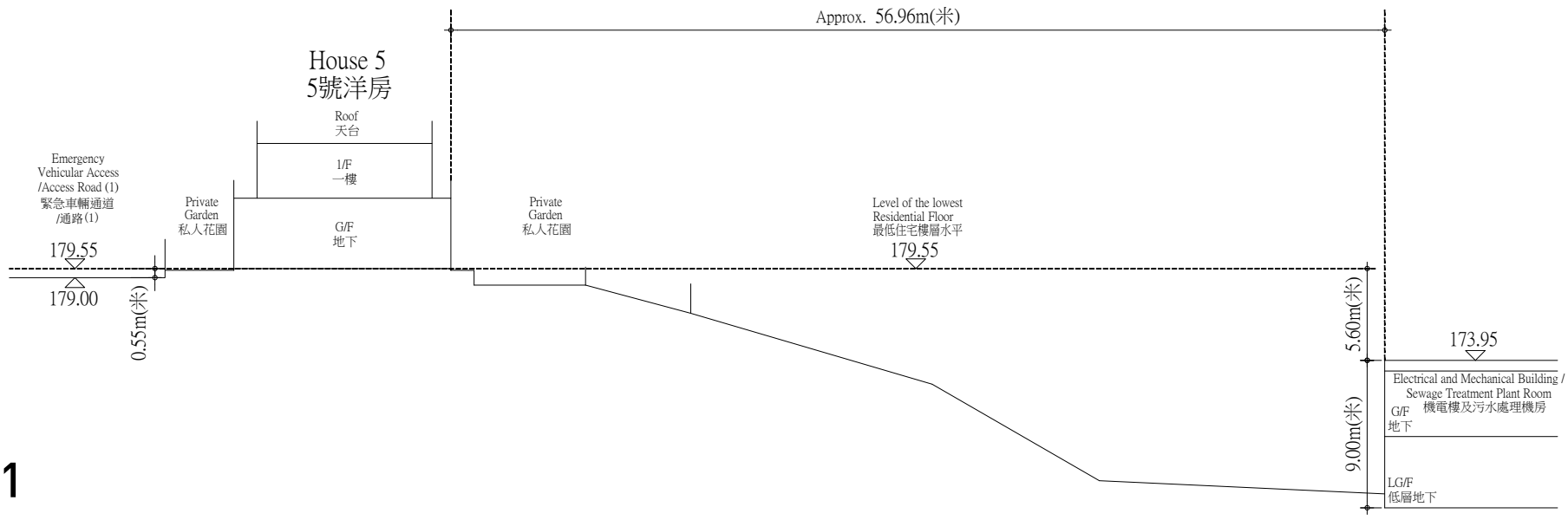
Key Plan
索引圖



Cross-Section Plan D-D
橫截面圖 D-D

-▽ denotes height (in metres) above the Hong Kong Principal Datum.
-▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。



Key Plan
索引圖

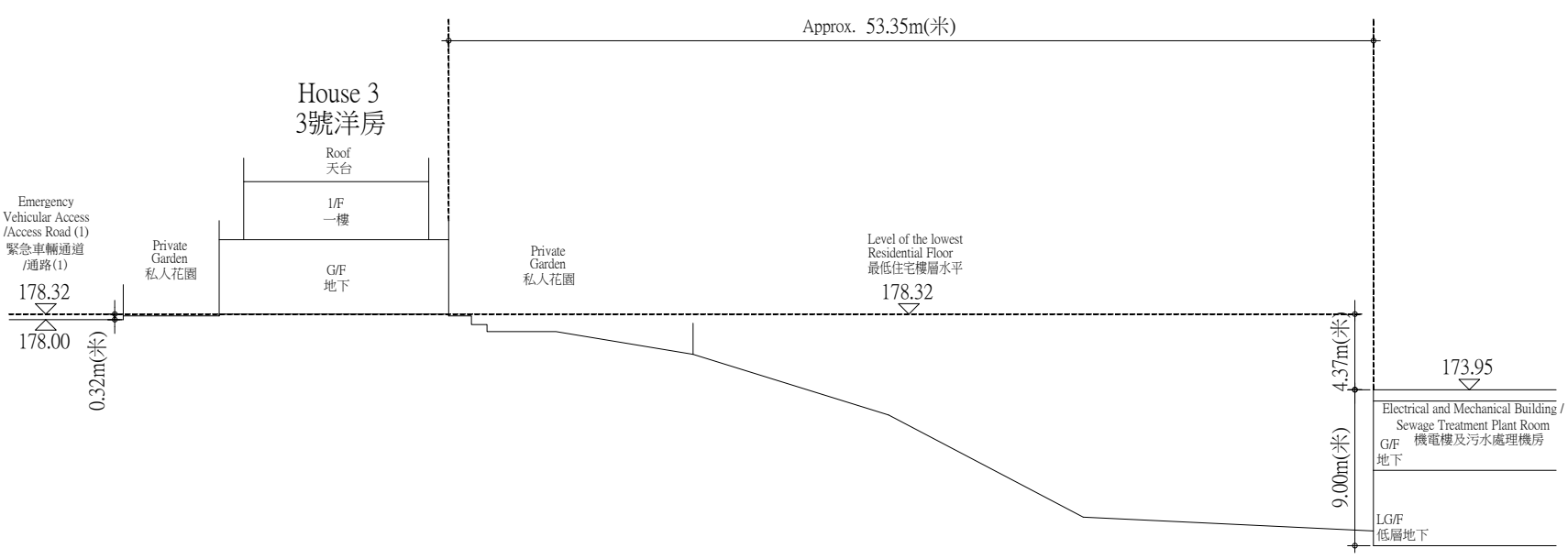


RELEVANT INFORMATION
有關資料

Cross-Section Plan E-E
橫截面圖 E-E

-▽ denotes height (in metres) above the Hong Kong Principal Datum.
-▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。



Key Plan
索引圖

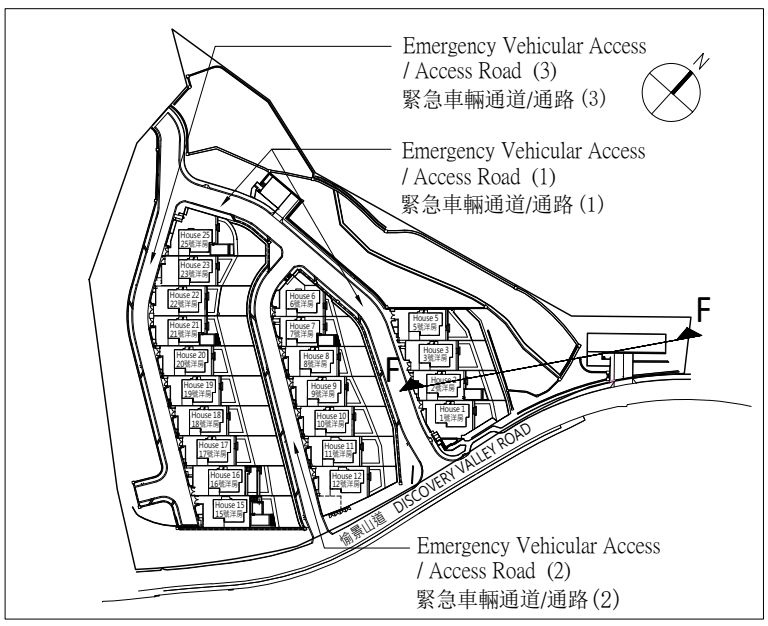


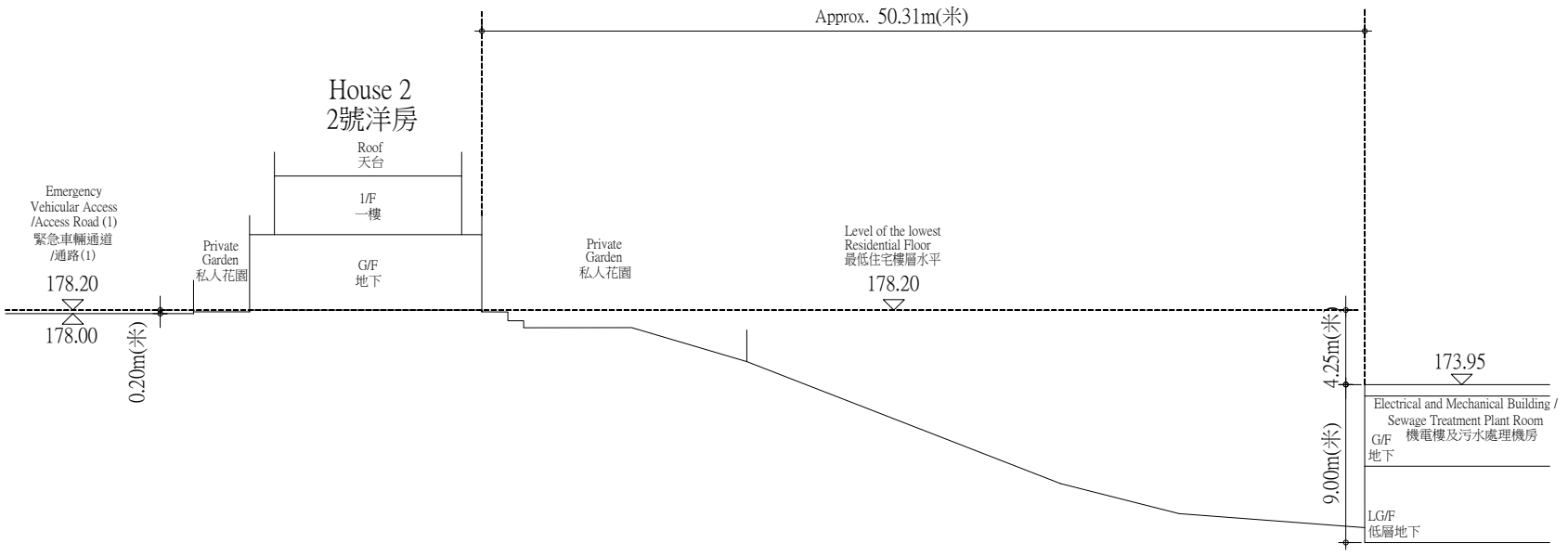
Cross-Section Plan F-F
橫截面圖 F-F

-▽ denotes height (in metres) above the Hong Kong Principal Datum.
-▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

Key Plan
索引圖

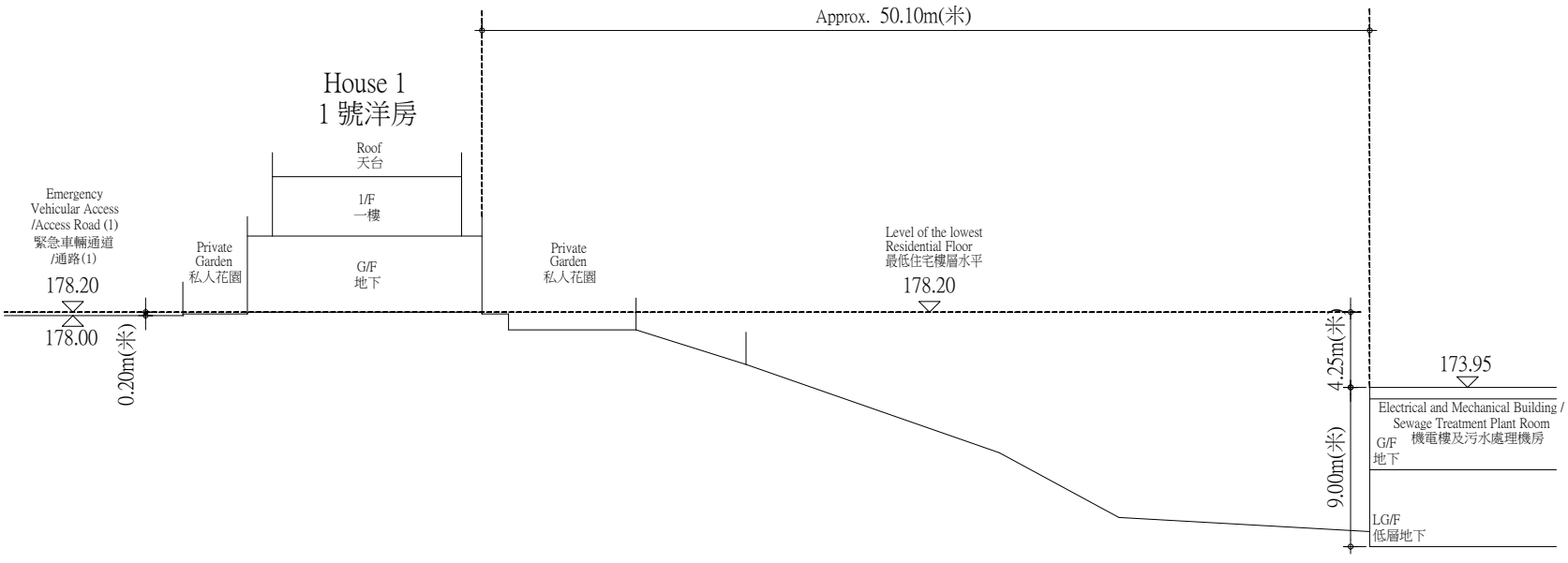




Cross-Section Plan G-G
橫截面圖 G-G

-▽ denotes height (in metres) above the Hong Kong Principal Datum.
-▽ 代表香港主水平基準以上的高度 (米)。

- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。



Key Plan
索引圖



OTHER INFORMATION
其他資料

1. There may be future changes to the Phase and the surrounding areas.

2. Date of printing: 18 December 2019

1. 期數及其周邊地區日後可能出現改變。

2. 印製日期：2019年12月18日

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EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視 / 修改日期	Revision made 所作修改	
	Page Number 頁次	Revision made 所作修改
3 January 2020 2020 年 1 月 3 日	11	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	26, 27	LAYOUT PLAN OF THE DEVELOPMENT is updated 更新發展項目的布局圖
2 April 2020 2020 年 4 月 2 日	11, 12	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
2 July 2020 2020 年 7 月 2 日	11, 12	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	28	LAYOUT PLAN OF THE DEVELOPMENT is updated 更新發展項目的布局圖
	130	SERVICE AGREEMENTS is updated 更新服務協議
30 Sep 2020 2020 年 9 月 30 日	11, 12	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	13, 14, 15, 16	AERIAL PHOTOGRAPH OF THE PHASE is updated 更新期數的鳥瞰照片
	28, 30	LAYOUT PLAN OF THE DEVELOPMENT is updated 更新發展項目的布局圖
17 December 2020 2020 年 12 月 17 日	6	INFORMATION ON THE PHASE is updated 更新期數的資日料
	9	INFORMATION ON DESIGN OF THE PHASE is updated 更新期數的設計的資料
	10	INFORMATION ON PROPERTY MANAGEMENT is updated 更新物業管理的資料
	11, 12	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	26, 28, 31	LAYOUT PLAN OF THE DEVELOPMENT is updated 更新發展項目的布局圖
	113	INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT is updated 更新閱覽圖則及公契
17 March 2021 2021 年 3 月 17 日	11, 12	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
1 April 2021 2021 年 4 月 1 日	39, 43, 49, 55, 67, 71, 73	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE is updated 更新期數的住宅物業的樓面平面圖
28 April 2021 2021 年 4 月 28 日	137, 138, 139	RELEVANT INFORMATION is updated 更新有關資料
28 June 2021 2021 年 6 月 28 日	12	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	13, 14, 15	AERIAL PHOTOGRAPH OF THE PHASE is updated 更新期數的鳥瞰照片
	26, 29	LAYOUT PLAN OF THE DEVELOPMENT is updated 更新發展項目的布局圖
	133	MODIFICATION is updated 更新修訂

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視 / 修改日期	Revision made 所作修改	
	Page Number 頁次	Revision made 所作修改
19 August 2021 2021 年 8 月 19 日	1, 2, 3, 4, 5	NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES is updated 更新一手住宅物業買家須知
	6	INFORMATION ON THE PHASE is updated 更新期數的資料
	7	INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE is updated 更新賣方及有參與期數的其他人的資料
	10	INFORMATION ON PROPERTY MANAGEMENT is updated 更新物業管理的資料
	13, 14, 15	AERIAL PHOTOGRAPH OF THE PHASE is updated 更新期數的鳥瞰照片
	79, 81	SUMMARY OF DEED OF MUTUAL COVENANT is updated 更新公契的摘要
	92, 93	INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES is updated 更新公共設施及公眾休憩用地的資料
	113	INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT is updated 更新閱覽圖則及公契
	131	MISCELLANEOUS PAYMENTS BY PURCHASER is updated 更新買方的雜項付款
	133	MAINTENANCE OF SLOPES is updated 更新斜坡維修
	137	RELEVANT INFORMATION is updated 更新有關資料
	145, 146	INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT is deleted 刪除地政總署署長作為給予預售樓花同意書的條件而規定列於售樓説明書的資料
27 September 2021 2021 年 9 月 27 日	11, 12	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	133	MODIFICATION is updated 更新修訂