

FORTUNA
COURT 福慧大廈
25 REPULSE BAY ROAD 淺水灣道25號

SALES BROCHURE
售樓說明書

F**ORTUNA**
COURT 福慧大廈
25 REPULSE BAY ROAD 淺水灣道25號

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 plans¹ 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 property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential 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.

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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8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

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 date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

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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- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

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

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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米/每平方呎售價。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米及平方呎的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸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。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您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。

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－

- 每個住宅物業的外部尺寸；
- 每個住宅物業的內部尺寸；
- 每個住宅物業的內部間隔的厚度；
- 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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書理

- 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同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

收樓日期

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

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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 DEVELOPMENT

發展項目的資料

Name of the Development
Fortuna Court

發展項目名稱
福慧大廈

The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
25 Repulse Bay Road

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
淺水灣道 25 號

Total number of storeys of the multi-unit building
The Development consists of one multi-unit building
13 storeys (exclusive of roof)

該幢多單位建築物的樓層總數
發展項目包含一幢多單位建築物
13 層 (不包括天台層)

The floor numbering in the multi-unit building as provided in the approved building plans for the Development
G/F, 1/F to 12/F

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、1 樓至 12 樓

The omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
Not applicable

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
不適用

Refuge floor (if any) of the multi-unit building
There is no refuge floor

該幢多單位建築物內的庇護層 (如有的話)
不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Nan Fung Development Limited

賣方

南豐發展有限公司

Holding company of the vendor (Nan Fung Development Limited)

Chen's Group International Limited
Chen's Group Holdings Limited
Nan Fung International Holdings Limited
Nan Fung Group Holdings Limited

賣方（南豐發展有限公司）的控權公司

陳氏集團國際有限公司
陳氏集團控股有限公司
南豐國際控股有限公司
南豐集團控股有限公司

Authorized Person for the Development

Mr Gary R. Lim

發展項目的認可人士

林國鴻先生

Firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

Hsin Yieh Architects & Associates

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

興業建築師

Building Contractor for the Development

Ray On Construction Company Limited

發展項目的承建商

威安建築有限公司

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Deacons

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的近律師行

Authorized institution that has made a loan or has undertaken to provide finance for the construction of the Development

Nil

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

無

Any other person who has made a loan for the construction of the Development

Nil

已為發展項目的建造提供貸款的任何其他人

無

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an Authorized Person 賣方或該項目的承建商屬法團，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	Not Applicable 不適用
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an Authorized Person 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人	Not Applicable 不適用
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份	Not Applicable 不適用
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份	Not Applicable 不適用
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書	Not Applicable 不適用
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	Not Applicable 不適用

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(n)	<p>The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor</p> <p>賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份</p>	Not Applicable 不適用
(o)	<p>The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor</p> <p>賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份</p>	Not Applicable 不適用
(p)	<p>The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor</p> <p>賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書</p>	Not Applicable 不適用
(q)	<p>The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor</p> <p>賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員</p>	Not Applicable 不適用
(r)	<p>The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor</p> <p>賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團</p>	Not Applicable 不適用
(s)	<p>The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor</p> <p>賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團</p>	Not Applicable 不適用

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

發展項目沒有構成圍封牆的一部份的非結構的預製外牆。

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

發展項目沒有構成圍封牆的一部份的幕牆。

INFORMATION ON PROPERTY MANAGEMENT

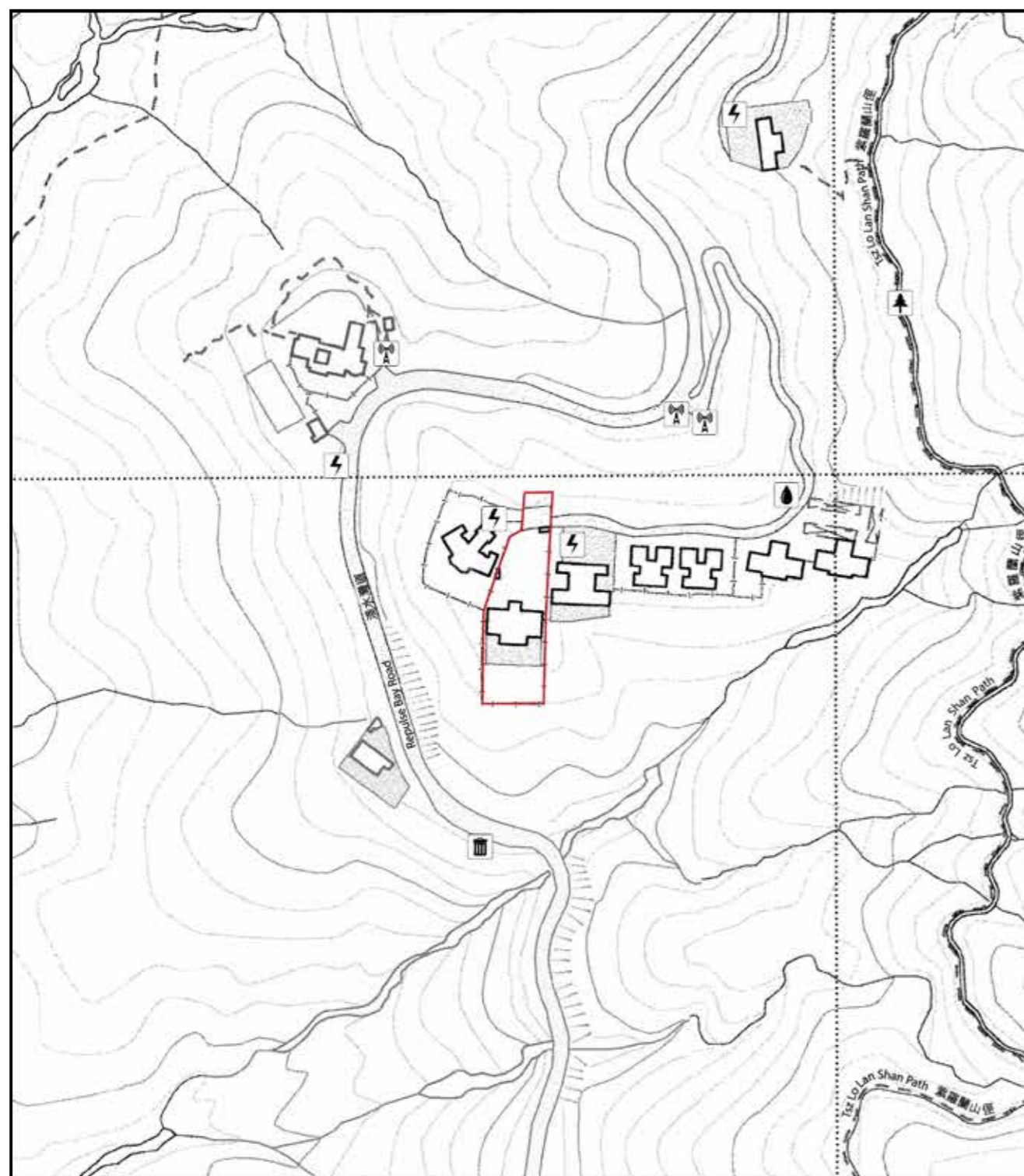
物業管理的資料

The manager of the Development appointed under the deed of mutual covenant that has been executed Hon Hing Enterprises Limited has been appointed as the manager of the Development under a management agreement dated 20th November 1982.






根據已簽立的公契獲委任為本發展項目的管理人
根據1982年11月20日的管理協議，漢興企業有限公司獲委任為發展項目的管理人。


LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



圖例 Notation

-  油庫
an oil depot
-  發電廠(包括電力分站)
a power plant (including electricity sub-stations)
-  垃圾收集站
a refuse collection point
-  公用事業設施裝置
a public utility installation
-  公園
a public park

 發展項目的位置
Location of the Development

附註：

1. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展項目以及周邊地區的公共設施及環境較佳的了解。
2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

NOTES:

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

The Location Plan is prepared with reference to the map (series) HP5C/Sheet No. 11-SE-C (last updated on 15th July 2016), with adjustment where necessary.

所在位置圖是參考地圖(組別)HP5C/編號11-SE-C(最近更新日期為2016年7月15日)擬備，有需要處經修正處理。

0(米/m) 50 150 250
比例尺 SCALE

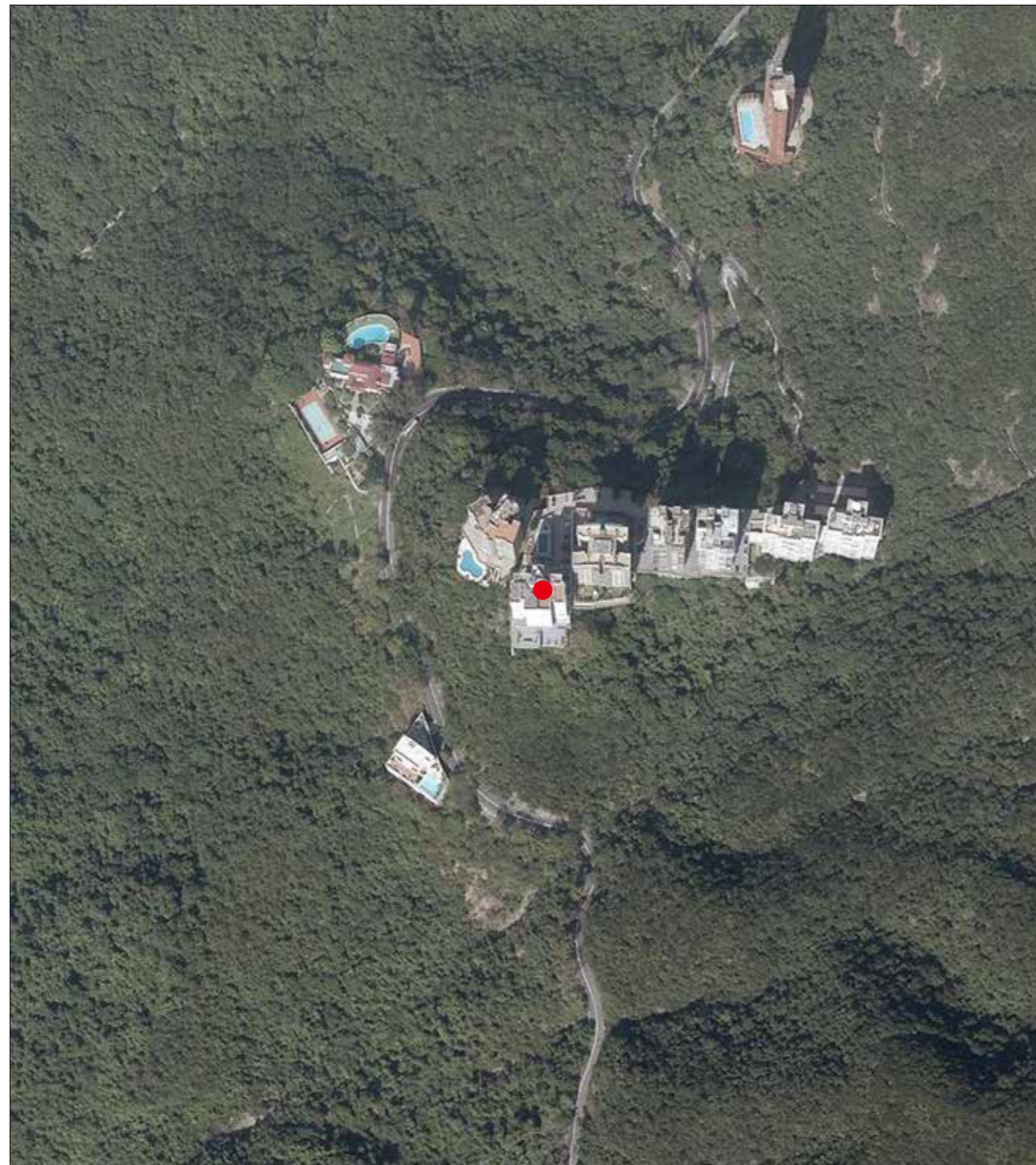
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號21/2016。

The map is reproduced with permission of the Director of Lands.

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AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E012091C dated 6 January 2017.

摘錄自地政總署測繪處於2017年1月6日在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E012091C。

Notes:

The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

附註：

由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Survey and Mapping Office, Lands Department, The Government of HKSAR
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● Location of the Development
發展項目的位置

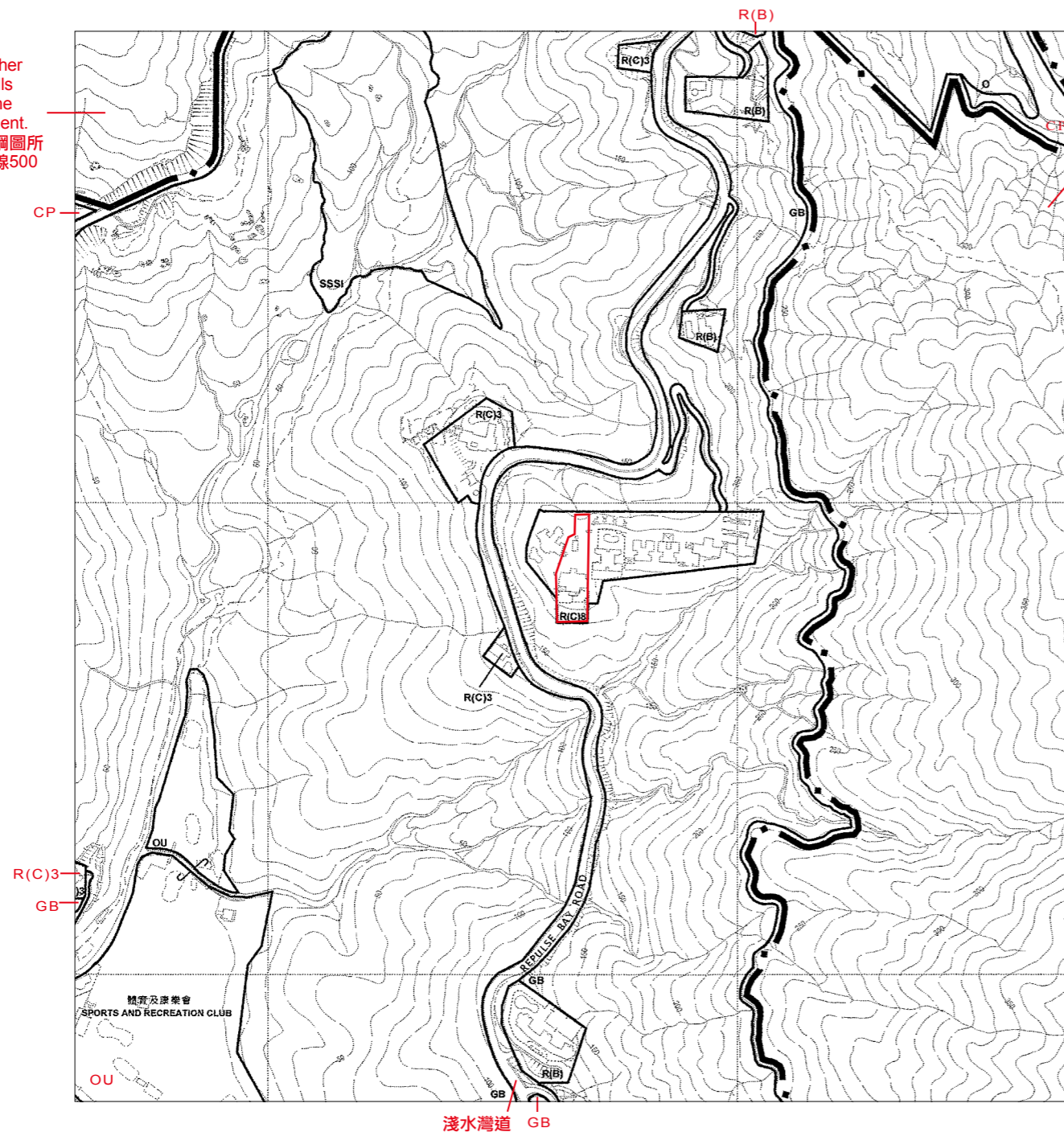
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OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖

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。



Notation 圖例

Zones 地帶

- R(B) Residential (Group B)
住宅(乙類)
- R(C) Residential (Group C)
住宅(丙類)
- O Open Space
休憩用地
- OU Other Specified Uses
其他指定用途

- GB Green Belt
綠化地帶
- SSSI Site of Special Scientific Interest
具特殊科學價值地點
- CP Country Park
郊野公園

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



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

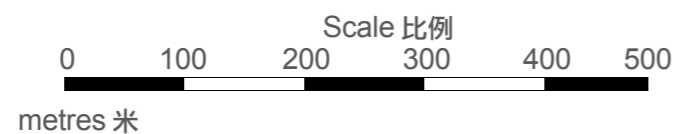
Notes:

- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

附註:

- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Location of the Development
發展項目的位置

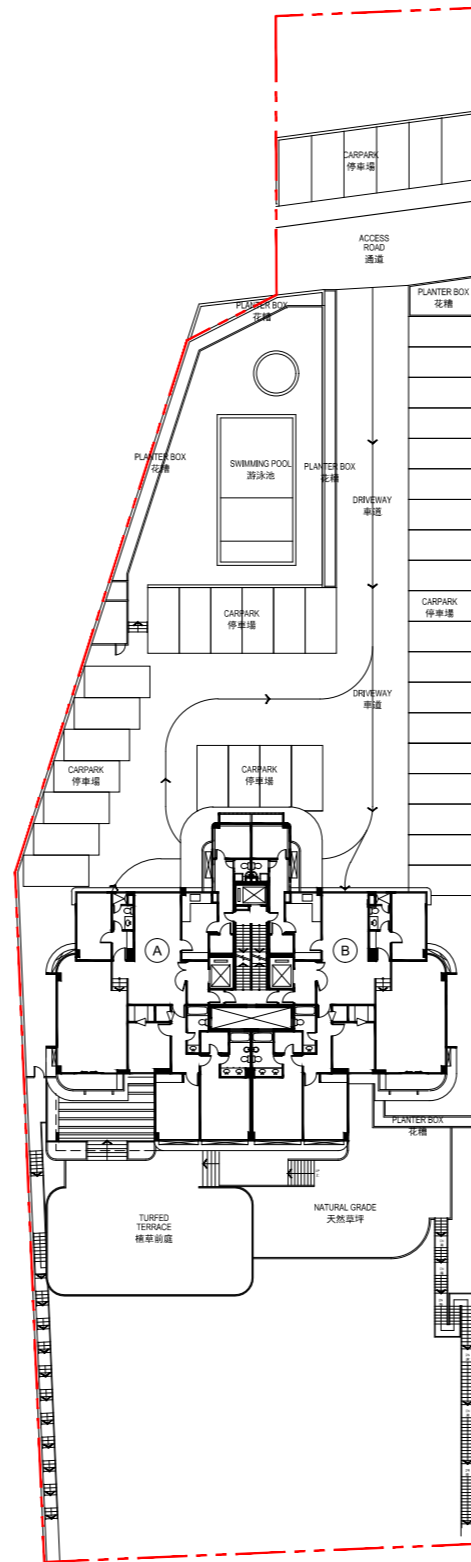
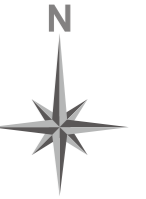


Extracted from part of the approved Shouson Hill & Repulse Bay Outline Zoning Plan, Plan No. S/H17/13, gazetted on 15 November 2013, with adjustment where necessary.

摘錄自2013年11月15日刊憲之壽臣山及淺水灣分區計劃大綱核准圖，圖則編號為S/H17/13，有須要處經修正處理。

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 25M/米
比例尺

Notes:
The plan is prepared based on the information gathered from the set of the approved building plans for the Development approved by the Building Authority on 9 December 1980, 13 July 1981 and 10 March 1982.

附註：
本布局圖所蒐集的資料是以建築事務監督於 1980 年 12 月 9 日，1981 年 7 月 13 日 及 1982 年 3 月 10 日批准的發展項目的一組經批准建築圖則為基礎而提供的。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of terms and abbreviations used on floor plans

平面圖中所使用名詞及簡稱之圖例

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

A/C UNIT = Air Conditioner Unit 冷氣機組

BATH = Bathroom 浴室

CONC. TRELLIS = Concrete-Trellis 混凝土花架

DINING = Dining Room 飯廳

DN = Down 落

LIVING = Living Room 客廳

P.D. = Pipe Duct 管井

SERT. ROOM = Servant Room 工人房

SERT. BATH = Servant Bathroom 工人浴室

STORE = Store Room 儲物室

UTILITY = Utility Room 工作間

∩ XXXX = Length Measurement along arc 沿圓弧長度測量

Notes:

Symbols of fittings and fitments shown on the floor plans such as bathtubs, sinks, sink counters, water closet, shower, etc, are for indication of approximate location only and not indications of their actual sizes, designs and shapes.

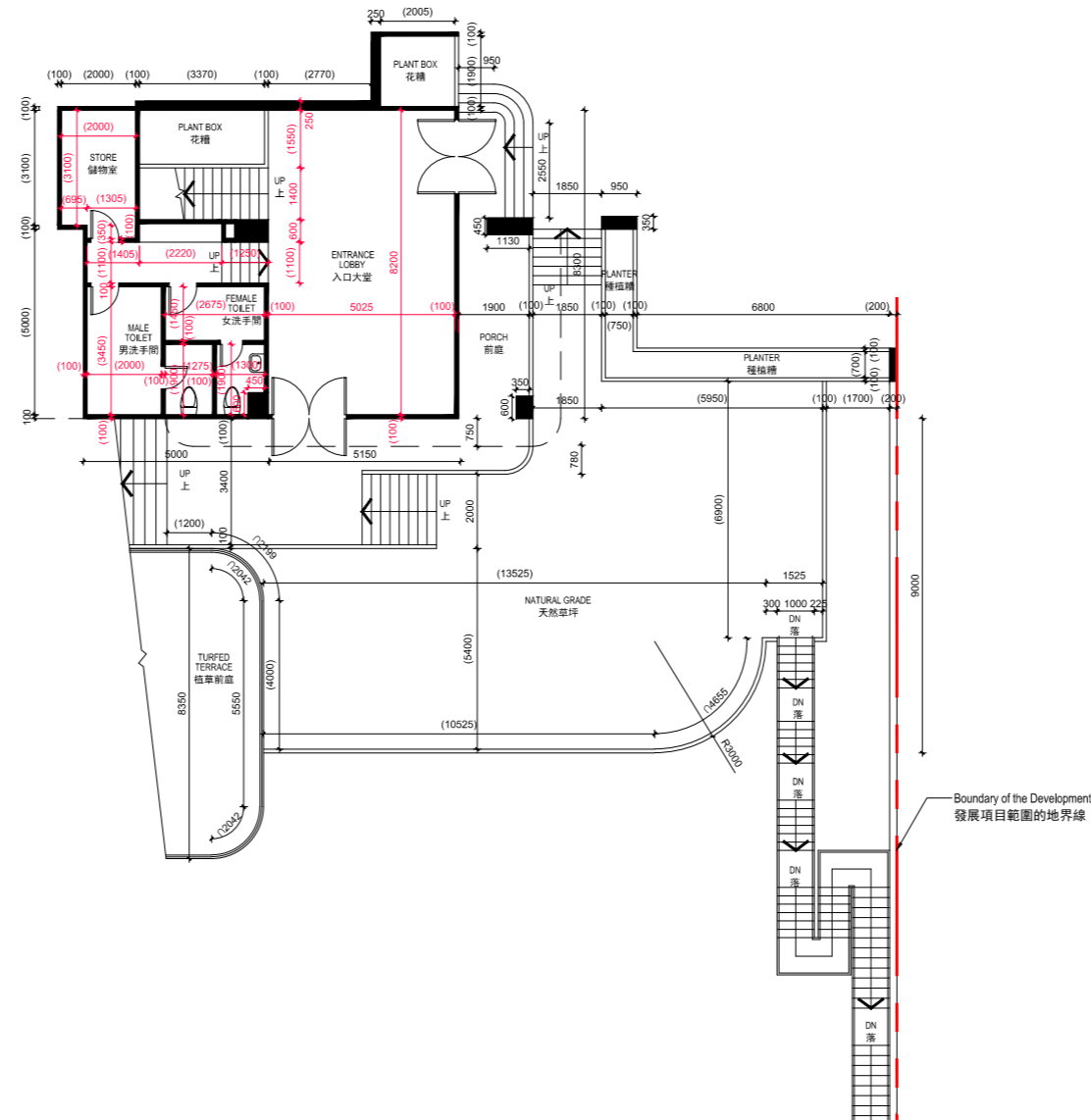
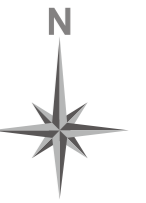
附註:

樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、洗滌盆櫃、花灑等，只作示意大概位置之用途及非展示其實際大小、設計及形狀。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

G/F FLOOR PLAN
地下平面圖



0M/米 5M/米
Scale 比例尺

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

G/F FLOOR PLAN OF THE 1/F UNIT 1 樓單位之地下平面圖

1. The thicknesses of the floor slabs (excluding plaster) of the residential property on G/F as provided in the approved building plans and structural plans for the Development are:
125mm, 130mm, 140mm, 150mm and 185mm
2. Floor-to-floor height of the residential property on G/F as provided in the approved building plans for the Development are:
2.65m, 2.9m, 3.42m, 3.55m and 3.88m
3. 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.

Notes:

1. For residential properties which are not owned by the Vendor, the status (including the floor plans) of such residential properties as shown in this sales brochure is prepared according to the sets of approved building plans and floor plans based on which such properties were sold.
2. The floor plan is prepared in accordance with the approved building plans for the Development approved by the Building Authority on 10 Mach 1982.
3. The dimensions stated in brackets in the floor plan are obtained from scaling from approved building plan as they are not provided in the approved building plan. The vendor does not own the unit shown on this floor plan.
4. All dimensions of the floor plan are measured in millimeters (mm).
5. There are pipe ducts in the residential property housing the common drains and pipes. For their location, please refer to the approved building plans.
6. Please refer to page 16 of the sales brochure for the legend of terms and abbreviations shown on the floor plan.

1. 按發展項目的經批准的建築圖則及結構圖則所規定者，地下住宅物業的樓板的厚度（不包括灰泥）為：
125 毫米，130 毫米，140 毫米，150 毫米及 185 毫米
2. 按發展項目的經批准的建築圖則所規定者，地下住宅物業的層與層之間的高度為：
2.65 米，2.9 米，3.42 米，3.55 米及 3.88 米
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

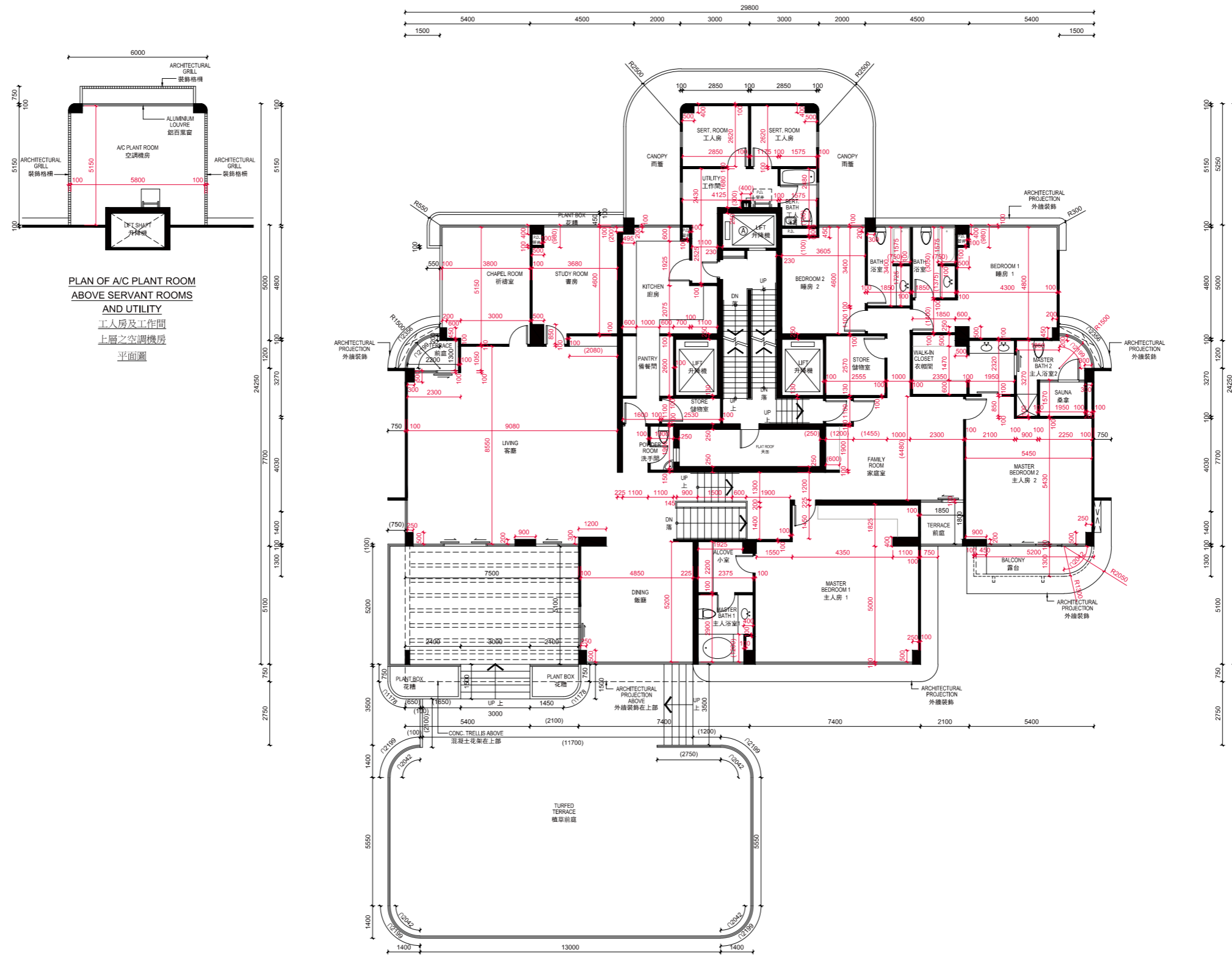
附註：

1. 就非由賣方擁有的住宅物業而言，本售樓說明書所提供的該等住宅物業的狀況（包括樓面平面圖）是依據該等住宅物業出售時的經批准的建築圖則及平面圖為基礎而處理。
2. 所提供的樓面平面圖是依據發展項目的經批准建築圖則，由建築事務監督於 1982 年 3 月 10 日批核的。
3. 顯示在樓面平面圖括號內的尺寸是量度自經批准建築圖則，經批准建築圖則沒有提供該等尺寸。賣方非擁有此平面圖所示之住宅物業。
4. 樓面平面圖之尺寸所列數字以毫米標示。
5. 住宅物業設有多個管井覆蓋著公用水管和喉管。其位置請參考經批准建築圖則。
6. 樓面平面圖之名詞及簡稱，請參本售樓明書第 16 頁之說明。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

1/F FLOOR PLAN 1樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

1/F FLOOR PLAN OF THE 1/F UNIT 1 樓單位之 1 樓平面圖

1. The thicknesses of the floor slabs (excluding plaster) of the residential property on 1/F as provided in the approved building plans and structural plans for the Development are:
100mm, 125mm, 150mm and 220mm
2. Floor-to-floor height of the residential property as provided on 1/F in the approved building plans for the Development are:
2.5m, 3.5m, 4.6m, 5.1m, 5.5m and 6m.
3. 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.

Notes:

1. For residential properties which are not owned by the Vendor, the status (including the floor plans) of such residential properties as shown in this sales brochure is prepared according to the sets of the approved building plans and floor plans based on which such properties were sold.
2. The floor plan is prepared in accordance with the approved building plans for the Development approved by the Building Authority on 10 Mach 1982.
3. The dimensions stated in brackets in the floor plan are obtained from scaling from approved building plan as they are not provided in the approved building plan. The vendor does not own the unit shown on this floor plan.
4. All dimensions of the floor plan are measured in millimeters (mm).
5. There are pipe ducts in the residential property housing the common drains and pipes. For their location, please refer to the approved building plans.
6. Please refer to page 16 of the sales brochure for the legend of terms and abbreviations shown on the floor plan.

1. 按發展項目的經批准的建築圖則及結構圖則所規定者，1 樓住宅物業的樓板的厚度（不包括灰泥）為：
100 毫米，125 毫米，150 毫米及 220 毫米
2. 按發展項目的經批准的建築圖則所規定者，1 樓住宅物業的層與層之間的高度為：
2.5 米，3.5 米，4.6 米，5.1 米，5.5 米及 6 米
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

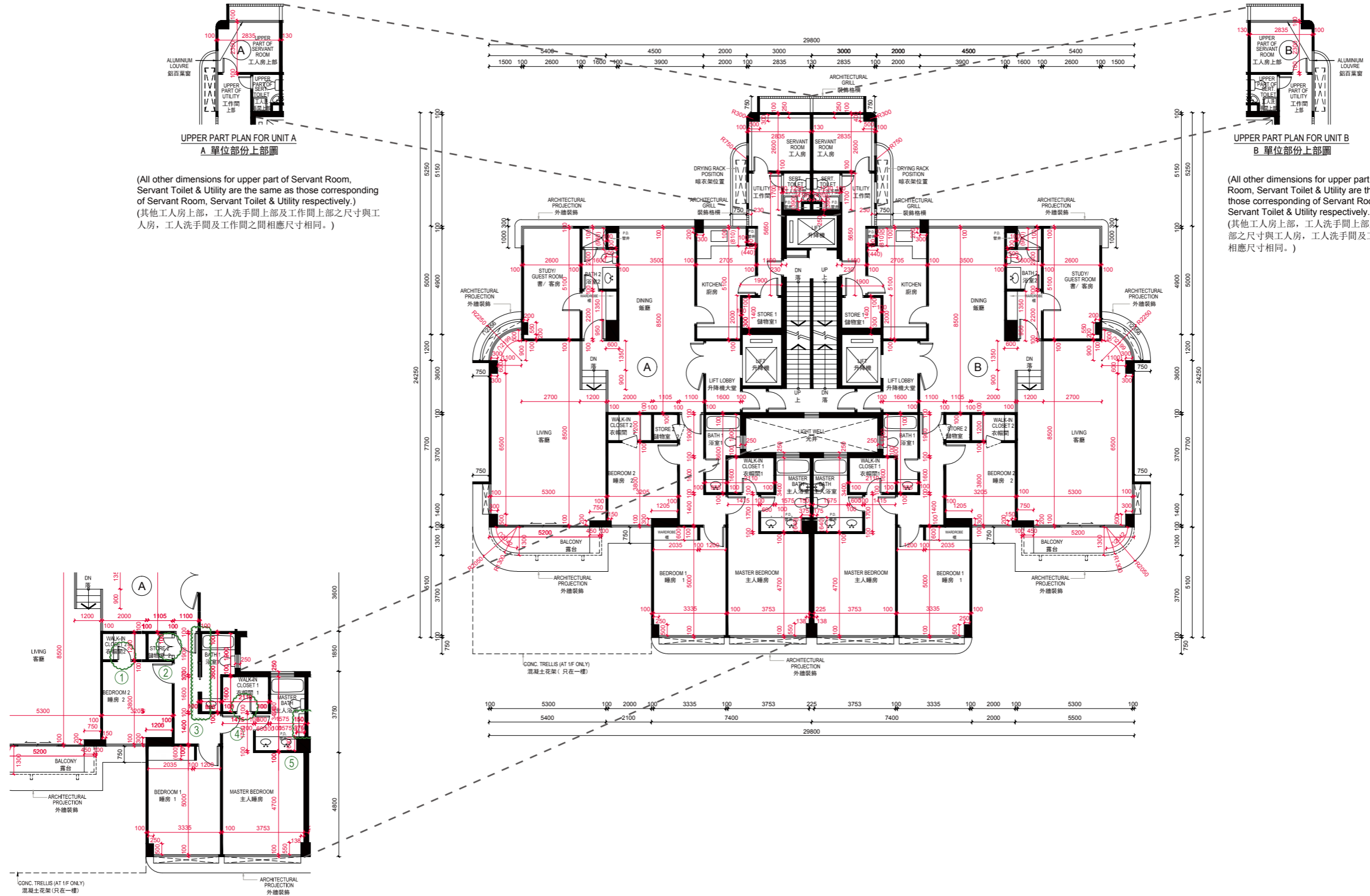
附註：

1. 就非由賣方擁有的住宅物業而言，本售樓說明書所提供的該等住宅物業的狀況（包括樓面平面圖）是依據該等住宅物業出售時的經批准的建築圖則及平面圖為基礎而處理。
2. 所提供的樓面平面圖是依據發展項目的經批准建築圖則，由建築事務監督於 1982 年 3 月 10 日批核的。
3. 顯示在樓面平面圖括號內的尺寸是量度自經批准建築圖則，經批准建築圖則沒有提供該等尺寸。賣方非擁有此平面圖所示之住宅物業。
4. 樓面平面圖之尺寸所列數字以毫米標示。
5. 住宅物業設有多個管井覆蓋著公用水管和喉管。其位置請參考經批准建築圖則。
6. 樓面平面圖之名詞及簡稱，請參本售樓明書第 16 頁之說明。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F-12/F FLOOR PLAN 2 至 12 樓平面圖



(All other dimensions for upper part of Servant Room, Servant Toilet & Utility are the same as those corresponding of Servant Room, Servant Toilet & Utility respectively.)
(其他工人房上部, 工人洗手間上部及工作間上部之尺寸與工人房, 工人洗手間及工作間之間相應尺寸相同。)

(All other dimensions for upper part of Servant Room, Servant Toilet & Utility are the same as those corresponding of Servant Room, Servant Toilet & Utility respectively.)
(其他工人房上部, 工人洗手間上部及工作間上部之尺寸與工人房, 工人洗手間及工作間之間相應尺寸相同。)

Part Plan of Unit A, 2/F only
局部圖只供 2 樓 A 單位

0M/米 5M/米
Scale 比例尺

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F-12/F FLOOR PLAN 2 至 12 樓平面圖

1. The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans and structural plans for the Development are:
 - i) for 2/F to 11/F: 100mm & 125mm
 - ii) for 12/F: 100mm, 125mm, 175mm and 185mm
2. Floor-to-floor heights of each residential property as provided in the approved building plans for the Development are:
 - i) for 2/F to 11/F: 3.2m
 - ii) for 12/F: 3.2m and 4.4m
3. 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.

Notes:

1. For residential properties which are not owned by the Vendor, the status (including the floor plans) of such residential properties as shown in this sales brochure is prepared according to the sets of approved building plans and floor plans based on which such properties were sold.
2. The floor plan is prepared in accordance with the approved building plans for the Development approved by the Building Authority on 10 Mach 1982.
3. The dimensions stated in brackets in the floor plan are obtained from scaling from approved building plan as they are not provided in the approved building plan.
4. All dimensions of the floor plan are measured in millimeters (mm).
5. There are pipe ducts in the residential property housing the common drains and pipes. For their location, please refer to the approved building plans.
6. Please refer to page 16 of the sales brochure for the legend of terms and abbreviations shown on the floor plan.
7. Except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F which are owned by the vendor, all other units are not owned by the vendor.
8. The minor works or exempted works under the Buildings Ordinance have been carried out to the residential unit (Unit A on 2/F). The approximate locations of such alterations as set out below are shown on the part plan with corresponding numbering:-
 - (1) & (4) The opening directions of the doors of the Walk-in Closets 2&1 have been modified respectively.
 - (2) The door for Store 2 has been modified to a double door.
 - (3) The bathroom door for Bathroom 1 has been modified to sliding door, and the associated non-structural wall has been modified.
 - (5) Bidet has been removed and new counter top provided.

1. 按發展項目的經批准的建築圖則及結構圖則所規定者，住宅物業的樓板的厚度（不包括灰泥）為：
 - i) 2 樓至 11 樓：100 毫米及 125 毫米
 - ii) 12 樓：100 毫米, 125 毫米, 175 毫米及 185 毫米
2. 按發展項目的經批准的建築圖則所規定者，2 至 12 樓住宅物業的層與層之間的高度為：
 - i) 2 樓至 11 樓：3.2 米
 - ii) 12 樓：3.2 米及 4.4 米
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

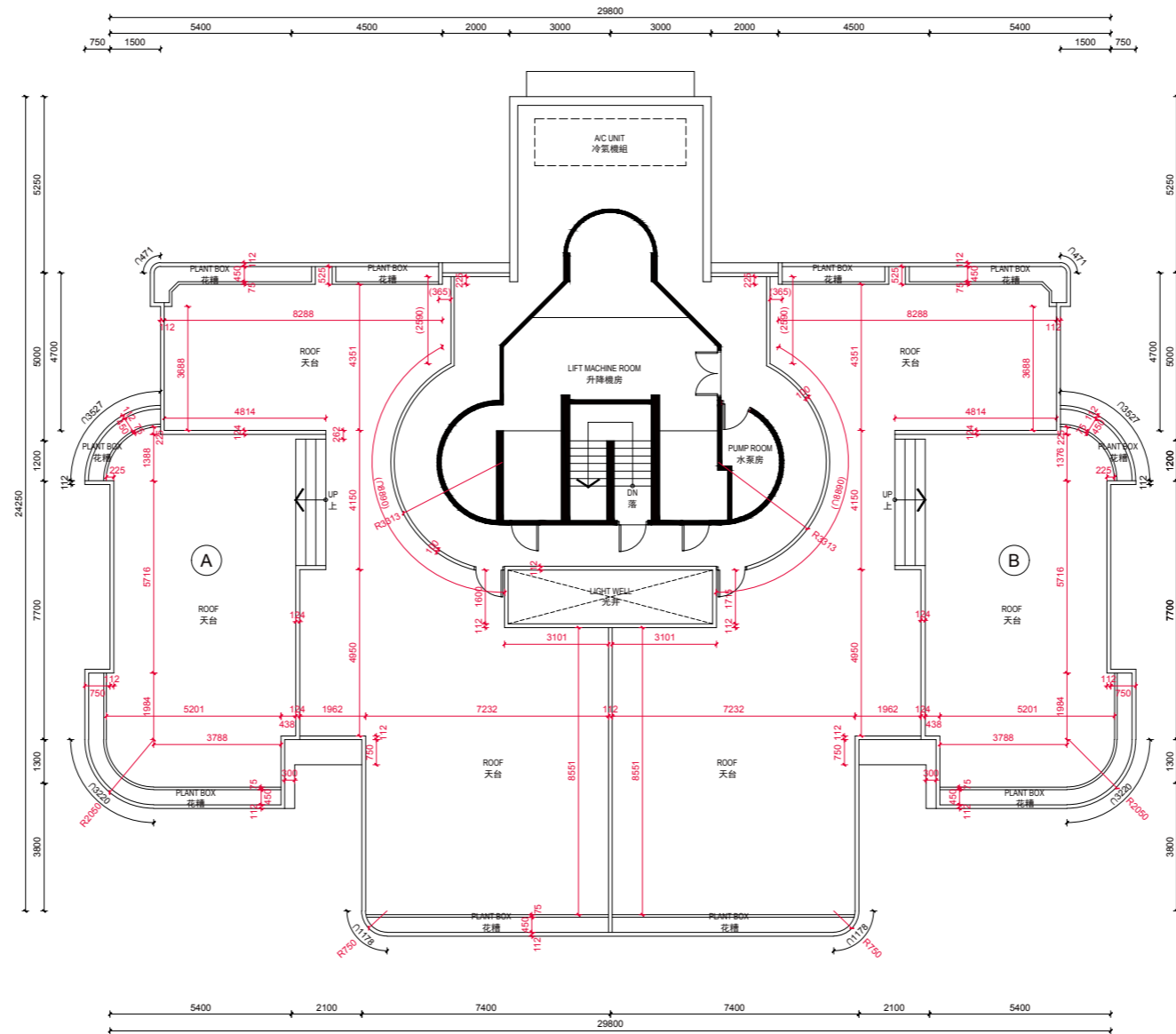
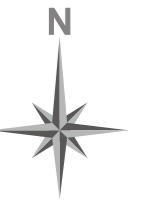
附註：

1. 就非由賣方擁有的住宅物業而言，本售樓說明書所提供的該等住宅物業的狀況（包括樓面平面圖）是依據該等住宅物業出售時的經批准的建築圖則及平面圖為基礎而處理。
2. 所提供的樓面平面圖是依據發展項目的經批准建築圖則，由建築事務監督於 1982 年 3 月 10 日批核的。
3. 顯示在樓面平面圖括號內的尺寸是量度自經批准建築圖則，經批准建築圖則沒有提供該等尺寸。
4. 樓面平面圖之尺寸所列數字以毫米標示。
5. 住宅物業設有多個管井覆蓋著公用水管和喉管。其位置請參考經批准建築圖則。
6. 樓面平面圖之名詞及簡稱，請參本售樓明書第 16 頁之說明。
7. 除 2-3 樓和 6-7 樓之 A 單位及 2-3 樓和 5-11 樓 B 單位外，其他單位並非由賣方擁有。
8. 2 樓 A 單位已進行獲《建築物條例》豁免的工程或小型工程。有關改動後的大概位置在部分平面圖根據如下編號列出：—
 - (1) & (4) 衣帽間 2 及 1 之門的開門方向依序被改動
 - (2) 儲物室 2 之門改為雙門
 - (3) 浴室 1 門換上趟門，與之有關的非結構牆也經改裝
 - (5) 坐浴盤被移走及提供新枱面

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

ROOF FLOOR PLAN
天台平面圖



0M/米 5M/米
Scale 比例尺

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

ROOF FLOOR PLAN 天台平面圖

1. The thickness of the floor slabs (excluding plaster) of each residential property at the roof: not applicable.
2. Floor-to-floor height of each residential property at the roof: not applicable.
3. 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.

Notes:

1. The dimension stated in bracket is obtained from scaling from approved building plan as they are not provided in the approved building plan.
2. For residential properties which are not owned by the vendor, the status (including the floor plans) of such residential properties as shown in this sales brochure is according to the sets of approved building plans and floor plans based on which such properties were sold.
3. The floor plan is prepared in accordance with the approved building plans for the Development approved by the Building Authority on 10 Mach 1982.
4. All dimensions of the floor plan are measured in millimeters (mm).
5. Please refer to page 16 of the sales brochure for the legend of terms and abbreviations shown on the floor plan.
6. Roofs above both Units A & B of 12/F are not owned by the vendor.

1. 天台每個住宅物業的樓板的厚度 (不包括灰泥) : 不適用
2. 天台每個住宅物業的層與層之間的高度 : 不適用
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

附註:

1. 顯示在括號內的尺寸是量度自經批准建築圖則, 經批准建築圖則沒有提供該尺寸。
2. 就非由賣方擁有的住宅物業而言, 本售樓說明書所提供的住宅物業的狀況 (包括樓面平面圖) 是以該等住宅物業出售時的建築圖則及平面圖為基礎。
3. 所提供的樓面平面圖是依據發展項目的經批准建築圖則, 由建築事務監督於 1982 年 3 月 10 日批核的。
4. 樓面平面圖之尺寸所列數字以毫米標示。
5. 樓面平面圖之名詞及簡稱, 請參本售樓明書第 16 頁之說明。
6. 12 樓 A 單位及 B 單位以上之天台非由賣方擁有。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Fortuna Court 福慧大廈	G/F and 1/F 地下及1樓	1/F 1樓	550.054 (5921) Balcony 露台: 6.398 (69) Utility Platform 工作平台: 0(0)	27.478 (296)	-	-	-	-	-	-	399.991 (4306)	-
	2-11/F 2至11樓	A	230.413 (2480) Balcony 露台: 6.398 (69) Utility Platform 工作平台: 0(0)	-	-	-	-	-	-	-	-	-
	12/F and its Roof 12樓及 天台	A	230.413 (2480) Balcony 露台: 6.398 (69) Utility Platform 工作平台: 0(0)	-	-	-	-	-	199.738 (2150)	-	-	-
	2/F - 11/F 2樓至11樓	B	230.413 (2480) Balcony 露台: 6.398 (69) Utility Platform 工作平台: 0(0)	-	-	-	-	-	-	-	-	-
	12/F and its Roof 12樓及天台	B	230.413 (2480) Balcony 露台: 6.398 (69) Utility Platform 工作平台: 0(0)	-	-	-	-	-	199.738 (2150)	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

1. The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas of other items specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance to the extent that they form part of the residential property are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The areas in square metres have been converted to square feet on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot.
2. There is no verandah in the residential properties of the Development.

1. 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台（如有的話）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。
2. 構成住宅物業的一部分的範圍內的《一手住宅物業銷售條例》的附表 2 第 1 部指明的其他項目的面積，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

附註：

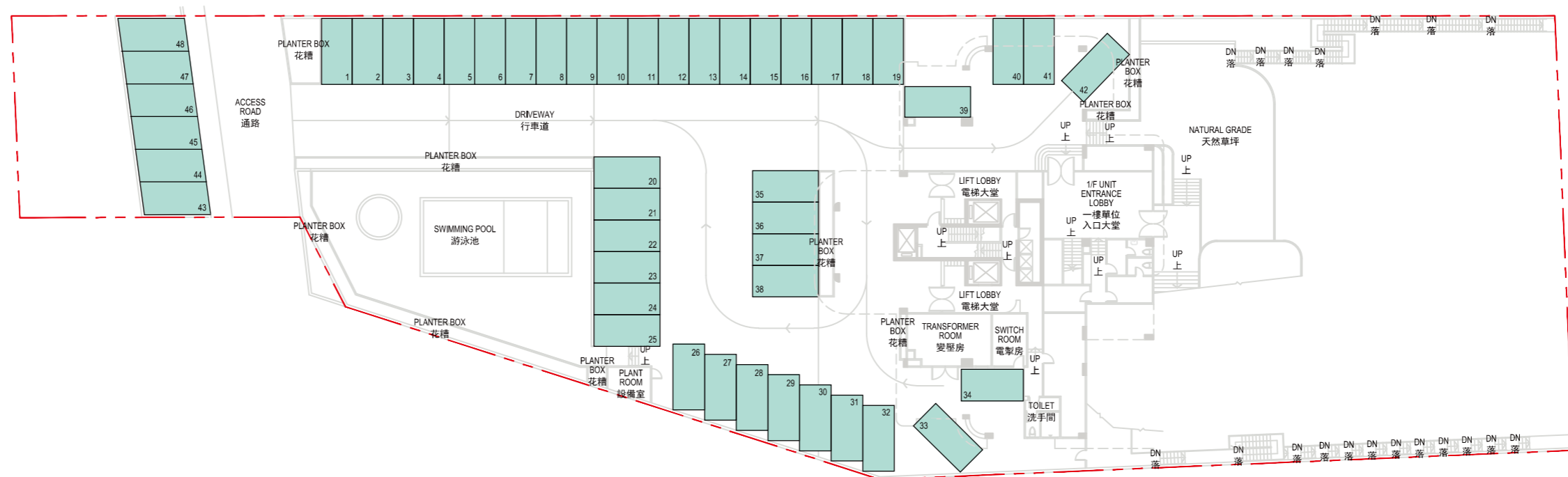
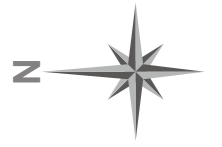
1. 以平方米所列之面積均以 1 平方米 = 10.764 平方呎 換算並四捨五入之整數平方呎。
2. 發展項目住宅物業並無陽台。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

G/F FLOOR PLAN

地下平面圖



Car Parking Spaces
 停車位

0M/米 25M/米
 Scale:
 比例

Notes:
 The plan is prepared according to the approved building plans for the Development approved on 10 March 1982 by the Building Authority.

附註：
 所提供的停車位樓面平面圖是根據發展項目的由建築事務監督於 1982 年 3 月 10 日批准的經批准建築圖則。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Floor 樓層	Car Park No. 停車位號碼	The dimensions of each parking space (LxW)(m) 每個停車位尺寸(長 x 闊)(米)	Area per parking space (sq. m) 每個停車位面積(平方米)
G/F 地下	1	5.32 x 2.70	14.36
	2	5.30 x 2.32	12.30
	3	5.28 x 2.30	12.14
	4	5.25 x 2.30	12.08
	5	5.23 x 2.30	12.03
	6	5.20 x 2.31	12.01
	7	5.18 x 2.32	12.02
	8	5.16 x 2.31	11.92
	9	5.12 x 2.31	11.83
	10	5.10 x 2.33	11.88
	11	5.08 x 2.38	12.09
	12	5.05 x 2.36	11.92
	13	5.02 x 2.30	11.55
	14	5.00 x 2.30	11.50
	15	5.00 x 2.31	11.55
	16	4.90 x 2.30	11.27
	17	4.90 x 2.30	11.27
	18	5.64 x 2.33	13.14
	19	5.63 x 2.34	13.17
	20	4.88 x 2.30	11.22
	21	4.88 x 2.19	10.69
	22	4.88 x 2.21	10.78
	23	4.88 x 2.31	11.27
	24	4.89 x 2.24	10.95
	25	4.88 x 2.21	10.78
	26	4.52 x 2.19	9.90
	27	4.58 x 2.19	10.03
	28	4.62 x 2.19	10.12

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Floor 樓層	Car Park No. 停車位號碼	The dimensions of each parking space (LxW)(m) 每個停車位尺寸(長x闊)(米)	Area per parking space (sq. m) 每個停車位面積(平方米)
G/F 地下	29	4.65 x 2.19	10.18
	30	4.70 x 2.19	10.29
	31	4.75 x 2.23	10.57
	32	4.55 x 2.21	10.06
	33	4.43 x 2.27	10.06
	34	4.53 x 2.15	9.74
	35	4.85 x 2.42	11.74
	36	4.85 x 2.42	11.74
	37	4.84 x 2.42	11.71
	38	4.84 x 2.32	11.23
	39	4.70 x 2.30	10.81
	40	4.70 x 2.30	10.81
	41	4.70 x 2.30	10.81
	42	4.70 x 2.30	10.81
	43	5.04 x 2.53	12.75
	44	5.03 x 2.40	12.07
	45	5.03 x 2.43	12.22
	46	5.04 x 2.51	12.65
	47	5.04 x 2.47	12.45
48	5.06 x 2.48	12.55	

Notes:

- The said approved building plans do not give information on the dimensions and areas of each of the parking spaces. As such, such information is obtained by measurement on site and make reference to approved building plans.
- The Car Parking Spaces Nos. 39-42 are inaccessible for measurement as they are not owned by the Vendor. The dimensions and areas of them are obtained from scaling from the approved building plan.

附註:

- 該經批准建築圖則並沒有提供個別停車位的尺寸和面積。因此，本售樓說明書每個停車位的尺寸和面積乃參照經批准建築圖則及實地量度的資料而提供。
- 停車位 39-42 號非由賣方擁有，無法進行量度。顯示的尺寸面積是量度自經批准建築圖則。

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. Summary of the provisions of the Deed of Mutual Covenant Memorial No. UB2347360 (“DMC”) that deal with the common parts of the Development

The common parts services and facilities referred to in the DMC shall include the following:-

- (i) The staircases, landings, passages, entrance hall, lifts and swimming pool and any other space or area which are not included in any part of the Development exclusively owned by one owner or several co-owners as specified in the First Schedule of the DMC or expressly reserved by the First Owner or under the DMC.
- (ii) The sewers, gutters, drains, water courses, cables, pipes, pumps, tanks, wires, sanitary fittings, fire fighting and refuse disposal equipment and fire prevention apparatuses and anti-burglar system and other apparatus and equipment used or installed for the benefit of the Development as part of the amenities thereof and not by any individual owner for his own use or purposes.
- (iii) The lifts, machine room, switch room, meter room and pump room.

B. The number of undivided shares assigned to each residential property in the Development

Floor	Unit	Number of undivided shares assigned to each residential property
1/F	Whole including its private entrance hall and garden	32
2/F - 11/F	A	10
	B	10
12/F	A (with its Main Roof)	11
	B (with its Main Roof)	11

C. The term of years for which the manager of the Development is appointed

The management of the Development shall be undertaken by the Manager for an initial term of three years and thereafter until the Manager resigns from such appointment by three months' notice in writing to the owners of the Development or is removed by a meeting of the owners pursuant to the terms of the DMC.

D. The basis on which the management expenses are shared among the owners of the residential properties in the Development

Each owner shall pay to the Manager in respect of each unit of which he is the owner a monthly service charge of such amount as the Manager may reasonably estimate to be sufficient (with the contribution from all the other units) to cover the cost of items mentioned in the DMC provided always that the owner for the time being of the Car Parks on Ground Floor and the owner of the First Floor of the Development shall not be required or liable to make any payment in respect of the expenses for the repairing, maintaining and operating of the lifts or for the maintenance or illumination of the common stairs and passage ways on the upper floors all of which said expenses shall be borne and paid for by the owners for the time being of the units of the Second to Twelfth Floors inclusive of the Development in the same proportion as their contribution to the management fees and provided always the owner of a unit with either a flat or main roof shall for the purpose of payment of maintenance charges and expenses be treated as one unit.

E. The basis on which the management fee deposit is fixed

The management fee deposit in respect of each unit shall be a sum equivalent to three months' service charges for the unit.

F. The area (if any) in the Development retained by the Owner for that Owner's own use

Not Applicable

Notes:

Unless otherwise defined in this sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 關於發展項目公契（註冊摘要編號：UB2347360，“公契”）有關公用部分條文摘要

公契中所稱的公用部分之服務與設施包括以下：-

- (i) 樓梯、樓梯平臺、通道、入口大堂、升降機、游泳池及其它並不屬於在公契第一附表指明的由任何個別業主或多名業主們獨自佔有的或確切地保留予第一業主或在公契內提及的發展項目部分。
- (ii) 污水渠、雨水渠、排水渠、水道、電纜、管道、水泵、水箱、電綫、衛生設備、滅火設備、垃圾處理設備、防火裝置、防盜系統及其它設備或裝置，而此類設備或裝置的安裝及使用是作為發展項目便利設施的一部分，並不是為某個人業主之個人使用或目的。
- (iii) 升降機、機房、電掣房、電錶房及泵房。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	每一住宅單位獲分配的不分割份數的數目
1 樓	全層 包括其私人入口大堂及花園	32
2 樓至 11 樓	A	10
	B	10
12 樓	A (及其主天台)	11
	B (及其主天台)	11

C. 有關發展項目的管理人的委任年期

管理人需負責發展項目的管理，初始任期三年，直至管理人發出三個月的書面通知予業主辭退該委任或業主在業主大會按公契條款辭退管理人。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

每位業主須為他每個擁有的單位向管理人按月支付管理人合理預計認為充足的服務費（連同來自所有其它單位的支付金額），以支付在公契內提及的項目的開銷，但該發展項目地面層車位的業主和一樓的業主無須支付或負責電梯的修理、維護及運作費用，也無須支付更高樓層公共樓梯及走廊的保養或照明費用，此處所有提及的費用須由當時身為該發展項目二樓至十二樓單位的業主們按照他們繳付管理費的比例承擔及支付。為了支付維修費用及支出的目的，連同平台或天台的單位將被視一個單位。

E. 計算管理費按金的基準

每個單位的管理費按金應相當於該單位三個月的服務費。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用

備註：
除在售樓說明書另有定義，在上述英文版本中以大楷顯示的用詞將等同於公契內該用詞的含義。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is erected on Subsection 2 of Section A of Rural Building Lot No. 403 and the Extensions thereto ("the Lot").
2. The Lot was granted under a Government Lease dated 24 December 1954 in respect of Rural Building Lot No. 403 for the term of 75 years from 22 November 1937 with a right of renewal for a further term of 75 years as extended by certain Conditions of Extension No. 8594 deposited and registered in the Land Registry by Memorial No.UB440724, Deed of Variation of Government Lease registered in the Land Registry by Memorial No.UB1074520, Deed of Variation of Government Lease registered in the Land Registry by Memorial No.UB1559737 and Extension Letter known as Conditions of Extension No.11107 and registered in the Land Registry by Memorial No.UB1414078.

3. The Lot or any part thereof shall not be used for the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tarven-keeper, blacksmith, nightman, scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous licence of the Government signified in writing by the Chief Executive or other person duly authorized in that behalf. The Lot or any part thereof or any building erected thereon or any part or parts thereof shall not be used for any purpose other than private residential purposes.

With regard to the extension area granted under the Conditions of Extension No. 8594, no structure shall be erected thereon except such as may be approved in writing by the Government as being necessary for the proper maintenance, care and enjoyment of that extension area as a garden including a swimming pool.

With regard to the further extension of area granted under the Conditions of Extension No. 11107, the said area shall not be used for any purpose other than for garden purposes.

The grantee will not use the space provided for parking of motor vehicles within the Lot or the single storey car ports for any purpose other than the parking of private motor vehicles belonging to the residents of the building erected on the Lot.

4. The grantee shall and will, from time to time, and at all times hereafter, when, where and as often as need or occasion shall be required, at its own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings now or at any time hereafter standing upon the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleanings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
5. The grantee shall and will, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, lanes, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Lot or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrear.
6. The grantee shall not let, underlet, mortgage, assign, or otherwise part with, all or any part of the Lot without at the same time registering such alienation in the Land Registry and paying the prescribed fees therefor.
7. The Government shall have full power to resume, enter into and re-take possession of the Lot or any part thereof if required for the improvement of Hong Kong or for any other public purpose whatsoever by giving three calendar months' notice and paying a full and fair compensation at a valuation to be made by the Government.
8. The grantee shall construct substantial retaining walls where necessary to obviate landslips and should a landslip occur as a result of any cutting or levelling already done or hereafter done on the Lot will be responsible for and will indemnify the Government against all actions claims and demands arising out of any damage

resulting from or brought about by such landslip and will not interfere with any existing drain or nullah until the necessary diversion of such drain or nullah has been completed and in the event of spoil from the excavated site or spoil sites or from other areas affected by the development of the Lot being eroded and washed down on to any nullahs will pay to the Government on demand such sum as may be demanded by it to cover the cost of removal of spoil from or of making good any damage caused thereby to the nullahs or other properties belonging to the Government and will construct and maintain to the satisfaction of the Government such drains or channels as may be necessary to intercept and carry off storm or rain water falling or flowing on to the Lot and will be solely liable for and will indemnify the Government and its officers from and against all actions claims and demands whatever arising out of any damage or nuisance caused or alleged to be caused by such storm or rain water.

9. The grantee will uphold maintain and repair the road or path on that portion of Government land coloured green on the plan annexed to the Government Lease and everything forming part of or appertaining to such road or path to the satisfaction of the Government and will be responsible for the whole as if the grantee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government in respect of any alteration to Repulse Bay Road to which the right of way granted gives access absorbing a portion of such road or path or affecting the gradient thereof or making necessary any alteration thereto and will carry out at its own expense any such alteration to the said road or path necessitated by any such alteration to Repulse Bay Road and will not remove any trees growing on the Lot.
10. The grantee will maintain the said parking spaces or car ports in accordance with the approved plan and will not alter the layout thereof except with the prior written consent of the Government.
11. The grantee will improve the access road to the Lot to the standards laid down in the Building (Private Streets and Access Roads) Regulations.
12. Any portion of the Lot not built upon shall to the satisfaction of the Government be landscaped and planted with trees and shrubs and kept in a clean, neat and tidy condition.
13. In the event of spoil or debris from the Lot or from other areas affected by any development of the Lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other Government properties, the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or of damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other Government properties. The grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
14. Any damage or obstruction caused by the grantee, its servants or agents to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining the Lot shall be made good by the Government at the grantee's cost and the amount due in respect thereof shall be paid on demand to the Government by the grantee.
15. The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers when laid.
16. No trees growing on the Lot or adjacent thereto shall be interfered with or removed without the prior written consent of the Government who may in granting consent impose such conditions as to replanting and landscaping as it may deem appropriate.

SUMMARY OF LAND GRANT

批地文件的摘要

1. 本發展項目乃興建於鄉郊建屋地段第 403 號 A 段之第 2 分段及其增批部分（以下統稱「該地段」）。
2. 該地段是根據日期為 1954 年 12 月 24 日關於鄉郊建屋地段第 403 號的政府租契批出，年期由 1937 年 11 月 22 日起計為期 75 年，該政府租契載有再續一個 75 年年期的權利，並通過在土地註冊處存放及註冊註冊摘要編號為 UB440724 的特定增批條件第 8594 號、在土地註冊處註冊註冊摘要編號為 UB1074520 的政府租契契據修訂書、在土地註冊處註冊註冊摘要編號為 UB1559737 的政府租契契據修訂書及在土地註冊處註冊的增批土地通知書亦即在土地註冊處註冊摘要編號為 UB1414078 的增批條件第 11107 號增批。
3. 未經行政長官或就此獲正當授權之其他人士簽發的政府許可證之預先批准，該地段或其任何部份不能用作銅匠鋪、屠宰場、肥皂製造廠、製糖廠、毛皮商鋪、油脂廠、油料商、肉檔、釀酒廠、食品店或旅館、鐵匠鋪、淘糞工場、垃圾場或其他發出噪音、惡臭或令人厭惡的行業或業務。該地段或該地段上興建之任何建築物及其任何部分不得用作私人住宅以外的任何用途。

關於根據特定增批條件第 8594 號批出的擴展區範圍，除非經政府書面批准認為對該擴展區範圍作為花園（包括游泳池）的適當維修、保養及享用之必要的構築物外，不得在該範圍內興建構築物。

關於根據增批條件第 11107 號進一步批出的新擴展區範圍，此範圍不得用作花園以外的任何用途。

承批人只能將該地段內用作車輛停放的空間或單層停車庫用於停放該地段住客私人車輛的用途。

4. 承批人須在此後所有時間，不時於有必要或需要之際，適當自費妥善及充分地維修、維護、支持、保養、鋪路、清除、沖刷、清洗、清空、修改及保持現時或此後任何時間豎立於該地段上的大廈或物業單位及所有其他架設物及建築物，並包括以任何方式屬於或從屬於前述架設物或建築物的所有牆壁、土堤、路塹、樹籬、溝渠、圍欄、照明、行人道、廁所、洗滌槽、排水渠及水道，並以所有方式採取需要及必要的修理、清潔及修改工程，直至整體完成並符合政府要求。
5. 承批人須及將在需要時承擔、支付及預留一合理份額及比例，以支付製造、興建、維修及改善屬於該地段或其任何部分所必需，與其他鄰近或相毗連之處所共用的任何道路、通道、行人道、溝渠、柵欄及隔牆、通風口、私人或公共的污水渠及排水渠的支出及費用。該比例由政府調整及確定，並可視為拖欠租金收回。
6. 承批人不得出租、轉租、按揭、轉讓或以其他方式分割該地段的全部或任何部份，除非同時將該讓與在土地註冊處註冊並支付規定的相應費用。
7. 如果是為改善香港或任何其他公共目的所需，經發出三個曆月的通知並支付由政府擬定、全面及公平的賠償，政府有完全的權力收回、進入及重新管有該地段或其任何部份。
8. 承批人在需要時須建造堅固的擋土牆以避免山泥傾瀉。如果因為在該地段上將進行或已進行的切削或平整工程造成山泥傾瀉，承批人將對此負責並彌償政府因山泥傾瀉造成或引發的任何損失而引致的所有訴訟、索償及要求；承批人不得阻礙任何現存排水渠或明渠直至完成必要的改道工程；如果有從挖掘場地或廢土場地或從其他被該地段發展項目影響的區域侵蝕或沖刷下來、落入任何明渠中的廢土，承批人要按政府的要求向政府支付所需的金額以應付從明渠或其他政府財產中移除廢土或修復其相關損失的費用。承批人需興建及保養此類可能需要的排水渠或溝渠以攔截及疏導落入或流入該地段的暴雨或雨水，以令政府滿意，並就所有因暴雨或雨水造成或是指稱因暴雨或雨水造成的任何損失或干擾引發的訴訟、索償及要求單獨負責及向政府及其官員作出彌償。
9. 承批人將保持、保養及維修於政府租契附帶的圖則上以綠色標明的政府土地部分上的道路或路徑及任何構成或屬於該道路或路徑一部分的東西，以令政府滿意，並對整體負責，如同承批人是其絕對擁有人一樣。承批人不可就關於已批出通道權准予出入之淺水灣道的任何改動無論是合併前述道路或路徑的部分、或影響其坡度又或對其作出需要的改動而向政府提出任何索償或要求，承批人須自費施行此類因對淺水灣道的任何改動而使對前述道路或路徑必要的改動，亦不得移除該地段上生長的任何樹木。
10. 承批人須按照經批准的圖則維持前述泊車位或車庫，除有政府的事前同意書外不得改動規劃。
11. 承批人需按《建築物（私家街道及通路）規例》所要求的標準改善連接至該地段的通路。
12. 該地段上未興建建築物的任何土地部分須進行園景美化工程和種植樹木及灌木並保持清潔、整齊及整潔。

13. 如果有從該地段或從其他被該地段任何發展項目影響的區域侵蝕及沖刷下、掉落到公眾巷或道路上或道路排水渠、污水渠、暴雨水渠或明渠或其他政府財產中的廢土或垃圾，承批人須對此負責並須按要求向政府支付政府從公眾巷或道路或道路排水渠、污水渠、暴雨水渠或明渠又或其他政府財產移除廢土或垃圾或其損失的費用。承批人須就因侵蝕及沖刷造成的任何對私人財物造成的損失或干擾引發的所有訴訟、索償及要求向政府作出彌償。
14. 承批人、其僱員或代理人對該地段上或相毗連的任何明渠、污水渠、暴雨水渠、自來水總管道或其他政府財產造成損失或阻礙，須由政府以承批人的費用補償，應支付的相關數額須由承批人按要求支付給政府。
15. 承批人須按要求支付給政府接駁從該地段任何已鋪設的排水渠及污水渠到政府雨水渠及污水渠的費用。
16. 如無政府的事前書面同意，不得干預或移除在該地段上或鄰近生長的樹木。政府在批出同意書時可以施加其認合適的條件如重新種植及園景美化。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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

Not Applicable

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

(1) The road or path on the portion of Government Land coloured green on the plan annexed to the Land Grant and everything forming part of or appertaining to such road or path

(a) Relevant provisions of Land Grant

The Land Grant provides that the grantee will uphold, maintain and repair the road or path on that portion of Government Land coloured green on the plan ("the Green Area") annexed to the Government Lease dated 24 December 1954 and everything forming part of or appertaining to such road or path to the satisfaction of the Government and will be responsible for the whole as if the grantee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government in respect of any alteration to Repulse Bay Road to which the right of way granted gives access absorbing a portion of such road or path or affecting the gradient thereof or making necessary any alteration thereto and will carry out at its own expense any such alteration to the said road or path necessitated by any such alteration to Repulse Bay Road.

The grantee and persons authorized by it under the Land Grant shall not have an exclusive right to pass and repass on along and over the said road or path on the said portion of Government land coloured green on the said plan between the said piece or parcel of ground and Repulse Bay Road and that the Government shall have the right at any time to grant to the grantees of other lots in the vicinity a like right and shall have the right at any time to take over the whole or any portion of the said road or path for the purpose of a public road without payment of any compensation to the grantee or other grantees to whom rights of way over the whole or any portion of the said road or path shall have been granted.

(b) Relevant Provisions of the DMC

Not Applicable.

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

Not Applicable

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

Not Applicable

In relation to any of those facilities mentioned in paragraph B above that are for public use, the general public has the right to use the facilities in accordance with the Land Grant.

The facilities mentioned in paragraph B above are required to be managed, operated or maintained at the expense of, inter alia, the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

不適用

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

(1) 在批地文件附帶的圖則上以綠色標明在部份政府土地上的道路及路徑及任何構成或屬於該道路或路徑一部份的東西

(a) 批地文件有關條款

承批人將保持、保養及維修於一份日期為1954年12月24日的批地文件附帶的圖則上以綠色標明的政府土地部份上的道路或路徑及任何構成或屬於該道路或路徑一部分的東西(“綠色範圍”),以令政府滿意,並對整體負責,如同承批人是其絕對擁有人一樣。承批人不可就關於已批出通道權准予出入之淺水灣道的任何改動無論是合併前述道路或路徑的部分、或影響其坡度又或對其作出需要的改動而向政府提出任何索償或要求,承批人須自費施行此類因對淺水灣道的任何改動而使對前述道路或路徑必要的改動。

承批人及其按批地文件授權的人仕將不會就上述圖則上以綠色顯示的於政府土地部份上的由該地段連接至淺水灣道的道路或路徑有獨家行經及再行經的權利。政府有權隨時授予其他鄰近地段的承批人相似的權利及有權接收上述道路或路徑或其任何部分作公共道路之用而無需給予承批人及其他獲授予上述道路或道徑之全部或部分通道權的承批人。

(b) 公契有關條款

不適用

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

不適用

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

不適用

上述 B 段提及的任何提供予公眾使用的設施,公眾可根據批地文件使用該等設施。

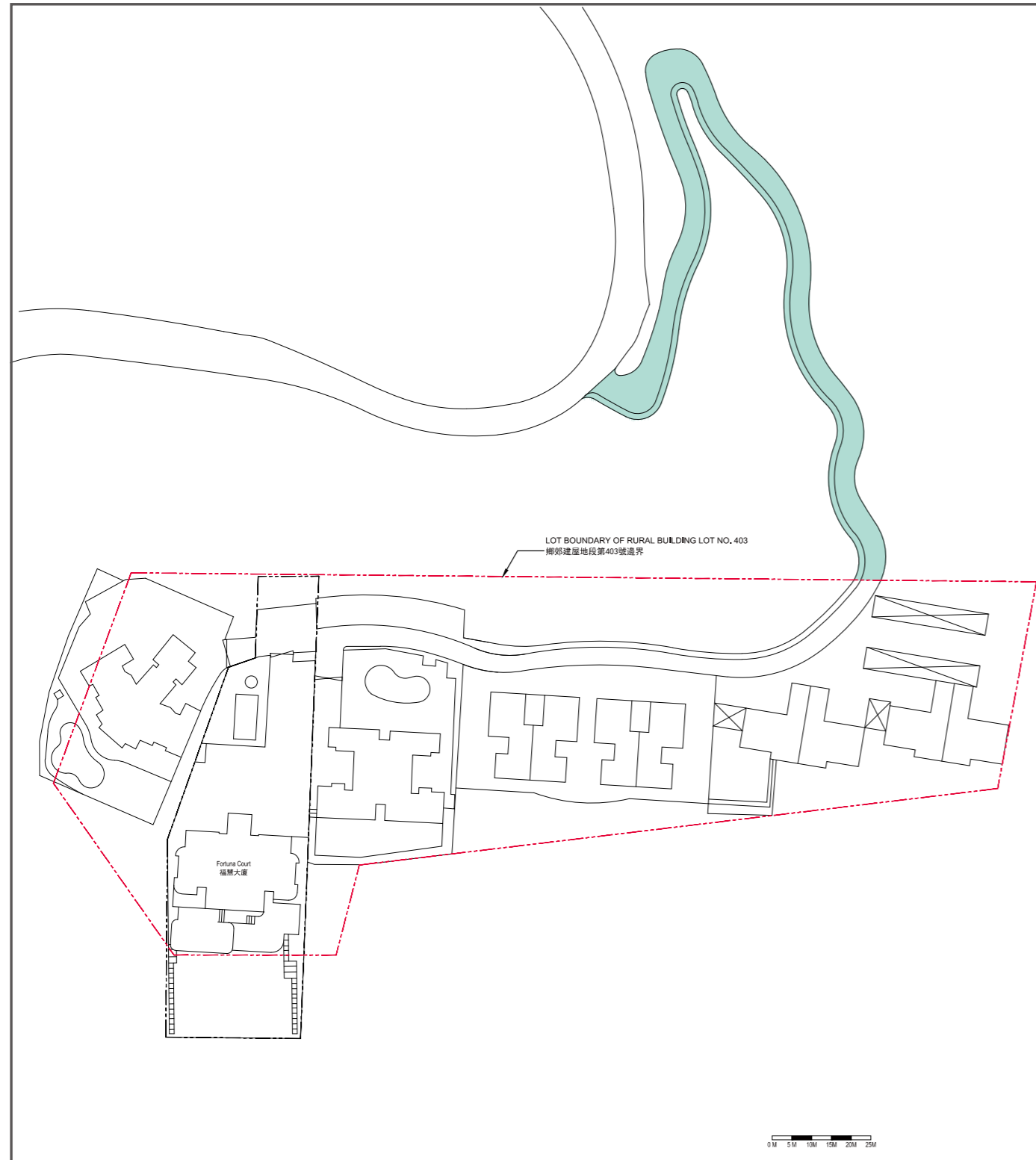
上述 B 段所述提及之的設施按規定須由其中包括發展項目中的住宅物業的擁有人出資管理、營運或維持,及該等擁有人按規定須由有關住宅物業分攤的管理開支,應付管理、營運或維持該等設施的部分開支。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A plan showing the location of the Green Area mentioned in paragraph B above as far as it is practicable to do so is set out below:

一份在切實可行範圍內盡量顯示上述B段提到之綠色範圍之位置的圖則，載列如下：



Legend 圖例

Green Area 綠色範圍

Remarks:

1. This plan is prepared on the basis of the Plan annexed to the land grant.
2. This plan is for showing the location of the Green Area only. Other matters shown in this plan may not reflect their latest conditions.

備註：

1. 本圖則乃根據附於批地文件的圖則的基礎而製訂。
2. 本圖則僅作顯示綠色範圍的位置。圖中所示之其他事項未必能反映其最新狀況。

WARNING TO PURCHASERS

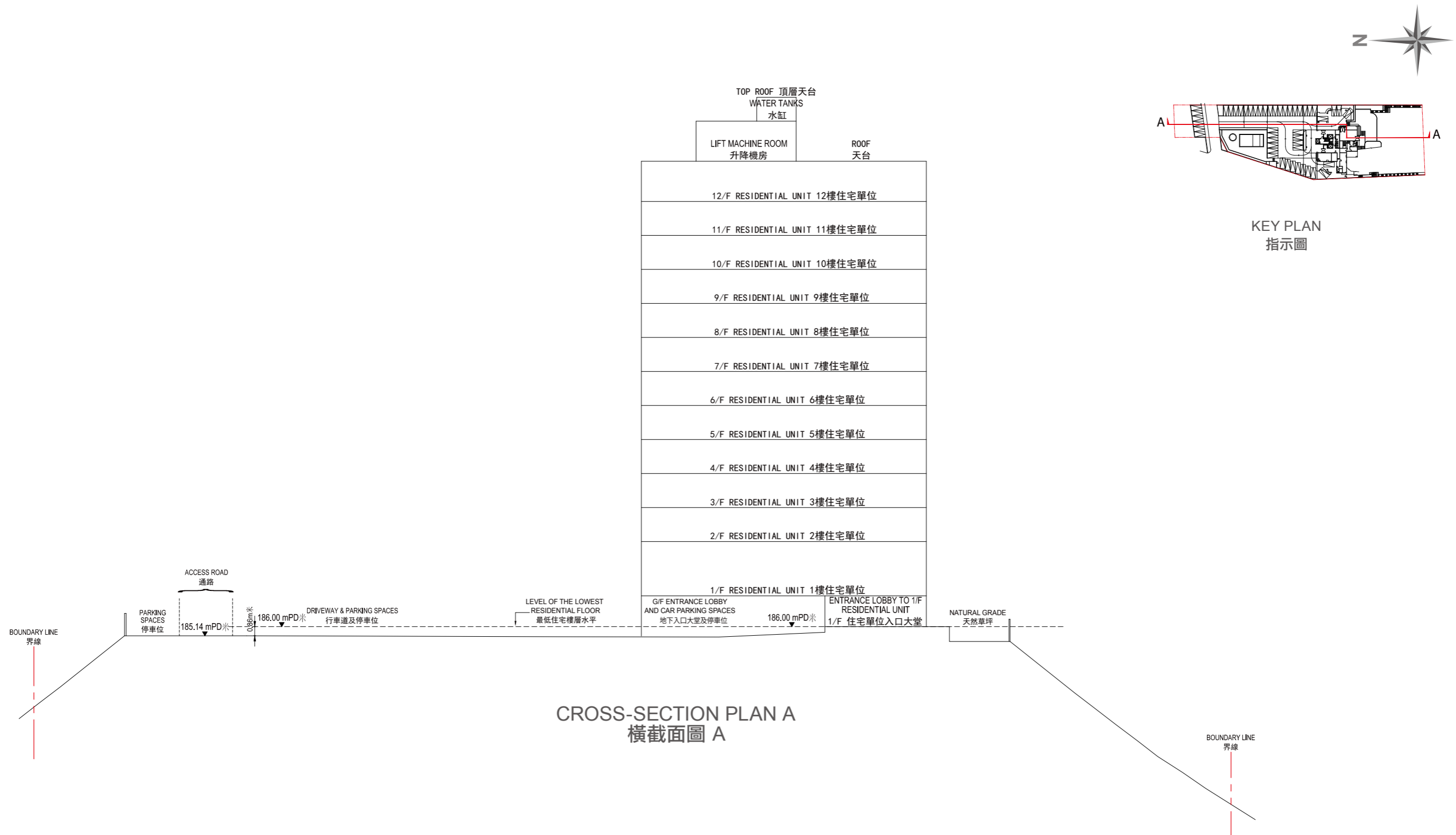
對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for 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 if a conflict of interest arises between the owner and the purchaser,
 - (a) that firm may not be able to protect the purchaser's interests; and
 - (b) the purchaser may have to instruct a separate firm of solicitors; and
 - (c) in the case of paragraph 3.(b), 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. 特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 —
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所；及
 - (c) 如屬3.(b) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

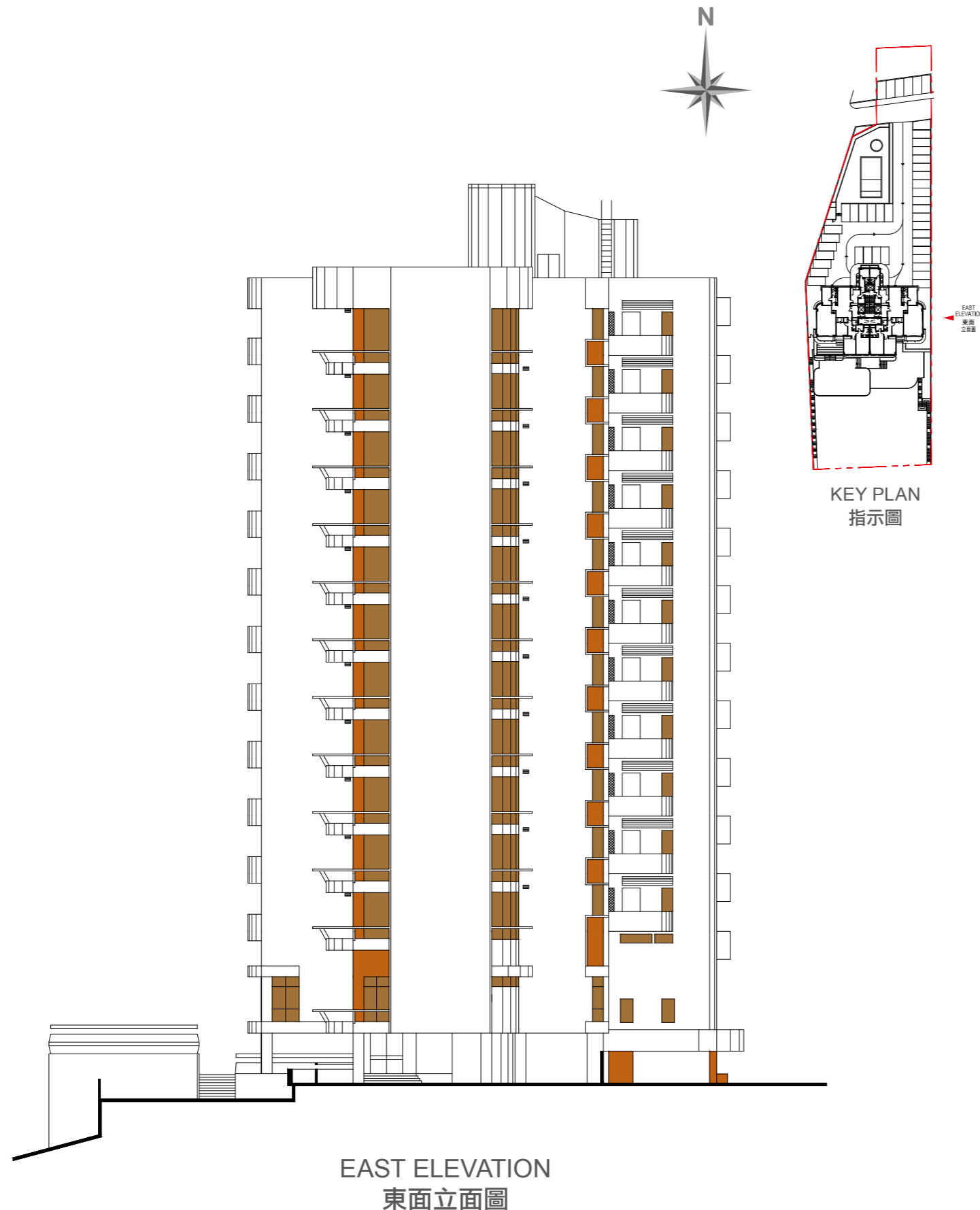


----- Dotted line denotes the lowest residential floor.
----- 虛線為最低住宅樓層水平。

The part of Access Road adjacent to the building is 185.14 metres above the Hong Kong Principal Datum.
毗連建築物的一段通路為香港主水平基準以上 185.14 米。

ELEVATION PLAN

立面圖



The elevation plans have not been certified by the Authorized Person for the Development under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance for the reason that the Authorized Person for the Development is not available to do the certification. The Vendor has engaged another authorized person, Mr Steve YF Chan of Imagineering Ltd to prepare the elevation plans in the following manner:-

- (1) The elevation plans are prepared on the basis of the approved building plans for the Development as of 13 July 1981; and
- (2) The elevation plans are in general accordance with the outward appearance of the Development as at the date of printing of this sales brochure.

Remark:

The vendor does not own the 1/F Unit. No further information is available on the south, west and east elevations for the said Unit apart from those available from the approved building plans for the Development as those parts are not accessible for inspection.

因發展項目認可人士未能參與有關證明事項，立面圖沒有由發展項目認可人士按照《一手住宅物業銷售條例》附表 1 第 2 部第 19(3) 條的規定作證明。賣方聘用另一認可人士耀意創藝有限公司之陳耀輝先生籌備該立面圖：-

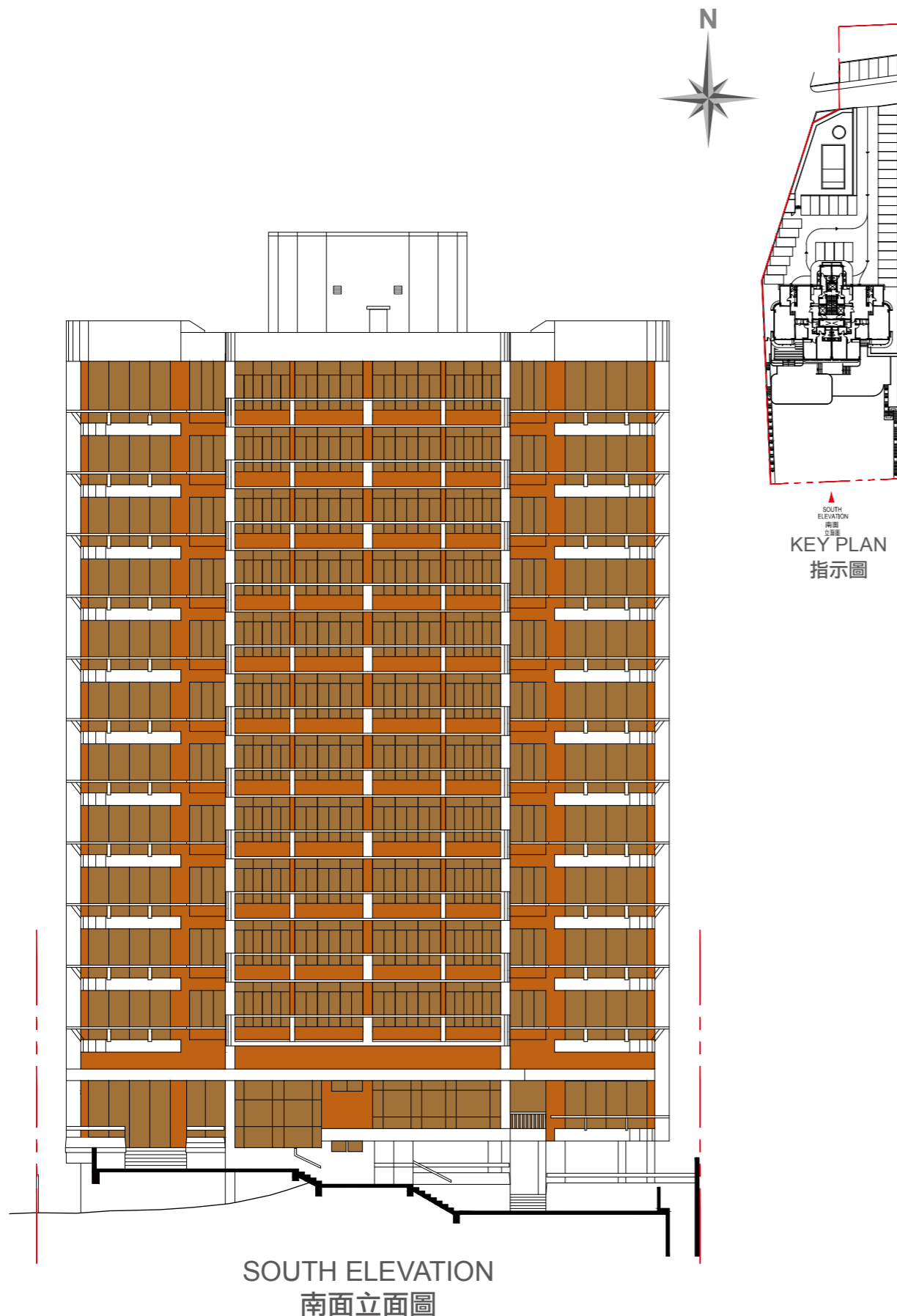
- (1) 立面圖以 1981 年 7 月 13 日的情況為準的該發展項目經批准的建築圖則為基礎擬備；及
- (2) 立面圖在印刷此售樓說明書當日大致上與該發展項目的外觀一致。

備註：

1 樓單位並非為賣方擁有。由於無法進入有關部份檢視，除經批准的建築圖顯示的資料外，賣方未能提供有關上述單位之南面、西面及東面立面的進一步資料。

ELEVATION PLAN

立面圖



The elevation plans have not been certified by the Authorized Person for the Development under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance for the reason that the Authorized Person for the Development is not available to do the certification. The Vendor has engaged another authorized person, Mr Steve YF Chan of Imagineering Ltd to prepare the elevation plans in the following manner:-

- (1) The elevation plans are prepared on the basis of the approved building plans for the Development as of 13 July 1981; and
- (2) The elevation plans are in general accordance with the outward appearance of the Development as at the date of printing of this sales brochure.

Remark:

The vendor does not own the 1/F Unit. No further information is available on the south, west and east elevations for the said Unit apart from those available from the approved building plans for the Development as those parts are not accessible for inspection.

因發展項目認可人士未能參與有關證明事項，立面圖沒有由發展項目認可人士按照《一手住宅物業銷售條例》附表 1 第 2 部第 19(3) 條的規定作證明。賣方聘用另一認可人士耀意創藝有限公司之陳耀輝先生籌備該立面圖：-

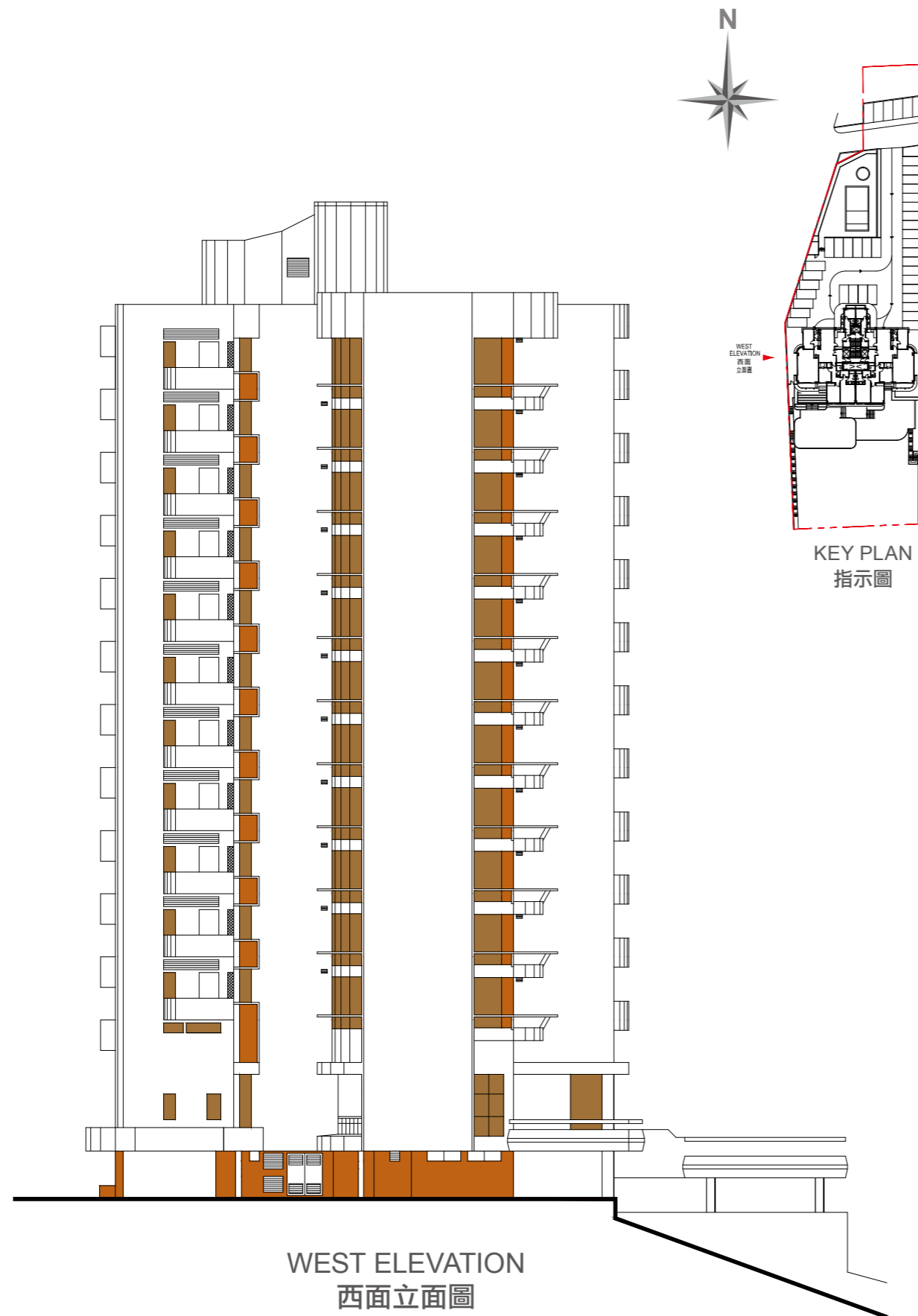
- (1) 立面圖以 1981 年 7 月 13 日的情況為準的該發展項目經批准的建築圖則為基礎擬備；及
- (2) 立面圖在印刷此售樓說明書當日大致上與該發展項目的外觀一致。

備註：

1 樓單位並非為賣方擁有。由於無法進入有關部份檢視，除經批准的建築圖顯示的資料外，賣方未能提供有關上述單位之南面、西面及東面立面的進一步資料。

ELEVATION PLAN

立面圖



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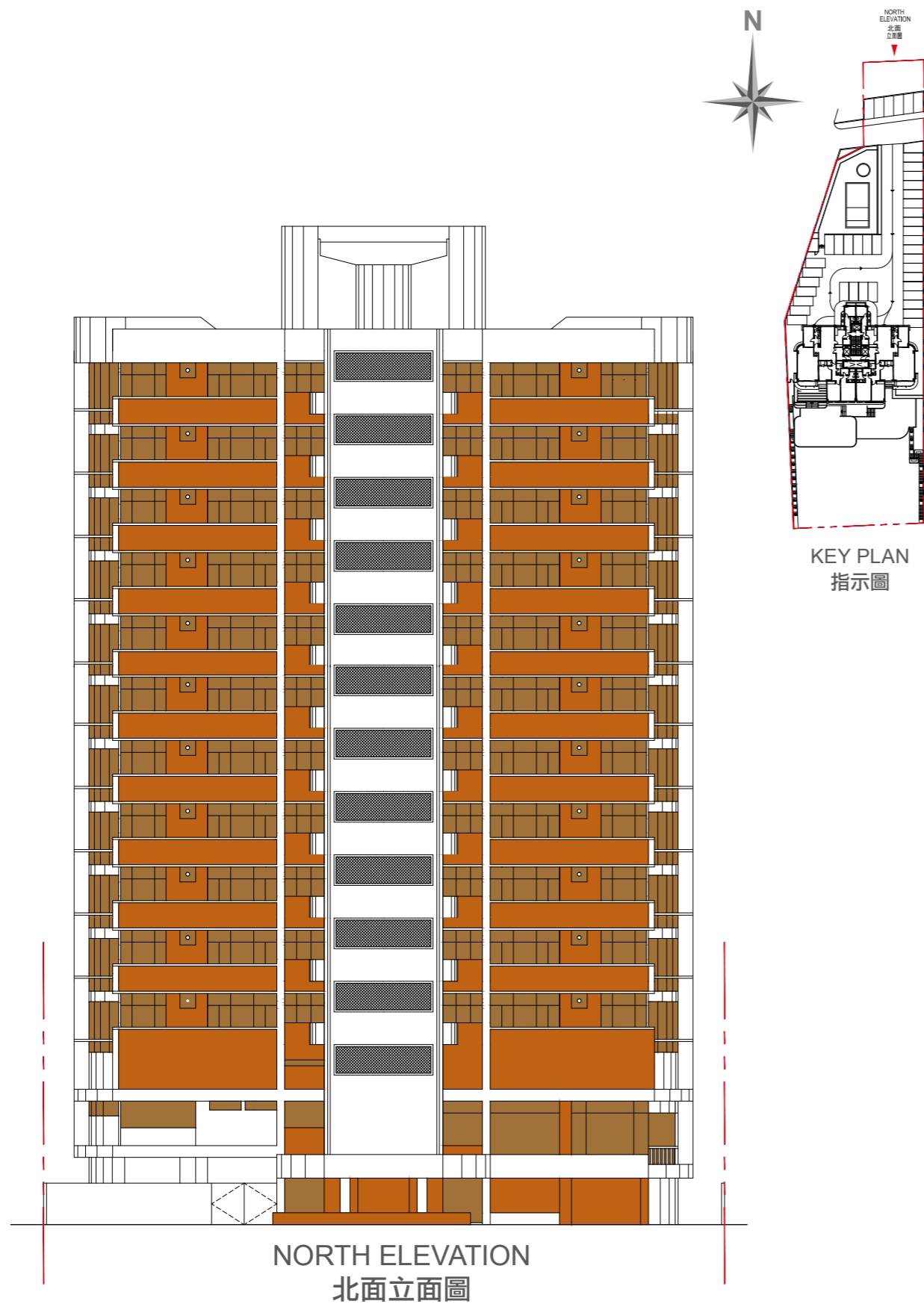
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備註：

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ELEVATION PLAN

立面圖



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INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

	Covered 有蓋		Uncovered 露天		Total area 總面積	
	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 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		239	2,573	239	2,573
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或其他名稱)	Not applicable 不適用		Not applicable 不適用		Not applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not applicable 不適用		Not applicable 不適用		Not applicable 不適用	

Note 備註:

Areas in square feet are converted at a rate of 1 square metre equals to 10.764 square feet and rounded off to the nearest square foot.

以平方呎列出的面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which a copy of Outline Zoning Plan relating to the Development is available at <http://www.ozp.tpb.gov.hk>.
2. A copy of the deed of mutual covenant in respect of the residential property that has been executed is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 住宅物業已簽立的公契的文本存放在發售有關住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior finishes	
(a) External wall	Finished with ceramic tiles and mosaic tiles.
(b) Window	Aluminium window frame finished with tinted glass.
(c) Bay window	Not applicable.
(d) Planter	Planter curb is finished with mosaic tiles.
(e) Verandah or balcony	Wall is finished with tiles. Floor is finished with tiles and polymer composite decking. Ceiling is finished with emulsion paint. Balcony is covered. There is no verandah.
(f) Drying facilities for clothing	Metal drying rack.

2. Interior finishes				
(a) Lobby	Location	Wall	Floor	Ceiling
	Main Entrance Lobby	Tile, natural stone, timber veneer and glass panels	Tile and natural stone	Gypsum board false ceiling with emulsion paint and metal false ceiling
	Typical Lift Lobby	Tile	Natural stone	Metal false ceiling Plasterboard ceiling with paint finishes (only applicable to typical lift lobby outside Unit B on 2/F)
	1/F Unit Entrance Lobby	Remark 3	Remark 3	Remark 3
(b) Internal wall and ceiling	Unit	Location	Wall	Ceiling
	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	LIVING ROOM and DINING ROOM	Plastered wall with emulsion paint where exposed	Plastered ceiling with emulsion paint where exposed
		MASTER BEDROOM, BEDROOMS 1&2 AND STUDY / GUEST ROOM SERVANT ROOM		Metal false ceiling

2. Interior finishes				
(b) Internal wall and ceiling	Unit	Location	Wall	Ceiling
	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor	LIVING ROOM and DINING ROOM i) ALL UNITS EXCEPT 1/F UNIT: MASTER BEDROOM, BEDROOMS 1&2, STUDY/GUEST ROOM AND SERVANT ROOM ii) 1/F UNIT ONLY: MASTER BEDROOMS 1 & 2, BEDROOMS 1&2 AND SERVANT ROOM	Plastered wall with emulsion paint where exposed	Plastered ceiling with emulsion paint where exposed

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior finishes				
	UNIT	LOCATION	FLOOR	SKIRTING
(c) Internal floor	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	LIVING ROOM and DINING ROOM	Timber	Timber
		MASTER BEDROOM, BEDROOMS 1&2 AND STUDY/ GUEST ROOM	Timber	Timber
		SERVANT ROOM	Tile	Tile
	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor (Source of information: See Remark 1)	LIVING ROOM and DINING ROOM	Timber	Timber
		i) ALL UNITS EXCEPT 1/F UNIT: MASTER BEDROOM, BEDROOMS 1&2 AND STUDY/ GUEST ROOM ii) 1/F UNIT ONLY: MASTER BEDROOMS 1&2, BEDROOMS 1&2 AND SERVANT ROOM	Timber	Timber

2. Interior finishes						
	Unit	LOCATION	WALL	FLOOR	CEILING	
(d) Bathroom	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	MASTER BATHROOM	Exposed wall is finished with natural stone up to false ceiling level	Exposed floor is finished with natural stone	False ceiling is metal ceiling	
		BATHROOMS 1&2	Exposed wall is finished with tile up to false ceiling level	Exposed floor is finished with natural stone	False ceiling is metal ceiling	
		SERVANT TOILET	Exposed wall is finished with tile up to false ceiling level	Exposed floor is finished with tile	False ceiling is metal ceiling	
	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor (Source of information: See Remark 1)	i) ALL UNITS EXCEPT 1/F UNIT: MASTER BATHROOM AND BATHROOMS 1&2 ii) 1/F UNIT ONLY: MASTER BATHROOMS 1 & 2, BATHROOMS 1&2		Exposed wall is finished with natural stone up to false ceiling level	Exposed floor is finished with natural stone	False ceiling is metal ceiling
		1/F UNIT ONLY: TOILETS, POWDER ROOM AND SERVANT BATHROOM		Remark 3	Remark 3	Remark 3

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior finishes					
	UNIT	WALL	FLOOR	CEILING	COOKING BENCH
(e) Kitchen	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	Exposed wall is finished with tile up to false ceiling level	Exposed floor is finished with tile	False ceiling is metal ceiling	Natural stone
	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor	Exposed wall is finished with tile up to false ceiling level (Source of information: See Remark 1)	Exposed floor is finished with tile (Source of information: See Remark 1)	Plaster boarding false ceiling (Source of information: See Remark 1)	Remark 3

3. Interior fittings			
	UNIT	LOCATION	DESCRIPTION
(a) Doors	All Units	i) MAIN ENTRANCE	Solid core timber veneered door fitted with lockset, magic eye and door closer.
		ii) BACK DOOR	Solid core timber veneered door fitted with lockset, magic eye and door closer.
		iii) UTILITY, SERVANT ROOM, SERVANT TOILET, SERVANT BATHROOM (1/F UNIT ONLY)	Solid core timber veneered door fitted with lockset and door closer.
		iv) KITCHEN	
		v) BALCONY	Aluminium framed sliding door with glass and fitted with pull handle and lockset.

3. Interior fittings				
	Unit	Location	Description	
(a) Doors	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	i) MASTER BEDROOM, BEDROOMS 1 & 2, STUDY/GUEST ROOM, WALK-IN CLOSETS 1&2, MASTER BATHROOM, BATHROOMS 1 & 2	Hollow core timber veneered door fitted with lockset and door stopper (except Bathroom 1 for Unit A of 2/F). Hollow core sliding door with timber frame fitted with lockset for Bathroom 1 for Unit A of 2/F.	
		ii) STORE 1	Solid core timber veneered door fitted with lockset.	
		iii) STORE 2	Hollow core timber veneered door fitted with lockset and door stopper (except Store 2 for Unit A). Timber veneered double doors fitted with lockset and door stopper for Unit A of 2/F.	
	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor	i) ALL UNITS EXCEPT 1/F UNIT: (Source of information: See Remark 1)		
		a) MASTER BEDROOM, BEDROOMS 1 & 2, STUDY/ GUEST ROOM	Solid core timber veneered door fitted with lockset and door stopper	
		b) WALK-IN CLOSETS 1&2, MASTER BATHROOM; BATHROOMS 1&2, STORE 2	Remark 3	
		c) STORE 1	Solid core timber veneered door fitted with lockset	
		ii) 1/F UNIT: (Source of information: See Remark 1)		
		a) MASTER BEDROOMS 1 & 2, BEDROOMS 1 & 2	Solid core timber veneered door fitted with lockset and door stopper	
		b) MASTER BATHROOMS 1 & 2, BATHROOMS, POWDER ROOM, TOILETS, STUDY ROOM, CHAPEL ROOM, WALK-IN CLOSET, ALCOVE AND STORES	Remark 3	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings						
	UNITS	TYPE OF FITTINGS AND EQUIPMENT	MATERIAL			
			MASTER BATHROOMS	BATHROOMS 1&2	SERVANT TOILET	
(b) Bathroom	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	(a) Wash Basin	Vitreous china	Vitreous china	Vitreous china	
		(b) Water Closet	Vitreous china	Vitreous china	Vitreous china	
		(c) Basin Mixer	Chrome-plated	Chrome-plated	Chrome-plated	
		(d) Cabinet	Mirror cabinet	Mirror cabinet	Not applicable	
		TYPE AND MATERIALS OF WATER SUPPLY SYSTEM				
		(a) Indirect Water Supply System	Copper	Copper	Copper	
		TYPE AND MATERIALS OF BATHING FACILITIES				
		(a) Bathtub	Cast iron 1500(L)x700(W) x380(D)(mm)	Cast iron (Bathroom 1 only) 1500(L)x700(W) x380(D)(mm); Not applicable for Bathroom 2	Not applicable	
		(b) Shower Cubicle	Not applicable	Glass partition (Bathroom 2) Not applicable (Bathroom 1)	Not applicable	
		(c) Shower Mixer	Chrome-plated	Chrome-plated	Chrome-plated	
		(d) Towel Bar	Chrome-plated	Chrome-plated	Not applicable	
		(e) Paper Holder	Chrome-plated	Chrome-plated	Plastic	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings								
	UNITS	TYPE OF FITTINGS AND EQUIPMENT	MATERIAL					
			MASTER BATHROOM (EXCEPT 1/F UNIT); MASTER BATHROOMS 1&2 (1/F UNIT ONLY)	BATHROOMS 1&2 (EXCEPT 1/F UNIT); BATHROOMS (1/F UNIT ONLY; EXCEPT SERVANT BATHROOM)	SERVANT TOILET	1/F UNIT ONLY: POWDER ROOM, TOILETS, SERVANT BATHROOM		
(b) Bathroom	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor (Source of information: See Remark 1)	(a) Wash Basin	Vitreous china	Vitreous china	Vitreous china	Vitreous china		
		(b) Water Closet	Vitreous china	Vitreous china	Vitreous china	Vitreous china		
		(c) Bidet	Vitreous china	Vitreous china	Not applicable	Not applicable		
		(d) Basin Mixer	24K BRUSHED GOLD PLATED	24K BRUSHED GOLD PLATED	Remark 3	Remark 3		
		(e) Cabinet	Mirror cabinet	Mirror cabinet	Remark 3	Remark 3		
		TYPE AND MATERIALS OF WATER SUPPLY SYSTEM						
		(a) Indirect Water Supply System	Remark 3	Remark 3	Remark 3	Remark 3		
		TYPE AND MATERIALS OF BATHING FACILITIES						
		(a) Bathtub	Cast iron (Dimensions: Remark 3)	Cast iron (Dimensions: Remark 3)	Bathroom 1 of Units A & B only; and Bathrooms of 1/F Unit	Not applicable	Not applicable	
		(b) Shower Cubicle	Not applicable	Glass partition (Bathroom 2 of Units A & B) Not applicable (Bathrooms of 1/F Unit)	Not applicable	Not applicable		
		(c) Shower Mixer	24K BRUSHED GOLD PLATED	24K BRUSHED GOLD PLATED	Not applicable	Not applicable		
		(d) Towel Bar	Remark 3	Remark 3	Remark 3	Remark 3		
		(e) Paper Holder	Remark 3	Remark 3	Remark 3	Remark 3		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings			
	UNITS	ITEM	MATERIAL
(c) Kitchen	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	Sink	Stainless steel
		Desk-mounted Mixer	Chrome-plated
		Water Supply System	Copper
		Kitchen Cabinet	Plastic laminate finishes with mirror finish panel and timber carcass
	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor.	Sink	Enamel (source of information: See Remark 1)
		Desk-mounted Mixer	Remark 3
		Water Supply System	Remark 3
		Kitchen Cabinet	Remark 3
(d) Bedroom	UNITS	FITTINGS	
	All units	Built-in timber veneered wardrobe is provided in Bedroom 1 (except Unit A of 2/F); and Master Bedroom 1 of 1/F Unit. Built-in timber wardrobe with glass panel is provided in Bedroom 1 of Unit A of 2/F.	
(e) Telephone	UNITS	FITTINGS	
	All units	Telephone outlets are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	
(f) Aerials	UNITS	FITTINGS	
	All units	TV / FM aerial outlets for the reception of local TV/FM programmes are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	
(g) Electrical Installations	UNITS	FITTINGS	
	All units	<p>Three-phase electricity supply with miniature circuit breakers distribution boards are provided. Conduits are partly concealed and partly exposed.* For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".</p> <p>*Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, non-concrete walls, pipe ducts or other materials.</p>	

3. Interior fittings		
	UNITS	FITTINGS
(h) Gas Supply	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	Type: Town gas supply Gas pipes are provided and connected to gas cooker hob in kitchen.
	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor (Source of information: See Remark 1)	Type: Town gas supply Gas service with one outlet for cooker hob (cooker hob not provided).
(i) Washing Machine Connection Point	UNITS	FITTINGS
	All units	Water outlet and water inlet are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(j) Water Supply	UNITS	FITTINGS
	Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F	Copper pipes are adopted for cold and hot water supply system. Water pipes are partly concealed and partly exposed.* Hot water is available through water heater. Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, non-concrete walls, pipe ducts or other materials.
	All Units A and B, including the 1/F Unit (except Unit A on 2/F-3/F, 6/F-7/F and Unit B on 2/F-3/F, 5/F-11/F) which are no longer owned by the vendor.	Remark 3

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous	
(a) Lifts	<p>Passenger Lifts Two Otis lifts (Model No.: 10UCL) serving for the following floors: G/F, 2/F to 12/F</p> <p>Services Lift One Otis lift (Model No.: EC380) serving for the following floors: G/F to 12/F</p>
(b) Letter Box	Stainless Steel letter boxes are provided.
(c) Refuse Collection	Refuse bin is provided at each residential floor for the collection of refuse by cleaners on regular basis.
(d) Water Meter, Electricity Meter And Gas Meter	<p>Water Meter Individual water meter is installed at common area located on roof.</p> <p>Electricity Meter Individual electricity meter is installed at common area located at each residential floor.</p> <p>Gas Meter Individual gas meter is installed in Kitchen of individual units.</p>

5. Security Facilities
CCTV cameras are provided at entrance of the Development, main entrances of the residential tower, main entrance lobbies, carpark, and lift cars and connected to the office accommodation for watchman and caretaker. Remote control equipment for operation is installed at the two passenger lifts. Numeric passcode access control and video intercom system are provided at main entrances of the residential tower.

6. Appliances
For brand name and model number of appliances, please refer to the "Appliances Schedule".

Remarks:

1. Source of information for the residential properties which are not owned by the vendor:

Information known to the vendor when such residential properties were sold as first-hand residential properties (including but not limited to the Sales Brochure for Fortuna Court printed in 1980s, and Schedule of Fittings & Finishes to the form of Agreement for Sale and Purchase annexed to the Statutory Declaration of Vincent TK Cheung dated 4th June 1981 and registered in the Land Registry by Memorial no. UB2097622).

2. The vendor undertakes that if lifts or appliances of the specified brand name or model numbers stated respectively in items 4 - Lifts and 6 - Appliances above are not installed in the Development, lifts or appliances of comparable quality will be installed.

3. The vendor cannot provide the required information after having taken reasonable steps to trace the required information. The vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料	
(a) 外牆	鋪砌牆瓦及紙皮石。
(b) 窗	鋁窗窗框配有色玻璃。
(c) 窗台	不適用。
(d) 花槽	花槽圍邊鋪砌紙皮石。
(e) 陽台或露台	牆身鋪砌牆瓦。地板鋪砌瓦及高分子複合甲板。天花髹乳膠漆。有蓋露台。沒有陽台。
(f) 乾衣設施	金屬晾衣架。

2. 室內裝修物料				
	位置	牆	地板	天花板
(a) 大堂	住宅入口大堂	鋪砌牆瓦、天然石材、木皮飾面及玻璃嵌板	鋪砌瓦及天然石材	配石膏板假天花並髹上乳膠漆及金屬假天花
	住宅分層升降機大堂	鋪砌牆瓦	鋪砌天然石材	配金屬假天花 配批盪板假天花並髹上油漆（只適用於2樓B單位外之住宅分層升降機大堂）
	1樓單位入口大堂	備註3	備註3	備註3

2. 室內裝修物料				
	單位	位置	牆	天花板
(b) 內牆及天花板	2樓至3樓、6樓至7樓A單位及2樓至3樓、5樓至11樓B單位	客廳及飯廳	外露部份批盪後並髹上乳膠漆	外露部份批盪後並髹上乳膠漆
		主人房、睡房1及2及書/客房		
		工人房		金屬假天花
	所有A單位及B單位，包括1樓單位（2樓至3樓、6樓至7樓A單位及2樓至3樓、5樓至11樓B單位除外）已非由賣方擁有	客廳及飯廳	外露部份批盪後並髹上乳膠漆	外露部份批盪後並髹上乳膠漆
		i) 所有單位（1樓單位除外）： 主人房、睡房1及2、書/客房及工人房 ii) 只限1樓單位： 主人房1及2、睡房1及2及工人房		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料				
(c) 內部地板	單位	位置	地板	腳線
	2樓至3樓、6樓至7樓A單位及2樓至3樓、5樓至11樓B單位	客廳及飯廳	鋪砌木地板	木
		主人房、睡房1及2及書/客房	鋪砌木地板	木
		工人房	瓦	瓦
所有A單位及B單位, 包括1樓單位(2樓至3樓、6樓至7樓A單位及2樓至3樓、5樓至11樓B單位除外)已非由賣方擁有(資料來源:見備註1)	客廳及飯廳	鋪砌木地板	木	
	i) 所有單位(1樓單位除外): 主人房、睡房1及2及書/客房 ii) 只限1樓單位: 主人房1及2、睡房1及2及工人房	鋪砌木地板	木	

2. 室內裝修物料					
(d) 浴室	單位	位置	牆	地板	天花板
	2樓至3樓、6樓至7樓A單位及2樓至3樓、5樓至11樓B單位	主人浴室	外露牆身鋪砌天然石材至假天花	外露地台鋪砌天然石材	配金屬假天花
		浴室1及2	外露牆身鋪砌牆瓦至假天花	外露地台鋪砌天然石材	配金屬假天花
		工人洗手間	外露牆身鋪砌牆瓦至天花	外露地台鋪砌瓦	配金屬假天花
所有A單位及B單位, 包括1樓單位(2樓至3樓、6樓至7樓A單位及2樓至3樓、5樓至11樓B單位除外)已非由賣方擁有(資料來源:見備註1)	i) 所有單位(1樓單位除外): 主人浴室及浴室1及2 ii) 只限1樓單位: 主人浴室1及2、浴室1及2	外露牆身鋪砌天然石材至假天花	外露地台鋪砌天然石材	配金屬假天花	
	只適用於1樓單位: 洗手間及工人浴室	備註3	備註3	備註3	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料					
	單位	牆	地板	天花板	灶台
(e) 廚房	2樓至3樓、6樓至7樓 A 單位及 2樓至3樓、5樓至11樓 B 單位	外露牆身鋪砌牆瓦至假天花	外露地台鋪砌瓦	配金屬假天花	天然石
	所有 A 單位及 B 單位, 包括 1 樓單位 (2 樓至 3 樓、6 樓至 7 樓 A 單位及 2 樓至 3 樓、5 樓至 11 樓 B 單位除外) 已非由賣方擁有	外露牆身鋪砌牆瓦至假天花 (資料來源: 見備註 1)	外露地台鋪砌瓦 (資料來源: 見備註 1)	批盪板假天花 (資料來源: 見備註 1)	備註 3

3. 室內裝置			
	單位	位置	描述
(a) 門	所有單位	i) 單位大門	實心木門配門鎖、防盜眼及氣鼓。
		ii) 後門	實心木門配門鎖、防盜眼及氣鼓。
		iii) 工作間、工人房、工人洗手間、工人浴室 (只限 1 樓單位)	實心木門配門鎖及氣鼓。
		iv) 廚房	
		v) 露台	鋁框玻璃趟門, 裝設拉手及門鎖。

3. 室內裝置				
	單位	位置	描述	
(a) 門	2樓至3樓、6樓至7樓 A 單位及 2樓至3樓、5樓至11樓 B 單位	i) 主人房、睡房 1 及 2、書 / 客房、衣帽間 1 及 2 主人浴室、浴室 1 及 2	空心木面門配門鎖及門檔 (2 樓 A 單位浴室 1 除外)。 空心木面趟門連木門框配門鎖 (只適用於 2 樓 A 單位浴室 1)。	
		ii) 儲物室 1	實心木面門配門鎖。	
		iii) 儲物室 2	空心木面門配門鎖及門檔 (2 樓 A 單位儲物室 2 除外)。 木面門雙門配門鎖及門檔 (只適用於 2 樓 A 單位)。	
	所有 A 單位及 B 單位, 包括 1 樓單位 (2 樓至 3 樓、6 樓至 7 樓 A 單位及 2 樓至 3 樓、5 樓至 11 樓 B 單位除外) 已非由賣方擁有	i) 所有單位 (1 樓單位除外): (資料來源: 見備註 1)		
		a) 主人睡房, 睡房 1 及 2, 書 / 客房	實心木面門配門鎖及門檔	
		b) 衣帽間 1 及 2, 主人浴室, 浴室 1 及 2, 儲物室 2	備註 3	
		c) 儲物室 1	實心木面門配門鎖	
		ii) 1 樓單位: (資料來源: 見備註 1)		
		a) 主人房 1 及 2, 睡房 1 及 2	實心木面門配門鎖及門檔	
		b) 主人浴室 1 及 2, 浴室, 洗手間, 書房, 祈禱室, 衣帽間, 小室及儲物室	備註 3	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置						
	單位	裝置及設備的類型	用料			
			主人浴室	浴室 1 及 2	工人洗手間	
(b) 浴室	2 樓至 3 樓、6 樓至 7 樓 A 單位及 2 樓至 3 樓、5 樓至 11 樓 B 單位	(a) 洗手盆	陶瓷	陶瓷	陶瓷	
		(b) 坐廁	陶瓷	陶瓷	陶瓷	
		(c) 洗手盆水龍頭	鍍鉻	鍍鉻	鍍鉻	
		(d) 櫃	鏡櫃	鏡櫃	不適用	
		供水系統的類型及物料				
		(a) 間接供水系統	銅	銅	銅	
		沐浴設施的類型及物料				
		(a) 浴缸	鑄鐵 1500(長)x700(寬) x380(深) (毫米)	鑄鐵(只適用於浴室 1) 1500(長)x700(寬) x380(深)(毫米) 不適用於浴室 2	不適用	
		(b) 淋浴間	不適用	玻璃浴屏(浴室 2) 不適用(浴室 1)	不適用	
		(c) 淋浴花灑	鍍鉻	鍍鉻	鍍鉻	
		(d) 毛巾架	鍍鉻	鍍鉻	不適用	
		(e) 廁紙架	鍍鉻	鍍鉻	塑膠	

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裝置、裝修物料及設備

3. 室內裝置							
單位	裝置及設備的類型	用料					
		主人浴室 (1樓單位除外)	浴室 1 及 2 (1樓單位除外)	工人洗手間	洗手間及工人浴室 (只限 1樓單位)		
		主人浴室 1 及 2 (只限 1樓單位)	浴室 (只限 1樓單位; 工人浴室除外)				
(b) 浴室	所有 A 單位及 B 單位, 包括 1 樓單位 (2 樓至 3 樓、6 樓至 7 樓 A 單位及 2 樓至 3 樓、5 樓至 11 樓 B 單位除外) 已非由賣方擁有 (資料來源: 見備註 1)	(a) 洗手盆	陶瓷	陶瓷	陶瓷	陶瓷	
		(b) 坐廁	陶瓷	陶瓷	陶瓷	陶瓷	
		(c) 坐浴盤	陶瓷	陶瓷	不適用	不適用	
		(d) 洗手盆水龍頭	24K 鍍金	24K 鍍金	備註 3	備註 3	
		(e) 櫃	鏡櫃	鏡櫃	備註 3	備註 3	
		供水系統類型及物料					
		(a) 間接供水系統	備註 3	備註 3	備註 3	備註 3	
		沐浴設施類型及物料					
		(a) 浴缸	鑄鐵 (尺寸: 見備註 3)	鑄鐵 (尺寸: 見備註 3) 只限 A 單位及 B 單位之浴室 1 及 1 樓單位之浴室	不適用	不適用	
		(b) 淋浴間	不適用	玻璃浴屏 (A 單位及 B 單位之浴室 2) 不適用 (1 樓單位之浴室)	不適用	不適用	
		(c) 淋浴花灑	24K 鍍金	24K 鍍金	不適用	不適用	
		(d) 毛巾架	備註 3	備註 3	備註 3	備註 3	
		(e) 廁紙架	備註 3	備註 3	備註 3	備註 3	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置			
	單位	項目	物料
(c) 廚房	2樓至3樓、6樓至7樓 A單位及 2樓至3樓、5樓至11樓 B單位	洗滌盆	不銹鋼
		座枱式水龍頭	鍍鉻
		供水系統	銅
		廚櫃	膠板飾面配鏡面門板及木櫃架
	所有 A單位及 B單位， 包括1樓單位 (2樓至3樓、6樓至7樓 A單位及2樓至3樓、5樓至11樓 B單位除外) 已非由賣方擁有	洗滌盆	搪瓷 (資料來源:見備註 1)
		座枱式水龍頭	備註 3
		供水系統	備註 3
		廚櫃	備註 3
(d) 睡房	單位	裝置	
	所有單位	設置嵌入式木皮飾面衣櫃於睡房 1(2樓 A單位除外)及1樓單位之主人房。2樓 A單位之睡房 1設置嵌入式木皮飾面連玻璃門板衣櫃。	
(e) 電話	單位	裝置	
	所有單位	裝有電話插座。 有關接駁點之位置及數目，請參考「單位機電裝置數量說明表」。	
(f) 天線	單位	裝置	
	所有單位	設有可接收本地電視 / 電台節目的電視天線插座。有關接駁點之位置及數目，請參考「單位機電裝置數量說明表」。	

3. 室內裝置		
	單位	裝置
(g) 電力裝置	所有單位	提供三相電力並裝妥微型斷路及配電箱。導管是部分隱藏及部分外露*。有關電插座及空調機接駁點的位置及數目，請參考「單位機電裝置數量說明表」。
		* 備註：除隱藏於混凝土內的電線導管外，其他均為外露。外露電線導管主要覆蓋或掩藏於假天花、假陣、貯存櫃、非混凝土牆、管道槽或其他物料。
(h) 氣體供應	單位	裝置
	2樓至3樓、6樓至7樓 A單位及2樓至3樓、5樓至11樓 B單位	類型：煤氣供應 每戶裝妥煤氣喉接駁至廚房之煤氣煮食爐。
	所有 A單位及 B單位， 包括1樓單位 (2樓至3樓、6樓至7樓 A單位及2樓至3樓、5樓至11樓 B單位除外)已非由賣方擁有 (資料來源:見備註 1)	類型：煤氣供應 每戶裝妥煤氣喉並提供1個接駁口至廚房之煤氣煮食爐 (並不供應煤氣煮食爐)。
(i) 洗衣機接駁點	單位	裝置
	所有單位	提供洗衣機來去水接駁點。有關接駁點的位置，請參考「單位機電裝置數量說明表」。
(j) 供水	單位	裝置
	2樓至3樓、6樓至7樓 A單位及2樓至3樓、5樓至11樓 B單位	冷熱供水喉系統全部採用銅管。水喉部份為暗藏及外露*。熱水透過熱水爐供應。 * 備註：除隱藏於混凝土內的水喉外，其他均為外露。外露水喉主要覆蓋或掩藏於假天花、假陣、貯存櫃、非混凝土牆、管道槽或其他物料。
	所有 A單位及 B單位， 包括1樓單位 (2樓至3樓、6樓至7樓 A單位及2樓至3樓、5樓至11樓 B單位除外)已非由賣方擁有	備註 3

FITTINGS, FINISHES AND APPLIANCES

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4. 雜項	
(a) 升降機	<p>住客升降機 設有 2 部 Otis 升降機 (產品型號: 10UCL) 直達樓層: 地下, 2 樓至 12 樓</p> <p>載貨升降機 設有 1 部 Otis 升降機 (產品型號: EC380) 直達樓層: 地下至 12 樓</p>
(b) 信箱	設不銹鋼信箱。
(c) 垃圾收集	每層住宅樓層設垃圾箱, 由清潔工人定時收集垃圾。
(d) 水錶、電錶及氣體錶	<p>水錶 獨立水錶安裝於天台之公用地方。</p> <p>電錶 獨立電錶安裝於每層住宅樓層之公用地方。</p> <p>氣體錶 獨立煤氣錶安裝於每獨立單位之廚房內。</p>

5. 保安設施
發展項目之入口、住宅大廈的大堂及入口、停車場及升降機內均裝設閉路電視, 並接駁到保安人員辦事處。兩所住客升降機均設遙控運作設備。每座住宅大堂入口均裝有密碼出入控制及視像對講機系統。
6. 設備
設備的品牌名稱及產品型號, 請參閱「設備說明表」。

備註:

- 有關現時不是賣方擁有之住宅物業的資料來源: 賣方所認知的該等住宅物業當其時作為一手住宅物業售出時之資料(包括但不限於印刷日期為1980年代的福慧大廈售樓說明書, 及附於張定球在1981年6月4日所作的法定聲明並在土地註冊處以註冊摘要第UB2097622號註冊之買賣合約中裝置及裝修物料附表)。
- 賣方承諾如發展項目中沒有安裝分別於上表細項4 - 升降機或細項6 - 設備指明的品牌名稱或產品型號的升降機或設備, 便會安裝品質相若的升降機或設備。
- 賣方已採取了合理的行動並無法提供所有所需資料。賣方沒有保留於2013年4月之前出售住宅物業的有關這方面的資料。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model Number 型號	Unit A on 2/F; Units A & B on 3/F & 6/F-7/F; Units B on 5/F & 8/F-11/F 2 樓 A 單位; 3 樓及 6-7 樓 A 及 B 單位; 5 樓及 8-11 樓 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A & B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Living Room 客廳	Variable Refrigerant Volume Air-Conditioner Indoor Unit 變製冷劑流量多聯式空調室內機	DAIKIN 大金	FXDQ63	√	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	Variable Refrigerant Volume Air-Conditioner Outdoor Unit 變製冷劑流量多聯式空調室外機	DAIKIN 大金	RXYQ12	√	
	Video Door Phone 視像對講機	ANTEK	TCC 82M	√	
Dining Room, Bedroom 1 and Study/Guest Room 飯廳，睡房 1 及書 / 客房	Variable Refrigerant Volume Air-Conditioner Indoor Unit 變製冷劑流量多聯式空調室內機	DAIKIN 大金	FXAQ32	√	
	Variable Refrigerant Volume Air-Conditioner Outdoor Unit 變製冷劑流量多聯式空調室外機	DAIKIN 大金	RXYQ12	√	
Master Bedroom 主人房	Variable Refrigerant Volume Air-Conditioner Indoor Unit 變製冷劑流量多聯式空調室內機	DAIKIN 大金	FXAQ50	√	
	Variable Refrigerant Volume Air-Conditioner Outdoor Unit 變製冷劑流量多聯式空調室外機	DAIKIN 大金	RXYQ12	√	
Bedroom 2 睡房 2	Variable Refrigerant Volume Air-Conditioner Indoor Unit 變製冷劑流量多聯式空調室內機	DAIKIN 大金	FXAQ25	√	
	Variable Refrigerant Volume Air-Conditioner Outdoor Unit 變製冷劑流量多聯式空調室外機	DAIKIN 大金	RXYQ12	√	
Master Bathroom and Bathrooms 1 & 2 主人浴室及浴室 1 及 2	Exhaust Fan 抽氣扇	KDK	KDK-17CFV	√	
	Instantaneous Water Heater 即熱式熱水爐	STIEBEL ELTRON 斯寶亞創	DHE 18 SL	√	

Notes:

1. "√" means such appliance(s) is / are provided and / or installed in the residential unit.
2. No appliance is provided in Unit B on 2/F.

備註:

1. "√" 表示此設備於該住宅單位內提供及 / 或安裝。
2. 2 樓 B 單位不提供設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Location 位置	Appliances 設備	Brand Name 品牌	Model Number 型號	Unit A on 2/F; Units A & B on 3/F & 6/F-7/F; Units B on 5/F & 8/F-11/F 2 樓 A 單位; 3 樓及 6-7 樓 A 及 B 單位; 5 樓及 8-11 樓 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A & B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Kitchen 廚房	Variable Refrigerant Volume Air-Conditioner Indoor Unit 變製冷劑流量多聯式空調室內機	DAIKIN 大金	FXAQ50	√	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	Variable Refrigerant Volume Air-Conditioner Outdoor Unit 變製冷劑流量多聯式空調室外機	DAIKIN 大金	RXYQ12	√	
	Instantaneous Water Heater 即熱式熱水爐	STIEBEL ELTRON 斯寶亞創	DHE 18 SL	√	
	Five Gas Hob 五頭煤氣煮食爐	Smeg	PGF95F-2	√	
	Dish Washer 洗碗碟機	Smeg	STA6284	√	
	Electric Oven 電焗爐	Smeg	SE995XR	√	
	Microwave Oven 微波焗爐	WHIRLPOOL	AMW410 / IX	√	
	Cooker Hood 抽油煙機	CRISTAL	C9005MS	√	
	Refrigerator 雪櫃	Smeg	CR325APL	√	
	Wine Cellar 酒櫃	CRISTAL	CW45DES	√	
Exhaust Fan 抽氣扇	KDK	KDK-24CFV	√		
Store 1 儲物室 1	Washer 洗衣機	WHITE-WESTINGHOUSE 威士汀	MET1041	√	
	Dryer 乾衣機	WHITE-WESTINGHOUSE 威士汀	MET1041	√	

Notes:

1. "√" means such appliance(s) is / are provided and / or installed in the residential unit.
2. No appliance is provided in Unit B on 2/F.

備註:

1. "√" 表示此設備於該住宅單位內提供及 / 或安裝。
2. 2 樓 B 單位不提供設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Location 位置	Appliances 設備	Brand Name 品牌	Model Number 型號	Unit A on 2/F; Units A & B on 3/F & 6/F-7/F; Units B on 5/F & 8/F-11/F 2樓 A 單位; 3樓及 6-7樓 A 及 B 單位; 5樓及 8-11樓 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A & B of 4/F and 12/F 1樓單位; 5樓及 8-11樓 A 單位; 4及 12樓 A 及 B 單位
Servant Room 工人房	Window Type Air-Conditioner Unit 窗口式空調機	GENERAL	AK915FNR	√	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
Servant Toilet 工人洗手間	Exhaust Fan 抽氣扇	KDK	KDK-17CFV	√	
	Instantaneous Water Heater 即熱式熱水爐	STIEBEL ELTRON 斯寶亞創	DHE 18 SL	√	

Notes:

1. "√" means such appliance(s) is / are provided and / or installed in the residential unit.
2. No appliance is provided in Unit B on 2/F.

備註:

1. "√" 表示此設備於該住宅單位內提供及 / 或安裝。
2. 2 樓 B 單位不提供設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Description 描述	Units A&B on 2/F-3/F& 6/F-7/F; Units B on 5/F&8/F-11/F 2-3 樓, 6-7 樓之 A 及 B 單位; 5 樓及 8-11 樓之 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A&B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	
Rear Entrance 後門入口	Door Bell Push Button 門鈴按鈕	1	
Living Room 客廳	13A Single Socket Outlet 單位電插座	3	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	13A Twin Socket Outlet 雙位電插座	4	
	Lighting Point 燈位	2	
	Lighting Switch 燈掣	1	
	Telephone Outlet 電話插座	2	
	TV/FM Outlet 電視 / 電台插座	2	
	Switch for Indoor Air Conditioner 室內空調機接線位	2	

Notes:

- "1, 2, ..." denotes the quantity of such provision (s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

- "1, 2," 表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Description 描述	Units A&B on 2/F-3/F& 6/F-7/F; Units B on 5/F&8/F-11/F 2-3 樓,6-7 樓之 A 及 B 單位; 5 樓及 8-11 樓之 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A&B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Dining Room 飯廳	13A Single Socket Outlet 單位電插座	2	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	13A Twin Socket Outlet 雙位電插座	2	
	Lighting Point 燈位	2	
	Lighting Switch 燈掣	2	
	Telephone Outlet 電話插座	1	
	TV/FM Outlet 電視 / 電台插座	1	
	Switch for Indoor Air Conditioner 室內空調機接線位	2	
Video Door Phone 視像對講機	1		
Balcony 露台	Lighting Point 燈位	1	
	Lighting Switch 燈掣	1	
Corridor 走廊	Lighting Point 燈位	2	
	Lighting Switch 燈掣	2	
	13A Single Socket Outlet 單位電插座	1	

Notes:

- "1, 2, ..." denotes the quantity of such provision (s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

- "1, 2," 表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Description 描述	Units A&B on 2/F-3/F& 6/F-7/F; Units B on 5/F&8/F-11/F 2-3 樓, 6-7 樓之 A 及 B 單位; 5 樓及 8-11 樓之 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A&B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Master Bedroom 主人房	13A Single Socket Outlet 單位電插座	3	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	13A Twin Socket Outlet 雙位電插座	1	
	Lighting Point 燈位	2	
	Lighting Switch 燈掣	1	
	Telephone Outlet 電話插座	2	
	TV/FM Outlet 電視 / 電台插座	1	
	Switch for Indoor Air Conditioner 室內空調機接線位	1	
Walk-In Closet 1 & 2 衣帽間 1 及 2	13A Single Socket Outlet 單位電插座	1	
	Lighting Point 燈位	1	
	Lighting Switch 燈掣	1	
Bedroom 1 睡房 1	13A Single Socket Outlet 單位電插座	4	
	Lighting Point 燈位	1	
	Lighting Switch 燈掣	1	
	Telephone Outlet 電話插座	2	
	TV/FM Outlet 電視 / 電台插座	1	
	Switch for Indoor Air Conditioner 室內空調機接線位	1	

Notes:

- "1, 2, ..." denotes the quantity of such provision (s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

- "1, 2," 表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Description 描述	Units A&B on 2/F-3/F& 6/F-7/F; Units B on 5/F&8/F-11/F 2-3 樓,6-7 樓之 A 及 B 單位; 5 樓及 8-11 樓之 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A&B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Bedroom 2 睡房 2	13A Single Socket Outlet 單位電插座	3	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	13A Twin Socket Outlet 雙位電插座	1	
	Lighting Point 燈位	1	
	Lighting Switch 燈掣	1	
	Telephone Outlet 電話插座	2	
	TV/FM Outlet 電視 / 電台插座	1	
	Switch for Indoor Air Conditioner 室內空調機接線位	1	
Study / Guest Room 書 / 客房	13A Single Socket Outlet 單位電插座	2	
	13A Twin Socket Outlet 雙位電插座	2	
	Lighting Point 燈位	1	
	Lighting Switch 燈掣	1	
	Telephone Outlet 電話插座	2	
	TV/FM Outlet 電視 / 電台插座	1	
	Switch for Indoor Air Conditioner 室內空調機接線位	1	

Notes:

- "1, 2, ..." denotes the quantity of such provision (s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

- "1, 2," 表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Description 描述	Units A&B on 2/F-3/F& 6/F-7/F; Units B on 5/F&8/F-11/F 2-3 樓, 6-7 樓之 A 及 B 單位; 5 樓及 8-11 樓之 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A&B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Master Bathroom 主人浴室	13A Single Socket Outlet 單位電插座	2	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	Lighting Point 燈位	6	
	Lighting Switch 燈掣	2	
	Exhaust Fan 抽氣扇	1	
	Fused Spur Unit for Exhaust Fan 電源接線器供抽氣扇	1	
Bathroom 1 浴室 1	13A Twin Socket Outlet 雙位電插座	1	
	Lighting Point 燈位	4	
	Lighting Switch 燈掣	2	
	Exhaust Fan 抽氣扇	1	
	Fused Spur Unit for Exhaust Fan 電源接線器供抽氣扇	1	
Bathroom 2 浴室 2	13A Twin Socket Outlet 雙位電插座	1	
	Lighting Point 燈位	4	
	Lighting Switch 燈掣	1	
	Exhaust Fan 抽氣扇	1	
	Fused Spur Unit for Exhaust Fan 電源接線器供抽氣扇	1	

Notes:

- "1, 2, ..." denotes the quantity of such provision (s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

- "1, 2," 表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Description 描述	Units A&B on 2/F-3/F& 6/F-7/F; Units B on 5/F&8/F-11/F 2-3 樓,6-7 樓之 A 及 B 單位; 5 樓及 8-11 樓之 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A&B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Store 1 儲物室 1	Lighting Point 燈位	1	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	13A Single Socket Outlet 單位電插座	2	
	MCB Board 總電掣箱	1	
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	1	
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	1	
Store 2 儲物室 2	Lighting Point 燈位	1	
Kitchen and Utility 廚房及工作間	13A Single Socket Outlet 單位電插座	4	
	13A Twin Socket Outlet 雙位電插座	1	
	Lighting Point 燈位	9	
	Lighting Switch 燈掣	6	
	Exhaust Fan 抽氣扇	1	
	Door Bell 門鈴	1	

Notes:

- "1, 2, ..." denotes the quantity of such provision (s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

- "1, 2," 表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Description 描述	Units A&B on 2/F-3/F& 6/F-7/F; Units B on 5/F&8/F-11/F 2-3 樓, 6-7 樓之 A 及 B 單位; 5 樓及 8-11 樓之 B 單位	1/F Unit; Units A of 5/F and 8/F -11/F; Units A&B of 4/F and 12/F 1 樓單位; 5 樓及 8-11 樓 A 單位; 4 及 12 樓 A 及 B 單位
Servant Room and Servant Toilet 工人房及工人洗手間	13A Single Socket Outlet 單位電插座	2	賣方已採取了合理的行動追溯但無法提供所有所需資料，因賣方沒有保留於 2013 年 4 月之前出售住宅物業的有關這方面的資料。 The vendor cannot provide the required information after having taken reasonable steps to trace the required information as the vendor no longer keeps such information of the residential properties in the Development which were sold before April 2013.
	Lighting Point 燈位	3	
	Lighting Switch 燈掣	2	
	Telephone Outlet 電話插座	1	
	TV/FM Outlet 電視 / 電台插座	2	
	Exhaust Fan 抽氣扇	1	
	Fused Spur Unit for Exhaust Fan 電源接線器供抽氣扇	1	
	Switch for Window-Type Air Conditioner 窗口空調機接線位	1	

Notes:

- "1, 2, ..." denotes the quantity of such provision (s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

- "1, 2," 表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

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

擁有人有法律責任繳付指明住宅物業的地稅直至住宅物業買賣完成日（包括該日）為止。

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 also liable to pay to the owner a debris removal fee.

Note:

It may be the case that the deposits and debris removal fee are payable to the manager of the Development instead of the owner.

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，買方須向擁有人支付清理廢料的費用。

附註:

買方可能需向發展項目管理人而非向擁有人支付按金及清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

As provided in the sale and purchase agreement, defect liability warranty period for the specified residential property and the fittings, finishes and appliances as set out in the sale and purchase agreement is within six (6) months after the date of completion of the sale and purchase.

按買賣合約的規定，指明住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期後起計六（6）個月內。

MAINTENANCE OF SLOPES

斜坡維修

1. The Government Lease requires the owners of the residential properties in the Development to maintain any slope at their own cost. The terms of the requirement are as follows:

The grantee shall construct substantial retaining walls where necessary to obviate landslips and should a landslip occur as a result of any cutting or levelling already done or hereafter done on Subsection 2 of Section A of Rural Building Lot No. 403 and the Extensions thereto ("the Lot") will be responsible for and will indemnify the Government against all actions claims and demands arising out of any damage resulting from or brought about by such landslip.

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, landslip or subsidence occurring thereafter and shall at all time maintain the said retaining walls or other support in good and substantial repair and condition.

2. Each of the owners is obliged to contribute towards the costs of the maintenance work.
3. The slope and any retaining wall or related structures constructed or to be constructed, within or outside the Lot is shown in the plan in this section.
4. Undertaking (if any) provided by the owner to maintain any slope in relation to the development at that owner's own cost: Not Applicable
5. There is no express provision in the Deed of Mutual Covenant stating that the manager has the owners' authority to carry out the maintenance work.

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定條款如下：

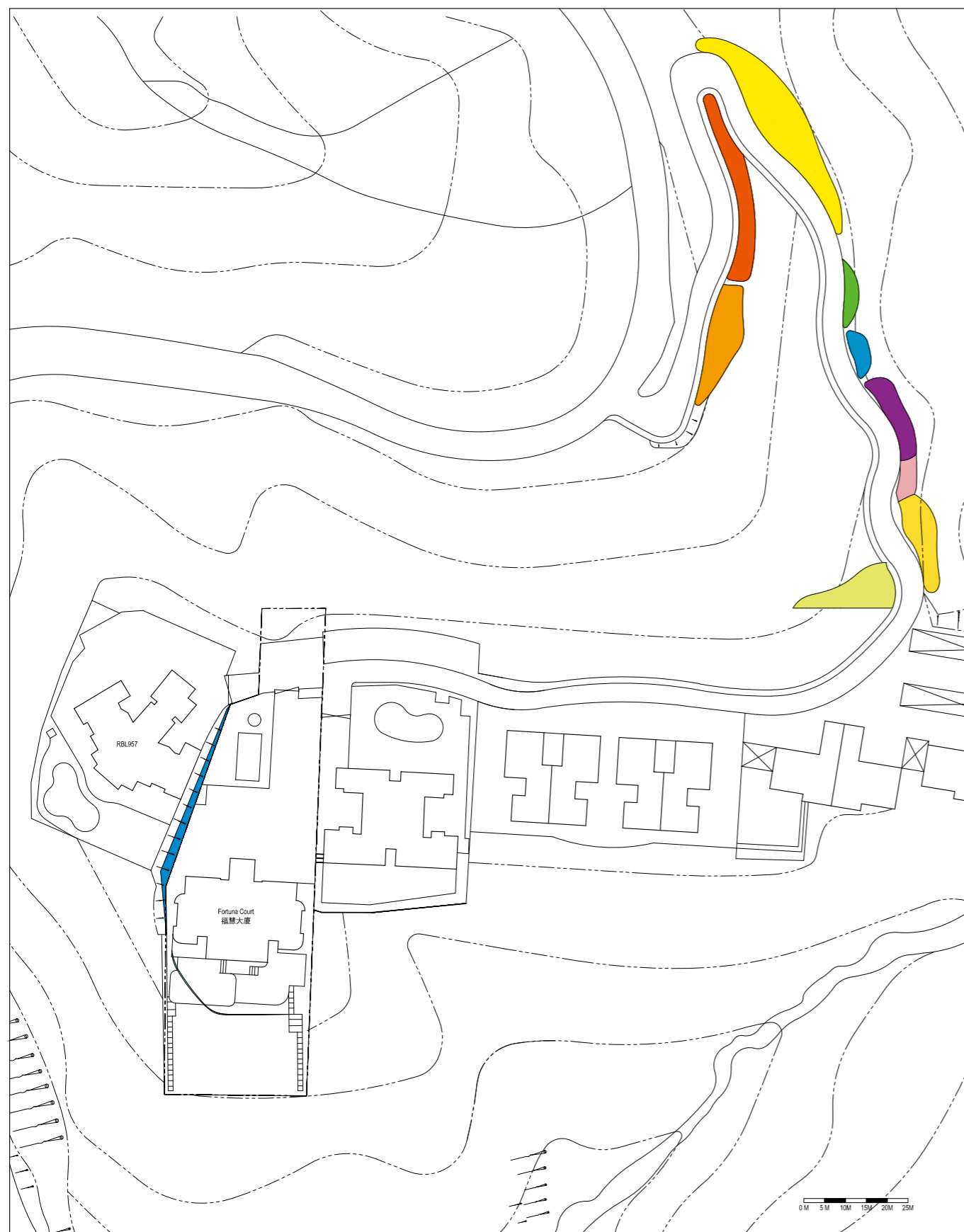
承批人在需要時須建造堅固的擋土牆以避免山泥傾瀉。如果因為在鄉郊建屋地段 403 號 A 段之第 2 小分段及其增批部份（下稱「該地段」）上將進行或已進行的切削或平整工程造成山泥傾瀉，承批人將對此負責並彌償政府因山泥傾瀉造成或引發的任何損失而引致的所有訴訟、索償及要求。

如因形成、平整或發展該地段的目的或相關的原因需要移走、移除、後退毗連或相鄰的山坡或斜坡或增設任何建設或填塞，承批人需建造或負責建造在當時或之後需要保護及支持山坡及斜坡及該地段的護土牆或相關支撐物的費用，以在其後防止及避免任何墜下物、山泥傾瀉或下陷並需任何時間保養該護土牆或其他支撐物於良好及堅固的維修及狀況。

2. 每名擁有人均須分擔維修工程的費用。
3. 該斜坡及已經或將會在該地段之內或之外建造的任何護土牆或有關構築物，顯示於本節之圖則。
4. 由擁有人提供自費就發展項目維修任何斜坡的承諾（如有）：不適用
5. 在公契內並未有提及發展項目的管理人獲授權進行維修工程的明確條款。

MAINTENANCE OF SLOPES

斜坡維修



-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/C11)
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/11)
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/C747)
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/747)
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/CR12)
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/CR12)
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/C759)
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/759)
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/CR766))
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/CR766)
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/RC767)
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/RC767)
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/CR768)
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/CR768)
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/C760)
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/760)
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/FR158(1))
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/FR158(1))
-  Registered Slope & Retaining Wall or Related Structure (Feature Ref. No.: 11SE-C/R242)
已登記斜坡及護土牆或有關構築物 (斜坡登記編號: 11SE-C/R242)
-  Registered Slope & Retaining Wall or Related Structure
(Feature Ref. No.: 11SE-C/FR158(1))
已登記斜坡及護土牆或有關構築物
(斜坡登記編號: 11SE-C/FR158(1))

This plan is solely for the purpose of identifying the location of the registered slopes and retaining walls or related structures. Other matters shown in the plan may not reflect their latest conditions.

此圖僅作標識該等已登記斜坡及護土牆或有關構築物的位置，圖中所示的其他事項並未反映其最新狀況。

MODIFICATION

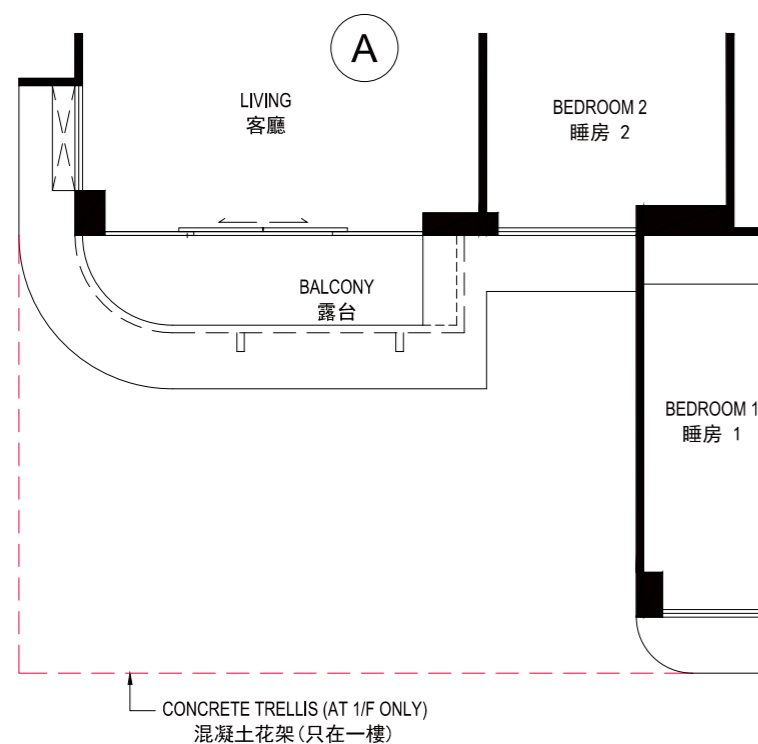
修訂

Not applicable

不適用

RELEVANT INFORMATION

有關資料



2/F UNIT A PART PLAN
2樓A單位局部圖

The following work is found in the Development and the approximate location is shown in the drawing set out in this page:

Glass cover has been added on top of the concrete trellis of the 1/F Unit. No further information is available as the vendor does not own that unit.

下列工程出現於發展項目內，有關工程之大概位置於本頁繪圖內列出：

一樓單位之混凝土花架添加玻璃蓋，由於上述單位非為賣方擁有，賣方未能提供進一步資料。

WEBSITE OF THE DEVELOPMENT 發展項目之互聯網網站

The address of the website designated by the Vendor for Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
賣方為施行《一手住宅物業銷售條例》第 2 部而就發展項目指定的互聯網網址：

www.fortunacourt.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

• Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below.

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading / unloading area excluding public transport terminus	N/A
2.	Plant rooms and similar services	N/A
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	N/A
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.	N/A
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	N/A
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	N/A
9.	Utility platform	N/A
10.	Noise barrier	N/A
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	N/A
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	N/A

		Area (m ²)
13.	Covered landscaped and play area	N/A
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	N/A
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	N/A
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	N/A
Other Exempted Items		
23.(#)	Refuge floor including refuge floor cum sky garden	N/A
24.(#)	Other projections	N/A
25.	Public transport terminus	N/A
26.(#)	Party structure and common staircase	N/A
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	N/A
28.(#)	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		
30.	Bonus GFA	N/A

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

獲寬免總樓面面積的設施分項

· 於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		面積 (平方米)
根據《建築物(規劃)規例》第 23(3)(b) 條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方 (公共交通總站除外)	不適用
2.	機房及相類設施	不適用
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》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	不適用
2.2(#)	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	不適用
2.3	非強制性或非必要機房，例如空調機房、風櫃房	不適用
根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	露台	不適用
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用
適意設施		
11.	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	不適用
12.	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	不適用

		面積 (平方米)
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障 / 有蓋人行道、花棚	不適用
15.	擴大升降機井道	不適用
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽	不適用
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空	不適用
22	伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	不適用
其他項目		
23.(#)	庇護層，包括庇護層兼空中花園	不適用
24.(#)	其他伸出物	不適用
25.	公共交通總站	不適用
26.(#)	共用構築物及樓梯	不適用
27.(#)	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	不適用
28.(#)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	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

Remark:

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.

THE ENVIRONMENTAL ASSESSMENT OF THE BUILDING AND INFORMATION ON THE ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

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

備註：

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗資料

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

DATE OF PRINTING OF SALES BROCHURE

售樓說明書印製日期

Date of printing of this sales brochure:

17th March 2016

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

本售樓說明書印製日期：

2016年3月17日

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD

檢視記錄

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
17th June 2016 2016年6月17日	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	12-13	Aerial Photograph of the Development are deleted and replaced with blank pages 刪除發展項目的鳥瞰照片並換上空白頁
	15	Layout Plan of the Development is updated 更新發展項目的布局圖
	27-28	Floor plans of parking spaces in the Development and the dimensions of parking spaces stated are updated 更新發展項目中的停車位的樓面平面圖及所述停車位之尺寸
15th September 2016 2016年9月15日	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
15th December 2016 2016年12月15日	-	No revision made 並無作出修改
15th March 2017 2017年3月15日	-	No revision made 並無作出修改
15th June 2017 2017年6月15日	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
14th September 2017 2017年9月14日	1-2, 2A, 3-4	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 Vendor and Others Involved in the Development is updated 更新賣方及有參與發展項目的其他人的資料
	48-49, 55-56	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備

