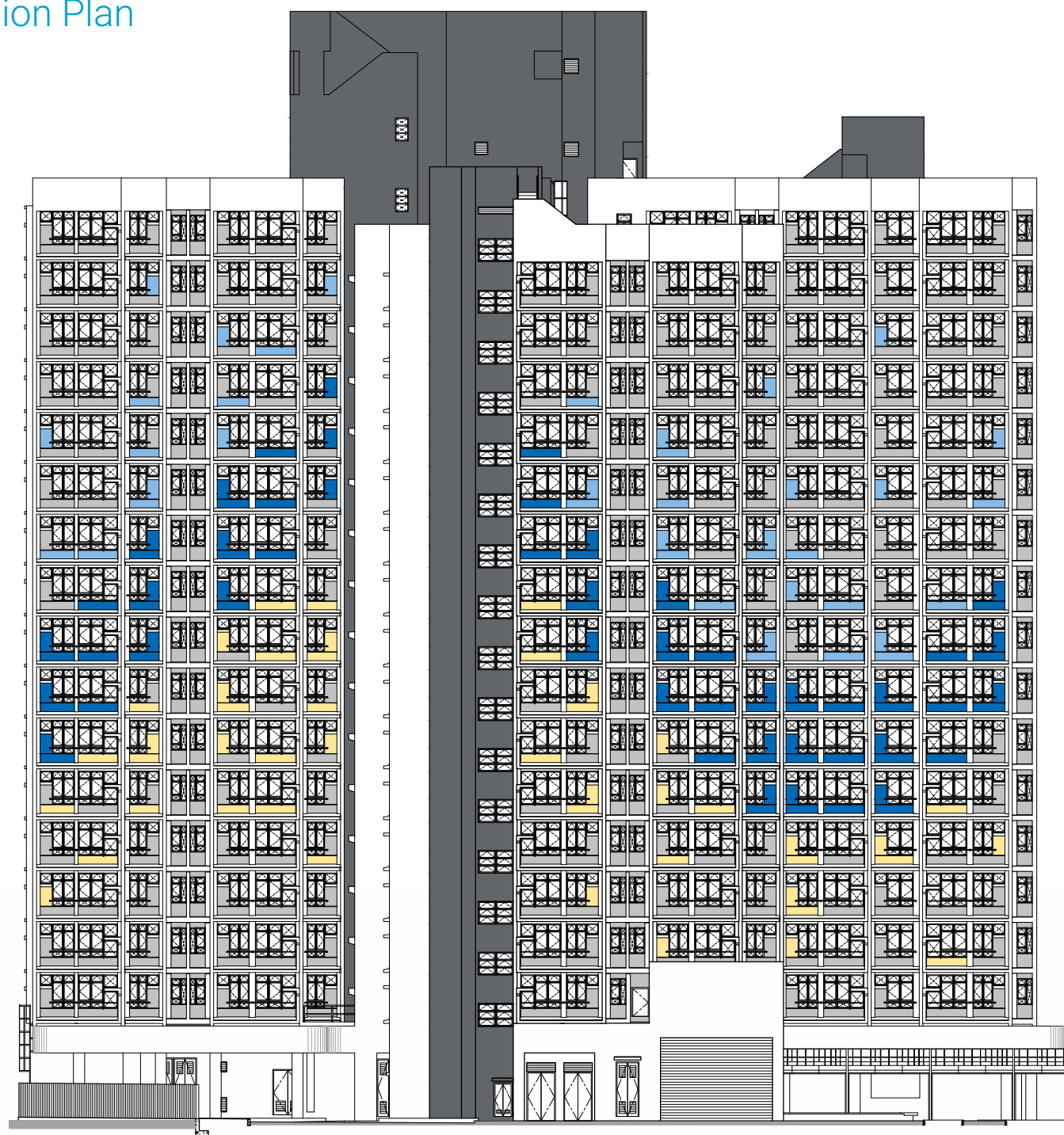
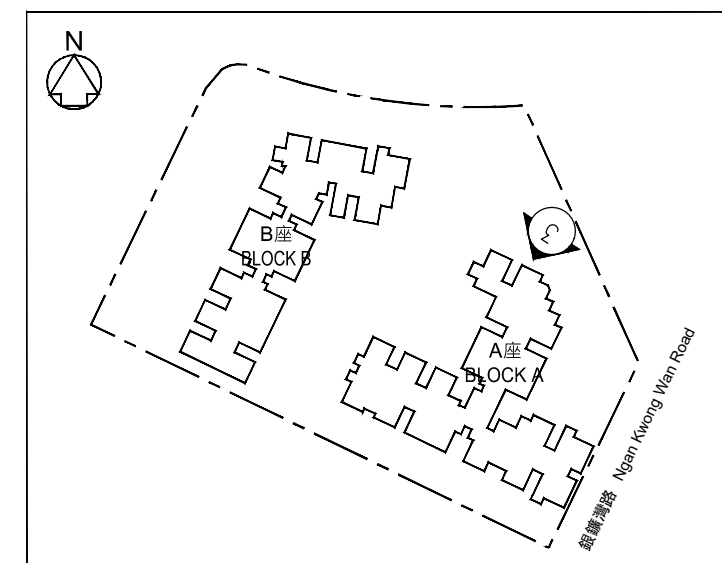


A 座立面圖
Block A Elevation Plan



東北面立面圖“3”
North East Elevation Plan “3”



指示圖 KEY PLAN

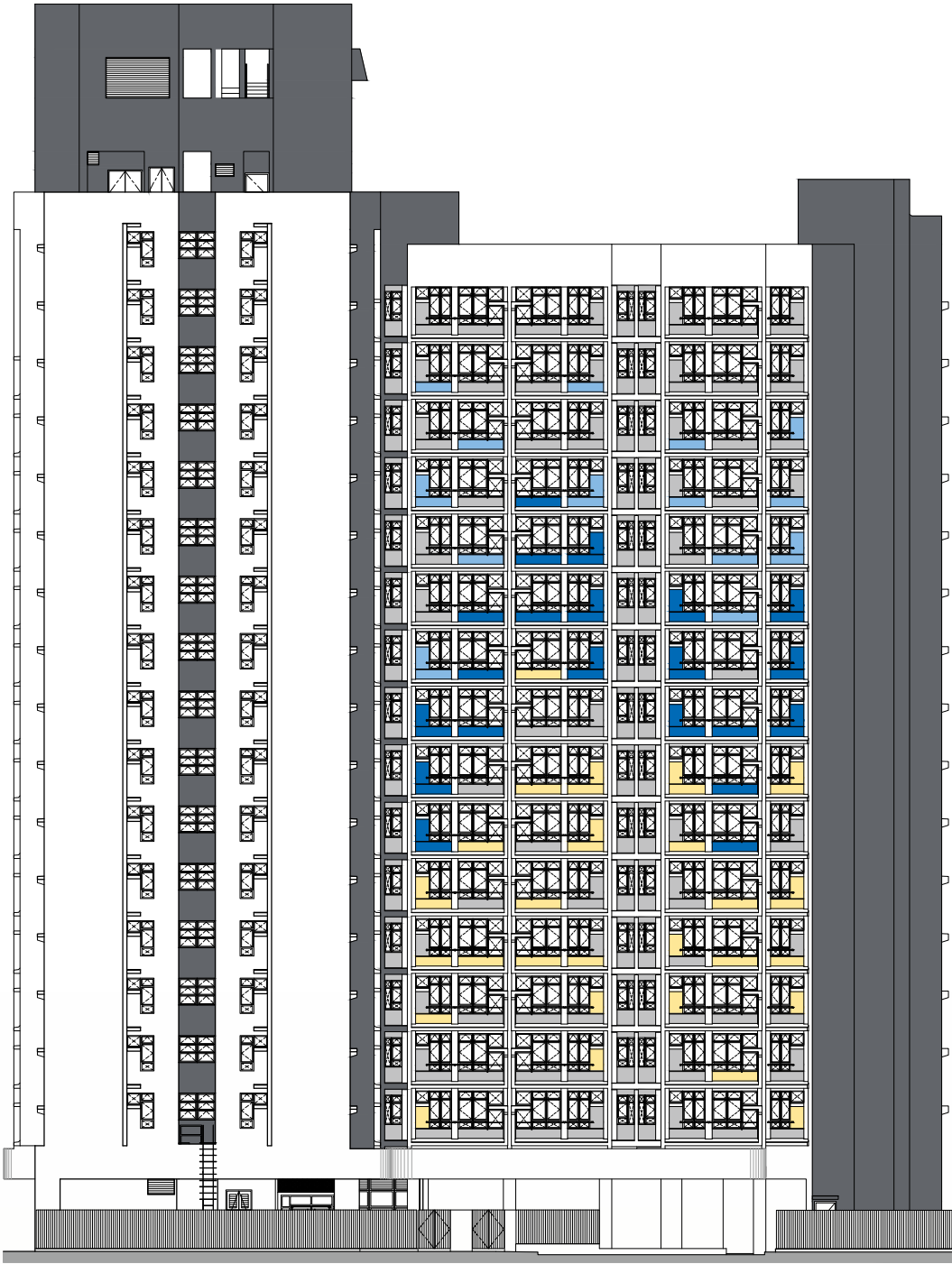
本圖所顯示的立面：

- (1) 以2017年2月7日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

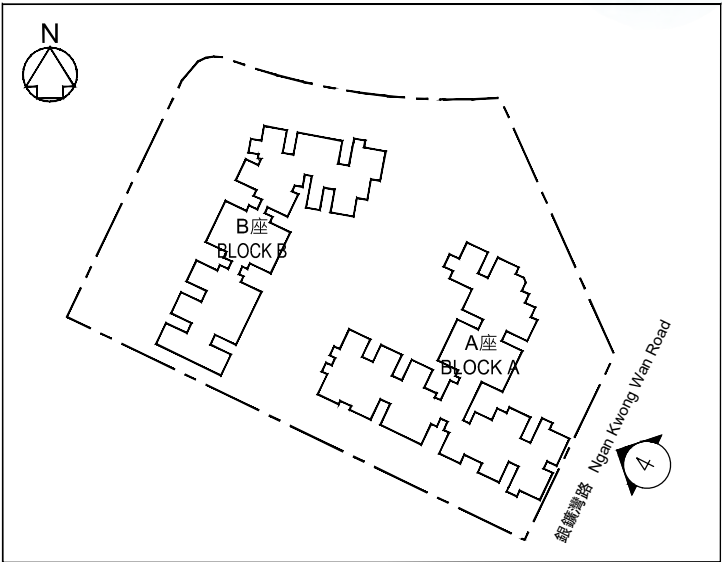
The elevation shown on this plan:

- (1) is prepared on the basis of the approved general building plans for the Development as of 7 February 2017; and
- (2) is in general accordance with the outward appearance of the Development.

A 座立面圖
Block A Elevation Plan



東南面立面圖“4”
South East Elevation Plan “4”



指示圖 KEY PLAN

本圖所顯示的立面：

- (1) 以2018年8月7日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

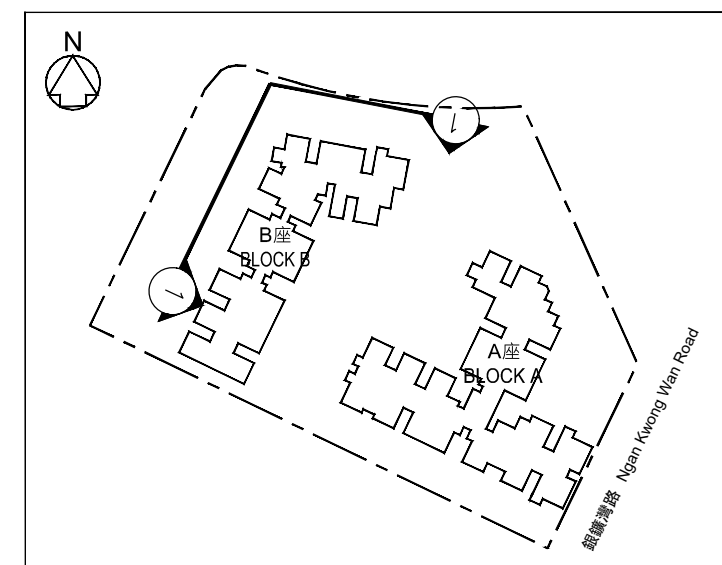
The elevation shown on this plan:

- (1) is prepared on the basis of the approved general building plans for the Development as of 7 August 2018; and
- (2) is in general accordance with the outward appearance of the Development.

B 座立面圖
Block B Elevation Plan



西北面立面圖“1”
North West Elevation Plan “1”



指示圖 KEY PLAN

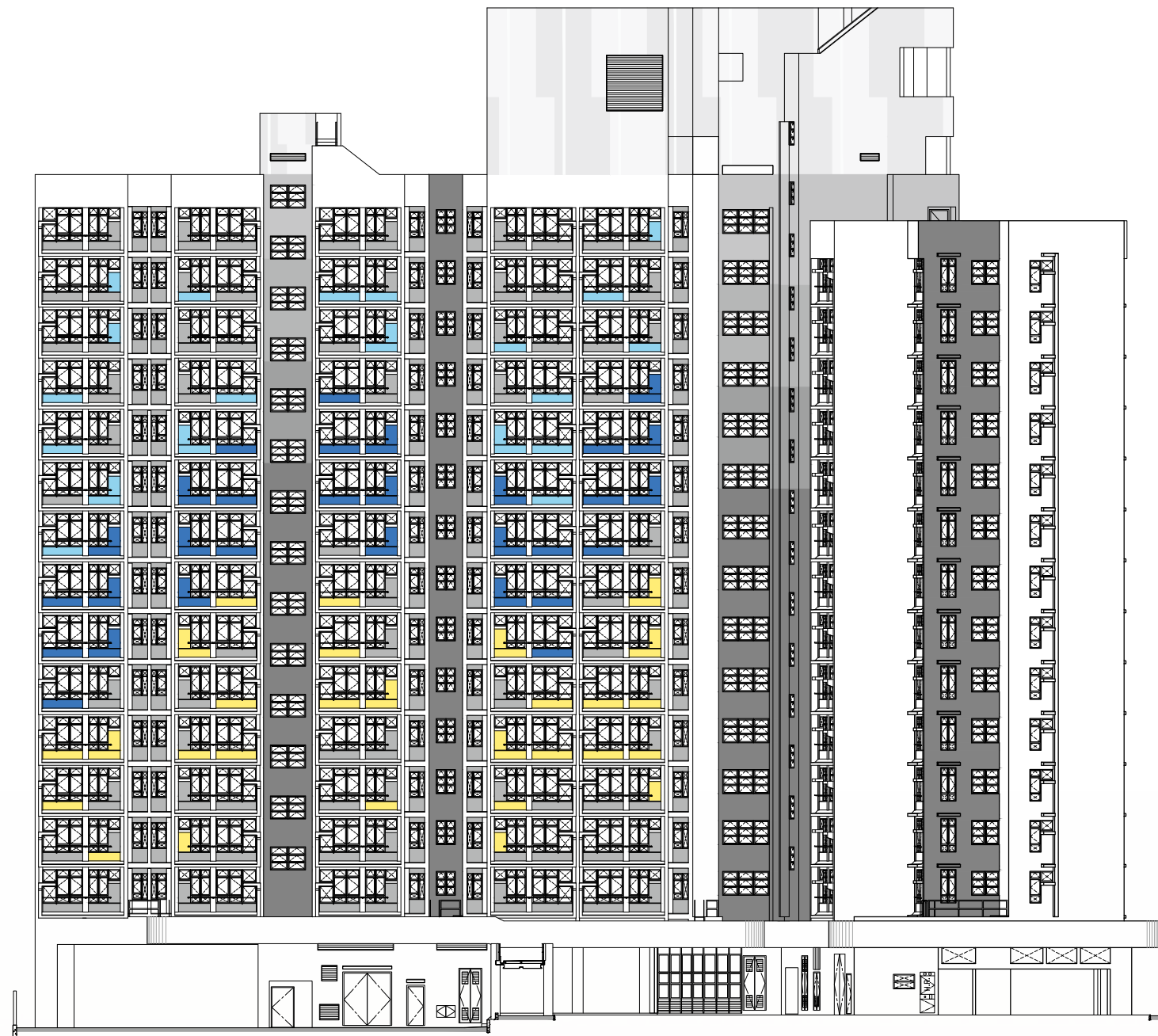
本圖所顯示的立面：

- (1) 以2018年8月7日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

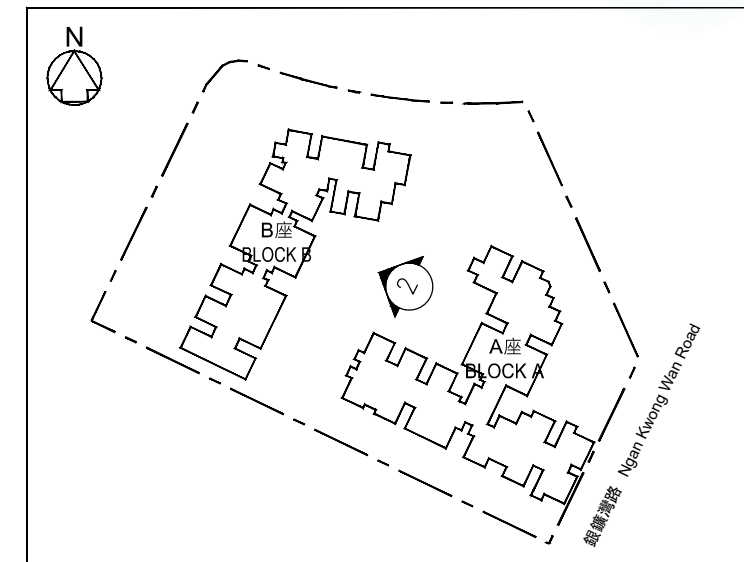
The elevation shown on this plan:

- (1) is prepared on the basis of the approved general building plans for the Development as of 7 August 2018; and
- (2) is in general accordance with the outward appearance of the Development.

B 座立面圖 Block B Elevation Plan



東南面立面圖“2”
South East Elevation Plan “2”



指示圖 KEY PLAN

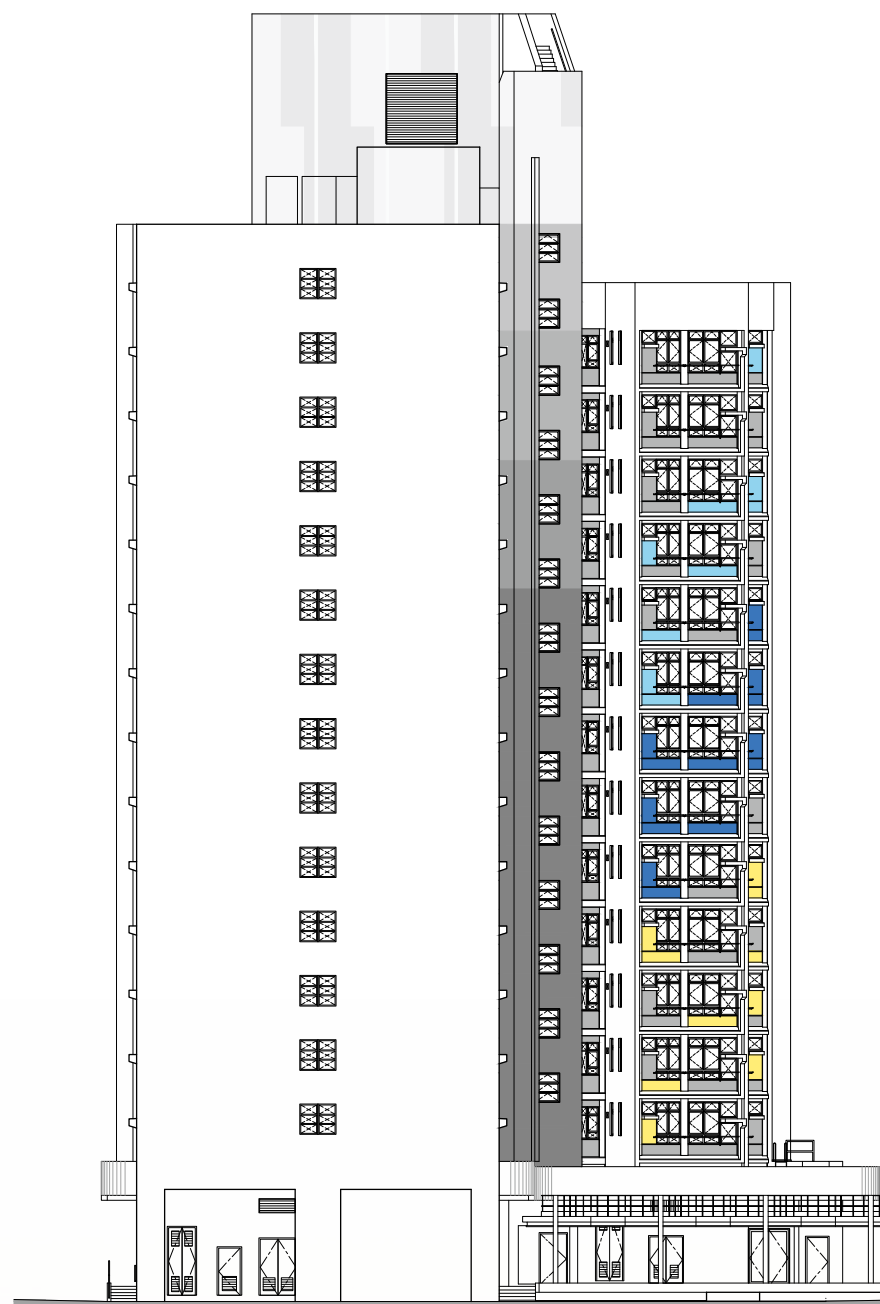
本圖所顯示的立面：

- (1) 以2018年5月17日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

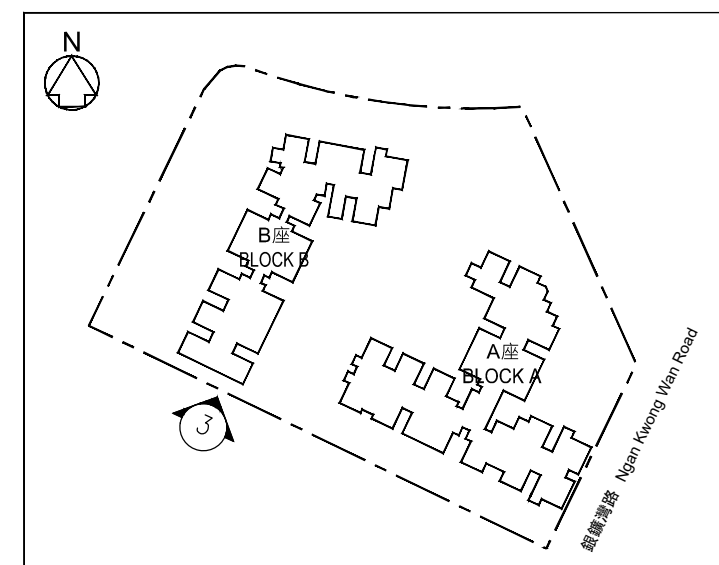
The elevation shown on this plan:

- (1) is prepared on the basis of the approved general building plans for the Development as of 17 May 2018; and
- (2) is in general accordance with the outward appearance of the Development.

B 座立面圖
Block B Elevation Plan



西南面立面圖“3”
South West Elevation Plan “3”



指示圖 KEY PLAN

本圖所顯示的立面：

- (1) 以2018年1月25日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

The elevation shown on this plan:

- (1) is prepared on the basis of the approved general building plans for the Development as of 25 January 2018; and
- (2) is in general accordance with the outward appearance of the Development.

21 發展項目中的公用設施的資料

Information on Common Facilities in the Development

		有上蓋遮蓋 Covered	無上蓋遮蓋 Uncovered	總面積 Total Area
住客會所 (包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	平方米 sq.m.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
	平方呎 sq.ft.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) 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)	平方米 sq.m.	不適用 Not applicable	541.7	541.7
	平方呎 sq.ft.	不適用 Not applicable	5,831	5,831
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) 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)	平方米 sq.m.	594.1	不適用 Not applicable	594.1
	平方呎 sq.ft.	6,395	不適用 Not applicable	6,395

註：上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre=10.764 square feet and rounded to the nearest whole square foot.

22 閱覽圖則及公契

Inspection of Plans and Deed of Mutual Covenant

- 1 備有關於該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 銀河苑已簽立的公契存放在住宅物業的售樓處，以供閱覽。
- 3 無須為閱覽付費。

- 1 A copy of the Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.
- 2 A copy of the Deed of Mutual Covenant in respect of Ngan Ho Court 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.

23 裝置、裝修物料及設備

Fittings, Finishes and Appliances

1 外部裝修物料 EXTERIOR FINISHES			
a	外牆 External wall	髹上外牆漆。	Finished with external paint.
b	窗 Window	客/飯廳及廚房選用鋁質窗框配清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。 浴室選用鋁質窗框配壓花清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化壓花清玻璃。	Aluminium window frame fitted with clear float glass for living/dining room and kitchen. When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel. Aluminium window frame fitted with clear patterned glass for bathroom. When any part of the glass panel is less than 1.1m above floor level, tempered clear patterned glass is used for such glass panel.
c	窗台 Bay window	不適用	Not applicable
d	花槽 Planter	不適用	Not applicable
e	陽台或露台 Verandah or balcony	不適用	Not applicable
f	乾衣設施 Drying facilities for clothing	客/飯廳部分窗外設有鋁質晾衣架。	Aluminium drying racks are fitted outside some of the windows of the living/dining room.
2 室內裝修物料 INTERIOR FINISHES			
a	大堂 Lobby	地下主入口大堂： 部分牆壁以瓷磚鋪砌及髹上外牆漆。地板以過底磚鋪砌。部分天花板設有鋁質天花。 標準樓層升降機大堂： 部分牆壁以瓷磚鋪砌及髹上外牆漆。地板以過底磚鋪砌。天花板髹上外牆漆。	Ground floor lobby: Walls are partially finished with ceramic tiles and external paint. Floor is finished with homogeneous tiles. Part of ceiling is fitted with aluminium suspended ceiling. Typical floor lobby: Walls are partially finished with ceramic tiles and external paint. Floor is finished with homogeneous tiles. Ceiling is finished with external paint.
b	內牆及天花板 Internal wall and ceiling	客/飯廳的牆壁及天花板髹上乳膠漆。	Walls and ceiling of living/dining room are finished with emulsion paint.
c	內部地板 Internal floor	客/飯廳的地板為混凝土搗平地台。所有單位並未設有牆腳線。	Floor of living/dining room is steel trowelled finish on concrete. No skirting is provided for all flats.
d	浴室 Bathroom	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint.
e	廚房 Kitchen	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。灶台面為人造樹脂。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint. Cooking bench top is fitted with polymer resin surface.

3 室內裝置 INTERIOR FITTINGS			
a	門 Doors	<p>單位大門： 單位大門選用漆面實心木門配五金配件及防盜眼。</p> <p>浴室門： 選用空心木門（一面漆面，一面膠板面）配五金配件。</p> <p>廚房門： 選用漆面實心木門配防火玻璃及五金配件。</p>	<p>Flat entrance door: Flat entrance door is made of paint finished solid timber fitted with ironmongeries and door viewer.</p> <p>Bathroom door: Bathroom door is made of hollow timber finished with paint on one side and plastic laminate on the other and fitted with ironmongeries.</p> <p>Kitchen door: Kitchen door is made of paint finished solid timber fitted with fire rated glazed panels and ironmongeries.</p>
b	浴室 Bathroom	裝置及設備包括搪瓷洗手盆、搪瓷水箱及坐廁、搪瓷廁紙斗、鍍鉻黃銅混合式面盆水龍頭、牆鏡、晾衣棍、以過底磚及人造麻石磚鋪砌的淋浴間、鍍鉻黃銅混合式花灑水龍頭及花灑套裝及浴簾棍。冷熱水供水系統採用銅喉管。	Fittings and equipment include vitreous china basin, vitreous china water closet and cistern, vitreous china toilet paper holder, chromium plated brass basin mixer, wall-mounted mirror, clothing drying rod, shower area finished with homogeneous tiles and artificial granite tiles, chromium plated brass shower mixer with shower set and curtain rail. Copper pipes are used for cold and hot water supply system.
c	廚房 Kitchen	廚房設有不銹鋼洗滌盆、鍍鉻黃銅混合式洗滌盆水龍頭及面為人造樹脂的灶台。冷熱水供水系統採用銅喉管。	Kitchen is fitted with stainless steel sink unit, chromium plated brass sink mixer and cooking bench with polymer resin surface. Copper pipes are used for cold and hot water supply system.
d	睡房 Bedroom	不適用	Not applicable
e	電話 Telephone	客/飯廳設有一個電話插座。	One telephone outlet is provided in the living/dining room.
f	天線 Aerials	客/飯廳設有兩個電視/調頻收音機插座接收本地電視及電台節目，兩個空間預留給電訊及廣播服務及一個空間預留給業主自行安裝電視/調頻收音機插座。	Two TV/FM outlets for local TV and FM radio programmes, two reserved spaces for telecommunications and broadcasting services and one reserved space for installation of TV/FM outlet by owners are provided in the living/dining room.
g	電力裝置 Electrical installations	各單位客/飯廳內均設有用戶總掣連配電箱。全屋電線導管均為隱藏式安裝。所有電插座均由漏電斷路器保護。有關電插座及接駁器的數目，請參閱「住宅物業機電裝置數量說明表」。	Consumer unit is provided in the living/dining room of each flat. All cable conduits are concealed. All socket outlets are protected by Residual Current Device. For number of socket outlets and connection units, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Properties.
h	氣體供應 Gas supply	石油氣供應接駁點設於廚房。	Liquefied Petroleum Gas supply connection point is provided in the kitchen.
i	洗衣機接駁點 Washing machine connection point	各單位廚房設有洗衣機來水及去水接駁點。	Water supply and drainage connection points for washing machine are provided in the kitchen of each flat.
j	供水 Water supply	冷熱水供水系統採用銅喉管。所有水管均為外露。	Copper pipes are used for cold and hot water supply system. All water pipes are exposed.

4 雜項 MISCELLANEOUS			
a	升降機 Lift	兩部「三菱」牌客用升降機(型號NexWay-S)服務A座地下至16樓。 兩部「三菱」牌客用升降機(型號NexWay-S)服務B座地下至14樓。	Two "Mitsubishi" passenger lifts (Model No. NexWay-S) serving G/F to 16/F of Block A. Two "Mitsubishi" passenger lifts (Model No. NexWay-S) serving G/F to 14/F of Block B.
b	信箱 Letter box	地下主入口大堂設有每戶專用的不銹鋼信箱。	Stainless steel letter box is provided for each flat at ground floor lobby.
c	垃圾收集 Refuse collection	A座的1樓至16樓及B座的1樓至14樓公用地方設有垃圾及物料回收室和垃圾槽，並於地面的公用地方設有垃圾及物料回收房及垃圾收集站中央處理垃圾。垃圾車會於A座15號、16號及17號單位之間的地面公用地方收集垃圾。	Refuse storage and material recovery room with refuse chute is provided in the common area of 1/F to 16/F of Block A and 1/F to 14/F of Block B. Refuse storage and material recovery chambers and refuse collection point are provided in the common area on ground level for centralised processing of refuse. Refuse will be collected by refuse collection vehicles in the common area on ground level between Flats 15, 16 and 17 of Block A.
d	水錶、電錶及氣體錶 Water meter, electricity meter and gas meter	各單位的獨立水錶設於各樓層的水錶櫃內。各單位的獨立電錶設於各樓層的電錶房內。各單位廚房內均預留位置安裝石油氣錶(買方須自行申請安裝石油氣錶)。	Separate water meter for each flat is provided at the water meter cupboard on each floor. Separate electricity meter for each flat is provided at the electrical meter room on each floor. Space for liquefied petroleum gas meter is provided in the kitchen of each flat (purchasers are required to make individual application for installation of liquefied petroleum gas meter).
5 保安設施 SECURITY FACILITIES			
		設有閉路電視監察系統監控升降機內、各地下入口及各頂層出口。閉路電視監控設備設於住宅樓宇地下護衛員櫃位內。	Closed Circuit Television (CCTV) System is provided for monitoring the situation of the lift cars, ground floor entrances and exits to roof floor. The monitoring equipment for CCTV system is provided at the guard counter on ground floor of residential building.
6 設備 APPLIANCES			
		除A座1樓至16樓的2號及3號單位及B座1樓至13樓的15號單位外，每個單位設有一個浴室。浴室設有一部「Sakura」牌石油氣熱水爐(型號SH-120ARFL)。 A座1樓至16樓的2號及3號單位及B座1樓至13樓的15號單位設有兩個浴室，浴室(一)設有一部「Sakura」牌石油氣熱水爐(型號SH-120ARFL)，浴室(二)設有一部「Sakura」牌石油氣熱水爐(型號SH-100ARF)。	All flats except flats 2 and 3 on 1/F to 16/F of Block A and flat 15 on 1/F to 13/F of Block B have one bathroom in each flat. One "Sakura" liquefied petroleum gas water heater (Model No. SH-120ARFL) is provided in the bathroom. For flats 2 and 3 on 1/F to 16/F of Block A and flat 15 on 1/F to 13/F of Block B, there are two bathrooms in each flat. One "Sakura" liquefied petroleum gas water heater (Model No. SH-120ARFL) is provided in bathroom (1) and one "Sakura" liquefied petroleum gas water heater (Model No. SH-100ARF) is provided in bathroom (2).

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

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

住宅物業機電裝置數量說明表			A座 BLOCK A																				
Schedule of Mechanical & Electrical Provisions of Residential Properties																							
			樓層 Floor		1樓至16樓 (註8及9) 1/F to 16/F (Notes 8 & 9)																		
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		4	5	5	4	4	3	3	3	3	4	3	3	3	3	3	4	3	4	3	3
	雙極開關掣	Double Pole Switch		3	4	4	3	3	2	2	2	2	3	2	2	2	2	2	3	2	3	2	2
	天花燈咀	Ceiling Lamp Holder		4	5	5	4	4	3	3	3	3	4	3	3	3	3	3	4	3	4	3	3
	13安培雙頭插座	13A Twin Socket Outlet		11	14	14	11	11	8	8	8	8	11	8	8	8	8	8	11	8	11	8	8
	電話插座	Telephone Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)		3	4	4	3	3	2	2	2	2	3	2	2	2	2	2	3	2	3	2	2
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunications and Broadcasting Services (Note 2)		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	空間預留給電視/調頻收音機插座(註3)	Reserved Space for TV/FM Outlet (Note 3)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴	Door Bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	大門電話對講機	Doorphone Handset		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	用戶總掣連配電箱	Consumer Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 / 浴室 (一) Bathroom / Bathroom (1)	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙極開關掣	Double Pole Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	接駁器(註4)	Connection Unit (Note 4)		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	石油氣熱水爐	Liquefied Petroleum Gas Water Heater		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 (二) Bathroom (2)	燈掣	Lighting Switch		-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	雙極開關掣	Double Pole Switch		-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	抽氣扇開關掣	Switch for Exhaust Fan		-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	天花燈咀	Ceiling Lamp Holder		-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		-	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	接駁器(註4)	Connection Unit (Note 4)		-	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	石油氣熱水爐	Liquefied Petroleum Gas Water Heater		-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

A座 BLOCK A

			樓層 Floor		1樓至16樓 (註8及9) 1/F to 16/F (Notes 8 & 9)																		
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
廚房 Kitchen	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13安培雙頭插座	13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器連開關掣(註5)	2A Switched Fused Connection Unit (Note 5)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培裝有熔斷器的接駁器連開關掣(註6)	13A Switched Fused Connection Unit (Note 6)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	石油氣供應接駁點	Liquefied Petroleum Gas Supply Connection Point		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及石油氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 1樓不設15及16號單位。
9. 16樓不設13至20號單位。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air-conditioners.
2. The spaces are reserved for telecommunications and broadcasting services and are covered with blank cover plates.
3. The space(s) is/are reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate(s).
4. The Connection Units installed inside bathroom are for connecting exhaust fan and Liquefied Petroleum Gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. Flats 15 and 16 do not exist on 1/F.
9. Flats 13 to 20 do not exist on 16/F.

住宅物業機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions of Residential Properties

B 座 BLOCK B

			樓層 Floor		1樓至14樓 (註8) 1/F to 14/F (Note 8)															
			單位 Flat		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
客/飯廳 Living/Dining Room	燈掣	Lighting Switch			3	3	3	3	3	3	3	3	3	3	3	4	3	3	5	4
	雙極開關掣	Double Pole Switch			2	2	2	2	2	2	2	2	2	2	2	3	2	2	4	3
	天花燈咀	Ceiling Lamp Holder			3	3	3	3	3	3	3	3	3	3	3	4	3	3	5	4
	13安培雙頭插座	13A Twin Socket Outlet			8	8	8	8	8	8	8	8	8	8	8	11	8	8	14	11
	電話插座	Telephone Outlet			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)			2	2	2	2	2	2	2	2	2	2	2	3	2	2	4	3
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunications and Broadcasting Services (Note 2)			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	空間預留給電視/調頻收音機插座(註3)	Reserved Space for TV/FM Outlet (Note 3)			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴	Door Bell			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	大門電話對講機	Doorphone Handset			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	用戶總掣連配電箱	Consumer Unit			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 / 浴室 (一) Bathroom / Bathroom (1)	燈掣	Lighting Switch			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙極開關掣	Double Pole Switch			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	接駁器(註4)	Connection Unit (Note 4)			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	石油氣熱水爐	Liquefied Petroleum Gas Water Heater			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 (二) Bathroom (2)	燈掣	Lighting Switch			-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	雙極開關掣	Double Pole Switch			-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	抽氣扇開關掣	Switch for Exhaust Fan			-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	天花燈咀	Ceiling Lamp Holder			-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-
	接駁器(註4)	Connection Unit (Note 4)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-
	石油氣熱水爐	Liquefied Petroleum Gas Water Heater			-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

B 座 BLOCK B

			樓層 Floor		1樓至14樓 (註8) 1/F to 14/F (Note 8)														
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
廚房 Kitchen	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13安培雙頭插座	13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器連開關掣(註5)	2A Switched Fused Connection Unit (Note 5)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培裝有熔斷器的接駁器連開關掣(註6)	13A Switched Fused Connection Unit (Note 6)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	石油氣供應接駁點	Liquefied Petroleum Gas Supply Connection Point		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及石油氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 14樓不設12、13、14、15及16號單位。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air-conditioners.
2. The spaces are reserved for telecommunications and broadcasting services and are covered with blank cover plates.
3. The space(s) is/are reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate(s).
4. The Connection Units installed inside bathroom are for connecting exhaust fan and Liquefied Petroleum Gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. Flats 12, 13, 14, 15 and 16 do not exist on 14/F.

24 服務協議 Service Agreements

賣方已與香港蜆殼有限公司（以下稱「蜆殼」）簽訂協議，由「蜆殼」負責銀河苑的石油氣供應及分派專營權。該協議為期十五年，由建築合約的完工證明後的第一天開始生效。

The Vendor has signed an agreement with Shell Hong Kong Limited for the exclusive concession for the supply and distribution of piped Liquefied Petroleum Gas to the residential properties in Ngan Ho Court. The agreement is for a period of fifteen (15) years commencing next following the latest certified completion date of the Building Contract.

25 地稅 Government Rent

賣方須就住宅物業繳付地稅直至及包括該住宅物業轉讓予買方的轉讓契據日期，或如該住宅物業空置管有權交予買方的日期較轉讓契據的日期遲，則直至及包括空置管有權交予買方的當日，但須以下列條件為前提：在該住宅物業轉讓予買方的轉讓契據日期的14個工作日後，賣方無須就繳付該住宅物業的地稅負上責任。

The Vendor is liable for the Government rent payable for the residential property up to and inclusive of the date of assignment of the residential property to the purchaser, or the date on which vacant possession of the residential property is given to the purchaser if that is later than the date of assignment, provided that the Vendor shall not be liable for the Government rent payable for the residential property for more than 14 working days after the date of assignment of the residential property to the purchaser.

26 買方的雜項付款

Miscellaneous Payments by Purchaser

賣方並無為住宅物業繳交水、電力及氣體的按金，因此，在向買方交付住宅物業在空置情況下的管有權時，買方無須向賣方補還水、電力及氣體的按金。

在交付時，買方無須向賣方支付清理廢料的費用。

註：買方須自費及自行安排清理所有裝修廢料，並將其搬離屋苑。

The Vendor has not paid any deposits for water, electricity and gas for the residential property. As such, on the delivery of the vacant possession of the residential property to the purchaser, the purchaser is not liable to reimburse the Vendor for the deposits for water, electricity and gas.

On that delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.

Note : The purchaser shall at his own cost dispose and remove his decoration debris out of the estate.

27 欠妥之處的保養責任期

Defects Liability Warranty Period

買方如在該住宅物業買賣成交日期後的一年內，向賣方發出書面通知，賣方須自費並在合理切實可行的範圍內，盡快把住宅物業、裝置、裝修物料或設備的欠妥之處作出補救(買方的行為或疏忽而導致的欠妥之處，則不在此列)。

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within one year after the date of completion of the sale and purchase, remedy any defects to the residential property, or the fittings, finishes or appliances, caused otherwise than by the act or neglect of the purchaser.

根據批地文件的規定，該發展項目中的住宅物業的擁有人須自費維修斜坡。

A 有關規定的條款

「該租契」（見批地文件的摘要內的定義）條款第3.3條訂明：

「承租人」（見批地文件的摘要內的定義）須不時及在此後的所有時間，每當有需要，無論何時何地，而不論次數，「承租人」須自付承擔適當費用，以妥善及充分地管理、修理、維持、支持、保養、鋪設、清洗、刷淨、清潔、清空、改動和保持「該土地」及現有或其後任何時間位於「該土地」的樓宇或單位及所有其他構築物及建築物，「該土地」內的所有斜坡，擋土構築物和擋土牆，以及以任何方式屬於或附屬於「該土地」或任何上述樓宇、單位、構築物及建築物的所有牆壁、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、廁所、洗滌槽、排水渠及水道，須以無論何種方式整體上完成有需要及必須的修葺、清潔及改動，以令地政總署署長滿意。

B 每名擁有人均須分擔維修工程的費用。

The land grant requires the owners of the residential properties in the Development to maintain slopes at their own cost.

A Terms of the Requirement

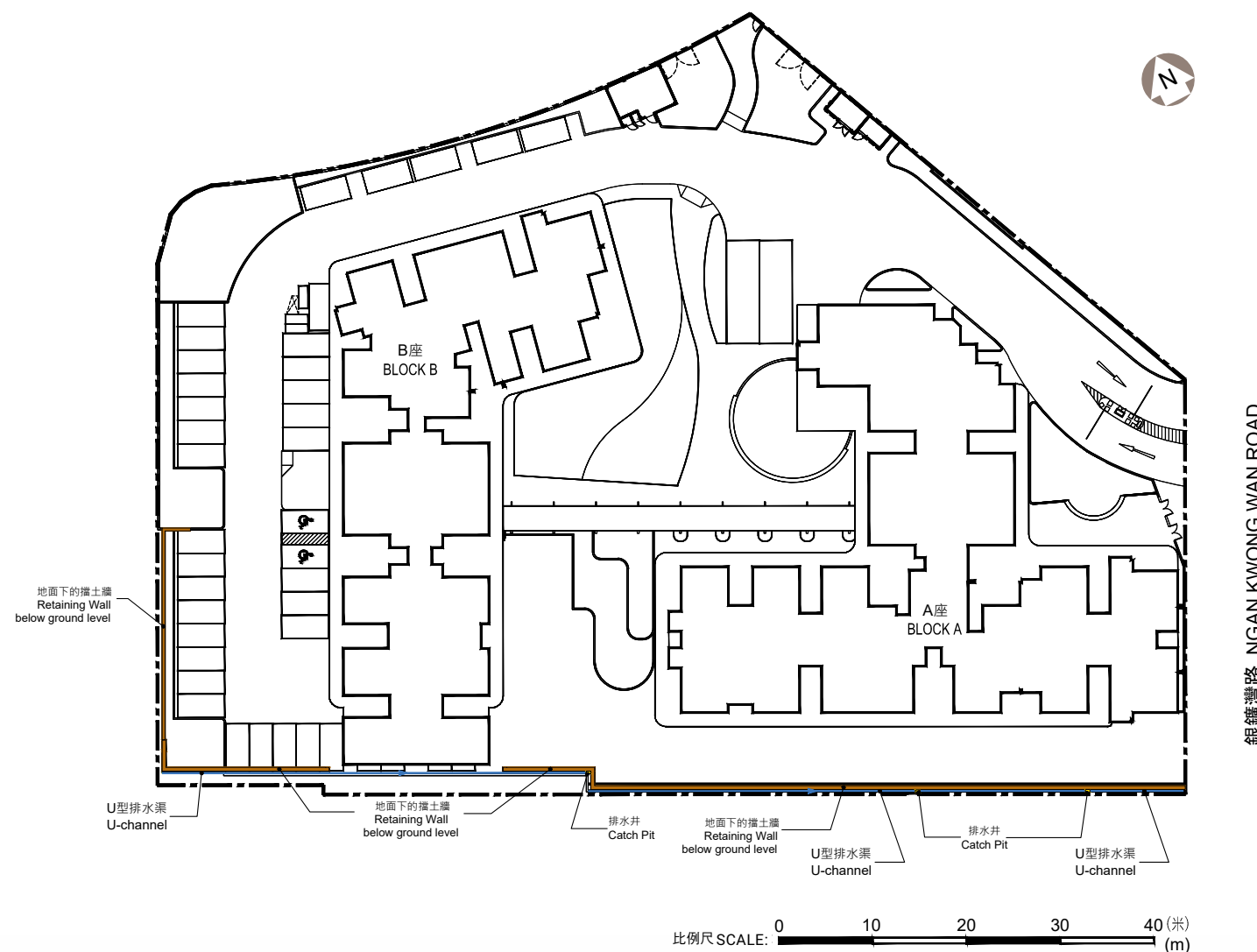
Clause No. 3.3 of the said lease (as defined in the Summary of Land Grant) stipulates that:

The Lessee (as defined in the Summary of Land Grant) shall from time to time and at all times hereafter, when where and as often as need or occasion shall require, at the Lessee's own proper costs and charges well and sufficiently manage, repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the Lot and the messuage or tenement, messuages or tenements and all other erections and buildings now or which may at any time hereafter be standing upon the Lot, all the slopes, earth-retaining structures and retaining walls within 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 Lot or any of the said messuages, tenements, erections and buildings in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Director of Lands.

B Each of the owners is obliged to contribute towards the costs of the maintenance works.

C 顯示該斜坡及已經或將會在該發展項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則。

C A plan showing the slope and the retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated.



圖例 NOTATION

	地界 Lot Boundary
	地面下的擋土牆 Retaining Wall below ground level

D 根據「公契」，該發展項目的管理人獲擁有人授權進行維修工程。

D Under the Deed of Mutual Covenant ("DMC"), the manager of the Development has the owners' authority to carry out the maintenance works.

29 批地文件修訂

Modification of Land Grant

不適用 Not applicable

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運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組(下稱「獨立審查組」)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。直至最終修訂圖則於就該發展項目發出佔用許可證前呈交予並獲「獨立審查組」批准前,以下分項資料仍可能有所修改。

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 Independent Checking Unit (ICU) of the Office of the Permanent Secretary for Transport and Housing (Housing) prior to the printing of the sales brochure is tabulated below. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the ICU prior to the issuance of the Occupation Permit for the Development.

面積(平方米) Area (m ²)	
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(b)	
1 停車場及上落客貨地方(公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	212.253
2 機房及相類設施 Plant rooms and similar services	
2.1 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房,例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulations, such as lift machine room, telecommunications and broadcasting equipment (TBE) room, refuse storage and material recovery chamber, etc.	555.316
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 Mandatory feature or essential plant room, areas 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.	1,087.912
2.3 非強制性或非必要機房,例如空調機房、風櫃房等 Non-mandatory or non-essential plant room, such as air-conditioning plant room, air handling unit (AHU) room, etc.	不適用 Not applicable
根據聯合作業備考第1及第2號提供的環保設施 GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2	
3 露台 Balcony	不適用 Not applicable
4 加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	416.087
5 公用空中花園 Communal sky garden	不適用 Not applicable
6 隔聲鰭 Acoustic fin	不適用 Not applicable

面積 (平方米) Area (m²)	
根據聯合作業備考第1及第2號提供的環保設施 GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2	
7 翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
8 非結構預製外牆 Non-structural prefabricated external wall	473.591
9 工作平台 Utility platform	不適用 Not applicable
10 隔音屏障 Noise barrier	不適用 Not applicable
適意設施 AMENITY FEATURES	
11 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	88.563
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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	不適用 Not applicable
13 有上蓋的園景區及遊樂場 Covered landscaped and play area	594.062
14 橫向屏障/有蓋人行道、花棚 Horizontal screen/covered walkway, trellis	253.469
15 擴大升降機井道 Larger lift shaft	不適用 Not applicable
16 煙囪管道 Chimney shaft	不適用 Not applicable
17 其他非強制性或非必要機房，例如爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not applicable
18 強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	83.891
19 非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not applicable

面積 (平方米) Area (m ²)	
適意設施 AMENITY FEATURES	
20 環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not applicable
21 複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Not applicable
22 伸出物，如空調機箱及伸出外牆超過750毫米的平台 Projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	不適用 Not applicable
其他項目 OTHER ITEMS	
23 庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
24 其他伸出物 Other projections	不適用 Not applicable
25 公共交通總站 Public transport terminus	不適用 Not applicable
26 共用構築物及樓梯 Party structure and common staircase	不適用 Not applicable
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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	468.716
28 公眾通道 Public passage	不適用 Not applicable
29 因樓宇後移導致的覆蓋面積 Covered set back area	不適用 Not applicable
額外總樓面面積 BONUS GFA	
30 額外總樓面面積 Bonus GFA	不適用 Not applicable

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。

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

申請建築物總樓面面積寬免的資料
Information in Application for Concession on Gross Floor Area of Building

有關建築物的環境評估



Environmental Assessment of the Building



發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予「獨立審查組」發展項目的公用部分的預計能量表現或消耗的最近期資料 (見附表)。

第I部分 Part I		
提供中央空調 Provision of Central Air Conditioning	否 NO	
提供具能源效益的設施 Provision of Energy Efficient Features	是 YES	
擬安裝的具能源效益的設施 Energy Efficient Features Proposed	1. 兩級光度照明系統 2. 高效能冷氣機 3. 高效能升降機	Two-level Lighting Control System High Efficient Air-conditioner High Efficient Lift

Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the ICU prior to the printing of the sales brochure (see tables).

第II部分： 擬興建樓宇/部分樓宇預計每年能源消耗量 (註1) Part II： The Predicted Annual Energy Use of the Proposed Building / Part of Building (Note 1)					
位置 Location	使用有關裝置的 內部樓面面積 (平方米) Internal Floor Area Served (m²)	基線樓宇(註2)每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh/m²/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m²/annum	電力 千瓦小時/平方米/年 Electricity kWh/m²/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m²/annum
有使用中央屋宇裝備裝置 (註3) 的部分 Area Served by Central Building Services Installation (Note 3)	7,216.3	90.0	不適用 Not applicable	52.3	不適用 Not applicable

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計

Part III : The Following Installations are Designed in Accordance with the Relevant Codes of Practices Published by the Electrical & Mechanical Services Department (EMSD)

裝置類型 Type of Installations	是 YES	否 NO	不適用 Not applicable
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach			✓

註：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準(1.2版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基線樓宇”與新建樓宇BEAM Plus標準(1.2版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

Notes :

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (Version 1.2); and
(b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (Version 1.2).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation in Buildings, issued by the Electrical and Mechanical Services Department.

A 封閉道路

銀河苑位於所有道路均劃為封閉道路的嶼南地區。機動車輛進出銀河苑必須持有由運輸署收取費用簽發的有效「大嶼山封閉道路通行許可證」。

B 保育樹木

銀河苑的業主須遵守及履行「該租契」(見批地文件的摘要內的定義)及公契的相關條款保育在銀河苑內種植的樹木，包括一棵位於銀河苑西北端的榕樹。

C 當地環境

銀河苑附近偶然會見到野生牛群和水牛。

D 沖廁水供應

銀河苑座落的地區現時並沒有鹹水供應，所以屋苑是用淡水作沖廁用途的，直至由政府提供的鹹水供應可供使用。

E 裝修須知

在進行有關裝修工程時，須遵守《建築物條例》及有關規例的規定。特別當工程涉及鋪設/重新鋪設地台批盪超過25毫米、或加建/改建磚牆間隔(除非加建或改建的磚牆間隔是完全按照銀河苑樓宇設計所預定的磚牆間隔設計示意圖上所有的規定進行)，必須符合《建築物(小型工程)規例》的現行監管程序。有關小型工程監管制度的詳情，可瀏覽屋宇署的相關網頁或諮詢專業人士。有關在進行裝修時須注意的事項及銀河苑樓宇設計所預定的磚牆間隔設計示意圖，可參閱銀河苑裝修指引。有關裝修指引會於物業交吉時提供予買方。

F 樓宇結構安全保證

香港房屋委員會(房委會)根據以下條文及註釋，向業主(註1)提供樓宇結構安全保證。

保證期

房委會會給予銀河苑為期十年的樓宇結構安全保證。

銀河苑的十年樓宇結構安全保證期由樓宇的佔用許可證的發出日期起計。

A Closed Road

Ngan Ho Court is located in south Lantau in which all roads are designated as closed roads. A valid Lantau Closed Road Permit issued by the Transport Department at a fee is required for access of motor vehicles to and from Ngan Ho Court.

B Preservation of Trees

Owners of Ngan Ho Court shall observe and perform the relevant provisions in the said lease (as defined in the Summary of Land Grant) and the Deed of Mutual Covenant on preservation of trees growing within Ngan Ho Court (including a Banyan tree at the northwestern corner of Ngan Ho Court).

C Local Environment

Wild cattle and buffalo might occasionally be seen in the vicinity of Ngan Ho Court.

D Flushing Water Supply

Ngan Ho Court is located within the district currently without the supply of salt water. Hence, fresh water will be used until the availability of salt water for flushing to be provided by the Government.

E Points to Note for Fitting Out

When carrying out decoration works, the requirements of the Buildings Ordinance and its relevant legislations should be complied with. In particular, when works involve laying/re-laying floor screed that is more than 25mm thick, or making additions/alterations to block wall partitions (unless these additions or alterations are in full compliance with all the requirements on the notional layout plans for block wall partitions in Ngan Ho Court), the prevailing control procedures under the Building (Minor Works) Regulation must be complied with. For details of the Minor Works Control System, please visit the relevant webpages of the Buildings Department or consult a professional. For matters regarding the carrying out of decoration works and for the notional layout plans for block wall partitions in Ngan Ho Court, please refer to the Guide for Decoration Works for Ngan Ho Court, which will be made available to the purchaser on the delivery of vacant possession of the property.

F Structural Safety Guarantee

The Hong Kong Housing Authority (HA) will provide Structural Safety Guarantee (SSG) to the owners (Note 1) in accordance with the following provisions and explanatory notes.

Guarantee Period

The SSG given by the HA to Ngan Ho Court is valid for a period of 10 years.

The 10-year period of the SSG for Ngan Ho Court counts from the date of issue of the Occupation Permit for the building.

保證範圍

房委會保證樓宇的整體結構穩定完整，並在十年結構安全保證期內，負責任何或所有結構構件(註3)所需的全部結構修葺工作(註2)，包括修葺混凝土剝落及出現裂縫的地方，以維持樓宇(註5)整體結構穩定完整(註4)。

本保證並不包括以上保證範圍以外的修葺，例如：

- i. 與樓宇整體結構穩定完整無關的損壞，包括天花滲水、窗戶滲水、牆身滲水、批盪裂縫、牆壁磚和地面磚損毀，以及其他的損壞；
- ii. 在結構上把單位改建、加建或改變原有用途；或因不適當使用而對樓宇所造成的損壞；以及
- iii. 下列任何一項特別風險對樓宇造成的損壞：
 - 任何氣體燃料爆炸所造成的損壞；
 - 戰爭、火災、地震或山泥傾瀉造成的損壞；
 - 房委會負責範圍以外的人士作出的行為或疏忽。

業主責任

為確保房委會能落實並履行此保證的義務，有關業主須准許房委會或獲房委會授權的任何人員，在出示授權證明下，於合理時間進入有關樓宇及樓宇範圍的任何建築物視察或進行有關檢驗和修葺工程。

若業主在保證期內察覺房委會須根據此保證進行有關的結構修葺工作，業主必須以第一時間及早通知房委會，否則房委會難以履行此保證的義務。

註：

1. 「業主」指合乎本保證所保障之住宅樓宇的法定業主。
2. 在進行結構修葺工程時，房委會只負責使單位受影響部分回復到樓宇落成時的原有標準。
3. 「結構構件」指建築結構圖上清楚列明的構件（如支柱、橫樑、受力牆壁及地台），而沒有列明的混凝土架或牆（如冷氣機罩/台、部分外牆、內部間隔牆等）都不在本保證範圍內。
4. 「結構穩定完整」指樓宇的結構及地基足以承受設計上負重及承托力的要求。
5. 「樓宇」不包括一切於外圍的工程及於外圍範圍內的地下水管、污水渠、道路、地面，以及一切設施。

Coverage

The HA guarantees the structural stability and integrity of the building as a whole within the guarantee period of 10 years and undertakes all structural repairs (Note 2), including repair to concrete spalling and cracking, to any or all of the structural components (Note 3) deemed necessary to uphold the overall structural stability and integrity (Note 4) of the building (Note 5).

Works of repairs not falling within the above-defined scope shall not be covered by this structural guarantee, for example:

- i. Water seepage through ceilings, windows or walls, cracks in plaster and rendering, defects in wall and floor tiling and any other defects not related to the structural stability and integrity of the building;
- ii. Defects arising from structural alterations, additions or changes within flats or improper usage of the building; and
- iii. Defects arising from the following special risks, including:
 - explosions caused by inflammable gas;
 - outbreak of war, fire, earthquake or landslide;
 - acts or omission of a person for whom the HA is not responsible.

Owners' Responsibility

To ensure that the HA can implement and perform its obligations under SSG, owners shall allow the HA or its authorised personnel, upon production of their authorisation proof, to enter the premises concerned or any part thereof at reasonable times for inspection or carrying out related inspection and repair works.

Within the guarantee period, if the owners note that it is necessary for the HA to carry out structural repairs under SSG, they must inform the HA in the first instance. Otherwise, the HA may not be able to fulfil its obligations under SSG.

Notes:

1. "Owners" refers to the legitimate owners of the domestic flats protected by this guarantee.
2. While carrying out the repair works, the HA is only responsible for reinstating the affected parts of the flats to the original standard at the time when the building was completed.
3. "Structural components" refers to the components (for example, columns, beams, load bearing walls and floor slabs) as specified clearly on the building structural plan. Concrete racks or walls not specified (for example, air-conditioner hoods / platforms, some external walls and internal partition walls, etc.) are not covered by this structural guarantee.
4. "Structural stability and integrity" refers to the load bearing capacity of the building's foundation and structure as required by the design.
5. "Building" excludes exterior works and subterranean water pipes, sewers, roads, ground surfaces and all other facilities in the external area.

G 轉讓限制

買方若在轉讓契據生效後，轉讓或出租其單位，將須按照轉讓契據的條款及《房屋條例》(第283章)的條文及其日後修訂的規定辦理。房委會已經議決不會接納所有在2007年起出售的居屋單位的業主所提出的回購申請，所以本次出售的單位不設回購安排。有關單位業主可選擇向房委會繳付補價後把單位在公開市場轉讓或出租，或把由首次轉讓日期(註1)起計已踏入第三年或以上的單位在「居屋第二市場計劃」下(註2)轉售予合資格人士，而毋須繳付補價。

業主須繳付的補價金額是根據補價時該單位並無轉讓限制的市值，按照該單位首次轉讓契據或最近一次由房委會售予購樓人士的轉讓契據(適用於重售單位)中所訂明的最初市值與當時購買價的差額，依比例計算。換句話說，補價相等於原來樓價的折扣，化為現值計算。

有關補價的計算方法，舉例如下：

- 最初市值 : \$2,000,000
- 當時購買價 : \$1,400,000 (原來樓價的折扣為最初市值的30%)

由於原來樓價的折扣為最初市值的30%，故業主須繳付的補價款項為現行市值的30%。

- 假設現行市值 : \$2,100,000
- 須繳付的補價款項 : \$630,000 (現行市值的30%)

上例中所採用的數據及折扣率旨在示範計算的方法。實際上個別單位於購買時的折扣率須依據買賣協議及轉讓契據中所訂明的最初市值及購買價來計算。居屋單位的售價一經訂定後，於銷售期間將維持不變，而訂定售價的時間和簽訂買賣協議的時間一般約有數月的差距。在這期間，單位的市值會隨市況的轉變而調整。因此，買方簽訂買賣協議時的確實折扣率或會與定價時的折扣率有所不同。補價款項將以該確實的折扣率計算。

有關補價程序，請瀏覽房委會/房屋署網站 (www.housingauthority.gov.hk)。

註：

1. 首次轉讓日期並不是指個別屋苑的落成日期。就本次出售的單位而言，首次轉讓日期是指由房委會第一次將單位售予購樓人士的轉讓契據日期。
2. 「居屋第二市場計劃」是為那些由首次轉讓日期起計已踏入第三年或以上的「居者有其屋計劃」、「私人機構參建居屋計劃」、「綠表置居先導計劃」、「綠表置居計劃」、「租者置其屋計劃」、「重建置業計劃」及「可租可買計劃」單位的業主而設的，使其可在無須繳付補價的情況下，將單位轉售予房委會或香港房屋協會轄下公屋的租戶、房委會轄下中轉房屋的認可居民、獲房委會/市區重建局發給《綠表資格證明書》的人士、房委會「長者租金津貼計劃」的受惠者、持有由房委會簽發有效《保證書》的房屋署屋宇事務助理職系人員、在「白表居屋第二市場計劃」下的成功申請者或其他合資格的人士。

G Alienation Restrictions

A purchaser who wishes to assign or let the flat after the Deed of Assignment comes into effect will be subject to the terms of the Deed of Assignment and the provisions in the Housing Ordinance (Cap. 283) and its subsequent amendments. The HA has resolved that it will decline all buyback offers for HOS flats sold from 2007 onwards and hence no buyback arrangement will be provided to HOS flats sold under the current HOS sale exercise. However, the flat owners have the option to assign or let their flats in the open market subject to payment of premium to the HA or from the third year onwards from the date of first assignment (Note 1) sell their flats to eligible purchasers under the HOS Secondary Market Scheme (Note 2) without payment of premium.

The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the difference between the purchase price of the flat and its initial market value as specified in the first assignment or latest assignment (for a resale flat) between the HA and the purchaser. In other words, the premium is calculated by applying the original discount of the purchase price to the prevailing market value.

Calculations of the premium are illustrated in the example below:

- Initial market value : \$2,000,000
- Purchase price : \$1,400,000 (original discount of the purchase price at 30% of initial market value)

As the original discount of the purchase price represents 30% of initial market value, the amount of premium payable by the purchaser is 30% of the prevailing market value.

- Assumed prevailing market value : \$2,100,000
- Premium payable : \$630,000 (30% of prevailing market value)

Purchasers should note that the figures and discount rates cited in the above example are for illustration purpose only. The actual discount rates of individual flats should be calculated according to the initial market value and the purchase price specified in the agreement for sale and purchase (ASP) and the assignment. The sale price of HOS flats, once fixed, will remain unchanged throughout the sale period. As there is normally a time lag of a few months between the fixing of the sale price and the signing of the ASP, during which the market value of a flat may fluctuate according to the market conditions, the actual discount rate at the time of signing the ASP may be different from that when the price was fixed. The actual discount will be adopted for calculation of the premium.

Please refer to the HA/HD website (www.housingauthority.gov.hk) for details of the premium payment procedures.

Notes:

1. The date of first assignment should not be construed as the date of completion of individual court. For flats offered in the current sale exercise, the date of first assignment refers to the date of the first deed of assignment of a particular flat from the HA to a purchaser.
2. The implementation of the HOS Secondary Market Scheme is to allow the owners of flats under the Home Ownership Scheme, Private Sector Participation Scheme, Green Form Subsidised Home Ownership Pilot Scheme, Green Form Subsidised Home Ownership Scheme, Tenants Purchase Scheme, Mortgage Subsidy Scheme and Buy or Rent Option to sell their flats without the need for payment of premium from the third year onwards from the date of first assignment to tenants of public rental housing estates under the HA or the Hong Kong Housing Society, authorised residents of Interim Housing under the HA, holders of Green Form Certificates issued by the HA/Urban Renewal Authority, recipients of Rent Allowance for the Elderly Scheme, Housing Department Estate Assistant grade staff who are holders of the Letter of Assurance issued by the HA, successful applicants under the scheme of "White Form Secondary Market Scheme" or other eligible persons.

32 參考圖 Reference Plan



比例尺 SCALE: 0 50 100 150 200 250 (米)
(m)



銀河苑
Ngan Ho Court

圖例 NOTATION

垃圾收集站 A Refuse Collection Point	宗教場所(包括教堂、廟宇及祠堂) A Religious Institution (including a Church, a Temple and a Tsz Tong)
市場(包括濕貨市場及批發市場) A Market (including a Wet Market and a Wholesale Market)	社會福利設施(包括老人中心及弱智人士護理院) Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)
發電廠(包括電力分站) A Power Plant (including Electricity Sub-stations)	體育設施(包括運動場及游泳池) Sports Facilities (including a Sports Ground and a Swimming Pool)
診療所 A Clinic	公園 A Public Park
公眾停車場(包括貨車停泊處) A Public Carpark (including a Lorry Park)	消防局 A Fire Station
公廁 A Public Convenience	圖書館 A Library
學校(包括幼稚園) A School (including a Kindergarten)	公用事業設施裝置 A Public Utility Installation
居者有其屋計劃屋苑 Home Ownership Scheme Development	

此參考圖參考日期為2019年11月8日之測繪圖(編號為10-SW-C)製作，有需要處經修正處理。

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The Reference Plan is prepared with reference to Survey Sheet No. 10-SW-C dated 8 November 2019, with adjustments where necessary.

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註：

賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

Note:

The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

網址 WEBSITE

www.housingauthority.gov.hk/hos/2019/NganHo

發展項目及其周邊地區日後可能出現改變。

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

印製日期：2019年9月26日

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