

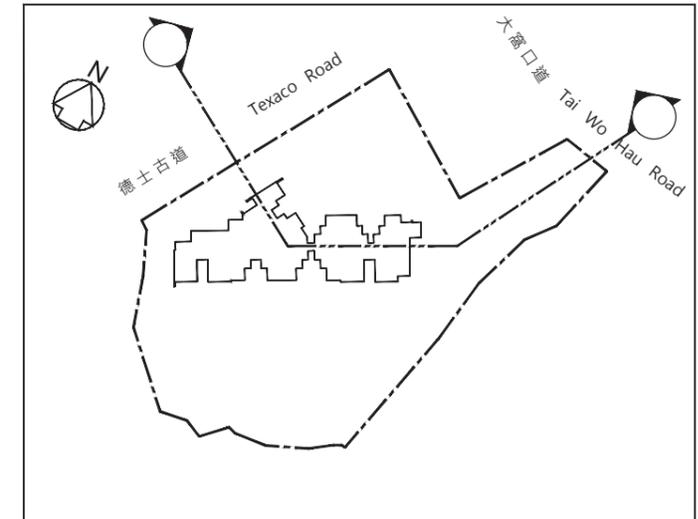
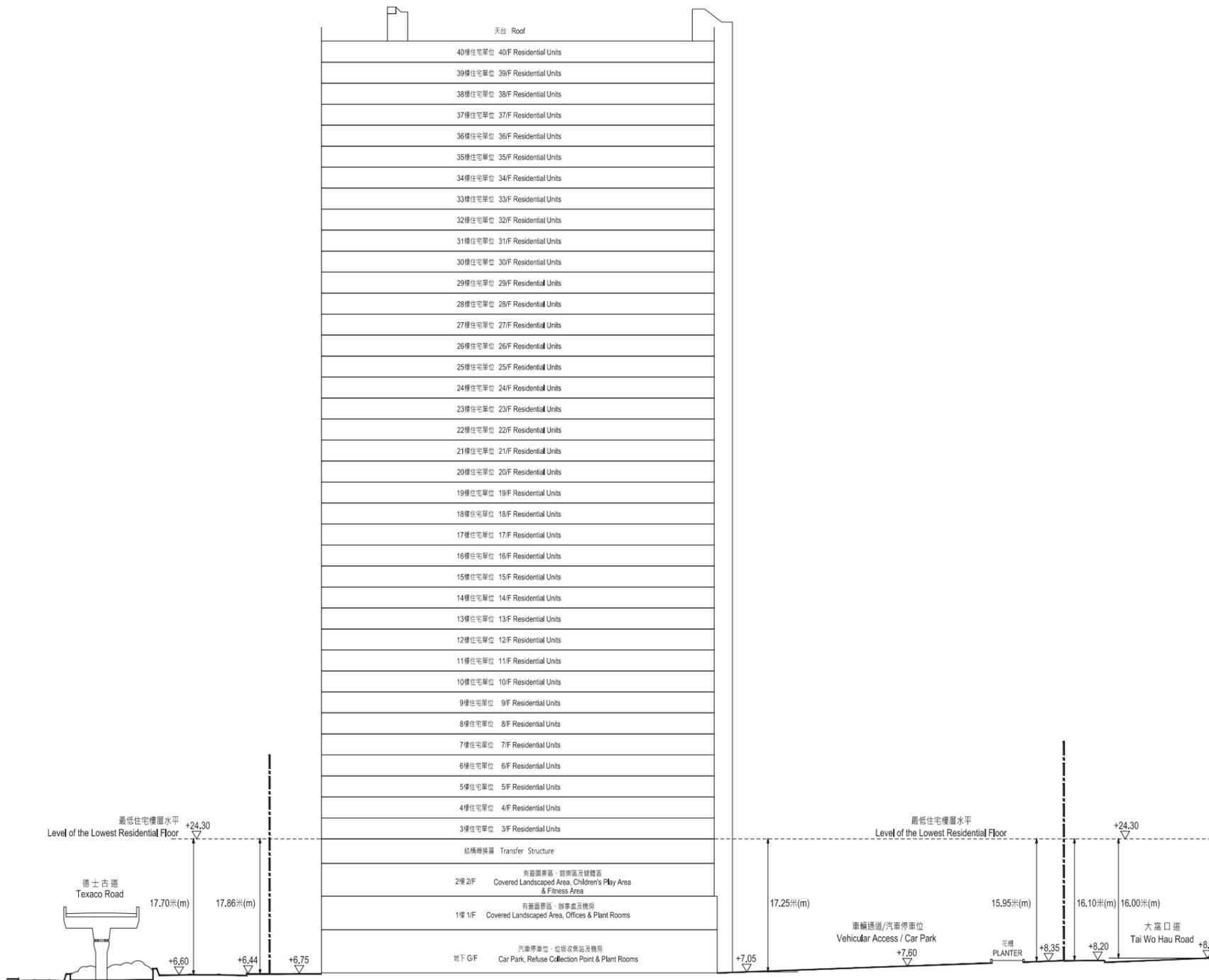
指示圖 KEY PLAN

毗連建築物的一段德士古道為香港主水平基準以上6.44米至6.60米。

The part of Texaco Road adjacent to the building is 6.44 metres to 6.60 metres above the Hong Kong Principal Datum.

圖例 NOTATION

---	發展項目的邊界	Boundary Line of the Development
▽	香港主水平基準上高度(米)	Height (in metres) above the Hong Kong Principal Datum

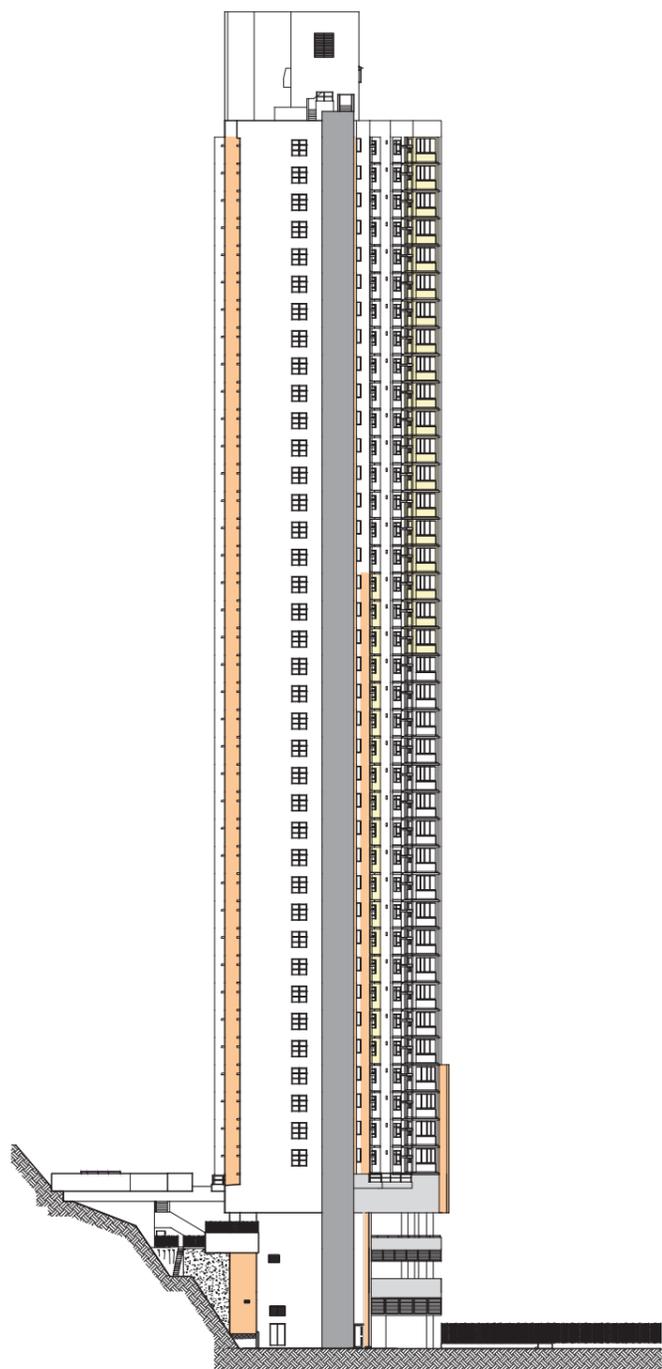


指示圖 KEY PLAN

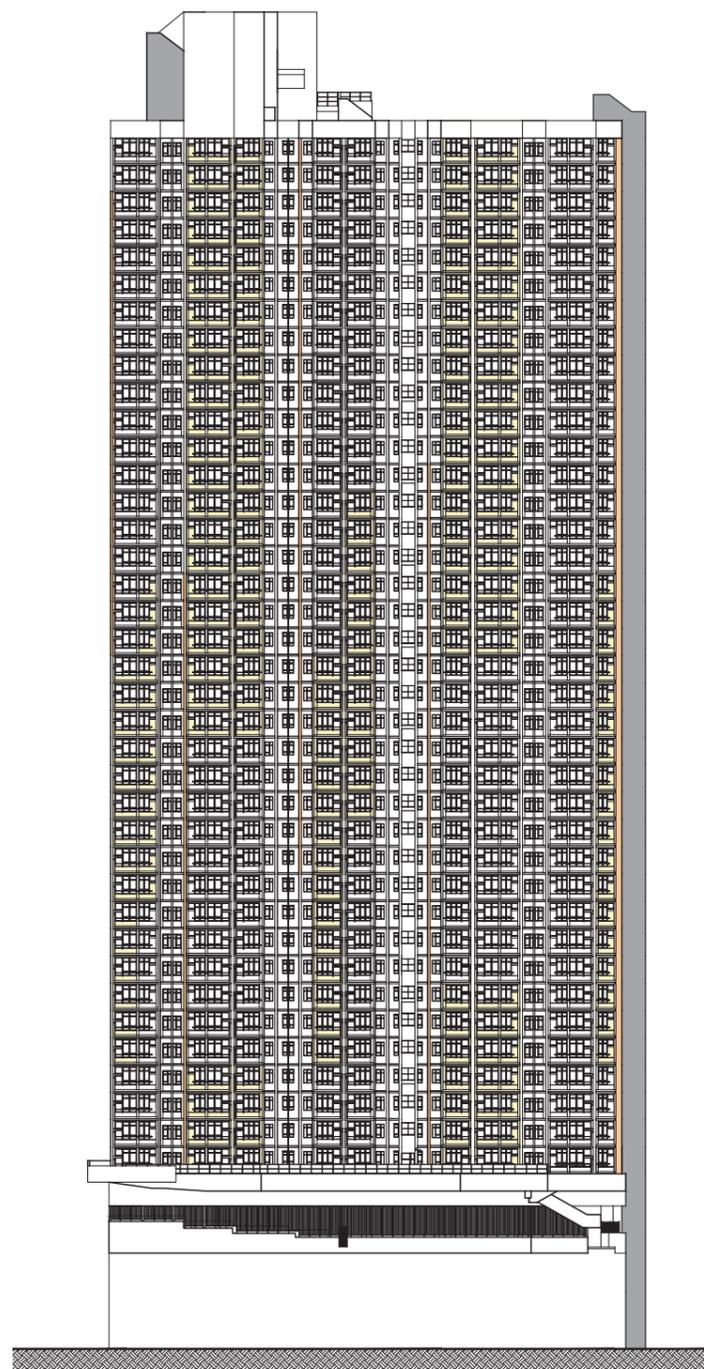
- (1) 毗連建築物的一段德士古道為香港主水平基準以上6.44米至6.60米。  
The part of Texaco Road adjacent to the building is 6.44 metres to 6.60 metres above the Hong Kong Principal Datum.
- (2) 毗連建築物的一段車輛通道為香港主水平基準以上7.05米至8.35米。  
The part of vehicular access adjacent to the building is 7.05 metres to 8.35 metres above the Hong Kong Principal Datum.
- (3) 毗連建築物的一段大窩口道為香港主水平基準以上8.20米至8.30米。  
The part of Tai Wo Hau Road adjacent to the building is 8.20 metres to 8.30 metres above the Hong Kong Principal Datum.

圖例 NOTATION

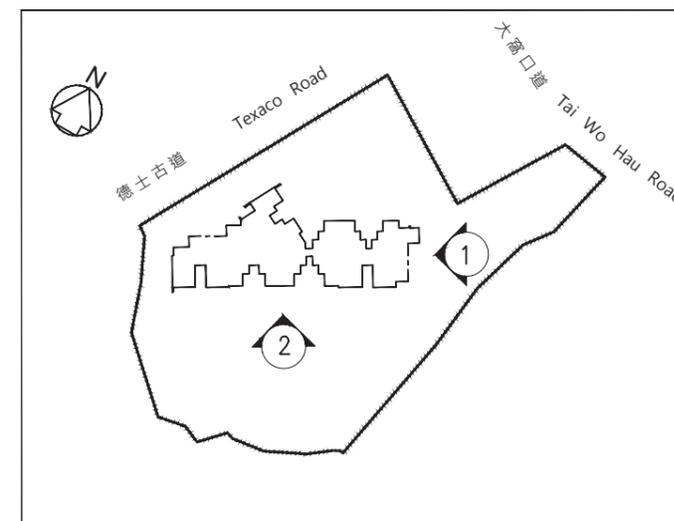
	發展項目的邊界	Boundary Line of the Development
	香港主水平基準上高度(米)	Height (in metres) above the Hong Kong Principal Datum



東北面立面圖“1”  
North East Elevation Plan “1”



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



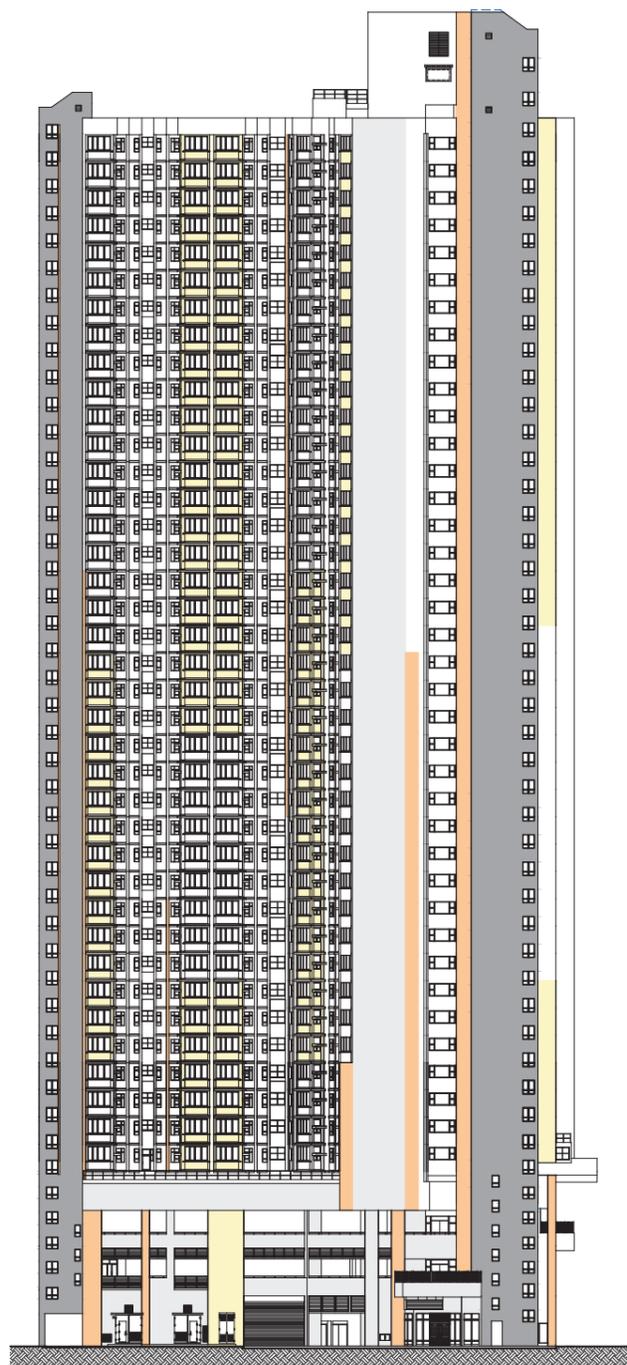
指示圖 KEY PLAN

本圖所顯示的立面：

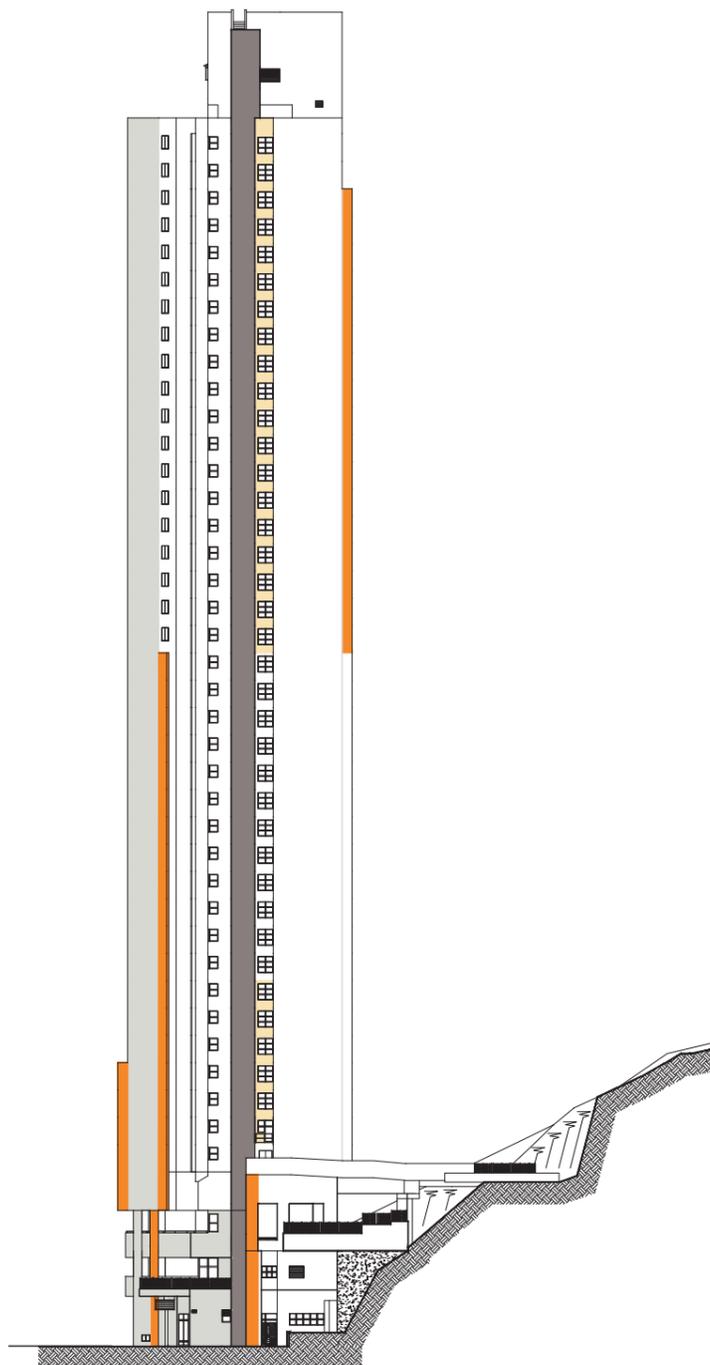
- (1) 以2020年1月31日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

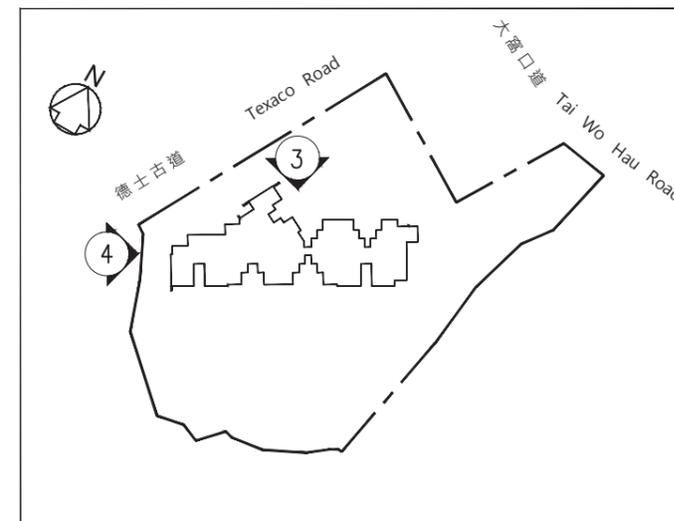
- (1) are prepared on the basis of the approved general building plans for the Development as of 31 January 2020; and
- (2) are in general accordance with the outward appearance of the Development.



西北面立面圖“3”  
North West Elevation Plan “3”



西南面立面圖“4”  
South West Elevation Plan “4”



指示圖 KEY PLAN

本圖所顯示的立面：

- (1) 以2020年1月31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 elevations shown on this plan:

- (1) are prepared on the basis of the approved general building plans for the Development as of 31 January 2020; and
- (2) are in general accordance with the outward appearance of 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	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.	866.2	95.1	961.3
	平方呎 sq.ft.	9,324	1,024	10,348

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](http://www.ozp.tpb.gov.hk)。
  - 2 尚文苑的公契在將住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處於開放時間內以供閱覽。
  - 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](http://www.ozp.tpb.gov.hk).
  - 2 A copy of the latest draft of the Deed of Mutual Covenant in respect of Sheung Man Court as at the date on which the residential property is offered to be sold is available for inspection during opening hours at the place at which the residential property is offered to be sold.
  - 3 The inspection is free of charge.

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	<p>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。</p> <p>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。</p> <p>減音窗由一層鋁質趟窗框配強化清玻璃及一層鋁質窗框及可以用四角匙開啟的固定窗框配清玻璃窗組成，並設有吸音物料的鋁質疏孔面板。 (除空調出簷下的減音窗、1號單位向西南的減音窗及5號單位向東北的減音窗由一層鋁質趟窗框配清玻璃及一層鋁質窗框及可以用四角匙開啓的固定窗框配清玻璃窗組成，並設有吸音物料的鋁質疏孔面板。)</p> <p>有關裝設減音窗之單位及有關窗戶的位置，請參閱第80頁至第81頁。</p>	<p>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.</p> <p>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.</p> <p>Acoustic windows comprise of a layer of aluminium sliding window frame fitted with tempered clear float glass and a layer of aluminium window frame and fixed window frame openable with allen key fitted with clear float glass, as well as sound absorptive material clad with aluminium lining panel with perforations. (except the acoustic windows below AC hood, the acoustic window of Flat 1 facing southwest and the acoustic window of Flat 5 facing northeast comprise of a layer of aluminium sliding window frame fitted with clear float glass and a layer of aluminium window frame and fixed window frame openable with allen key fitted with clear float glass, as well as sound absorptive material clad with aluminium lining panel with perforations.)</p> <p>Please refer to page 80 to page 81 for flats installed with acoustic windows and the locations of such windows.</p>
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	<p><b>地下主入口大堂：</b> 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。部分天花板設有鋁質天花。</p> <p><b>標準樓層升降機大堂：</b> 牆壁以瓷磚鋪砌及髹上外牆漆。地板及牆腳線以過底磚鋪砌。天花板髹上外牆漆。</p>	<p><b>Ground floor lobby:</b> Walls are finished with ceramic tiles and external paint. Floor is finished with homogeneous tiles. Ceiling is finished with external paint. Part of ceiling is fitted with aluminium suspended ceiling.</p> <p><b>Typical floor lobby:</b> Walls are finished with ceramic tiles and external paint. Floor and skirting are finished with homogeneous tiles. Ceiling is finished with external paint.</p>

2 室內裝修物料 INTERIOR FINISHES			
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搪平地台。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><b>單位大門：</b> 單位大門選用漆面實心木門配五金配件及防盜眼。</p> <p><b>浴室門：</b> 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><b>廚房門：</b> 廚房門選用漆面實心木門配防火玻璃及五金配件。</p>	<p><b>Flat entrance door:</b> Flat entrance door is made of paint finished solid timber fitted with ironmongeries and door viewer.</p> <p><b>Bathroom door:</b> 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><b>Kitchen door:</b> 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、晾衣桿、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，浴簾桿及玻璃纖維強化塑膠扶手。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, curtain rail and glass reinforced plastic grab bar. 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，灶台面為人造樹脂。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 top 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及兩個空間預留給電訊及廣播服務。一個空間預留給買方自行安裝電視/調頻收音機插座（6、7、12及13號單位）。	Two TV/FM outlets for local TV and FM radio programmes and two reserved spaces for telecommunications and broadcasting services in the living/dining room. One reserved space installation of TV/FM outlet by purchasers are provided (for Flats 6, 7, 12 and 13).

3 室內裝置 INTERIOR FITTINGS			
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	煤氣供應接駁點設於廚房。	Town 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 Lifts	三部「通力」牌客用升降機服務 (型號為MiniSpace™(MX18)): <ul style="list-style-type: none"> <li>• 1號升降機服務地下至22樓</li> <li>• 2號升降機服務地下至40樓</li> <li>• 3號升降機服務地下、2樓及23樓至40樓</li> </ul>	Three "KONE" passenger lifts serving (Model No. MiniSpace™(MX18)): <ul style="list-style-type: none"> <li>• Lift No. 1 serves G/F to 22/F</li> <li>• Lift No. 2 serves G/F to 40/F</li> <li>• Lift No. 3 serves G/F, 2/F &amp; 23/F to 40/F</li> </ul>
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	1樓至40樓的公用地方設有垃圾及物料回收室及垃圾槽，並於地面設有垃圾及物料回收房及垃圾收集站中央處理垃圾。垃圾車會於垃圾收集站收集垃圾。	Refuse storage and material recovery room with refuse chute is provided in the common area of 1/F to 40/F. Refuse storage and material recovery chamber and refuse collection point are provided in the common area on the ground level for centralised processing of refuse. Refuse will be collected by refuse collection vehicles in refuse collection point.
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煤氣錶 (買方須自行申請安裝煤氣錶)。	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 town gas meter is provided in the kitchen of each flat (purchasers are required to make an individual application for installation of town gas meter).

<b>5</b> 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，各臨時庇護處，各頂層出口，1樓及2樓有蓋園景區及外圍範圍狀況。閉路電視監控設備設於住宅樓宇地下保安護衛員櫃位內。	Closed Circuit Television (CCTV) System is provided for monitoring the situation of the lift cars, ground floor entrances, temporary refuge spaces, exits to roof floor, covered landscaped areas at 1/F and 2/F and external area. The monitoring equipment for CCTV system is provided at the guard counter on ground floor of residential building.
<b>6</b> 設備 APPLIANCES	
各單位浴室或廚房設有一部「TGC」牌煤氣熱水爐(型號ST13SK)。	One "TGC" town gas water heater (Model No. ST13SK) is provided in the bathroom or kitchen of each flat.

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

Schedule of Mechanical & Electrical Provisions of Residential Properties

			樓層 Floor		3樓至40樓 3/F to 40/F												
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		2	2	2	2	2	4	3	2	2	2	2	3	3	
	雙極開關掣	Double Pole Switch		1	1	1	1	1	3	2	1	1	1	1	2	2	
	天花燈咀	Ceiling Lamp Holder		2	2	2	2	2	4	3	2	2	2	2	3	3	
	13安培雙頭插座	13A Twin Socket Outlet		5	5	5	5	5	11	8	5	5	5	5	8	8	
	電話插座	Telephone Outlet		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	
	接駁器(註1)	Connection Unit (Note 1)		1	1	1	1	1	3	2	1	1	1	1	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	
	空間預留給電視/調頻收音機插座(註3)	Reserved Space for TV/FM Outlet (Note 3)		0	0	0	0	0	1	1	0	0	0	0	1	1	
	門鈴	Door Bell		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	
	大門電話對講機	Doorphone Handset		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		
浴室 Bathroom	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙極開關掣	Double Pole Switch		0	0	0	0	0	1	1	0	0	0	0	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	
	天花燈咀	Ceiling Lamp Holder		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	2	2	1	1	1	1	2	2	
	接駁器(註4)	Connection Unit (Note 4)		1	1	1	1	1	2	2	1	1	1	1	2	2	
	煤氣熱水爐	Town Gas Water Heater		0	0	0	0	0	1	1	0	0	0	0	1	1	

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

			樓層 Floor		3樓至40樓 3/F to 40/F												
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	
廚房 Kitchen	燈掣	Lighting Switch		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	
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	
	13安培單頭插座	13A Single Socket Outlet		1	1	1	1	1	2	2	1	1	1	1	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	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		2	2	2	2	2	1	1	2	2	2	2	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	
	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	
	接駁器(註7)	Connection Unit (Note 7)		2	2	2	2	2	1	1	2	2	2	2	1	1	
	煤氣供應接駁點	Town Gas Supply Connection Point		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	
	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	
	煤氣熱水爐	Town Gas Water Heater		1	1	1	1	1	0	0	1	1	1	1	0	0	
雙極開關掣	Double Pole Switch		1	1	1	1	1	1	0	0	1	1	1	0	0		

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煤氣熱水爐接駁之用(6、7、12及13號單位)。  
安裝於浴室之一個接駁器供抽氣扇接駁之用(1、2、3、4、5、8、9、10及11號單位)。
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及煤氣熱水爐接駁之用(1、2、3、4、5、8、9、10及11號單位)。安裝於廚房之一個接駁器供抽氣扇接駁之用(6、7、12及13號單位)。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air-conditioner(s).
2. The spaces are reserved for telecommunications and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater (for Flats 6, 7, 12 and 13). One Connection Unit installed inside bathroom is for connecting exhaust fan (for Flats 1, 2, 3, 4, 5, 8, 9, 10 and 11).
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 Units installed inside kitchen are for connecting exhaust fan and town gas water heater (for Flats 1, 2, 3, 4, 5, 8, 9, 10 and 11). One Connection Unit installed inside kitchen is for connecting exhaust fan (for Flats 6, 7, 12 and 13).