

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

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Podium : With ceramic tiles, glass wall, glass cladding, aluminium cladding, aluminium louvre, aluminium feature and external paint Residential tower : With ceramic tiles, curtain wall, aluminium cladding, aluminium louvre, aluminium feature and external paint
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Grey tinted glass for windows in all residential units Frosted glass for windows in bathrooms (Flats A, D and G)
c.	Bay window	Material of bay window	Not applicable
		Finishes of window sill	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	Balcony Balcony : Installed with laminate glass balustrade Floor : Ceramic tiles and artificial wood deck Wall : Ceramic tiles Ceiling : Installed with aluminium false ceiling
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. INTERIOR FINISHES

			Wall	Floor	Ceiling
a.	Lobby	G/F residential entrance lobby finishes	Glass panel, wood veneer with stainless steel, natural stone and metal panel to exposed surface	Natural stone	Partly gypsum board false ceiling with emulsion paint Partly metal panel and wood veneer
		Residential floor lift lobby finishes	Plastic laminate, natural stone and metal panel to exposed surface	Ceramic tiles	Partly gypsum board false ceiling with emulsion paint Partly plastic laminate
			Wall	Ceiling	
b.	Internal wall and ceiling	Living room finishes	Emulsion paint	Emulsion paint	
		Dining room finishes	Emulsion paint	Emulsion paint	
		Bedroom finishes	Emulsion paint	Emulsion paint	
			Floor	Skirting	
c.	Internal floor	Material of living room	Ceramic tiles	Timber skirting	
		Material of dining room	Ceramic tiles	Timber skirting	
		Material of bedroom	Ceramic tiles	Timber skirting	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Ceramic tiles to exposed surface	Ceramic tiles to exposed surface	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to ceiling	Up to level of false ceiling only			
e.	Kitchen	Type of finishes	Glass panel and plastic laminate to exposed surface	Ceramic tiles to exposed surface	Partly gypsum board false ceiling and partly emulsion paint	Cooking Bench
		Whether the wall finishes run up to ceiling	Up to level of false ceiling only			

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Fire-rated solid core timber swing door	Plastic laminate and wood veneer	Electrical lockset, door closer, door stopper and eye viewer
		Balcony door	Aluminium frame sliding door	Grey tinted glass	Lockset
		Flat roof door (Flats A, B, C, D, E, F, G and J on 3/F)	Aluminium frame sliding door	Grey tinted glass	Lockset
		Flat roof door (Flat G on 3/F)	Aluminium frame swing door	Grey tinted glass	Lockset and door stopper
		Bedroom door (Flats A, D, E, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Hollow core timber swing door	Wood veneer	Lockset and door stopper
		Bedroom door (Flats B and C on 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Aluminium frame sliding door	Glass and wood veneer	Not applicable
		Bathroom door (Flats A, B, C, E, F, H and J on 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Hollow core timber sliding door	Wood veneer and stainless steel louver	Lockset
		Bathroom door (Flats D and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Hollow core timber swing door	Wood veneer and stainless steel louver	Lockset
		Roof door	Stainless steel swing door	Not applicable	Lockset

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

3. INTERIOR FITTINGS

			Fittings & equipment	Type	Material	
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Solid surfacing material	
				Cabinet	Timber basin cabinet and timber mirror cabinet	
			Bathroom fittings	Wash basin mixer	Chrome plated	
				Water closet	Vitreous china	
				Paper holder	Chrome plated	
				Ledge	Chrome plated	
				Shower compartment	Tempered glass	
				Towel bar	Chrome plated	
		Wash basin	Vitreous china			
		Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"			
		(ii) Type and material of water supply system	Cold water supply	Copper water pipes		
			Hot water supply	Copper water pipes with thermal insulation		
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated	
			Bath tub	Nil	Not applicable	
(iv) Size of bath tub, if applicable	Not applicable					
			Material			
c.	Kitchen	(i) Sink unit	Stainless steel			
		(ii) Water supply system	Copper water pipes for cold water supply are provided. Copper water pipes with thermal insulation for hot water supply are provided.			
			Material	Finishes		
		(iii) Kitchen cabinet	Timber cabinet with door panel	Plastic laminate		
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen		
			Other fittings	Chrome plated sink mixer		
Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"					

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

3. INTERIOR FITTINGS

			Fittings	Type	Material
d.	Bedroom	Fittings (including built-in wardrobe)	Built-in Cabinet	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
f.	Aerials	Location and number of connection points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
			Fittings	Type	
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
h.	Gas supply	Type	Town Gas		
		System	Gas piping is provided and connected to gas water heater and gas hob		
		Location	For the location of gas connection points, please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
i.	Washing machine connection point	Location	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
		Design	Drain point and water point are provided for washing machine		
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply. Copper water pipes with thermal insulation are provided for hot water supply.		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²		
		Whether hot water is available	Hot water supply to kitchen and bathroom		

Remarks: 1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

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

4. MISCELLANEOUS

				Residential lift		
a.	Lifts	(i) Brand name and model number	Brand Name	Mitsubishi		
			Model Number	NexWay-S		
		(ii) Number and floors served by them	Number of lifts	2		
			Floor served by the lifts	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 30/F		
b.	Letter box	Material	Metal			
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at the common area on each residential floor. Refuse storage and material recovery chamber is provided on G/F.			
			Water meter	Electricity meter	Gas meter	
d.	Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet at each floor	Inside common electric meter room at each floor	At high level of flat roof (Flats A, B, C, D, E, F, G and J on 3/F) At high level of balcony (Flat H on 3/F and all Flats on 5/F-12/F, 15/F-23/F and 25/F-30/F)	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

5. SECURITY FACILITIES

Security system and equipment	Access control and security system	Visitor panel with access card reader is installed at the main entrance lobby. Door phone with security alarm is provided inside each residential unit and connecting to the caretaker office at the residential entrance lobby on G/F.
	CCTV	CCTVs are installed at main entrance lobby, 2/F lift lobby, roof, upper roof floor1 and all the lifts connecting directly to the caretaker office at the residential entrance lobby on G/F.
Details of built-in provisions	Door phone is provided inside each residential unit and connecting to the caretaker office at the residential entrance lobby	
Location of built-in provisions	For the location of door phone, please refer to the "Schedule and Location of Electrical & Mechanical Provisions"	

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.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. APPLIANCES SCHEDULE

Location	Appliance	Flats apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air-Conditioner	Flats A, B, C, D, E, F and G on 3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F	Mitsubishi	MSY-GJ13VA	MUY-GJ13VA
		Flats H and J on 3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F	Mitsubishi	MS-GJ12VA	MU-GJ12VA
		All flats on 30/F	Mitsubishi	MSY-GK18VA	MUY-GK18VA
Bedroom	Split Type Air-Conditioner	Flats A, B, C, D, E, F and G on 3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F	Mitsubishi	MS-GJ09VA	MU-GJ09VA
		Flats A, B, C, D, E, F and G on 30/F	Mitsubishi	MS-GJ12VA	MU-GJ12VA
Location	Appliance	Flats apply	Brand	Model No. (if any)	
Kitchen	Built-in Refrigerator	All flats	Siemens	KU15LA65HK	
	Built-in Microwave Oven	All flats	Siemens	BF525LMS0H	
	Cooker Hood	All flats	Siemens	LI67SA530B	
	Built-in Washer Dryer	All flats	Siemens	WK14D321HK	
	Built-in Gas Hob	All flats	Mia Cucina	MY32C	
Bathroom	Exhaust Fan	All flats	GELEC	DPT07-13H	
Balcony	Gas Water Heater	All flats	TGC	RBOX16QR / RBOX16QL	

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

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座：鋪砌瓷磚、玻璃外牆、玻璃飾板、鋁飾板、鋁百葉、鋁飾條及髹外牆漆 住宅大樓：鋪砌瓷磚、幕牆、鋁飾板、鋁百葉、鋁飾條及髹外牆漆
b.	窗	框的用料	氟化碳噴塗鋁窗框
		玻璃的用料	所有單位窗戶為灰玻璃 浴室窗戶為磨砂玻璃（A、D及G室）
c.	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	露台 露台：裝有夾層玻璃欄河 地台：鋪砌瓷磚及人造木平台 牆身：鋪砌瓷磚 天花：裝有鋁質假天花
		是否有蓋	露台設有上蓋
		陽台	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

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

2. 室內裝修物料

			牆壁	地板	天花板	
a.	大堂	地下住宅入口大堂裝修物料	外露牆身鋪砌玻璃飾面板、木皮飾面連不銹鋼、天然石及金屬板	天然石	部分石膏板假天花髹乳膠漆 部分金屬板及木皮飾面	
		住宅樓層升降機大堂裝修物料	外露牆身鋪砌膠板、天然石及金屬板	瓷磚	部分石膏板假天花髹乳膠漆 部分膠板	
			牆壁	天花板		
b.	內牆及天花板	客廳裝修物料	乳膠漆	乳膠漆		
		飯廳裝修物料	乳膠漆	乳膠漆		
		睡房裝修物料	乳膠漆	乳膠漆		
			地板	牆腳線		
c.	內部地板	客廳的用料	瓷磚	木腳線		
		飯廳的用料	瓷磚	木腳線		
		睡房的用料	瓷磚	木腳線		
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露牆身鋪砌瓷磚	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	外露牆身鋪砌玻璃飾面板及膠板	外露地台鋪砌瓷磚	部分石膏板假天花及部分髹乳膠漆	無縫人造物料
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

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

3. 室內裝置

			用料	裝修物料	配件
a.	門	單位大門	實心防火木掩門	膠板及木皮飾面	電子門鎖、門鼓、門擋及防盜眼
		露台門	鋁框趟門	灰玻璃	門鎖
		平台門 (3樓A、B、C、D、E、F、G及J室)	鋁框趟門	灰玻璃	門鎖
		平台門 (3樓G室)	鋁框掩門	灰玻璃	門鎖及門擋
		睡房門 (3樓、5樓-12樓、15樓-23樓、25樓-30樓A、D、E、F及G室)	中空木掩門	木皮飾面	門鎖及門擋
		睡房門 (3樓、5樓-12樓、15樓-23樓、25樓-30樓B及C室)	鋁框趟門	玻璃及木皮飾面	不適用
		浴室門 (3樓、5樓-12樓、15樓-23樓、25樓-30樓A、B、C、E、F、H及J室)	中空木趟門	木皮飾面及不銹鋼百葉窗	門鎖
		浴室門 (3樓、5樓-12樓、15樓-23樓、25樓-30樓D及G室)	中空木掩門	木皮飾面及不銹鋼百葉窗	門鎖
		天台門	不銹鋼掩門	不適用	門鎖
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	櫃枱面	無縫人造物料
			櫃	櫃	木製洗手盆櫃及木製鏡櫃
		潔具	洗手盆龍頭	鍍鉻	
			座廁	搪瓷	
			廁紙架	鍍鉻	
			儲物架	鍍鉻	
			淋浴間	鋼化玻璃	
			毛巾架	鍍鉻	
		洗手盆	搪瓷		
浴室設備	隨樓附送之設備及品牌，請參閱「設備說明」				

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

3. 室內裝置

			裝置及設備	類型	用料	
b.	浴室	(ii) 供水系統的類型及用料		冷水喉	銅喉	
				熱水喉	配有隔熱絕緣之銅喉	
		(iii) 沐浴設施(包括花灑或浴缸，如適用的話)	花灑	花灑套裝	鍍鉻	
			浴缸	沒有	不適用	
(iv) 浴缸大小(如適用的話)			不適用	不適用		
			用料			
c.	廚房	(i) 洗滌盆	不銹鋼			
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣之銅喉			
			用料	裝修物料		
		(iii) 廚櫃	木製廚櫃配櫃門板	膠板		
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭		
其他裝置	鍍鉻洗滌盆水龍頭					
其他設備	隨樓附送之設備及品牌，請參閱「設備說明」					
			裝置	類型	用料	
d.	睡房	裝置 (包括嵌入式衣櫃)		嵌入式櫃	不適用	不適用
				其他裝置	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			
f.	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			

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

3. 室內裝置

			裝置	類型
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板
			安全裝置	單相電力並裝妥微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
h.	氣體供應	類型	煤氣	
		系統	煤氣喉接駁煤氣熱水爐及煤氣煮食爐	
		位置	煤氣接駁點的位置請參閱「機電裝置位置及數量說明表」	
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」	
		設計	設有洗衣機來、去水接駁喉位	
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣之銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²	
		有否熱水供應	廚房和浴室供應熱水	

備註：

- 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
- 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

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

4. 雜項

				住宅升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱	
			產品型號	NexWay-S	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部	
			到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至30樓	
b.	信箱	用料	金屬		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	每層住宅樓層之公用地方均設有垃圾及物料回收房，中央垃圾房設於地下。		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	每層之公共水錶櫃	每層之公共電錶房	平台高位(3樓A、B、C、D、E、F、G及J室) 露台高位(3樓H室及5樓-12樓、15樓-23樓、25樓-30樓的所有室)
		(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

5. 保安設施

保安系統及設備	入口通道控制及保安系統	入口大堂設有訪客對講機及智能卡讀卡器。各住宅單位均裝置對講機，並設有警報掣功能連接地下住宅入口大堂管理處。
	閉路電視	大廈入口大堂、2樓升降機大堂、天台、高層天台1及所有升降機均裝有閉路電視連接地下住宅入口大堂管理處。
嵌入式的裝備的細節	各住宅單位均裝配對講機連接住宅入口大堂管理處	
嵌入式的裝備的位置	對講機的位置請參閱「機電裝置位置及數量說明表」	

賣方承諾如該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。

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

6. 設備說明

位置	設備	適用單位	品牌	型號 (如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	3樓、5樓-12樓、15樓-23樓、25樓-29樓 A、B、C、D、E、F及G室	三菱	MSY-GJ13VA	MUY-GJ13VA
		3樓、5樓-12樓、15樓-23樓、25樓-29樓 H及J室	三菱	MS-GJ12VA	MU-GJ12VA
		30樓的所有室	三菱	MSY-GK18VA	MUY-GK18VA
睡房	分體式冷氣機	3樓、5樓-12樓、15樓-23樓、25樓-29樓 A、B、C、D、E、F及G室	三菱	MS-GJ09VA	MU-GJ09VA
		30樓A、B、C、D、E、F及G室	三菱	MS-GJ12VA	MU-GJ12VA
位置	設備	適用單位	品牌	型號 (如有)	
廚房	嵌入式雪櫃	所有室	西門子	KU15LA65HK	
	嵌入式微波爐	所有室	西門子	BF525LMS0H	
	抽油煙機	所有室	西門子	LI67SA530B	
	嵌入式洗衣乾衣機	所有室	西門子	WK14D321HK	
	嵌入式煤氣煮食爐	所有室	Mia Cucina	MY32C	
浴室	抽氣扇	所有室	GELEC	DPT07-13H	
露台	煤氣熱水爐	所有室	TGC	RBOX16QR / RBOX16QL	

賣方承諾如該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。

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

Schedule and Location of Electrical & Mechanical Provisions of 3/F, 5/F-12/F, 15/F-23/F and 25/F-30/F Residential Units

3樓、5樓-12樓、15樓-23樓及25樓-30樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	A	B	C	D	E	F	G	H	J
Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視/電台天線插座	1	2	2	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單頭電插座	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭電插座	1	1	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1
	Door phone 對講機	1	1	1	1	1	1	1	1	1
Bedroom 睡房	Twin Socket Outlet 雙頭電插座	1	1	1	1	1	1	1	-	-
	TV/FM Outlet 電視/電台天線插座	1	-	-	1	1	1	1	-	-
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	-	-
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1	1	1	1	-	-
Balcony (Flat H on 3/F and all Flats on 5/F-12/F, 15/F-23/F, 25/F-30/F) 露台 (適用於3樓H室及5樓-12樓、15樓-23樓及 25樓-30樓的所有室)	Gas Connection Point 煤氣接駁點	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Single Socket Outlet 單頭電插座	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	Twin Socket Outlet 雙頭電插座	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 微型斷路器配電箱	1	1	1	1	1	1	1	1	1
	Connection Point for Washer Dryer 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Weatherproof Single Socket Outlet 防水單頭電插座	1	1	1	1	1	1	2	-	1
	Gas Connection Point 煤氣接駁點	1	1	1	1	1	1	1	-	1
Roof 天台	Weatherproof Single Socket Outlet 防水單頭電插座	1	1	1	1	1	1	1	1	1