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Sales Brochure 售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan 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 obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

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

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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
March 2023

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。

- 閱覽售樓說明書，並須特別留意以下資訊：

- 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

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

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

- 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

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物物業前，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

- 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」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（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

一手住宅物業銷售監管局
2023年3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。

01 | INFORMATION ON THE DEVELOPMENT

發展項目的資料

NAME OF THE DEVELOPMENT:

Hemma Amber

發展項目的名稱：

朗然

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:

18 On Hei Street*

*This provisional street number is subject to confirmation when the Development is completed.

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：

安禧街18號*

*此臨時門牌號數有待發展項目建成時確認。

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING:

14 storeys (including Basement Floor, excluding Roof and Upper Roof)

每幢多單位建築物的樓層的總數：

14層（包括地庫，不包括天台及上層天台）

THE FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT:

Basement Floor, G/F, 1/F-12/F, Roof, Upper Roof

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數：

地庫、地下、1樓至12樓、天台、上層天台

THE OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER:

Not applicable

每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

THE REFUGE FLOOR OF EACH MULTI-UNIT BUILDING:

Not applicable

每幢多單位建築物內的庇護層：

不適用

The Development is an uncompleted development

發展項目屬未落成發展項目

- The estimated material date for the development, as provided by the authorized person for the development: 31 March 2027
- The above estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the development has been completed or is deemed to be completed (as the case may be).

- 由發展項目的認可人士提供的發展項目的預計關鍵日期：2027年3月31日
- 上述預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。

Note: "Material date" means the date on which the conditions of the land grant are complied with in respect of the Development.

註：「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。

02 | 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:

Hong Kong Housing Society

HOLDING COMPANY OF THE VENDOR:

Not applicable

AUTHORIZED PERSON FOR THE DEVELOPMENT, AND THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY:

Mr. ORR Wah Hung David, Wong Tung & Partners Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT:

Hip Hing Engineering Company Limited

FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT:

Baker & McKenzie

AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT:

Not Applicable

OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT:

Not Applicable

賣方：

香港房屋協會

賣方的控權公司：

不適用

發展項目的認可人士及該認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：
柯華雄先生，王董建築師事務所

發展項目的承建商：

協興工程有限公司

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：
貝克·麥堅時律師事務所

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：
不適用

已為發展項目的建造提供貸款的其他人：
不適用

03 | 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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(n) 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;	Not Applicable
(o) 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;	Not Applicable
(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;	Not Applicable
(q) 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;	Not Applicable
(r) 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;	Not Applicable
(s) 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.	Not Applicable

03 | RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) 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；	不適用
(b) 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；	不適用
(c) 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；	不適用
(d) 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；	不適用
(e) 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；	不適用
(f) 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；	不適用
(g) 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；	不適用
(h) 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；	不適用
(i) 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；	不適用
(j) 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；	不適用
(k) 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；	不適用
(l) 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；	不適用
(m) 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；	不適用
(n) 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；	不適用
(o) 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；	不適用
(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；	不適用
(q) 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；	不適用
(r) 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；	不適用
(s) 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。	不適用

04 | INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each building: 150mm
每幢建築物的非結構的預製外牆的厚度範圍：150毫米

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY

每個住宅物業的非結構的預製外牆的總面積表

Tower 1A 第1A座

Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2/F to 12/F 2樓至12樓	A	0.793
	B	0.816
	C	1.411
	D	0.634
	E	1.418
	F	0.809
	G	0.794
	H	0.794
	J	0.892

Note: Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted.
註：第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。

Tower 1B 第1B座

Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
1/F 1樓	A	0.893
	B	0.885
	C	0.779
	D	0.779
	E	1.157
	F	0.897
	G	0.793
	H	0.793

Tower 1B 第1B座

Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2/F to 12/F 2樓至12樓	A	0.893
	B	0.779
	C	0.779
	D	0.779
	E	1.157
	F	0.897
	G	0.793
	H	0.793

04 | INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

Tower 2A 第2A座

Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
1/F 1樓	A	1.808
	B	1.452
	C	0.794
	D	0.901
	E	1.763
	F	1.423
	G	0.863
	H	0.874

Tower 2A 第2A座

Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2/F to 12/F 2樓至12樓	A	1.808
	B	1.452
	C	0.794
	D	0.901
	E	1.763
	F	1.423
	G	0.863
	H	0.874

Tower 2B 第2B座

Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
1/F 1樓	A	0.801
	C	1.000
	D	0.617
	E	0.737
	F	0.793
	G	0.889
	H	1.764
	J	1.418
	K	0.635
	L	0.801

Tower 2B 第2B座

Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2/F to 12/F 2樓至12樓	A	0.801
	B	1.000
	C	1.000
	D	0.617
	E	0.737
	F	0.793
	G	0.889
	H	1.764
	J	1.418
	K	0.635
L	0.801	

Note: Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

註：第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

There will be no curtain walls forming part of the enclosing walls of the Development.

發展項目將不會有構成圍封牆一部分的幕牆。

05 | INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

THE MANAGER OF THE DEVELOPMENT TO BE APPOINTED UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT:

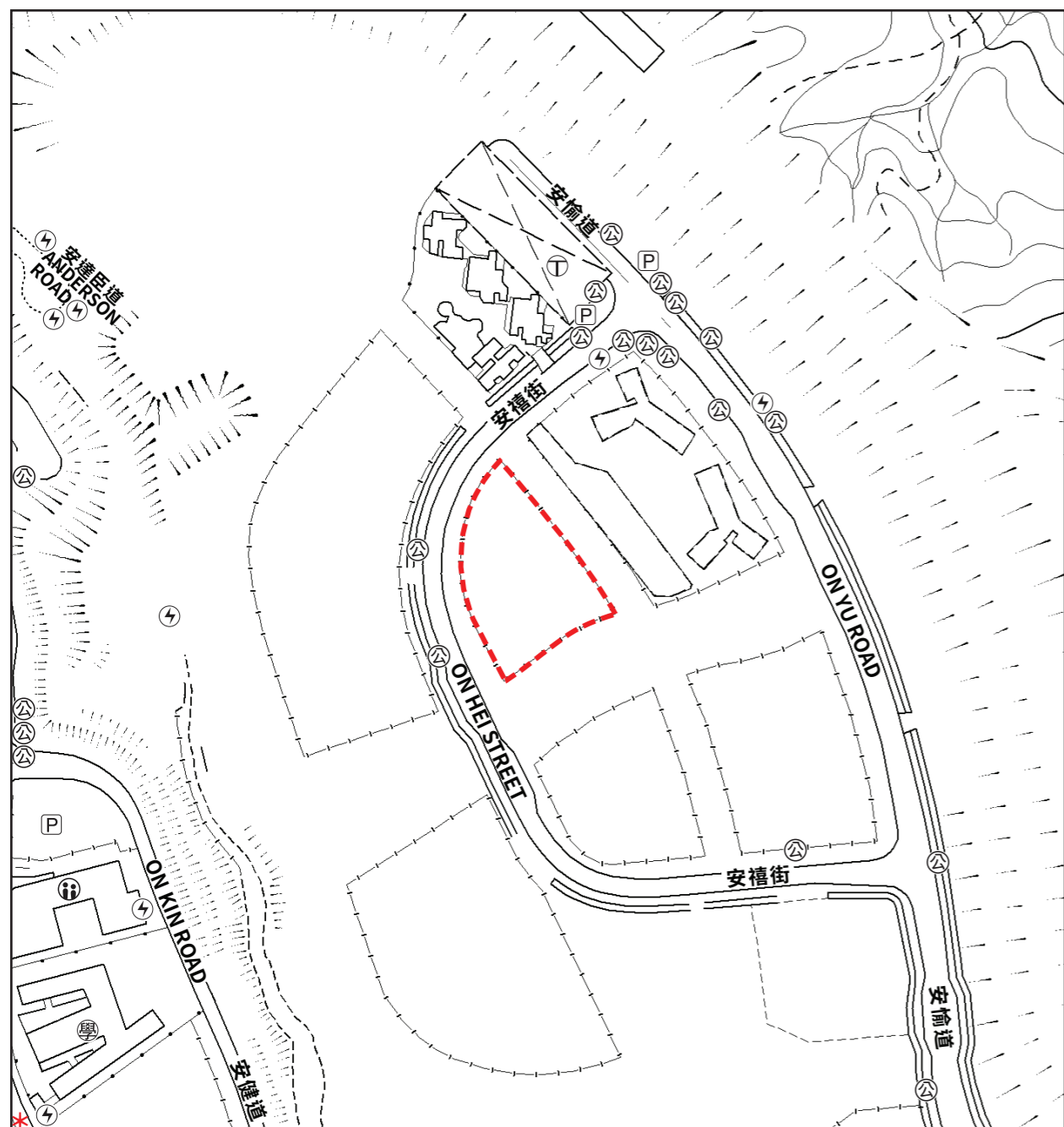
Hong Kong Housing Society

根據公契的最新擬稿將獲委任的發展項目的管理人：

香港房屋協會

06 | LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

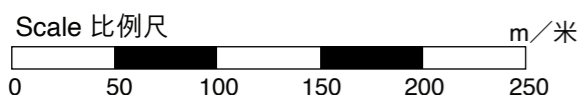


NOTATION 圖例

- Power plant (including electricity sub-stations)
發電廠 (包括電力分站)
- Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處)
- Public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站)
- Public utility installation
公用事業設施裝置
- School (including a kindergarten)
學校 (包括幼稚園)
- Social welfare facilities
(including an elderly centre and a home for the mentally disabled)
社會福利設施
(包括老人中心及弱智人士護理院)

Street names in Chinese and English not shown in full in the location plan of the Development:
於發展項目的所在位置圖未能顯示之街道的中英文全名：

- * ON SAU ROAD
安秀道



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

The Location Plan is prepared with reference to the Digital Topographic Map No. T11-NE-B and No. T11-NE-D both dated 13 February 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

Notes:

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

所在位置圖參考日期為2025年2月13日之地政總署測繪處之數碼地形圖 (編號為T11-NE-B及T11-NE-D) 製作，有需要處經修正處理。

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

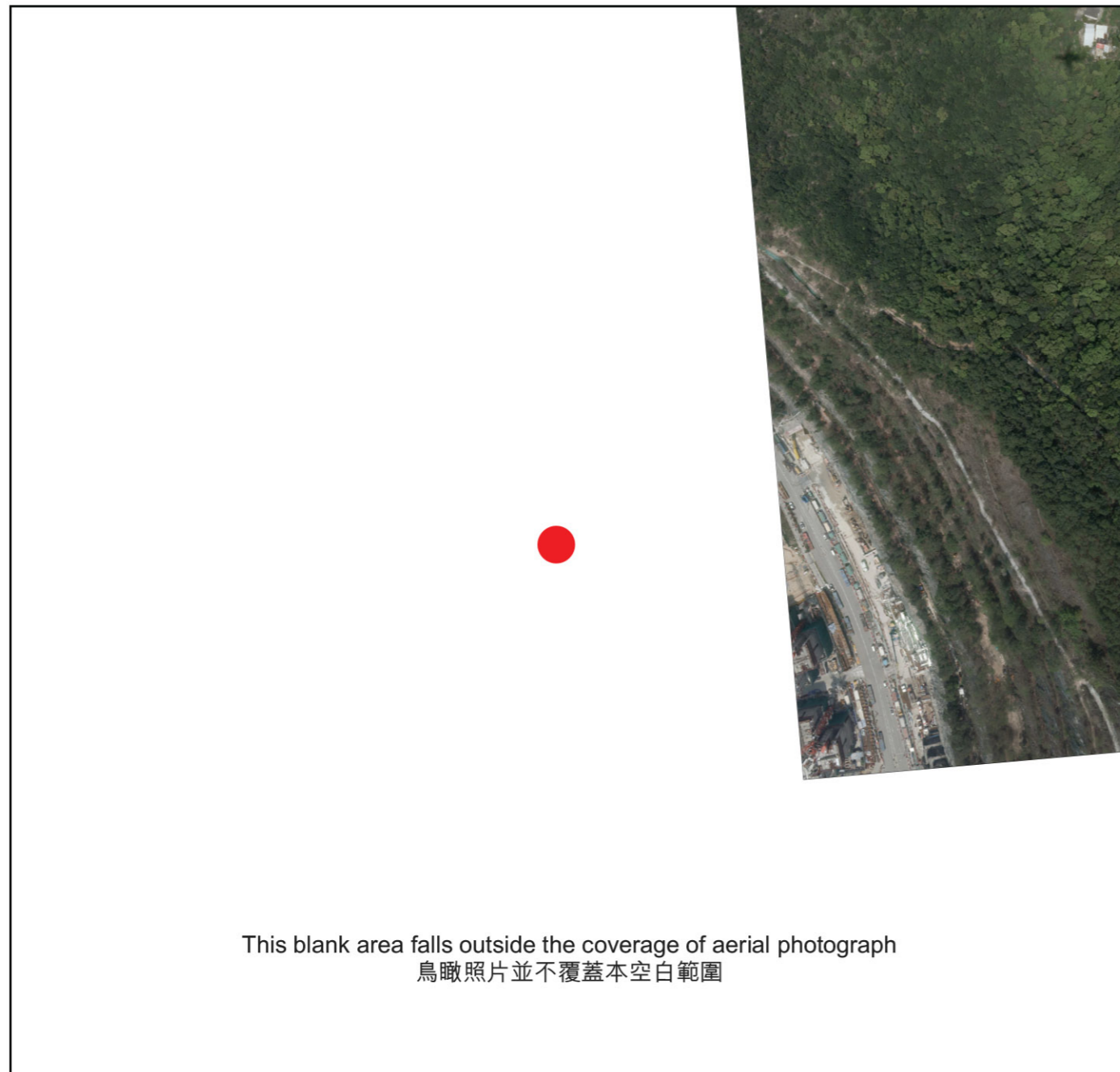
備註：

1. 由於發展項目的邊界不規則的技術原因，此所在位置圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買家到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了解。

07 | AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片

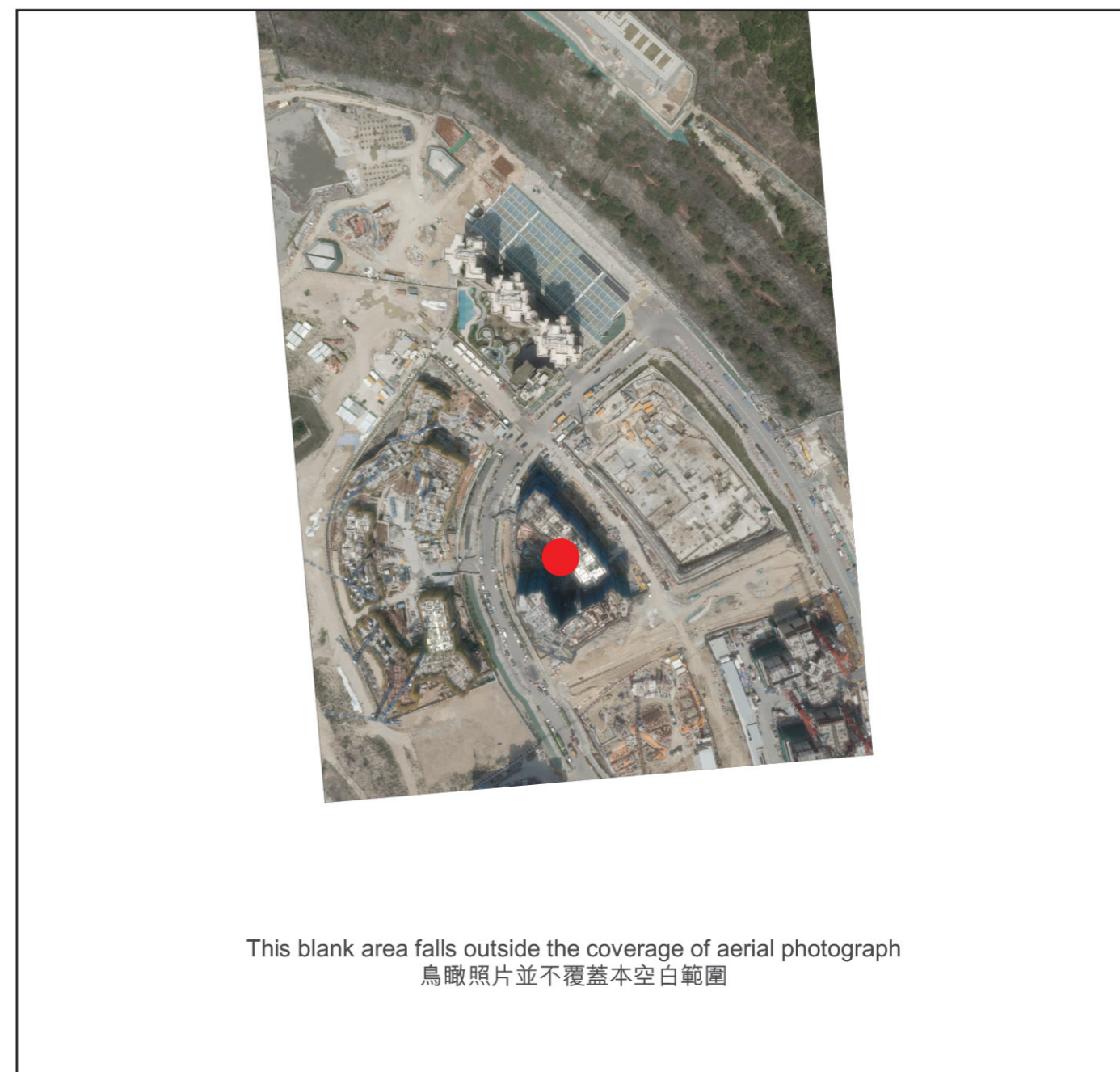
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo no. E220161C, dated 20 March 2024.

摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E220161C。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo no. E220163C, dated 20 March 2024.

摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E220163C。



● Location of the Development 發展項目的位置

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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.

The Aerial Photo is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

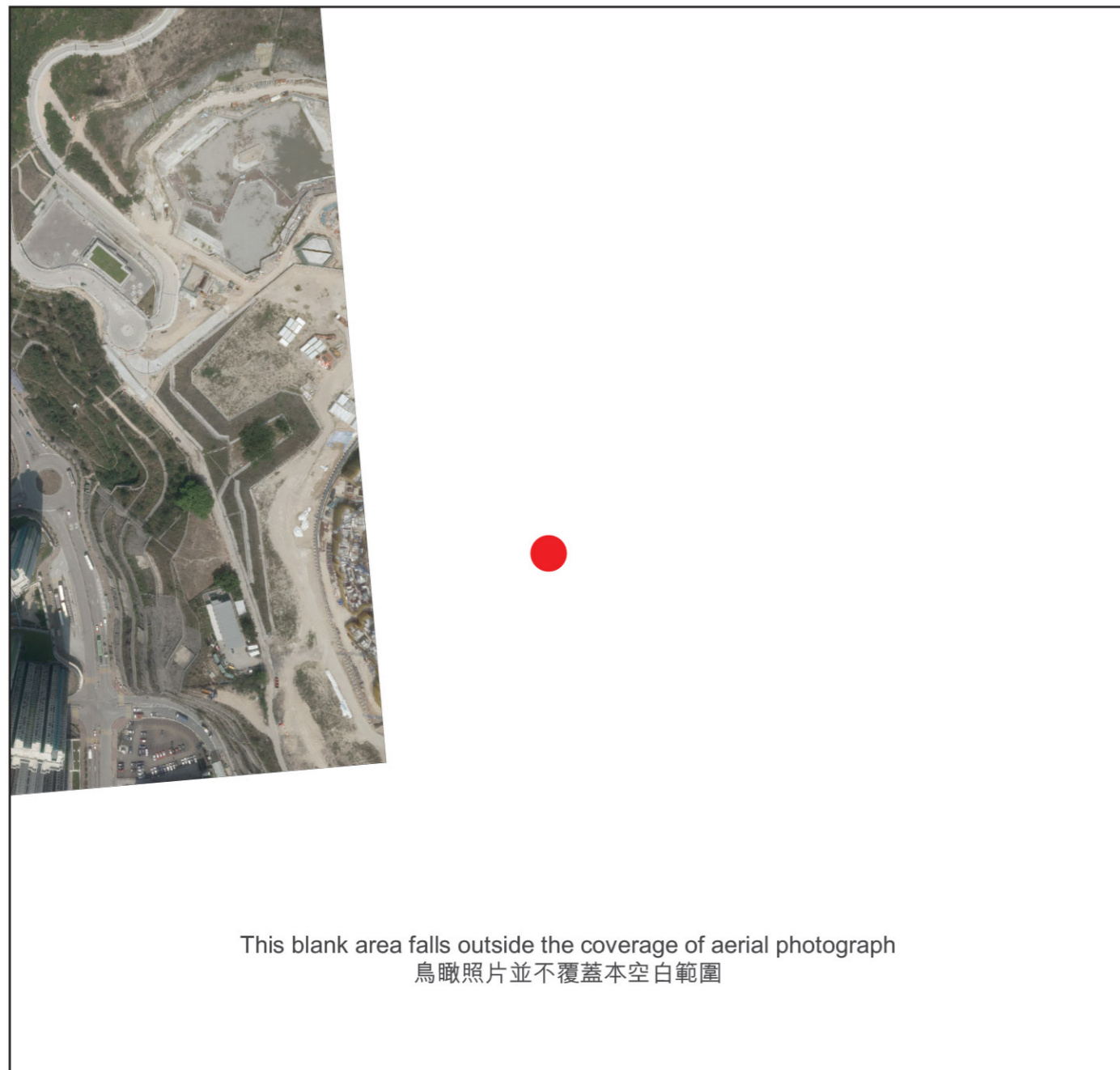
備註：

由於發展項目的邊界不規則的技術原因，此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示出的範圍。航空照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

07 | 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 the Lands Department at a flying height of 2,000 feet, photo no. E220165C, dated 20 March 2024.

摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E220165C。



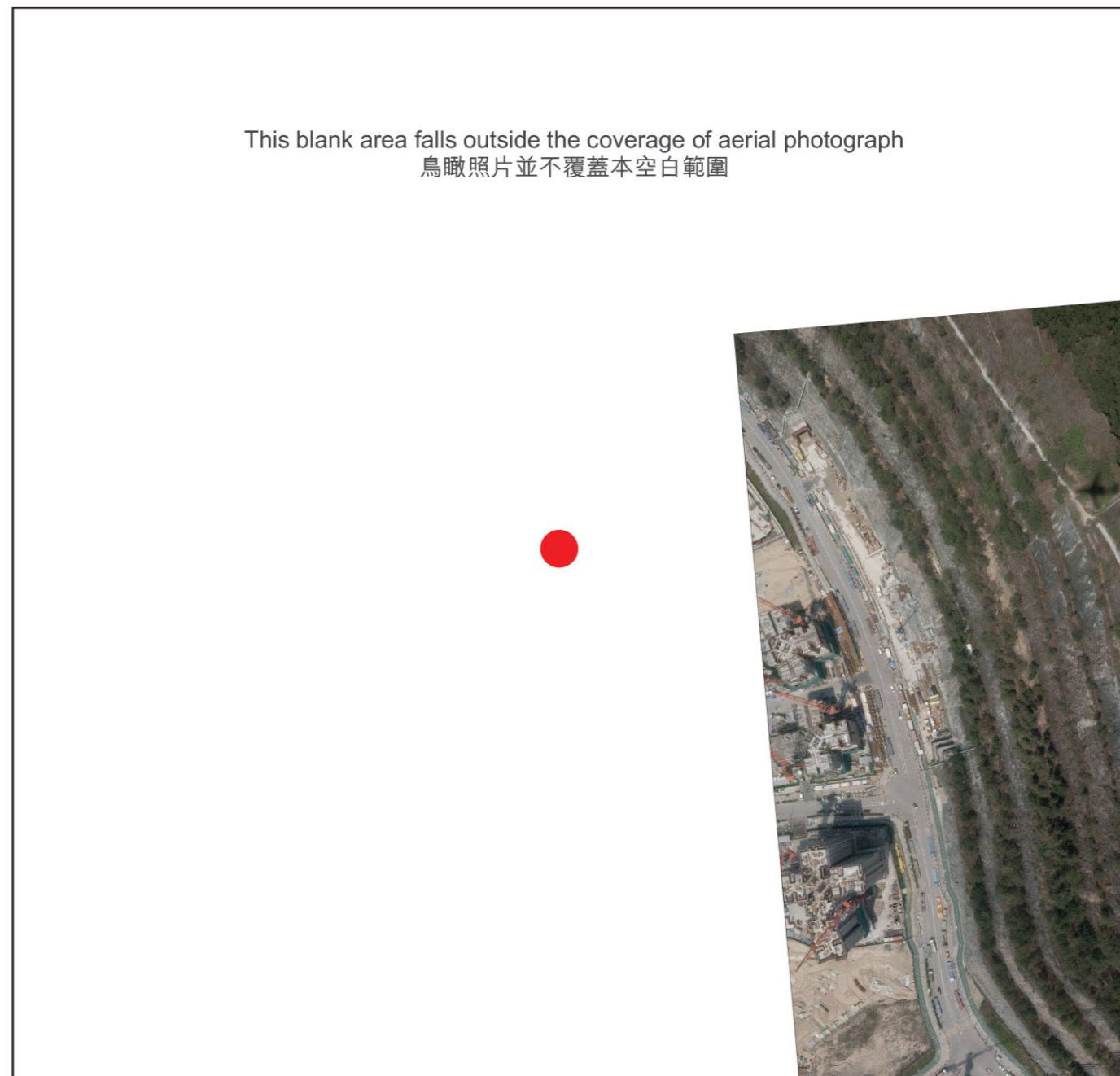
● Location of the Development 發展項目的位置

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo no. E220382C, dated 20 March 2024.

摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E220382C。



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.

The Aerial Photo is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：

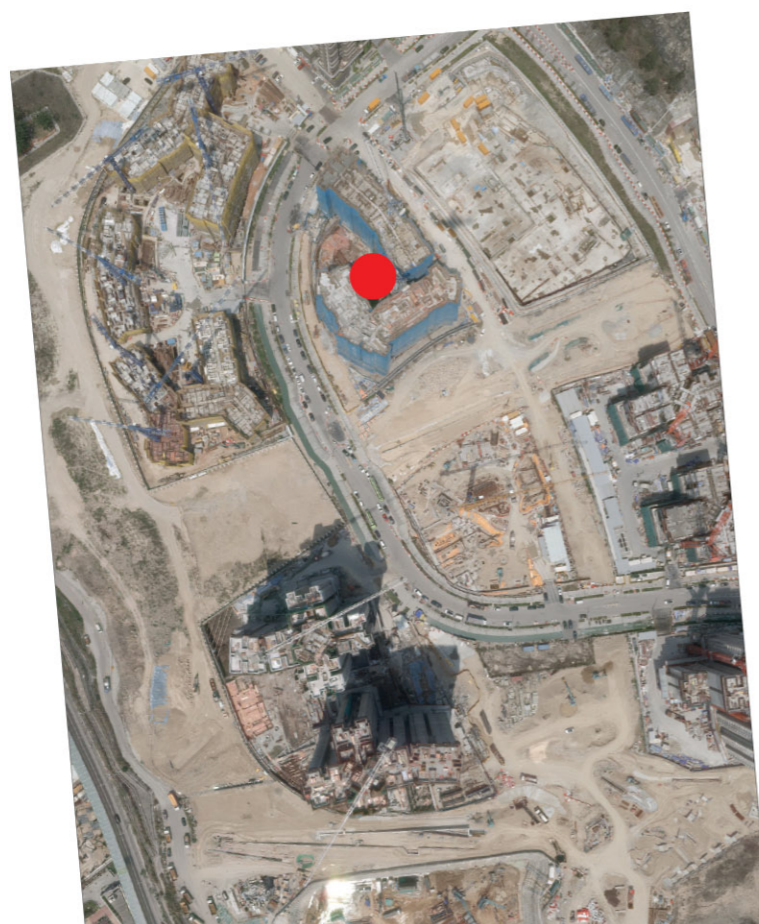
由於發展項目的邊界不規則的技術原因，此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示出的範圍。
航空照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

07 | 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 the Lands Department at a flying height of 2,000 feet, photo no. E220384C, dated 20 March 2024.

摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E220384C。

This blank area falls outside the coverage of aerial photograph
鳥瞰照片並不覆蓋本空白範圍



● Location of the Development 發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo no. E220386C, dated 20 March 2024.

摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E220386C。

This blank area falls outside the coverage of aerial photograph
鳥瞰照片並不覆蓋本空白範圍



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.

The Aerial Photo is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

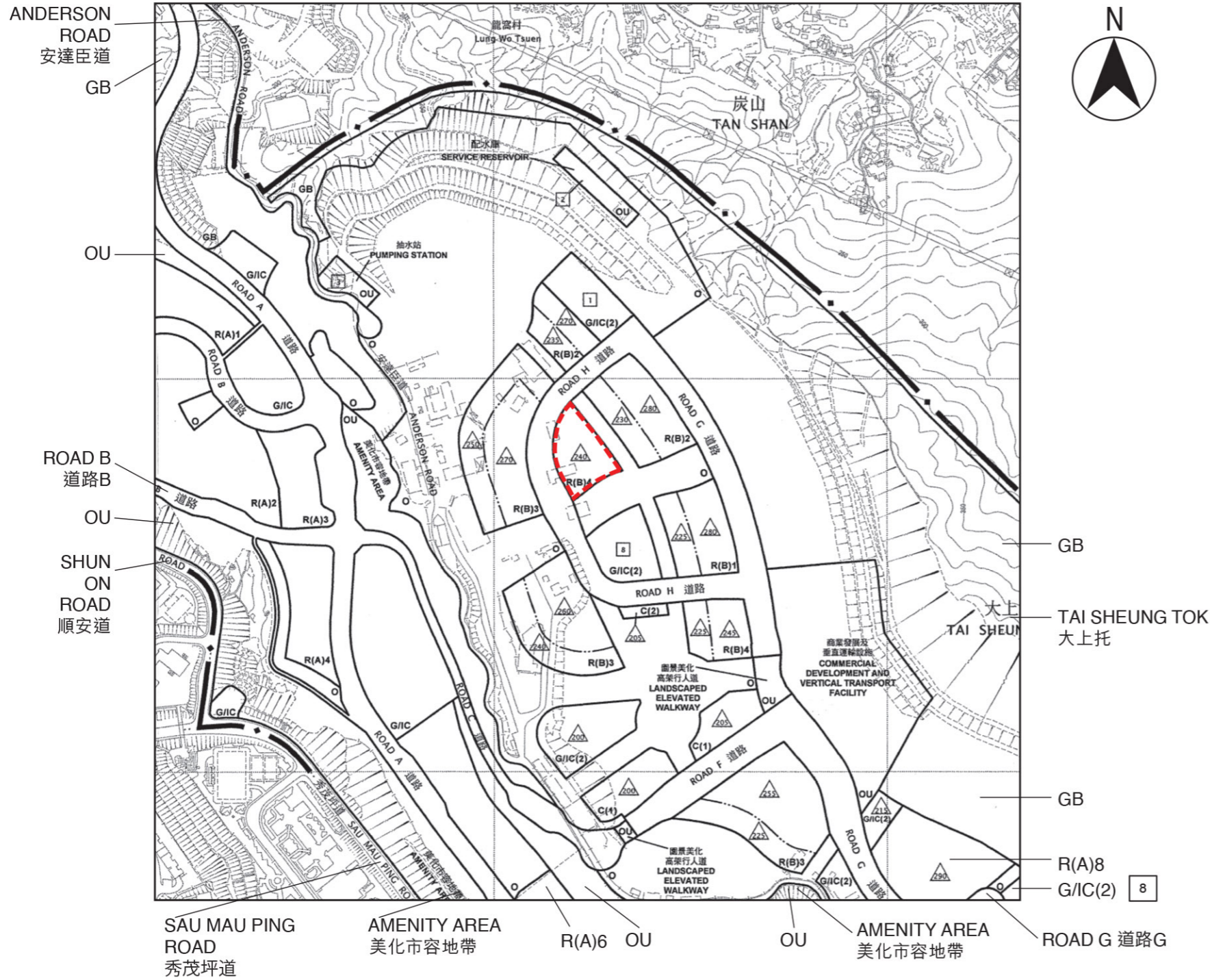
備註：

由於發展項目的邊界不規則的技術原因，此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示出的範圍。
航空照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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08 | OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖等



NOTATION 圖例

ZONES 地帶

COMMERCIAL 商業	C
RESIDENTIAL (GROUP A) 住宅 (甲類)	R(A)
RESIDENTIAL (GROUP B) 住宅 (乙類)	R(B)
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC
OPEN SPACE 休憩用地	O
OTHER SPECIFIED USES 其他指定用途	OU
GREEN BELT 綠化地帶	GB

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION 主要道路及路口

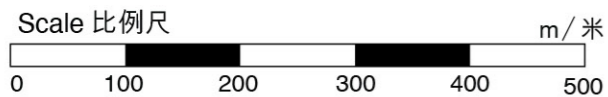
MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線

BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

Adopted from part of approved Kwun Tong (North) Outline Zoning Plan No. S/K14N/15 gazetted on 15 January 2016.

Notes:

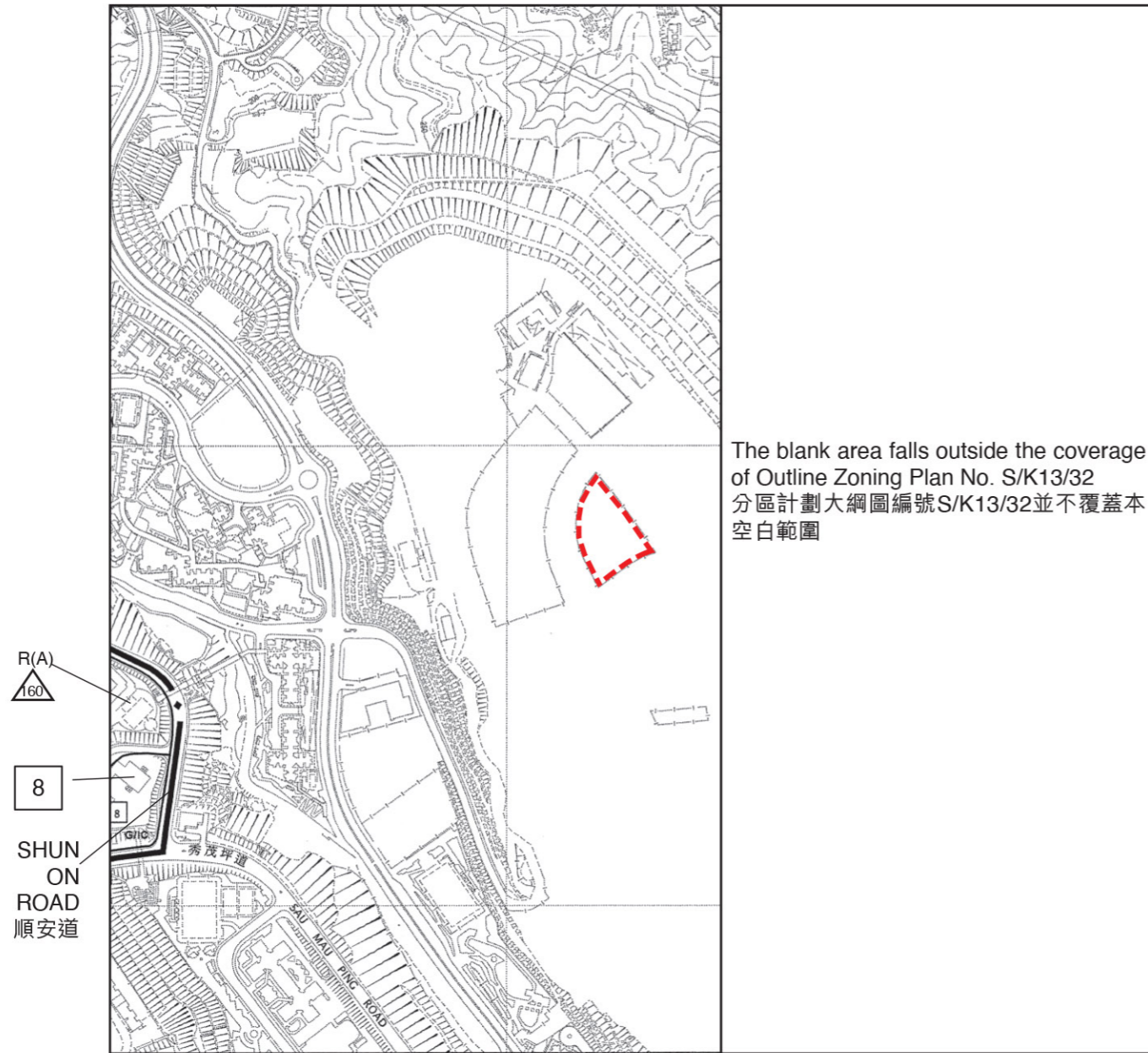
- The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
- The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Vendor advises prospective purchasers to conduct an on-site visit for better understanding of the Development site, its surrounding environment and the public facilities nearby.

摘錄自2016年1月15日刊憲之觀塘北部分區計劃大綱核准圖，編號為 S/K14N/15。

備註：

- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

08 | OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖等



NOTATION 圖例

ZONES 地帶

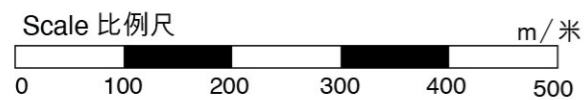
RESIDENTIAL (GROUP A) 住宅 (甲類)	R(A)
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION 主要道路及路口	
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MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線	
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)	



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

Adopted from part of approved Ngau Tau Kok & Kowloon Bay Outline Zoning Plan No. S/K13/32 gazetted on 16 December 2022.

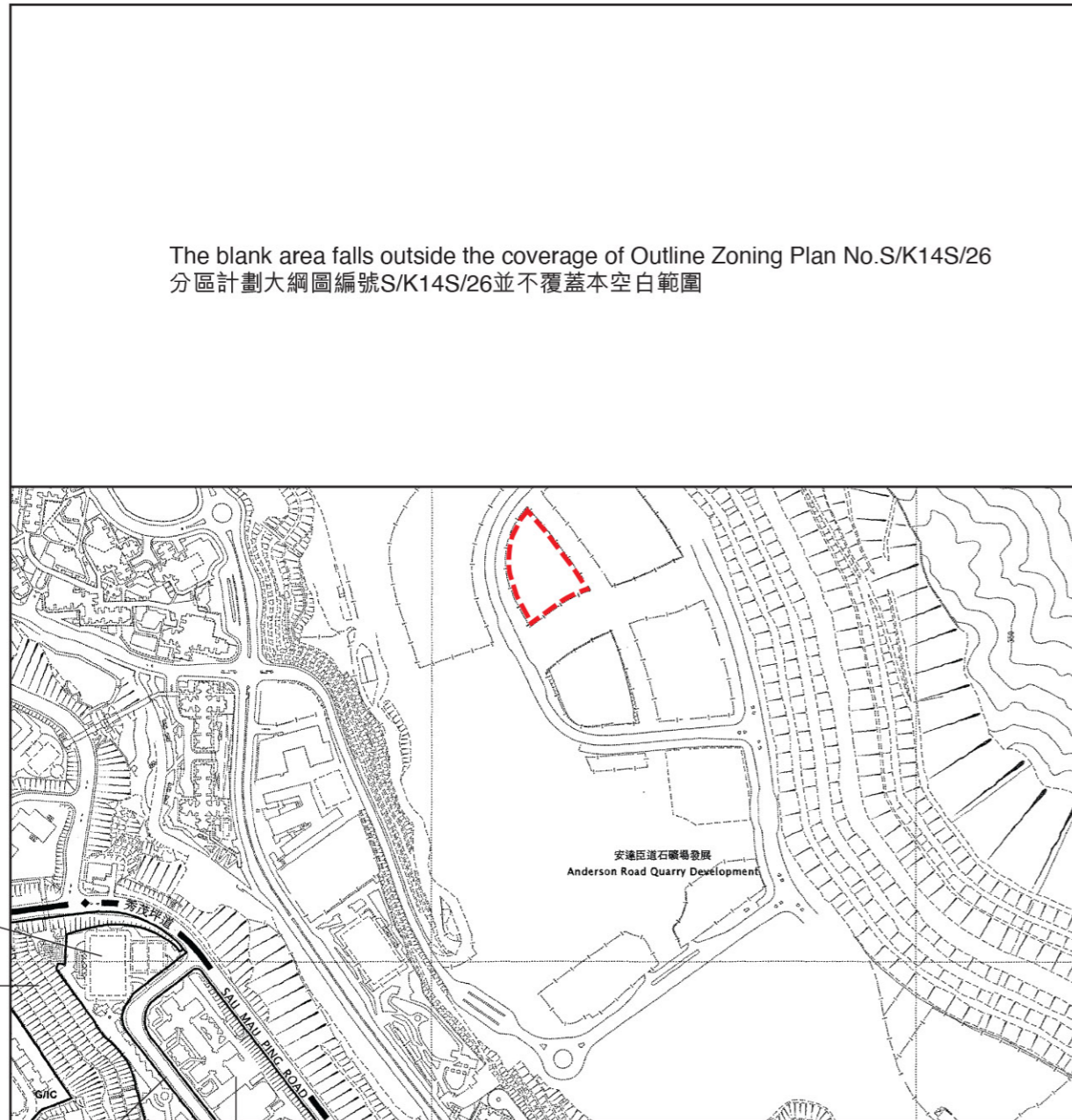
Notes:

- The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
- The Outline Zoning 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 Vendor advises prospective purchasers to conduct an on-site visit for better understanding of the Development site, its surrounding environment and the public facilities nearby.

摘錄自2022年12月16日刊憲之牛頭角及九龍灣分區計劃大綱核准圖，編號為 S/K13/32。
備註：

- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



BOUNDARY LINE OF THE DEVELOPMENT
 發展項目的邊界線



NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A) 住宅 (甲類) R(A)

GOVERNMENT, INSTITUTION OR COMMUNITY
 政府、機構或社區 G/IC

OPEN SPACE 休憩用地 O

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

Adopted from part of approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/26 gazetted on 26 July 2024.

Notes:

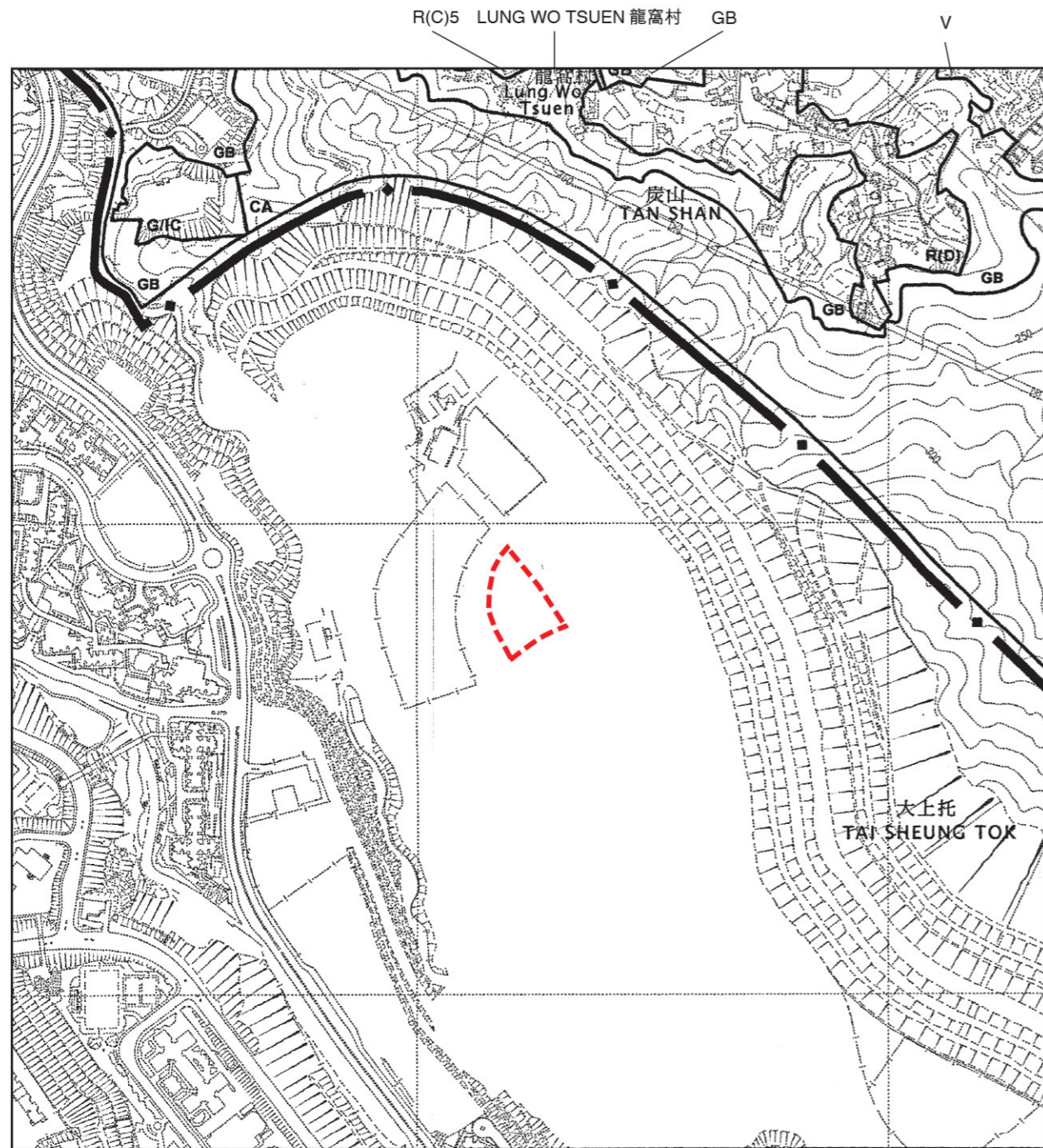
1. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
2. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for better understanding of the Development site, its surrounding environment and the public facilities nearby.

摘錄自2024年7月26日刊憲之觀塘南部分區計劃大綱核准圖，編號為 S/K14S/26。

備註：

1. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。
2. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



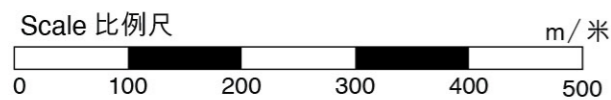
NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP C) 住宅 (丙類)	R(C)
RESIDENTIAL (GROUP D) 住宅 (丁類)	R(D)
VILLAGE TYPE DEVELOPMENT 鄉村式發展	V
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC
CONSERVATION AREA 自然保育區	CA
GREEN BELT 綠化地帶	GB

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線	— · —
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 BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

Adopted from part of approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10 gazetted on 5 May 2023.

Notes:

1. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
2. The Outline Zoning 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.
3. The Vendor advises prospective purchasers to conduct an on-site visit for better understanding of the Development site, its surrounding environment and the public facilities nearby.

摘錄自2023年5月5日刊憲之井欄樹分區計劃大綱核准圖，編號為 S/SK-TLS/10。

備註：

1. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。
2. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

10 | 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 Abbreviation used on Floor Plans

樓面平面圖中所使用之名詞及簡稱之圖例

___/F = ___ Floor = ___ 樓

AC = Air-Conditioner Platform = 空調機平台

AD = Air Duct = 通風管道槽

AF = Architectural Feature = 建築裝飾

AF ABOVE AT ___/F ONLY = Architectural Feature above at ___/F only = 建築裝飾置上 (只在___樓)

AF AT ___/F ONLY = Architectural Feature at ___/F only = 建築裝飾 (只在___樓)

BAL&UP = Balcony & Utility Platform = 露台及工作平台

BAL = Balcony = 露台

BATH = Bathroom = 浴室

BR1 = Bedroom 1 = 睡房 1

BR2 = Bedroom 2 = 睡房 2

CANOPY = 簷篷

COMMON FLAT ROOF = 公用平台

COMMON FLAT ROOF AT ___/F ONLY = 公用平台 (只在___樓)

DN = Down = 向下

ELV = Extra Low Voltage Room = 低電壓房

EMR = Electric Meter Room = 電錶房

FAN RM = Fan Room = 風機房

HR = Hose Reel = 消防喉轆

KIT = Kitchen = 廚房

LIFT 1 = LIFT L1 = 升降機 L1

LIFT 2 = LIFT L2 = 升降機 L2

LIFT 3 = LIFT L3 = 升降機 L3

LIFT 4 = LIFT L4 = 升降機 L4

LIFT 5 = LIFT L5 = 升降機 L5

LIFT 6 = LIFT L6 = 升降機 L6

LIFT 7 = LIFT L7 = 升降機 L7

LIFT 8 = LIFT L8 = 升降機 L8

LIV/DIN = Living / Dining Room = 客廳 / 飯廳

M BATH = Master Bathroom = 主人浴室

MBR = Master Bedroom = 主人睡房

O KIT = Open Kitchen = 開放式廚房

OPEN AIR = 露天地方

PD = Pipe Duct = 管道槽

REFUSE CHUTE = 垃圾槽

RSMRR = Refuse Storage & Material Recovery Room = 垃圾及物料回收室

TBE = Telecommunication Broadcast Equipment Room = 電訊及廣播設備機房

UP = Up = 向上

VOID = 中空

WMC = Water Meter Cabinet = 水錶櫃

Notes applicable to the floor plans of this section:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. There may be architectural features and/or exposed pipes on external walls of some floors.
3. Common pipes exposed and/or enclosed in cladding are located at / adjacent to balcony and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
4. There are false ceiling and/or bulkheads at living / dining room, bedrooms, bathrooms and kitchen of some residential units for the installation of air-conditioning system and/or mechanical and electrical services.
5. The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design variations.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sinks, wash basins, hobs, water closets, showers, sink counters, etc., are retrieved from the latest approved building plans and are for general indication only and are indications of their approximate locations only but not indications of their actual sizes, designs and shapes.
7. Balcony and utility platforms are non-enclosed areas.

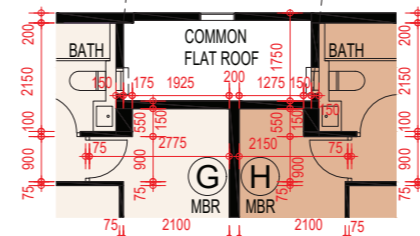
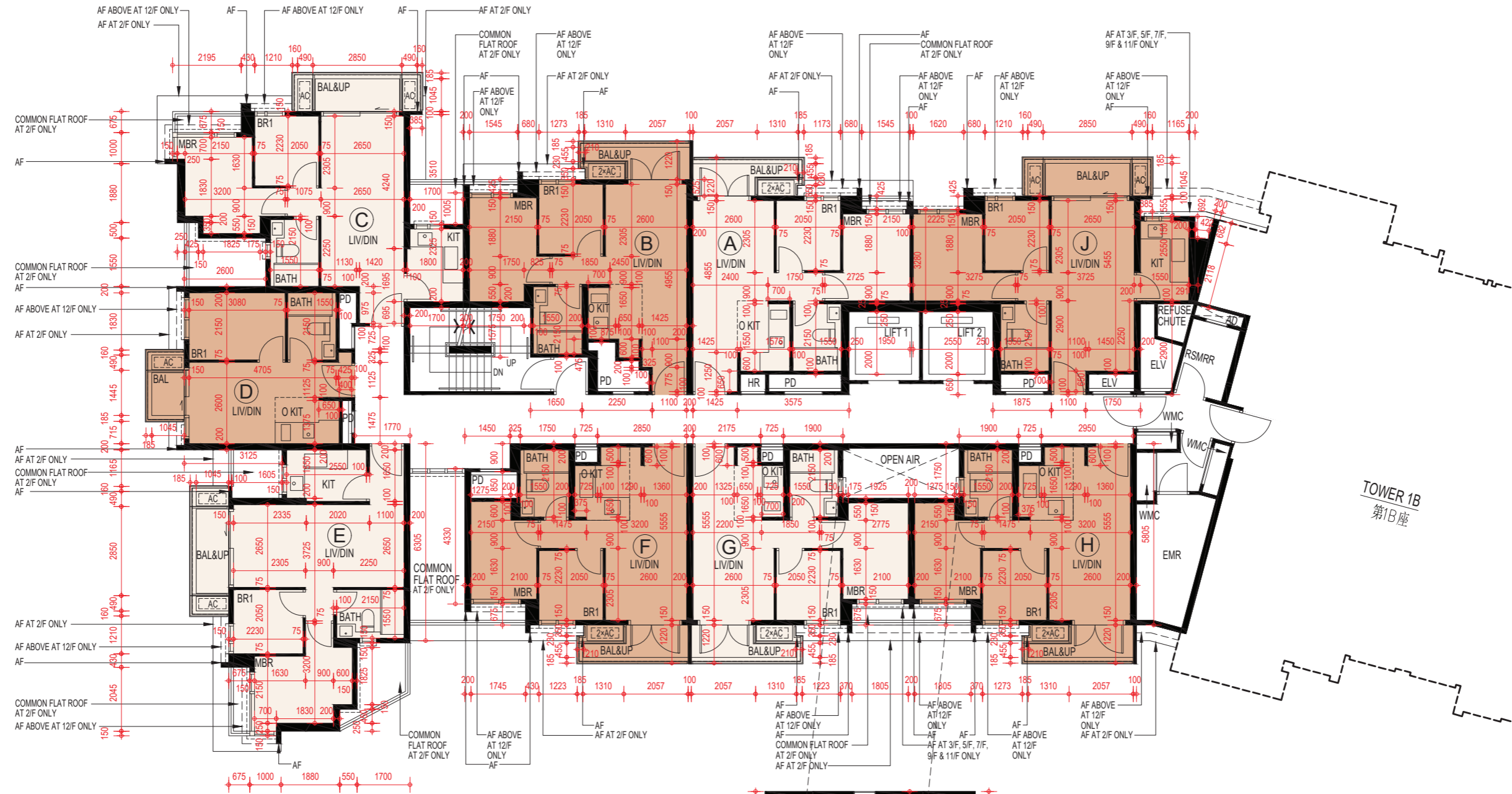
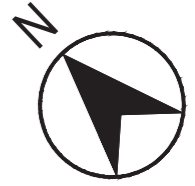
適用於本節各樓面平面圖之備註:

1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 部分樓層外牆或設有建築裝飾及外露喉管。
3. 部分單位的露台及 / 或工作平台及 / 或空調機平台及 / 或外牆或其鄰近地方設有外露及 / 或內藏於飾板的公用喉管。
4. 部份單位客廳 / 飯廳、睡房、浴室及廚房之假天花及 / 或假陣內裝有空調系統及 / 或其他機電設備。
5. 部分單位之天花高度將會因應結構、建築設計及 / 或裝修設計上的需要而有差異。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、面盆、煮食爐、坐廁、淋浴間、洗滌盆櫃等乃摘自最新經批准之建築圖則，只作一般性標誌及只供展示其大約位置而非展示其實際大小、設計及形狀。
7. 露台及工作平台為不可封閉的地方。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1A 2/F - 12/F
第1A座 2樓至12樓



TOWER 1A 2/F PART PLAN
第1A座 2樓 部分平面

2xAC : TWO AIR-CONDITIONER OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM

2xAC : 兩部空調機室外機會以雙層系統型式安裝

Scale 比例



10 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flat 單位								
			A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1A 第1A座	2/F - 11/F 2樓至11樓	125, 165, 175, 350	125, 165, 175, 350	125, 150, 165, 175, 295	125, 175	125, 150, 165, 175, 295	125, 165, 175, 350	125, 165, 175, 350	125, 165, 175, 350	125, 165, 175, 295
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2625, 2950	2625, 2950	2675, 2950	2675, 2950	2675, 2950	2675, 2725, 2950	2675, 2950	2675, 2725, 2950	2625, 2950
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）		12/F 12樓	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 295	125, 175	125, 150, 175, 295	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 295
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2950, 3275	2950, 3275	2950, 3225	2950, 3225	2950, 3225	2950, 3175, 3225	2950, 3225	2950, 3175, 3225	2950, 3275

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

因住宅物業的較高樓層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。

Notes:

- Please refer to page 23 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
- (a) Under Special Condition No. (5)(d) of the Land Grant, the total number of residential units provided or to be provided in the Development shall not be less than 410 residential units.
- (b) Special Condition No. (45) of the Land Grant provides that:- "Except with the prior written consent of the Director, the Grantee shall not carry out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a residential unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee."
- (c) Clauses 5.2.9 and 10.1.11 of the Deed of Mutual Covenant provides that:-
"Clause 5.2.9: No Owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
Clause 10.1.11: The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Special Condition No. (45) of the Conditions for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
- (d) The total number of residential units provided in the Development is 422 residential units.

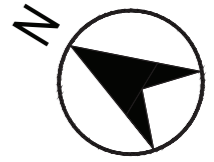
備註：

- 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第23頁。
- (a) 根據批地文件特別條款第(5)(d)條，發展項目所提供的住宅物業總數不得少於410個。
- (b) 批地文件特別條款第(45)條訂明：「除非獲得地政總署署長的事先書面同意，承授人不可對現已建於或將會建於該地段的任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長就有關工程是否令某一住宅單位與毗鄰的住宅單位內部相連和互通的決定為最終決定，並對承授人具約束力。」
- (c) 公契第5.2.9條及10.1.11條訂明：—
「第5.2.9條：除非獲得地政總署署長或其他不時代替其行事的政府機構的事先書面同意，業主不可對或容許他人對任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長或有關的政府機構有絕對的酌情權決定是否發出有關的同意；並有絕對的酌情權在發出有關的同意時施加任何條款或條件（包括收取任何費用）。
第10.1.11條：管理人須將由地政總署署長或其他不時代替其行事的政府機構所提供的載有根據批地文件特別條款第(45)條發出的同意的紀錄存放在管理處，以供所有業主免費查閱及自行在繳付合理的收費後獲取有關紀錄的副本，所有收費將存入特別基金。」
- (d) 發展項目提供的住宅物業總數為422個。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1B 1/F
第1B座 1樓



TOWER 1A
第1A座

2xAC : TWO AIR-CONDITIONER OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM

2xAC : 兩部空調機室外機會以雙層系統型式安裝

Scale 比例



10 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flat 單位							
			A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1B 第1B座	1/F 1樓	125, 150, 165, 175, 295	125, 165, 175, 295	125, 165, 175, 350	125, 165, 175, 350	125, 165, 175, 350	125, 165, 175, 295	125, 165, 175, 350	125, 165, 175, 350
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2625, 2950	2625, 2950	2675, 2950	2675, 2950	2675, 2725, 2950	2675, 2950	2625, 2950	2625, 2950

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

因住宅物業的較高樓層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。

Notes:

- Please refer to page 23 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
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Clause 10.1.11: The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Special Condition No. (45) of the Conditions for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
 - The total number of residential units provided in the Development is 422 residential units.

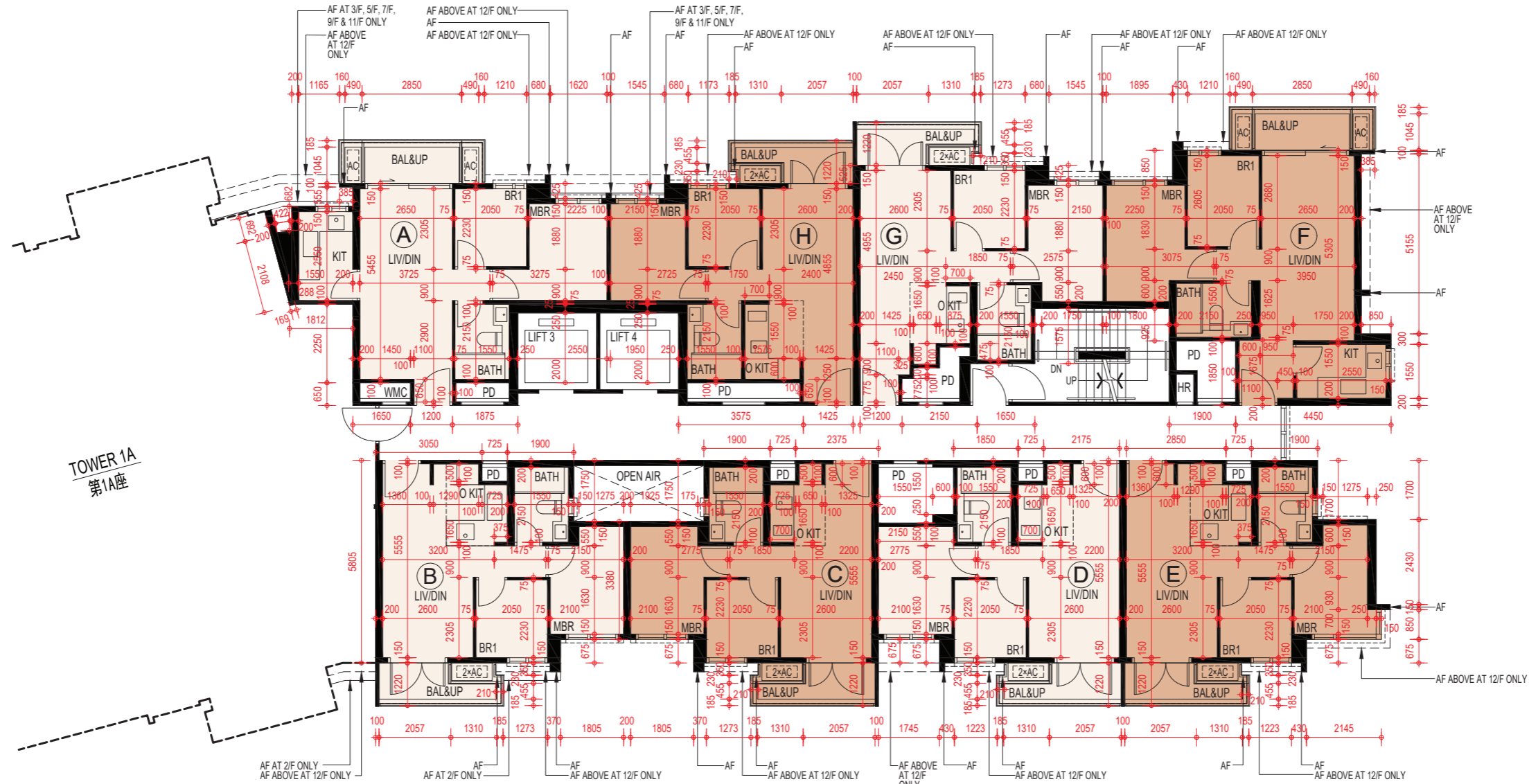
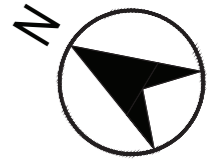
備註：

- 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第23頁。
- 根據批地文件特別條款第(5)(d)條，發展項目所提供的住宅物業總數不得少於410個。
 - 批地文件特別條款第(45)條訂明：「除非獲得地政總署署長的事先書面同意，承授人不可對現已建於或將會建於該地段的任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長就有關工程是否令某一住宅單位與毗鄰的住宅單位內部相連和互通的決定為最終決定，並對承授人具約束力。」
 - 公契第5.2.9條及10.1.11條訂明：—
「第5.2.9條：除非獲得地政總署署長或其他不時代替其行事的政府機構的事先書面同意，業主不可對或容許他人對任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長或有關的政府機構有絕對的酌情權決定是否發出有關的同意；並有絕對的酌情權在發出有關的同意時施加任何條款或條件（包括收取任何費用）。
第10.1.11條：管理人須將由地政總署署長或其他不時代替其行事的政府機構所提供的載有根據批地文件特別條款第(45)條發出的同意的紀錄存放在管理處，以供所有業主免費查閱及自行在繳付合理的收費後獲取有關紀錄的副本，所有收費將存入特別基金。」
 - 發展項目提供的住宅物業總數為422個。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1B 2/F - 12/F
第1B座 2樓至12樓



TOWER 1A
第1A座

2xAC : TWO AIR-CONDITIONER OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM

2xAC : 兩部空調機室外機會以雙層系統型式安裝

Scale 比例



10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flat 單位							
			A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1B 第1B座	2/F - 11/F 2樓至11樓	125, 150, 165, 175, 295	125, 165, 175, 350	125, 165, 175, 350	125, 165, 175, 350	125, 165, 175, 350	125, 165, 175, 295	125, 165, 175, 350	125, 165, 175, 350
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2625, 2950	2675, 2725, 2950	2675, 2950	2675, 2950	2675, 2725, 2950	2675, 2950	2625, 2950	2625, 2950
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）		12/F 12樓	125, 150, 175, 295	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 350
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2950, 3275	2950, 3175, 3225	2950, 3225	2950, 3225	2950, 3175, 3225	2950, 3225	2950, 3275	2950, 3275

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

因住宅物業的較高樓層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。

Notes:

- Please refer to page 23 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
- (a) Under Special Condition No. (5)(d) of the Land Grant, the total number of residential units provided or to be provided in the Development shall not be less than 410 residential units.
- (b) Special Condition No. (45) of the Land Grant provides that:- "Except with the prior written consent of the Director, the Grantee shall not carry out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a residential unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee."
- (c) Clauses 5.2.9 and 10.1.11 of the Deed of Mutual Covenant provides that:-
"Clause 5.2.9: No Owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
Clause 10.1.11: The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Special Condition No. (45) of the Conditions for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
- (d) The total number of residential units provided in the Development is 422 residential units.

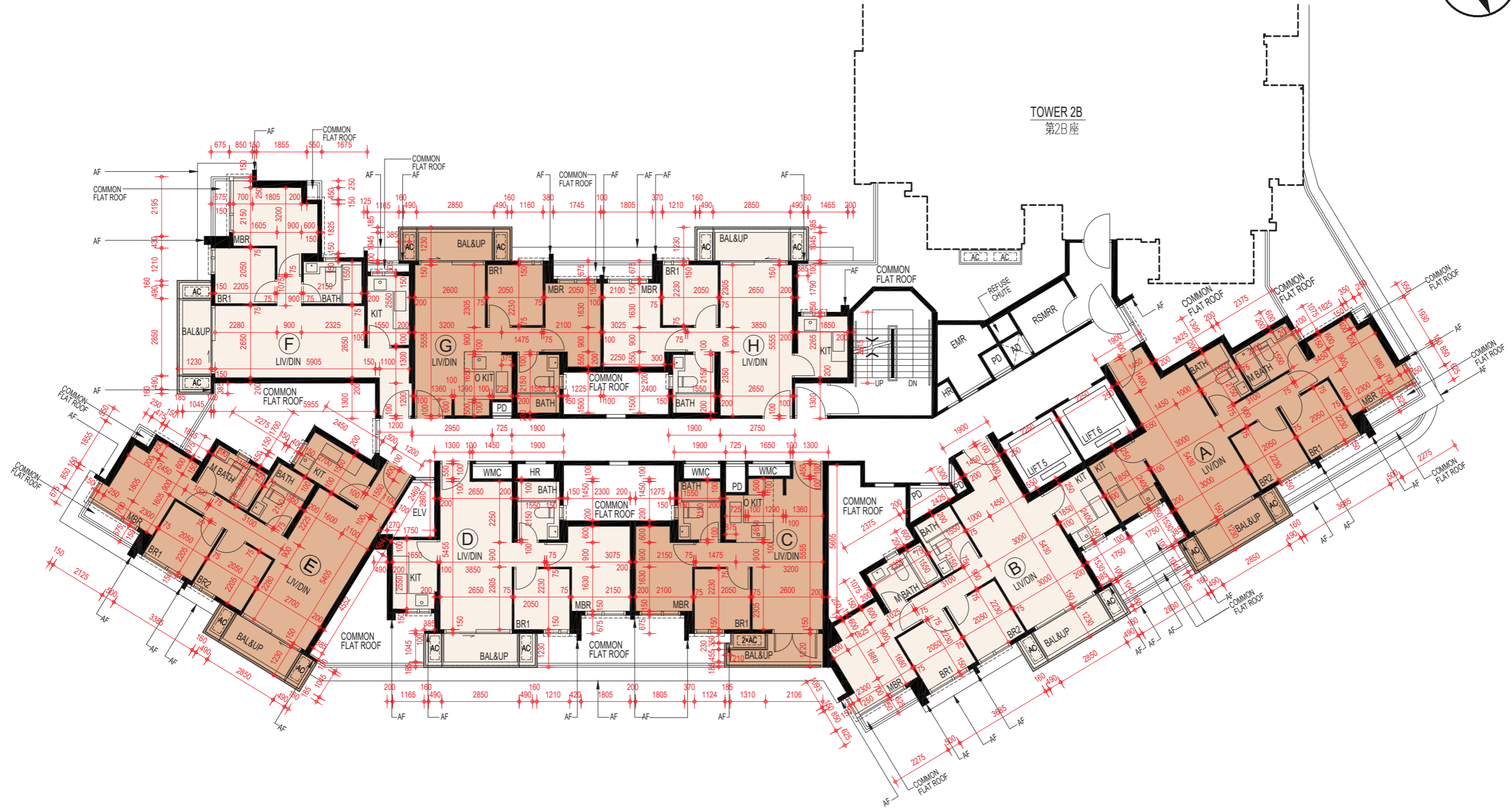
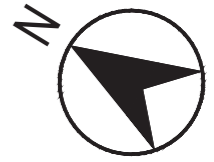
備註：

- 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第23頁。
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- (d) 發展項目提供的住宅物業總數為422個。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 2A 1/F
第2A座 1樓



2xAC : TWO AIR-CONDITIONER OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM

2xAC : 兩部空調機室外機會以雙層系統型式安裝

Scale 比例



10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flat 單位							
			A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2A 第2A座	1/F 1樓	125, 150, 165, 295	125, 165, 295	125, 165, 175, 350	125, 165, 175, 295	125, 150, 165, 295	125, 150, 165, 175, 295	125, 165, 175, 295	125, 165, 175, 295
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2625, 2950	2625, 2950	2675, 2725, 2950	2675, 2950	2625, 2950	2675, 2950	2675, 2725, 2950	2675, 2725, 2950

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

因住宅物業的較高樓層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。

Notes:

- Please refer to page 23 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
- Under Special Condition No. (5)(d) of the Land Grant, the total number of residential units provided or to be provided in the Development shall not be less than 410 residential units.
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 - Clauses 5.2.9 and 10.1.11 of the Deed of Mutual Covenant provides that:-

"Clause 5.2.9: No Owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

Clause 10.1.11: The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Special Condition No. (45) of the Conditions for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
- The total number of residential units provided in the Development is 422 residential units.

備註：

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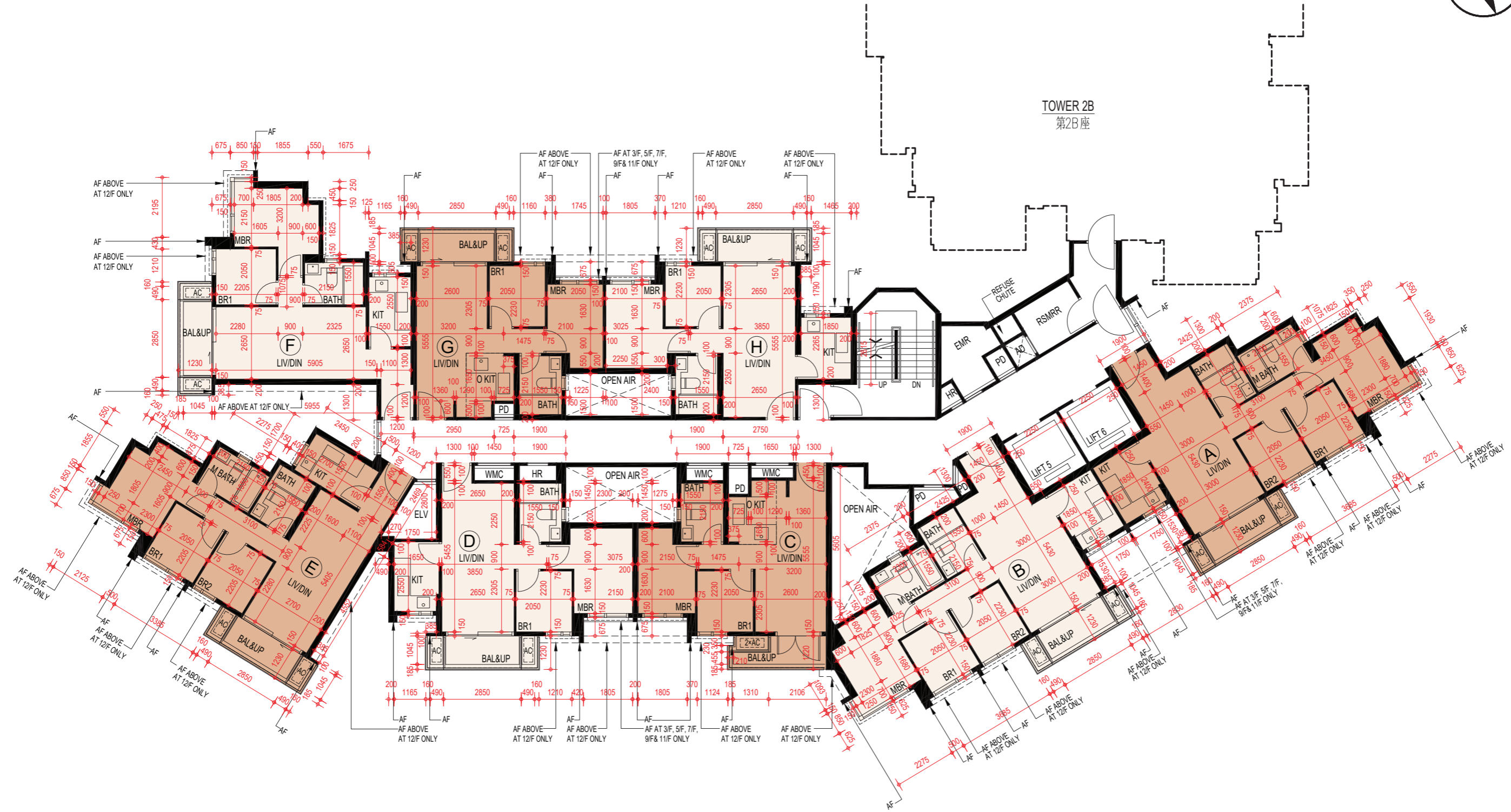
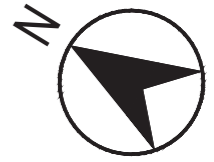
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- 發展項目提供的住宅物業總數為422個。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 2A 2/F - 12/F
第2A座 2樓至12樓



2xAC : TWO AIR-CONDITIONER OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM

2xAC : 兩部空調機室外機會以雙層系統型式安裝



10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flat 單位							
			A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2A 第2A座	2/F - 11/F 2樓至11樓	125, 150, 165, 295	125, 165, 295	125, 165, 175, 350	125, 165, 175, 295	125, 150, 165, 295	125, 150, 165, 175, 295	125, 165, 175, 295	125, 165, 175, 295
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2625, 2950	2625, 2950	2675, 2725, 2950	2675, 2950	2625, 2950	2675, 2950	2675, 2725, 2950	2675, 2950
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）		12/F 12樓	125, 150, 295	125, 150, 295	125, 150, 175, 350	125, 150, 175, 295	125, 150, 175, 295	125, 150, 175, 295	125, 150, 175, 295	125, 150, 175, 295
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2950, 3275	2950, 3275	2950, 3175, 3225	2950, 3225	2950, 3275	2950, 3225	2950, 3175, 3225	2950, 3225

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

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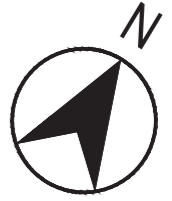
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- (d) 發展項目提供的住宅物業總數為422個。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 2B 1/F
第2B座 1樓



2xAC : TWO AIR-CONDITIONER OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM

2xAC : 兩部空調機室外機會以雙層系統型式安裝



10 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flat 單位									
			A	C	D	E	F	G	H	J	K	L
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2B 第2B座	1/F 1樓	125, 165, 175, 350	125, 165, 175, 350	125, 175	125, 165, 175, 350	125, 165, 175, 350	125, 150, 165, 175, 295	125, 150, 165, 295	125, 150, 165, 175, 295	125, 175	125, 165, 175, 350
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2625, 2950	2675, 2725, 2950	2675, 2950	2675, 2725, 2950	2675, 2725, 2950	2675, 2725, 2950	2675, 2950	2625, 2950	2675, 2950	2675, 2950

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

因住宅物業的較高樓層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。

Notes:

- Please refer to page 23 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
- Under Special Condition No. (5)(d) of the Land Grant, the total number of residential units provided or to be provided in the Development shall not be less than 410 residential units.
 - Special Condition No. (45) of the Land Grant provides that:- "Except with the prior written consent of the Director, the Grantee shall not carry out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a residential unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee."
 - Clauses 5.2.9 and 10.1.11 of the Deed of Mutual Covenant provides that:-

"Clause 5.2.9: No Owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

Clause 10.1.11: The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Special Condition No. (45) of the Conditions for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
- The total number of residential units provided in the Development is 422 residential units.

備註：

- 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第23頁。
- 根據批地文件特別條款第(5)(d)條，發展項目所提供的住宅物業總數不得少於410個。
 - 批地文件特別條款第(45)條訂明：「除非獲得地政總署署長的事先書面同意，承授人不可對現已建於或將會建於該地段的任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長就有關工程是否令某一住宅單位與毗鄰的住宅單位內部相連和互通的決定為最終決定，並對承授人具約束力。」
 - 公契第5.2.9條及10.1.11條訂明：—

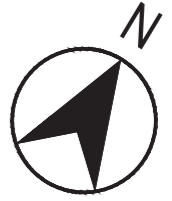
「第5.2.9條：除非獲得地政總署署長或其他不時代替其行事的政府機構的事先書面同意，業主不可對或容許他人對任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長或有關的政府機構有絕對的酌情權決定是否發出有關的同意；並有絕對的酌情權在發出有關的同意時施加任何條款或條件（包括收取任何費用）。

第10.1.11條：管理人須將由地政總署署長或其他不時代替其行事的政府機構所提供的載有根據批地文件特別條款第(45)條發出的同意的紀錄存放在管理處，以供所有業主免費查閱及自行在繳付合理的收費後獲取有關紀錄的副本，所有收費將存入特別基金。」
- 發展項目提供的住宅物業總數為422個。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 2B 2/F - 12/F
第2B座 2樓至12樓



Scale 比例



2xAC : TWO AIR-CONDITIONER OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM

2xAC : 兩部空調機室外機會以雙層系統型式安裝

10 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2B 第2B座	2/F - 11/F 2樓至11樓	125, 165, 175, 350	125, 165, 175, 350	125, 165, 175, 350	125, 175	125, 165, 175, 350	125, 165, 175, 350	125, 150, 165, 175, 295	125, 150, 165, 175, 295	125, 150, 165, 175, 295	125, 175	125, 165, 175, 350	
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2625, 2950	2675, 2725, 2950	2675, 2725, 2950	2675, 2950	2675, 2725, 2950	2675, 2725, 2950	2675, 2950	2625, 2950	2675, 2950	2675, 2950	2675, 2950	2625, 2950
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）		12/F 12樓	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175	125, 150, 175, 350	125, 150, 175, 350	125, 150, 175, 295	125, 150, 175, 295	125, 150, 175, 295	125, 150, 175	125, 150, 175, 350	
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2950, 3275	2950, 3175, 3225	2950, 3175, 3225	2950, 3225	2950, 3175, 3225	2950, 3175, 3225	2950, 3225	2950, 3275	2950, 3225	2950, 3225	2950, 3225	2950, 3225

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

因住宅物業的較高樓層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。

Notes:

- Please refer to page 23 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
- (a) Under Special Condition No. (5)(d) of the Land Grant, the total number of residential units provided or to be provided in the Development shall not be less than 410 residential units.
- (b) Special Condition No. (45) of the Land Grant provides that:- "Except with the prior written consent of the Director, the Grantee shall not carry out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a residential unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee."
- (c) Clauses 5.2.9 and 10.1.11 of the Deed of Mutual Covenant provides that:-
"Clause 5.2.9: No Owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
Clause 10.1.11: The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Special Condition No. (45) of the Conditions for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
- (d) The total number of residential units provided in the Development is 422 residential units.

備註：

- 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第23頁。
- (a) 根據批地文件特別條款第(5)(d)條，發展項目所提供的住宅物業總數不得少於410個。
- (b) 批地文件特別條款第(45)條訂明：「除非獲得地政總署署長的事先書面同意，承授人不可對現已建於或將會建於該地段的任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長就有關工程是否令某一住宅單位與毗鄰的住宅單位內部相連和互通的決定為最終決定，並對承授人具約束力。」
- (c) 公契第5.2.9條及10.1.11條訂明：—
「第5.2.9條：除非獲得地政總署署長或其他不時代替其行事的政府機構的事先書面同意，業主不可對或容許他人對任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長或有關的政府機構有絕對的酌情權決定是否發出有關的同意；並有絕對的酌情權在發出有關的同意時施加任何條款或條件（包括收取任何費用）。
第10.1.11條：管理人須將由地政總署署長或其他不時代替其行事的政府機構所提供的載有根據批地文件特別條款第(45)條發出的同意的紀錄存放在管理處，以供所有業主免費查閱及自行在繳付合理的收費後獲取有關紀錄的副本，所有收費將存入特別基金。」
- (d) 發展項目提供的住宅物業總數為422個。

1 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)											
Tower 座數	Floor 樓層	Flat 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	Yard 庭院		
Tower 1A 第1A座	2/F - 12/F 2樓至12樓	A	40.438 (435) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--		
		B	41.715 (449) Balcony 露台 : 2.053 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--	
		C	46.671 (502) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--	--
		D	28.448 (306) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : -- Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--	
		E	47.318 (509) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--	--
		F	40.848 (440) Balcony 露台 : 2.027 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--	--
		G	39.173 (422) Balcony 露台 : 2.027 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

11 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 1A 第1A座	2/F - 12/F 2樓至12樓	H	40.996 (441) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		J	45.283 (487) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

1 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)										
Tower 座數	Floor 樓層	Flat 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	Yard 庭院	
Tower 1B 第1B座	1/F 1樓	A	45.282 (487) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	
		B	46.520 (501) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		C	39.819 (429) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		D	39.163 (422) Balcony 露台 : 2.027 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		E	41.135 (443) Balcony 露台 : 2.027 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		F	48.639 (524) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

11 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 1B 第1B座	1/F 1樓	G	41.430 (446) Balcony 露台 : 2.053 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		H	40.438 (435) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

1 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)										
Tower 座數	Floor 樓層	Flat 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	Yard 庭院	
Tower 1B 第1B座	2/F - 12/F 2樓至12樓	A	45.282 (487) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	
		B	40.996 (441) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		C	39.481 (425) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		D	39.163 (422) Balcony 露台 : 2.027 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		E	41.135 (443) Balcony 露台 : 2.027 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		F	48.639 (524) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

11 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 1B 第1B座	2/F - 12/F 2樓至12樓	G	41.430 (446) Balcony 露台 : 2.053 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		H	40.438 (435) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

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- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

1 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)										
Tower 座數	Floor 樓層	Flat 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	Yard 庭院	
Tower 2A 第2A座	1/F 1樓	A	61.161 (658) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	
		B	61.047 (657) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		C	41.982 (452) Balcony 露台 : 2.027 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		D	45.843 (493) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		E	59.437 (640) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--
		F	48.618 (523) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

11 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 2A 第2A座	1/F 1樓	G	40.048 (431) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		H	45.116 (486) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

1 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 2A 第2A座	2/F - 12/F 2樓至12樓	A	61.161 (658) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		B	61.047 (657) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		C	41.982 (452) Balcony 露台 : 2.027 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		D	45.843 (493) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		E	59.437 (640) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		F	48.618 (523) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

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- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

11 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 2A 第2A座	2/F - 12/F 2樓至12樓	G	40.048 (431) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		H	45.116 (486) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

1 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 2B 第2B座	1/F 1樓	A	40.772 (439) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		C	40.878 (440) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		D	28.105 (303) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : -- Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		E	40.853 (440) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		F	40.723 (438) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		G	45.205 (487) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		H	58.038 (625) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
- 第1A座之1樓不設「A」至「J」單位, 第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位, 第2B座之2樓至12樓不設「I」單位。
- 發展項目住宅物業並無陽台。

11 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 2B 第2B座	1/F 1樓	J	47.020 (506) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		K	28.602 (308) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : -- Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		L	40.267 (433) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
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- 發展項目住宅物業並無陽台。

1 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 2B 第2B座	2/F - 12/F 2樓至12樓	A	40.104 (432) Balcony 露台 : 2.055 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		B	40.760 (439) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		C	40.878 (440) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		D	28.105 (303) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : -- Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		E	40.853 (440) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		F	40.723 (438) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- There is no verandah in the residential properties in the Development.

每個住宅物業的實用面積以及構成住宅物業一部分的範圍內的露台、工作平台或陽台 (如有) 之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業一部分的範圍內其他指明項目 (如有) 的面積 (不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
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- 發展項目住宅物業並無陽台。

11 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. m. (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. m. (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)								
Tower 座數	Floor 樓層	Flat 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
Tower 2B 第2B座	2/F - 12/F 2樓至12樓	G	45.205 (487) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		H	58.038 (625) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		J	47.020 (506) Balcony 露台 : 2.006 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		K	28.602 (308) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : -- Verandah 陽台 : --	--	--	--	--	--	--	--	--	--
		L	40.267 (433) Balcony 露台 : 2.088 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : --	--	--	--	--	--	--	--	--	--

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備註:

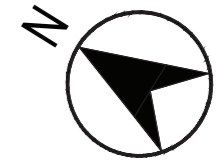
- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。
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- 發展項目住宅物業並無陽台。

12 | FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Basement Floor Plan





地庫平面圖



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

Scale 比例
0m / 米 15m / 米

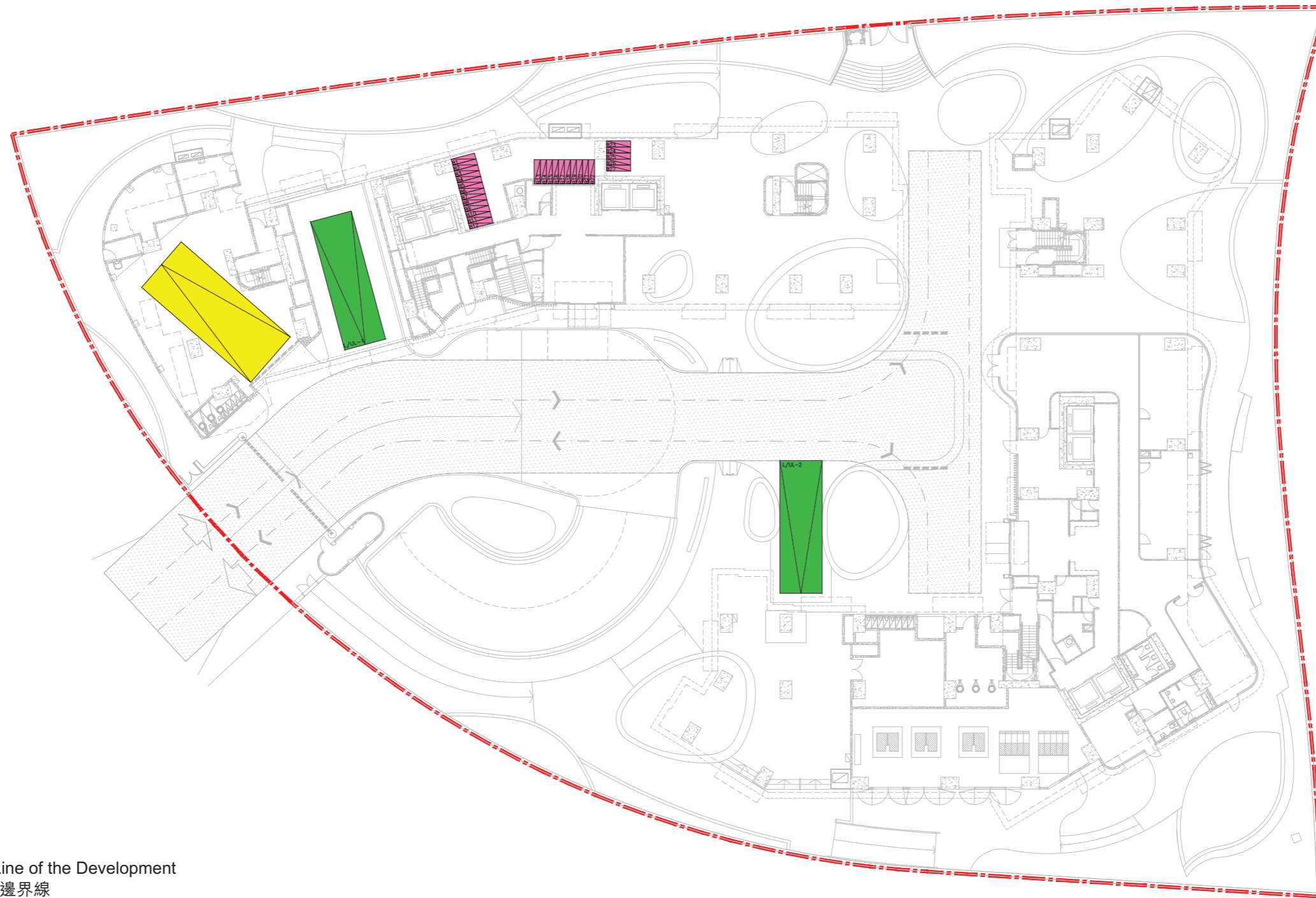
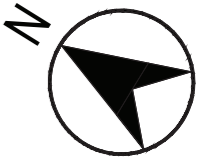
Locations, Numbers, Dimensions and Areas of Parking Spaces 停車位位置、數目、尺寸及面積

Category of Parking Spaces 停車位類別	Number 數目	Dimensions (L x W) (m) 尺寸 (長x闊) (米)	Area per each Parking Space (sq. m.) 每個停車位的面積 (平方米)
 Residential Car Parking Spaces 住宅停車位	34	5.0 x 2.5	12.5
 Visitor's Car Parking Spaces 訪客停車位	9	5.0 x 2.5	12.5
 Accessible Visitor's Car Parking Space 暢通易達訪客停車位	1	5.0 x 3.5	17.5
 Residential Motor Cycle Parking Spaces 住宅電單車停車位	4	2.4 x 1.0	2.4

12 | 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 plan
地下平面圖



--- Boundary Line of the Development
發展項目的邊界線

Scale 比例
0m / 米 15m / 米

Locations, Numbers, Dimensions and Areas of Parking Spaces 停車位位置、數目、尺寸及面積

Category of Parking Spaces 停車位類別	Number 數目	Dimensions (L x W) (m) 尺寸 (長x闊) (米)	Area per each Parking Space (sq. m.) 每個停車位的面積 (平方米)
 Bicycle Parking Spaces 單車停車位	27	2.0 x 0.5	1.0
 Refuse Collection Vehicle Parking Space 垃圾收集車停車位	1	12.0 x 5.0	60.0
 Loading and Unloading Spaces 上落貨停車位	2	11.0 x 3.5	38.5

13 | 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;
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
 3. If the purchaser fails to execute the Agreement for Sale and Purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
 - (a) that preliminary agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署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 –
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 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。

14 | SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. Common Parts of the Development

“Carpark Common Areas” means after the execution of a Sub-Deed of Mutual Covenant in respect of the Car Park, such parts of the Car Park other than those specifically designated as Parking Spaces shown and delineated on the car park layout plan approved by the Commissioner for Transport including those spaces and areas in the Car Park intended for use in common by Owners of the Parking Spaces and users of parking spaces and loading and unloading bays forming part of the Residential Common Areas including (but not limited to) circulation passages, watchmen office (if any), driveways, drop bars, ramps, staircases, steps, entrances, exits, signage area, fan rooms, electric vehicle facility room, electrical room, air ducts, smoke vents, temporary refuge spaces, and other spaces or areas containing the Carpark Common Facilities, PROVIDED THAT, where appropriate, if (a) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap. 344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap. 344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, such parts of the Car Park and the spaces or areas containing Carpark Common Facilities and such parts of the Car Park are (insofar as such areas and spaces will be identifiable on such plans) shown for the purpose of identification only on the plans to be annexed to a Sub-Deed of Mutual Covenant in respect of the Car Park, the accuracy of such plans to be certified by the Authorized Person, EXCLUDING those areas being part of the Estate Common Areas, the Residential Common Areas and the Flats and Parking Spaces after execution of any Sub-Deed of Mutual Covenant in respect of the Car Park.

“Carpark Common Facilities” means after the execution of a Sub-Deed of Mutual Covenant in respect of the Car Park those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate for the general benefit and service of the Parking Spaces only but no Owner of Parking Spaces has the exclusive right to use or enjoy, and shall include (but not limited to) lighting and security system (if any) and other electrical, mechanical and sanitary installations within the Carpark Common Areas and are for the common use and benefit of the Owners of Parking Spaces and users of parking spaces and loading and unloading bays forming part of the Residential Common Areas EXCLUDING Visitors’ Parking Spaces, the Accessible Parking Space, and those being part of the Estate Common Facilities and the Residential Common Facilities.

“Estate Common Areas” means such of lift lobbies serving a fireman’s lift, protected lobbies to a required staircase, Maintenance and Repair Access, Transformer Room Facilities, ramps, lift pits, sprinkler water tank, lifts, lift lobbies, communal aerial broadcast distribution room, automatic meter reading rooms, street fire hydrant tank and pump room, street fire hydrant tank, main switch room, water meter cabinets, water tank & pump room & cleansing tank & pump room, fire services and sprinkler water tank and pump room, fire services water tank, mobile equipment room, master meter room, fan room for refuse storage & material recovery chamber, refuse storage & material recovery chamber, parking space for refuse collection operation, fire services control room, low-voltage board, flat roof, office accommodation for watchmen and caretakers (control room), office accommodation for watchmen and caretakers (management office), smoke vents, outdoor prefabricated structures, emergency generator rooms, owners’ corporation or owners’ committee office, external walls and fences of the whole Estate (other than those of the Residential Towers), the Estate foundations, the structure of all walls, columns, beams and any other structural elements of and in the Estate, and other areas and spaces containing the Estate Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of the Owners of the Estate, PROVIDED THAT, where appropriate, if (a) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap. 344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap. 344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas and the Estate Common Areas are shown for the purpose of identification only on the plans attached to the Deed of Mutual Covenant and Management Agreement (“the DMC”) (insofar as such areas and spaces are identifiable on such plans), the accuracy of such plans has been certified by the Authorized Person, and thereon coloured Green, EXCLUDING those areas being part of the Residential Common Areas, the Carpark Common Areas (after the execution of a Sub-Deed of Mutual Covenant in respect of the Car Park) and the Units.

“Estate Common Facilities” means all equipment, facilities and systems designated as being for the use, benefit or service of the Estate Common Areas and the Estate generally and without limiting the generality of the foregoing, include:

- (a) Such of the sewers, drains, water courses, pipes, gutters, air ducts, wires and cables, aerial broadcast distribution or telecommunication network and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Estate through which water, sewage, gas, electricity and any other services including broadcast distribution network or telecommunication network services are supplied to the Estate or any part or parts thereof;
- (b) Fire fighting installation and equipment;
- (c) Lamp posts and lighting;
- (d) Lightning conductor of the Estate;
- (e) (if applicable) Lift installation and equipment;
- (f) (if applicable) Cleansing, irrigation and rainwater recycling system; and
- (g) Other facilities and systems other than those facilities being part of the Residential Common Facilities or the Carpark Common Facilities (after the execution of a Sub-Deed of Mutual Covenant in respect of the Car Park) for the use and benefit of the Estate and not for the use and benefit of any particular Owner.

“General Common Areas” means the Estate Common Areas and the Residential Common Areas provided that the Carpark Common Areas shall form part of the such areas after the execution of the Sub-Deed of Mutual Covenant in respect of the Car Park.

“General Common Facilities” means the Estate Common Facilities and the Residential Common Facilities provided that the Carpark Common Facilities shall form part of the such facilities after the execution of the Sub-Deed of Mutual Covenant in respect of the Car Park.

“Residential Common Areas” means such of the Covered Landscaped Areas, Covered Area for Bicycle Parking, Greenery Area, such areas of the Recreational Areas and Facilities, Maintenance and Repair Access (excluding those parts of and within the Estate Common Areas), lift lobbies serving a fireman’s lift, protected lobbies to a required staircase (excluding those forming part of the Estate Common Areas), the Wider Common Corridor and Lift Lobbies (the location of which is as indicated in the plans annexed to the DMC, the accuracy of such plans has been certified by the Authorized Person, and thereon coloured with Yellow Dotted Black), lifts, lift lobbies, lift pits, refuse rooms, extra low voltage rooms, electrical rooms, water tank & pump room, sprinkler water tank, sprinkler water tank & pump room, electric vehicle facility room, fire services water tank, fire services water tank and pump room, mailboxes, planters, driveway, gas control compartment, lobbies, electrical meter rooms, pipe ducts, refuse chutes, canopies, common flat roofs, hose reels, air ducts, covered play areas, water meter cabinets, temporary refuge spaces, refuse storage & material recovery rooms, telecommunications and broadcasting equipment rooms, Roofs, Upper Roofs, fan rooms for refuse storage & material recovery room, lift machine rooms, potable, flushing and cleansing water pump and tank rooms, spaces for photovoltaic (PV) panels, potable and cleansing water pump and tank room, flushing water pump and tank room, common green roof, the structures and interiors of the supporting walls, beams, columns and external walls of the Residential Tower (including the non-structural prefabricated external walls forming part thereof the location of which is as indicated on the plans annexed to the DMC, the accuracy of such plans has been certified by the Authorized Person, and thereon edged with Pink Pecked Lines but excluding openable windows and opening doors to the Non-enclosed Areas forming parts of the Flats), the Visitors’ Parking Spaces, the Accessible Parking Space, spaces for the loading and unloading of goods vehicles provided pursuant to Special Condition No. (22)(a) of the Conditions, and such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of the Owners of Flats, PROVIDED THAT, where appropriate, if (a) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap. 344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap. 344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and the Residential Common Areas are shown for the purpose of identification only on the plans annexed to the DMC (insofar as such areas and spaces are identifiable on such plans), the accuracy of such plans has been certified by the Authorized Person, and thereon coloured Yellow, Yellow Hatched Black and Yellow Dashed Black, EXCLUDING

14 | SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

those areas being part of the Estate Common Areas, the Carpark Common Areas (after the execution of a Sub-Deed of Mutual Covenant in respect of the Car Park) and the Units.

“**Residential Common Facilities**” means all those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate for the general benefit and service of the Residential Accommodation only but to which no Owner of Flat has the exclusive right to use or enjoy the same including (but not limited to) the charging facilities for electric vehicles serving the Accessible Parking Space and the Visitors’ Parking Spaces, the lighting systems together with the covered panels installed adjacent to the main entrances of the Flats in the common corridors, such facilities of the Recreational Areas and Facilities, lifts, lighting, communal television antennae, water tanks, satellite dishes (if any), security system, fire service installation system, air-conditioning and mechanical ventilation system (if any) and such electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of Flats EXCLUDING those facilities being part of the Estate Common Facilities or the Carpark Common Facilities (after the execution of a Sub-Deed of Mutual Covenant in respect of the Car Park).

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table annexed to this section of Sales Brochure.

Tower	Floor	Flat	No. of Undivided Shares allocated to each residential property
1A	2/F - 12/F (11 storeys)	A	40 / 22,286
		B	42 / 22,286
		C	47 / 22,286
		D	28 / 22,286
		E	47 / 22,286
		F	41 / 22,286
		G	39 / 22,286
		H	41 / 22,286
		J	45 / 22,286
1B	1/F	A	45 / 22,286
		B	47 / 22,286
		C	40 / 22,286
		D	39 / 22,286
		E	41 / 22,286
		F	49 / 22,286
		G	41 / 22,286
		H	40 / 22,286
	2/F - 12/F (11 storeys)	A	45 / 22,286
		B	41 / 22,286
		C	39 / 22,286
		D	39 / 22,286
		E	41 / 22,286
		F	49 / 22,286
		G	41 / 22,286
		H	40 / 22,286

14 | SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

Tower	Floor	Flat	No. of Undivided Shares allocated to each residential property
2A	1/F	A	61 / 22,286
		B	61 / 22,286
		C	42 / 22,286
		D	46 / 22,286
		E	59 / 22,286
		F	49 / 22,286
		G	40 / 22,286
		H	45 / 22,286
	2/F - 12/F (11 storeys)	A	61 / 22,286
		B	61 / 22,286
		C	42 / 22,286
		D	46 / 22,286
		E	59 / 22,286
		F	49 / 22,286
		G	40 / 22,286
		H	45 / 22,286

Tower	Floor	Flat	No. of Undivided Shares allocated to each residential property	
2B	1/F	A	41 / 22,286	
		C	41 / 22,286	
		D	28 / 22,286	
		E	41 / 22,286	
		F	41 / 22,286	
		G	45 / 22,286	
		H	58 / 22,286	
		J	47 / 22,286	
		K	29 / 22,286	
		L	40 / 22,286	
		2/F - 12/F (11 storeys)	A	40 / 22,286
			B	41 / 22,286
	C		41 / 22,286	
	D		28 / 22,286	
	E		41 / 22,286	
	F		41 / 22,286	
	G		45 / 22,286	
	H		58 / 22,286	
	J		47 / 22,286	
	K		29 / 22,286	
	L	40 / 22,286		

Note:

- (1) Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted.
- (2) Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

Remark:

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of management shares of all residential properties in the Development is 18,305. The total number of Management Shares in the Development is 20,286.

14 | SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

3. Term of years for which the Manager of the Development is appointed

Subject to the provisions of the Building Management Ordinance (Cap. 344), Hong Kong Housing Society is appointed as the Manager to undertake the management of the Land and the development from the date of the DMC for an initial term not exceeding two (2) years and thereafter shall continue to manage the development until its appointment is terminated in accordance with the provisions of the DMC or the Manager resigns.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

The Management Expenses shall be apportioned between the Owners of the Estate in the following manner:

- (a) Where any expenditure relates to the Residential Common Areas or the Residential Common Facilities providing services to the Owners of the Flats, the expenditure shall form part of the Management Expenses of the Residential Accommodation and shall be borne by the Owners of the Flats according to the proportions borne by the number of the Management Shares of their respective Flats to the total number of Management Shares allocated to all the Flats.
- (b) After the execution of the Sub-Deed of Mutual Covenant in respect of the Car Park, any expenditure relates to the Carpark Common Areas or the Carpark Common Facilities shall be borne by the Owners of the Parking Spaces and the Owners of the Flats in the following proportions:
- (i) The Owners of the Parking Spaces shall contribute to a fraction of such expenditure according to the proportions borne by the number of the Management Shares of their respective Parking Spaces to the total number of Management Shares allocated to all the Parking Spaces, in which the said fraction shall be:

$$\frac{A}{B}$$

where:

“A” is the total gross floor area of all Parking Spaces; and

“B” is the total gross floor area of all Parking Spaces, the Accessible Parking Space and all Visitors’ Parking Spaces.

- (ii) The Owners of the Flats shall contribute to a fraction of such expenditure according to the proportions borne by the number of the Management Shares of their respective Flats to the total number of Management Shares allocated to all the Flats, in which the said fraction shall be:

$$\frac{C}{D}$$

where:

“C” is the total gross floor area of the Accessible Parking Space and all Visitors’ Parking Spaces; and

“D” is the total gross floor area of all Parking Spaces, the Accessible Parking Space and all Visitors’ Parking Spaces.

- (c) Where any expenditure relates to (i) the Estate Common Areas or the Estate Common Facilities, or (ii) does not fall under any of the sub-clauses (a) and (b) of Clause 6.4.2 of the DMC, the expenditure shall form part of the Management Expenses of the Estate as a whole and shall be borne by all Owners of the Estate in accordance with the proportion that the respective Management Shares of the relevant part of the Estate bear to the total number of Management Shares of the Estate.
- (d) Notwithstanding anything contained in sub-clauses (a) to (c) above, (i) where any expenditure relates solely to or is solely for the benefit of any Unit and no Owner other than the Owner entitled to the exclusive right and privilege to hold, use and occupy that Unit will receive any material benefit therefrom, then the full amount of such expenditure shall be borne by the Owner of such Unit and (ii) where any expenditure relates solely to or is solely for the benefit of a group of Owners but does not relate to or is not for the benefit of the other Owners, the full amount of such expenditure shall be apportioned between such Owners in proportion to their respective Management Shares.

- (e) Subject to the prior written approval of the Owners’ Committee or the Owners’ Corporation, if the Manager is of the reasonable opinion that the adopted annual budget or the sharing of the amounts of Management Expenses assessed under any part of the adopted annual budget in accordance with the provisions of the DMC may lead to or result in any Owner or Owners of any part or parts of the Estate unfairly or inequitably paying some higher or lesser contributions, the Manager shall be entitled to modify any adopted annual budget in such manner as the Manager may (but subject to compliance with the procedures applicable to the draft annual budget, the annual budget and the revised annual budget as provided in Sub-section F of Section VI of the DMC) in its reasonable opinion think fit (whether by creating new parts or abolishing existing parts of the budget or otherwise) and to prepare new budget in the modified manner as aforementioned.

5. Basis on which the Management Fee Deposit is fixed

Except where the First Owner has paid the Management Deposit in accordance with Clause 6.5.1(b) of the DMC, the first person who becomes the Owner of each Unit (i.e. assignee from the First Owner) shall before taking possession of his Unit pay to the Manager the Management Deposit as referred to in the DMC such sum not exceeding three (3) months’ Management Fee in respect of his Unit calculated on the basis of the first year’s budgeted Management Expenses as security against his liabilities under the DMC.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

No applicable.

14 | SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. 發展項目之公用部分

「**停車場公用地方**」指於停車場副公契簽立後，除該等特別指定及於運輸署署長核准之停車場布局圖顯示及界定之停車位外的停車場之部分；其包括該等擬供停車位業主及構成住宅公用地方一部份之停車位及上落客貨停車處的使用者共同使用的停車場內之空間及範圍，包括（但不限於）迴旋通道、看守員辦公室（如有）、車道、閘桿、斜道、樓梯、梯級、入口、出口、標示牌範圍、抽氣扇房、電動車設施房、電氣室、通風管道、排煙口、臨時庇護空間及包含停車場公用設施之其他空間或範圍；惟（如適用）若(a)發展項目中任何受《建築物管理條例》（第344章）第2條「公用部分」的定義中的第(a)條涵蓋的部分，及/或(b)《建築物管理條例》（第344章）附表一指明的且受《建築物管理條例》（第344章）第2條「公用部分」的定義內的第(b)條所涵蓋的任何部分，亦受上述條文所涵蓋，則該等部分須視作已包括及構成停車場該等部分及包含停車場公用設施之空間或範圍之一部分；停車場該等部分將於停車場副公契夾附圖則（只要該等範圍及空間可於該等圖則上識別）（該等圖則準確性經認可人士核實）中標示（僅以資識別）；停車場公用地方並不包括屬發展項目公用地方、住宅公用地方、及住宅單位及停車場副公契簽立後之停車位一部分的範圍。

「**停車場公用設施**」指於停車場副公契簽立後，該土地及該發展項目之內、之下、之上僅益及和服務各停車位且非個別停車位業主具獨有權利使用或享用的設施、設備、機器、器具及裝置，其須包括（但不限於）停車場公用地方內的及供停車位業主及屬住宅公用地方一部分的停車位及上落客貨停車位的使用者共同使用與享用的照明及保安系統（如有）及其他電力、機械及衛生裝置；停車場公用設施並不包括訪客停車位、暢通易達停車位及屬發展項目公用設施及住宅公用設施一部分的設施。

「**發展項目公用地方**」指該等為發展項目業主的共同使用與享用而設的消防員升降機大堂、通往指定樓梯的防護門廊、保養及維修通道、變壓器設施、斜道、升降機井底坑、花灑水缸、升降機、升降機大堂、公共天線廣播分導系統室、自動讀錶室、街道消防栓水缸及泵房、街道消防栓水缸、總電錶房、水錶櫃、食水水缸及泵房與潔淨水缸及泵房、消防及花灑水缸及泵房、消防水缸、流動設備室、總錶房、垃圾及物料回收房用風機房、垃圾及物料回收房、供進行垃圾收集之停車位、消防控制中心、低電壓板、平台、看守員及管理員辦公室（控制室）、看守員及管理員辦公室（管理處）、排煙口、室外預製結構、緊急發電機房、業主立案法團或業主委員會辦事處外牆及整個發展項目之圍欄（屬於住宅大樓部分除外）、發展項目地基、發展項目內所有牆、支柱、橫樑及任何其他結構元件的構築物及包含發展項目公用設施的其他範圍及空間及其他發展項目一個或多個部分的範圍及空間；惟（如適用）若(a)發展項目中任何受《建築物管理條例》（第344章）第2條「公用部分」的定義中的第(a)條涵蓋的部分，及/或(b)《建築物管理條例》（第344章）附表一指明的且受《建築物管理條例》（第344章）第2條「公用部分」的定義內的第(b)條所涵蓋的任何部分，亦受上述條文所涵蓋，則該等部分須視作已包括及構成發展項目公用地方之一部分；發展項目公用地方於公契及管理協議（「公契」）夾附圖則（只要該等範圍及空間可於該等圖則上識別）（該等圖則準確性經認可人士核實）中以綠色標示（僅以資識別）；發展項目公用地方並不包括屬住宅公用地方、停車場公用地方（於停車場副公契簽立後）及單位一部分的範圍。

「**發展項目公用設施**」指所有指定用作、益及或服務發展項目公用地方及發展項目整體而設的設備、設施及系統。在不局限上文的一般性的原則下，包括：

- (a) 該等在發展項目之內、之下、之上或穿過發展項目（或在任何時間可能如此）的污水渠、排水渠、水道、管道、溝渠、氣槽、電線及電纜、天線分布系統或電訊網絡及其他服務設施（不論是否於管道中），而水、污水、氣體、電力及任何其他服務（包括廣播分配網絡或電訊網絡服務）透過前述項目供應到發展項目或其任何一個或多個部分；
- (b) 滅火裝置及設備；
- (c) 燈柱及照明；
- (d) 發展項目的避雷針；
- (e) （如適用）升降機裝置及設備；
- (f) （如適用）清洗、灌溉及雨水回收系統；及
- (g) 其他不屬住宅公用設施或停車場公用設施（於停車場副公契簽立後）一部分且為發展項目使用與享用而非為任何個別業主的使用與享用而設的設施及系統。

「**一般公用地方**」指發展項目公用地方及住宅公用地方，惟於停車場副公契簽立後停車場公用地方亦構成該等地方一部分。

「**一般公用設施**」指發展項目公用設施及住宅公用設施，惟於停車場副公契簽立後停車場公用設施亦構成該等設施一部分。

「**住宅公用地方**」指為住宅單位業主共同使用與享用而設的有蓋園景區、有蓋單車停泊區、綠化範圍、康樂地方與設施之該等範圍、保養及維修通道（構成發展項目公用地方之一部分及其內除外）、消防員升降機大堂、通往指定樓梯的防護門廊（構成發展項目公用地方之一部分除外）、加闊公用走廊及升降機大堂（其位置於公契夾附圖則（該等圖則準確性經認可人士核實）中以黃色加黑點線標示）、升降機、升降機大堂、升降機井底坑、垃圾房、特低壓機房、電氣室、食水水缸及泵房、花灑水缸、花灑水缸及泵房、電動車設施房、消防水缸、消防水缸

及泵房、郵箱、花槽、車輛通道、氣體控制分隔室、大堂、電錶房、管道槽、廢物滑槽、簷篷、公用平台、消防喉轆、通風管道、有蓋遊樂地方、水錶櫃、臨時庇護空間、垃圾及物料回收室、電訊及廣播設備室、天台、上層天台、垃圾及物料回收室用風機房、升降機機房、食水、沖廁水與潔淨水泵及水缸房、太陽能電池板空間、食水與潔淨水泵及水缸房、沖廁水水泵及水缸房、公用綠化天台住宅大樓之所有支撐牆、橫樑、支柱及外牆的構築物及內部（包括構成其一部分之非結構性預製外牆且位置於公契夾附圖則（該等圖則準確性經認可人士核實）中以粉紅色虛線為界標示，但構成住宅單位一部分之可開啟窗戶及通往不可圍封地方的可開啟門除外）、訪客停車位、暢通易達停車位、按批地文件特別條款第(22)(a)條提供的貨車上落客貨停車位及包含住宅公用設施的範圍及空間及其他發展項目一個或多個部分的範圍及空間；惟（如適用）若(a)發展項目中任何受《建築物管理條例》（第344章）第2條「公用部分」的定義中的第(a)條涵蓋的部分，及/或(b)《建築物管理條例》（第344章）附表一指明的且受《建築物管理條例》（第344章）第2條「公用部分」的定義內的第(b)條所涵蓋的任何部分，亦受上述條文所涵蓋，則該等部分須視作已包括及構成住宅公用地方之一部分；住宅公用地方於公契夾附圖則（只要該等範圍及空間可於該等圖則上識別）（該等圖則準確性經認可人士核實）中以黃色、黃色加黑斜線及黃色加黑虛線標示（僅以資識別）；住宅公用地方並不包括屬發展項目公用地方、停車場公用地方（於停車場副公契簽立後）及單位一部分的範圍。

「**住宅公用設施**」指該土地及該發展項目之內、之下、之上僅益及和服務住宅部分且非個別住宅單位業主具獨有權利使用或享用的設施、設備、機器、器具及裝置，其須包括（但不限於）服務暢通易達停車位及訪客停車位之電動車充電設施、公用走廊內照明系統連同安裝於毗鄰住宅單位主入口處之有蓋控制板、康樂地方與設施之該等設施、升降機、照明、公用電視天線、水缸、碟形衛星天線（如有）、保安系統、消防裝置系統、空調及機械通風系統（如有）及該等供住宅單位業主共同使用與享用的電力、機械及衛生裝置；住宅公用設施並不包括屬發展項目公用設施或停車場公用設施（於停車場副公契簽立後）一部分的設施。

14 | SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

2. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱本售樓說明書本節附表內。

座數	樓層	單位	每個住宅物業獲分配的不分割份數的數目
1A	2樓至12樓 (11層)	A	40 / 22,286
		B	42 / 22,286
		C	47 / 22,286
		D	28 / 22,286
		E	47 / 22,286
		F	41 / 22,286
		G	39 / 22,286
		H	41 / 22,286
		J	45 / 22,286
1B	1樓	A	45 / 22,286
		B	47 / 22,286
		C	40 / 22,286
		D	39 / 22,286
		E	41 / 22,286
		F	49 / 22,286
		G	41 / 22,286
		H	40 / 22,286
	2樓至12樓 (11層)	A	45 / 22,286
		B	41 / 22,286
		C	39 / 22,286
		D	39 / 22,286
		E	41 / 22,286
		F	49 / 22,286
		G	41 / 22,286
		H	40 / 22,286

座數	樓層	單位	每個住宅物業獲分配的不分割份數的數目
2A	1樓	A	61 / 22,286
		B	61 / 22,286
		C	42 / 22,286
		D	46 / 22,286
		E	59 / 22,286
		F	49 / 22,286
		G	40 / 22,286
		H	45 / 22,286
	2樓至12樓 (11層)	A	61 / 22,286
		B	61 / 22,286
		C	42 / 22,286
		D	46 / 22,286
		E	59 / 22,286
		F	49 / 22,286
		G	40 / 22,286
		H	45 / 22,286

14 | SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

座數	樓層	單位	每個住宅物業獲分配的不分割份數的數目
2B	1樓	A	41 / 22,286
		C	41 / 22,286
		D	28 / 22,286
		E	41 / 22,286
		F	41 / 22,286
		G	45 / 22,286
		H	58 / 22,286
		J	47 / 22,286
		K	29 / 22,286
		L	40 / 22,286
	2樓至12樓 (11層)	A	40 / 22,286
		B	41 / 22,286
		C	41 / 22,286
		D	28 / 22,286
		E	41 / 22,286
		F	41 / 22,286
		G	45 / 22,286
		H	58 / 22,286
		J	47 / 22,286
		K	29 / 22,286
L	40 / 22,286		

註：

- (1) 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。
 (2) 第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

備註：

每個住宅物業之管理份數相等於其獲分配之不分割份數，惟發展項目不分割份數總數與發展項目管理份數總數不同。發展項目所有住宅物業管理份數總數為18,305，發展項目之管理份數總數為20,286。

3. 發展項目的管理人的委任年期

受限於《建築物管理條例》(第344章)，香港房屋協會獲委任為管理人，負責管理該土地及發展項目，首屆任期為公契簽署日期起計不超過兩(2)年，嗣後繼續留任管理發展項目，直至其委任權責按公契的條文終止或管理人請辭。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

發展項目各業主須按以下方式分擔管理開支：

- (a) 若某開支與住宅公用地方或住宅公用設施有關及向住宅單位業主提供服務，該開支則構成住宅部分的管理開支一部分及須由住宅單位業主按比例分擔，該比例為分配到其單位的管理份數佔所有住宅單位的管理份數總數的比例。
- (b) 於停車場副公契簽立後，任何關於停車場公用地方或停車場公用設施的開支將由停車位業主及住宅單位業主按以下比例分擔：
- (i) 停車位業主須按分配到其停車位的管理份數佔所有停車位的管理份數總數的比例分擔該等開支，該比例為：

$$\frac{A}{B}$$

其中：

「A」為所有停車位之總樓面面積；及

「B」為所有停車位、暢通易達停車位及所有訪客停車位之總樓面面積。

- (ii) 住宅單位業主須按分配到其住宅單位的管理份數佔所有住宅單位的管理份數總數的比例分擔該等開支，該比例為：

$$\frac{C}{D}$$

其中：

「C」為暢通易達停車位及所有訪客停車位之總樓面面積；及

「D」為所有停車位、暢通易達停車位及所有訪客停車位之總樓面面積。

- (c) 若某開支(i)與發展項目公用地方或發展項目公用設施有關；或(ii)並不落入公契第6.4.2條(a)及(b)分條，則該開支構成發展項目整體的管理開支一部分及須由發展項目所有業主按比例分擔，該比例為該發展項目相關部分的管理份數佔發展項目的管理份數總數的比例。
- (d) 即使上述第(a)至(c)分條已有任何規定，(i)若某開支僅與某單位有關或僅益及該單位，且除具獨有權利及特權持有、使用及佔用該單位的業主以外並無其他業主將由此得到任何實際得益，則該等開支須全數由該單位業主負擔；及(ii)若某開支僅與某一群業主有關或僅益及該群業主，而並非與其他業主有關或益及其他業主，則該等開支須全數由該等業主按各自的管理份數分擔。
- (e) 在經業主委員會或業主立案法團事先書面批准後，若管理人合理地認為經批准的年度預算或在其任何章節內按公契條款評定的管理費用分擔方式可導致或引起發展項目任何部分內任何業主不合理地或不公平地繳付某過高或過低的款額，管理人有權（惟須按公契第VI節第F分節訂明適用於年度預算擬稿、年度預算及經改動的年度預算之程序）按其合理地認為適合的方式改動任何經批准的年度預算（不論是於預算中以新增章節或刪除現有章節或其他方式），及以上述經改動的方式草擬新的預算。

5. 計算管理費按金的基準

除非第一業主已按公契第6.5.1(b)條繳付管理費按金，每個單位之首任業主（即第一業主之受讓人）須於取得其單位管有權前向管理人繳付公契所指的管理費按金，其金額不超過其單位首年度預算下的三(3)個月管理費，以作為其履行公契責任的保證。

6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

不適用。

1. The Development is situated on Lot No. 1073 in Survey District No. 3 (“**the lot**”).
2. The lot is held from the Government under Conditions of Grant No. 22915 dated 12 July 2021 as varied or modified by a Modification Letter dated 6 June 2022 and registered in the Land Registry by Memorial No. 22061400640020 (collectively “**the Land Grant**”) for a term of 50 years from 12 July 2021 and expiring on 11 July 2071.

3. User

Special Condition No. (4)

“The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.”

4. Indemnity by Grantee

General Condition No. 4

“The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as “**the Director**”, and whose opinion shall be final and binding on the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.”

5. Maintenance

General Condition No. 6

- “(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
- (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto;
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
- (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.”

6. Private Streets, Roads and Lanes

General Condition No. 8

“Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and

lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.”

7. Building Covenant

Special Condition No. (3)

“The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September 2026.*”

* Note: The date in Special Condition No.(3) has been amended to 31st March 2027 pursuant to a letter from the District Lands Office / Sai Kung of the Lands Department dated 3rd January 2025.

8. Development Conditions

Special Condition No. (5)

“Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

- (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
- (c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 12,584 square metres and shall not exceed 20,972 square metres;
- (d) the total number of residential units erected or to be erected on the lot shall not be less than 410 and, for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Grantee; and
- (e) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than ground investigation and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, “building works”, “ground investigation” and “site formation works” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.”

9. Greenery Area

Special Condition No. (6)(c)

“Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

- (c) (i) The Grantee shall at his own expense submit to the Director of Buildings (hereinafter referred to as “**the D of B**”) for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as “the Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “**the Greenery**

Submission). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as **“the Approved Greenery Submission”**.

- (ii) The Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B.
- (iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.”

10. Recreational Facilities

Special Condition No. (8)(a)(i), (a)(ii) and (b)

- “(a) (i) Subject to sub-clauses (a)(ii) and (a)(iii) of this Special Condition, the Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter collectively referred to as **“the Facilities”**) as may be approved in writing by the Director, provided always that no swimming pool shall be provided within the lot. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (ii) The total gross floor area of the Facilities shall not exceed 2.5 percent of the total gross floor area of any building or buildings erected or to be erected on the lot for private residential purposes.
- (b) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (a)(iii) of this Special Condition (hereinafter referred to as **“the Exempted Facilities”**):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof;
 - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.”

11. Preservation of Trees

Special Condition No. (9)

“No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.”

12. Landscaping

Special Condition No. (10)

“The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.”

13. Restriction on Alienation of Residential Units by Grantee

Special Condition No. (15)(a), (b) and (e)

- “(a) Prior to compliance with these Conditions in all respects to the satisfaction of the Director, the Grantee shall not except with the prior written consent of the Director and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him) assign, mortgage or charge (save and except by way of building mortgage as referred to in sub-clause (d) of this Special Condition), underlet (save and except for the underletting as provided in sub-clause (c) of this Special Condition), part with the possession of or otherwise dispose of the lot or any part thereof or any interest therein or any building or part of any building thereon (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do.
- (b) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Grantee shall not assign, mortgage or charge (save and except by way of building mortgage as referred to in sub-clause (d) of this Special Condition), underlet, part with the possession of or otherwise dispose of any unit in any building or part of any building erected or to be erected on the lot, which unit is designed, used or intended to be used for private residential purposes (hereinafter referred to as **“the residential unit”**) or any part thereof or any interest therein or any undivided shares in the lot attached thereto (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do except that the Grantee may assign or agree to assign the residential unit together with undivided share or shares in the lot attached thereto:
 - (i) to those persons who shall fall within the categories of purchasers approved by the Secretary for Transport and Housing; and
 - (ii) at such sale price and upon such terms and conditions as to transfer or other disposal as provided in Special Condition No. (16) hereof and as shall be proposed by the Grantee and approved by the Secretary for Transport and Housing at his absolute discretion.
- (e) For the purpose of this Special Condition only, the expression “Grantee” in sub-clauses (a), (b) and (d) of this Special Condition excludes its assigns.”

14. Restriction on Alienation of Residential Units by Owners

Special Condition No. (16)

- “(a) For the purposes of this Special Condition:
 - (i) **“Eligible Purchaser”** means a person who has been certified by the Grantee to be eligible for the purchase of a residential unit or any interest therein in accordance with the conditions as may from time to time be issued by the Secretary for Transport and Housing;
 - (ii) **“First Assignment”** means the first assignment of a residential unit by the Grantee to the first owner of that residential unit;
 - (iii) the expression **“Grantee”** excludes its assigns;
 - (iv) **“Initial Market Value”** means the market value of the residential unit as specified in the First Assignment;
 - (v) **“Owner”** means a person to whom the Grantee has assigned or agreed to assign an undivided share or undivided shares of and in the lot together with the right of exclusive possession of a residential unit in the building or buildings erected or to be erected on the lot, his successors-in-title and any mortgagee or chargee (whether legal or equitable) or an assignee of such mortgagee or chargee;
 - (vi) **“Period”** means a period of 15 years after the date of the First Assignment;
 - (vii) **“Premium”** means an amount assessed by the Grantee and approved by the Secretary for Transport and Housing (whose approval shall be final and binding on the Owner of the residential unit) which shall be calculated according to the following formula:-

$$\text{Premium} = \frac{\text{Prevailing Market Value}}{\text{Initial Market Value}} \times (\text{Initial Market Value} - \text{Purchase Price})$$

whereas for the purpose of calculating the Premium, the Prevailing Market Value is the market value of the residential unit assessed by the Grantee and approved by the Secretary for Transport and Housing as at the time when the Owner pays the Premium; and

(viii) **“Purchase Price”** means the price of the residential unit sold by the Grantee to the Owner as specified in the First Assignment.

(b) Except as provided in sub-clauses (c), (d), (e), (f) and (g) of this Special Condition, no Owner shall at any time sell, assign, alienate, convey, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of his residential unit or any part thereof or any interest therein or any undivided shares in the lot attached thereto (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do, or solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or otherwise, any money, money’s worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby his residential unit or any part thereof or any interest therein is or may be sold, assigned or otherwise disposed of or affected or entered into any agreement so to do.

(c) (i) (I) Subject to prior written approval from the Grantee and in conformity with the conditions as may be imposed by the Grantee including but not limited to those set out in sub-clause (c)(i)(II) of this Special Condition and the compliance with the guidelines (if applicable) from time to time issued by the Secretary for Transport and Housing, an Owner may, without payment of the Premium, charge or mortgage a residential unit assigned to him or create second charge(s) or second mortgage(s) or create further charge(s) or further mortgage(s) over the said residential unit to a bank or other financial institution (which for the purpose of this sub-clause (c)(i)(I) only shall include the Financial Secretary Incorporated, a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation) or to the organization of the Owner’s employer approved by the Grantee or the Grantee for the purpose of:

(A) financing the purchase of the residential unit or refinancing the purchase of the residential unit or refinancing (an) outstanding loan(s) secured by (an) existing charge(s) or mortgage(s) over the residential unit; or

(B) securing new loan(s) or additional loan(s) from such bank, financial institution or organization (such charge, mortgage, second charge(s), second mortgage(s) of the residential unit or such further charge(s) or further mortgage(s) over the residential unit are hereinafter referred to as **“the Charge”**).

For the avoidance of doubt, the Grantee shall have the sole and absolute discretion to approve or refuse its approval under this sub-clause (c) without giving any reason therefor.

(II) The conditions referred to in sub-clause (c)(i)(I) of this Special Condition are:-

(A) the Charge shall be in a form approved by the Grantee and shall contain such provisions as the Grantee may require;

(B) the Owner shall bear all the costs and expenses of and incidental to the creation of the Charge including the Grantee’s administrative costs and expenses in approving the Charge and the legal costs incurred by the Grantee in approving the form mentioned in sub-clause (c)(i)(II)(A) of this Special Condition; and

(C) the Owner shall observe and comply with such terms and conditions as may be imposed by the Grantee.

(ii) (I) Subject to the prior written approval from the Grantee and compliance with the guidelines (if applicable) from time to time issued by the Secretary for Transport and Housing, an Owner may, without payment of the Premium, charge or mortgage a residential unit assigned to him to a participating bank or The Hong Kong Mortgage Corporation Limited or any of its subsidiaries (hereinafter collectively referred to as **“HKMC Group”**) or such other financial institution as may be approved from time to time by the Secretary for Transport and Housing for the purpose of obtaining a loan secured by a mortgage (hereinafter referred to as **“the Reverse Mortgage”**) under the Reverse Mortgage Programme operated by HKMC Group or such other financial institution as may be approved from time to time by the Secretary for Transport and Housing, provided that the approval from the Grantee will be deemed to be given where the conditions in sub-clause (c)(ii)(II) of this Special Condition have been complied with.

(II) The conditions referred to in sub-clause (c)(ii)(I) of this Special Condition are :-

(A) the Reverse Mortgage shall be in a form approved from time to time by the Grantee and HKMC Group or such other financial institution as may be approved from time to time by the Secretary for Transport and Housing for Subsidized Sale Flats Projects and shall contain such provisions as the Grantee and HKMC Group or such other approved financial institution may require;

(B) the loan shall be obtained from and the residential unit shall be charged or mortgaged to a participating bank or HKMC Group or such other financial institution as may be approved from time to time by the Secretary for Transport and Housing under the Reverse Mortgage Programme;

(C) the Owner shall bear all the costs and expenses of and incidental to the creation of the Reverse Mortgage; and

(D) the Owner shall observe and comply with the guidelines, if applicable, from time to time issued by the Grantee and such terms and conditions under the Reverse Mortgage Programme as may be imposed by HKMC Group or such other financial institution as may be approved from time to time by the Secretary for Transport and Housing.

(d) At any time before first making payment of the Premium to the Government, which shall be received by the Grantee for and on behalf of the Government, an Owner may enter into any provisional agreement for sale and purchase, agreement for sale and purchase and assignment of his residential unit subject to the following conditions:

(i) the person entering into the provisional agreement for sale and purchase as the purchaser is an Eligible Purchaser;

(ii) the person entering into the agreement for sale and purchase and the assignment as the purchaser is an Eligible Purchaser and a person nominated by the Grantee in his sole and absolute discretion to buy such residential unit;

(iii) the provisional agreement for sale and purchase, agreement for sale and purchase and assignment entered into pursuant to the provisions of this sub-clause (d) shall each be subject to and contain such terms and conditions as may be required or authorized by the Grantee in his sole and absolute discretion (including the payment of such fee as may be determined by the Grantee) and shall each be made subject to the terms and conditions contained in this Special Condition; and

(iv) all requirements, terms and conditions (including the payment of administrative fees, if required) as may be imposed by the Grantee in his sole and absolute discretion are observed and complied with.

Provided that in the event of the Owner entering into the provisional agreement for sale and purchase before the expiry of five years from the date of the First Assignment, the sale price under the provisional agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be at a price not more than the Purchase Price.

(e) At any time after the expiry of the Period,

(i) an Owner may sell, assign, alienate, convey, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of his residential unit as he sees fit subject to the payment of the Premium to the Government, which shall be received by the Grantee for and on behalf of the Government, together with an administrative fee payable to the Grantee for assessment of the Premium (if required):

(ii) the Owner shall, when required by the Grantee, submit to the Grantee a valuation report on his residential unit prepared, at the expense of such Owner, by a valuer chosen from a panel of valuers from time to time as determined by the Grantee, provided that such valuation report shall be used by the Grantee for reference only and shall not in any way be binding on the Grantee in his assessment of the Premium;

(iii) the Secretary for Transport and Housing may at his sole and absolute discretion accept the assessment submitted by the Grantee or make his own determination and his decision on the Premium payable by the Owner shall be final and conclusive and binding on the Owner; and

(iv) notwithstanding sub-clause (e)(i) of this Special Condition, an Owner may enter into an agreement for sale and purchase of his residential unit prior to the payment of the Premium to the Grantee for and on behalf of the Government, provided that it is a condition of such agreement that the Premium shall be paid to the Grantee for and on behalf of the Government prior to the assignment of the residential unit by the Owner.

- (f) Subject to the prior written approval of the Grantee and in conformity with all conditions imposed by the Grantee (including but not limited to the payment of administrative fees as may be required by him) and the guidelines as may from time to time be issued by the Secretary for Transport and Housing, an Owner may, without first making payment of the Premium to the Grantee for and on behalf of the Government, assign his residential unit or any interest therein or enter into any agreement so to do to such person or persons as the Grantee may in its sole and absolute discretion approve in writing.
- (g) (i) Subject to the prior written approval of the Grantee and in conformity with all conditions as may be imposed by the Grantee including but not limited to the conditions referred to in sub-clause (g)(ii) of this Special Condition and the guidelines as may from time to time be issued by the Secretary for Transport and Housing in respect of such proposed transfer or assignment, an Owner may assign his residential unit or part thereof or his interest therein to his parents, spouse, former spouse, children or siblings (subject to the production of satisfactory documentary evidence of the relationship with the Owner) or where an Owner is dead, his executor or administrator may assign his residential unit or part thereof or his interest therein to the beneficiaries entitled to such deceased Owner's estate (subject to the production of satisfactory documentary evidence of the entitlement of the beneficiaries) without first making payment of the Premium to the Grantee for and on behalf of the Government provided that the Grantee shall have the sole and absolute discretion and in accordance with the guidelines as may from time to time be issued by the Secretary for Transport and Housing to approve or reject such application without giving reasons therefor.
- (ii) The conditions referred to in sub-clause (g)(i) of this Special Condition are:
- (I) the assignment to the parents, spouse, former spouse, children or siblings of the Owner or the beneficiaries entitled to the estate of the deceased Owner (hereinafter called "**the Assignees**") shall be in a form approved by the Grantee and shall contain such provisions as may be required by the Grantee;
- (II) the residential unit or any part thereof or any interest therein and the undivided shares in the lot attached thereto shall be deemed to have been assigned to the Assignees on the date on which the residential unit was assigned to the Owner by the Grantee under the First Assignment and sub-clauses (b) to (g) of this Special Condition shall apply to the Assignees accordingly; and
- (III) the Owner or his estate and the Assignees shall bear all the costs of such assignment including the administrative costs and expenses of the Grantee in approving the assignment and the legal costs incurred by the Grantee in approving the form mentioned in sub-clause (g)(ii)(I) of this Special Condition.
- (h) Upon payment of the Premium by an Owner to the Grantee for and on behalf of the Government, sub-clauses (b), (c), (d), (e), (f) and (g) of this Special Condition shall be null and void and shall cease to have effect.
- (i) Notwithstanding anything to the contrary contained in sub-clauses (c), (d), (f) and (g) of this Special Condition, the giving or making of any approval, certification or nomination or the exercise of any discretion by the Grantee under this Special Condition shall be subject to such terms and conditions (if any) as may be imposed from time to time by the Secretary for Transport and Housing."

15. Resumption

Special Condition No. (18)

"The Government shall have full power to resume, re-enter upon and re-take possession of all or any part of the lot if required for the improvement of Hong Kong or for any other public purpose whatsoever (as to which the decision of the Chief Executive of Hong Kong shall be conclusive), twelve calendar months' notice in writing being given to the Grantee of its being so required, and upon the exercise of this power the Grantee's tenancy of the land so resumed shall cease, determine and be void, and the Grantee shall on the expiration of the said notice quit and deliver up possession of the land so resumed and the buildings thereon. Upon the exercise of this power of resumption there shall be paid by the Government to the Grantee the following compensation only:

- (a) in respect of the land resumed - the lesser of either (i) a sum equivalent to one fiftieth of the total of (first) the premium paid by the Grantee for such land and (second) such amount as, in the opinion of the Director has been reasonably expended by the Grantee on the site formation of the said land, multiplied by the number of complete years in the portion of the said term unexpired at the date of resumption, or (ii) such sum as the

Director shall on a fair and impartial valuation, having regard to the unexpired portion of the said term, certify to be the market value of such land as at the date of resumption; and

- (b) in respect of any building or part of any building lawfully erected on the land resumed - such sum as the Director shall on a fair and impartial valuation, having regard to the unexpired portion of the said term, certify to be the market value, as at the date of resumption, of the said building or part thereof provided that if at the date of resumption the lot is then held by more than one owner in undivided shares or interests and there shall not have been paid to the Grantee (which expression for the purpose of this Special Condition shall not include the Grantee's assigns) in respect of such share or interest the Premium referred to in Special Condition No. (16) (e)(i) hereof, there shall be deducted from the compensation payable hereunder in respect of such undivided share or interest the Premium referred to in Special Condition No. (16)(e)(i) hereof or in the event of a part only of the lot being resumed a due proportion thereof."

16. Parking, Loading and Unloading Requirements

Special Condition No. (21)

- "(a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (hereinafter referred to as "**C for T**") for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "**the Road Traffic Ordinance**") at a rate of one space for every 12.5 residential units or part thereof in the building or buildings erected or to be erected on the lot. The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. (24) hereof) are hereinafter referred to as "**the Residential Parking Spaces**". For the purpose of these Conditions, "motor vehicle" shall be as defined in the Road Traffic Ordinance.
- (ii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-clause (a)(ii) (as may be varied under Special Condition No. (24) hereof) are hereinafter referred to as "**the Visitors' Parking Spaces**") shall be provided within the lot to the satisfaction of the C for T and if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of 5 spaces for every such block of residential units subject to a minimum of two such spaces being provided within the lot.
- (iii) The Residential Parking Spaces and the Visitors' Parking Space shall not be used for any purpose other than those respectively stipulated in sub-clauses (a)(i) and (a)(ii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (b) (i) Out of the Residential Parking Spaces and the Visitors' Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (which spaces to be so reserved and designated are hereinafter referred to as "**the Parking Spaces for Disabled Persons**") as the Building Authority may require or approve. For the purpose of these Conditions, "disabled persons" shall be as defined in the Road Traffic Ordinance, and "Building Authority" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (c) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at a rate of one space for every 110 residential units or part thereof provided in any block of residential units erected or to be erected on the lot (the spaces to be provided under this sub-clause (c)(i) (as may be varied under Special Condition No. (24) hereof) are hereinafter referred to as "**the Motor Cycle Parking Spaces**"). For the purpose of these Conditions, "motor cycle" shall be as defined in the Road Traffic Ordinance.
- (ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

- (d) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces and the Visitors' Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.
- (iii) Each of the Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres."

Special Condition No. (22)

- "(a) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

Special Condition No. (23)

"Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of bicycles at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres. For the purpose of these Conditions, "bicycle" shall be as defined in the Road Traffic Ordinance. The spaces to be provided under this Special Condition shall not be used for any purpose other than for the parking of bicycles. Each of the spaces provided under this Special Condition shall be of such dimensions as may be approved in writing by the C for T."

Special Condition No. (24)

- "(a) Notwithstanding Special Conditions Nos. (21)(a)(i), (21)(a)(ii), (21)(c)(i) and (22)(a) hereof, the Grantee may increase or reduce the respective number of spaces required to be provided under the said Special Conditions by not more than 5% provided that the total number of spaces so increased or reduced shall not exceed 50.
- (b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the respective number of the Residential Parking Spaces and the Motor Cycle Parking Spaces (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5%.
- (c) Notwithstanding sub-clauses (a), (c) and (d) of Special Condition No. (21) hereof, Special Conditions Nos. (22) and (23) hereof and sub-clauses (a) and (b) of this Special Condition, the Grantee may increase or reduce the respective number and dimensions of spaces required to be provided under the said Special Conditions or sub-clauses to such other numbers and dimensions as may be approved in writing by the C for T, and such increase or reduction shall also be subject to the prior written approval of the Director, who may, at his sole and absolute discretion, give his approval subject to such terms and conditions as he sees fit, including the payment by the Grantee of any premium and administrative fee as shall be determined by the Director."

Special Condition No. (25)

- "(a) The Grantee shall at all times throughout the term hereby agreed to be granted permit the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Special Conditions Nos. (21), (22), (23) and (24) hereof by the Grantee.
- (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

- (c) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition."

Special Condition No. (27)

- "(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be assigned except
- (i) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot.
- Provided that in any event not more than one in number of the total of the Residential Parking Spaces and one in number of the total of the Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building or buildings erected or to be erected on the lot.

- (b) Sub-clause (a) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons."

Special Condition No. (28)

"Notwithstanding Special Condition No. (27), the Visitors' Parking Spaces, the Parking Spaces for Disabled Persons and the spaces provided within the lot in accordance with Special Conditions Nos. (22)(a) and (23) hereof (as may be respectively varied under Special Condition No. (24) hereof) shall be designated as and form part of the Common Areas."

Special Condition No. (29)

- "(a) The Grantee shall:
- (i) at his own expense submit or cause to be submitted to the C for T for his written approval a plan or plans showing the locations and dimensions of the areas or spaces designated for accommodating such facilities, installations and equipment (hereinafter referred to as "**the Facilities, Installations and Equipment**") to be provided and installed in, on or within any building, structure or floor space on the lot, which plan or plans shall contain such information as the C for T may require or specify at his sole and absolute discretion (hereinafter collectively referred to as "**the Parking Information System Area**") for the purpose of submitting information relating to and associated with the spaces provided in accordance with Special Condition No. (21)(a)(ii) hereof (as may be varied under Special Condition No. (24) hereof) in the event that not less than 10 such spaces are provided or to be provided within the lot, including but not limited to the number and types of vacant spaces for the parking of motor vehicles (hereinafter collectively referred to as "**the Parking Information**") as required under and in accordance with sub-clause (b) of this Special Condition. No building works (other than ground investigation and site formation works) shall be commenced on the lot until such approval shall have been obtained;
 - (ii) on or before the 30th day of September 2026 or such other date as may be approved by the Director, at the Grantee's own expense carry out and complete in all respects to the satisfaction of the C for T the works for the Parking Information System Area in accordance with the plan or plans approved under sub-clause (a)(i) of this Special Condition, and at the Grantee's own expense provide and install the Facilities, Installations and Equipment and shall thereafter at all times during the term hereby agreed to be granted, maintain at the Grantee's own expense the Parking Information System Area and the Facilities, Installations and Equipment in good and substantial repair and conditions for the purposes of fulfilling the Grantee's obligations under sub-clause (b) of this Special Condition and in all respects to the satisfaction of the C for T; and
 - (iii) at all reasonable times throughout the term hereby agreed to be granted permit the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a)(ii) of this Special Condition.

15 | SUMMARY OF LAND GRANT

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- (b) The Grantee shall, commencing on a date to be decided and specified in writing by the C for T (as to which the decision of the C for T shall be final and binding on the Grantee) and thereafter at all times throughout the term hereby agreed to be granted, at the Grantee's own expense and in all respects to the satisfaction of the C for T submit or cause to be submitted to the C for T the Parking Information in such format and at such time and intervals as the C for T may from time to time require or specify in writing (as to which the decision of the C for T shall be final and binding on the Grantee).
- (c) The Grantee hereby:
 - (i) gives his consent to the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to process, use and copy the Parking Information and to disclose and disseminate the Parking Information, whether as submitted or after processing, in such format by such media, to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T shall at his sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise by such government department or third party.
 - (ii) accepts and acknowledges that the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to process, use or copy the Parking Information or to disclose and disseminate the Parking Information, whether as submitted or after processing, in whatever format and by whatever media, to any government department or third party as provided in sub-clause (c)(i) of this Special Condition.
- (d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a) and (b) of this Special Condition; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under sub-clauses (a)(iii) and (c) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analysing, researching or otherwise of the Parking Information by any government department or third party as provided under sub-clause (c) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a) and (b) of this Special Condition; any omission, mistake, neglect or default by the Grantee in relation to submitting the Parking Information in accordance with sub-clause (b) of this Special Condition; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under sub-clauses (a)(iii) and (c) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Parking Information by any government department or third party as provided under sub-clause (c) of this Special Condition.
- (f) The Parking Information System Area shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof."

Special Condition No. (30)

"(a) The Grantee shall at his own expense deposit with the Director and submit to the C for T a plan or plans approved by the C for T indicating the layout of all the parking, loading and unloading spaces to be provided within the lot in accordance with Special Conditions Nos. (21), (22) and (23) hereof (as may be respectively varied under Special Condition No. (24) hereof) and the spaces which are the subject of the Parking Information to be designated within the lot in accordance with Special Condition No. (29)(a) hereof, or a copy of such plan or plans certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) (hereinafter referred to as "**the Car Park Layout Plans**"). No amendment, variation, alteration, modification or substitution of the Car Park Layout Plans shall be made without the prior written approval of the C for T.

- (b) The parking, loading and unloading spaces indicated on the Car Park Layout Plans shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (21), (22) and (23) hereof. The Grantee shall maintain all parking, loading and unloading spaces, and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas indicated on the Car Park Layout Plans in accordance with the Car Park Layout Plans.
- (c) Except for the spaces indicated on the Car Park Layout Plans, no part of the lot or any building or structure thereon shall be used for the purposes of parking, loading and unloading of motor vehicles and bicycles set out respectively in Special Conditions Nos. (21), (22) and (23) hereof.
- (d) No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (15)(c) hereof and a building mortgage under Special Condition No. (15)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to the deposit and submission of the Car Park Layout Plans in accordance with sub-clause (a) of this Special Condition.
- (e) The Grantee hereby:
 - (i) gives his consent to the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to view, use, copy and modify the Car Park Layout Plans and to disclose and disseminate the Car Park Layout Plans by any means and in any manner (including but not limited to electronic means or through electronic platforms) to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T or the Director shall at their sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise, whether in response to public or media enquiries or otherwise, or on the C for T's, the Director's or the Government's own accord; and
 - (ii) accepts and acknowledges that the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to view, use, copy, modify, disclose or disseminate the Car Park Layout Plans as provided under sub-clause (e)(i) of this Special Condition.
- (f) For the purpose of sub-clause (e) of this Special Condition, the Grantee shall procure or cause to be procured the consent of the intellectual property right owners of the Car Park Layout Plans to the viewing, use, copying, modifying, disclosure and dissemination of the Car Park Layout Plans by the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them and to the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout Plans by any government department or third party.
- (g) The Grantee hereby accepts and acknowledges that the consent given under sub-clauses (e) and (f) of this Special Condition shall survive and continue to be binding upon the Grantee after the expiry or sooner determination of the term hereby agreed to be granted.
- (h) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a), (b), (c), (d) and (f) of this Special Condition; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under sub-clause (e) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analysing, researching or otherwise of the Car Park Layout Plans by any government department or third party as provided under sub-clause (e)(i) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (i) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a), (b), (c), (d) and (f) of this Special Condition; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under sub-clause (e) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analysing, researching

or otherwise of the Car Park Layout Plans by any government department or third party as provided under sub-clause (e)(i) of this Special Condition.”

17. Cutting Away

Special Condition No. (33)(a), (c) and (d)

- “(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government, its agents and contractors from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other supports, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”

18. Anchor Maintenance

Special Condition No. (35)

“Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.”

19. Spoil and Debris

Special Condition No. (36)

“(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “**the waste**”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “**the Government properties**”), the Grantee shall at his own expense remove the waste from and make good any damage done to the

Government properties. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.”

20. Damage to Services

Special Condition No. (37)

“The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “**the Works**”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (hereinafter collectively referred to as “**the Services**”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

21. No Salt Water or Treated Effluent Supply for Flushing

Special Condition No. (38)

- (a) Subject to the delay of fresh water supply from Government mains; consent to use temporary mains fresh water for flushing will be given, provided that the Grantee will be required to install at his own expense plumbing suitable for the use of salt water and treated effluent and to accept salt water or treated effluent supply if available in future as and when directed by the Director of Water Supplies.
- (b) The Grantee shall at his own expense provide and install within the lot master meter rooms or chambers to house the master meters for flushing water supplies and their by-pass arrangement (hereinafter referred to as “**the Master Meter Rooms**”) within such time limit as the Director of Water Supplies shall specify at such locations, in such manner and to such standards in all respects to the satisfaction of the Director of Water Supplies. The Grantee shall thereafter at his own expense operate, upkeep, maintain, repair, renew and manage the Master Meter Rooms in all respects in good repair and operation condition to the satisfaction of the Director of Water Supplies.”

22. Automatic Meter Reading for Fresh Water Supplies

Special Condition No. (39)

- (a) The Grantee shall on or before the 30th day of September 2026 or such other date as may be approved by the Director, at the Grantee’s own expense and in all respects to the satisfaction of the Water Authority (as defined

in the Waterworks Ordinance, any regulations made thereunder and any amending legislation) provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as “**the AMR Outstations**”) in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

- (b) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations (hereinafter referred to as “**the AMR Outstation Proposals**”), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:
 - (i) a layout plan showing the locations of the AMR Outstations;
 - (ii) details of the design, layout and equipment for building up the AMR Outstations; and
 - (iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof.
- (c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Special Condition. The AMR Outstations installed in accordance with the AMR Outstation Proposals approved under sub-clause (b) of this Special Condition are hereinafter referred to as “**the Approved AMR Outstations**”.
- (d) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until such time as the Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.
- (e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance of the Approved AMR Outstations. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Grantee), there are structures, objects or materials erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Grantee, at the Grantee’s own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof within such period as specified in the notice.
- (f) In the event of non-fulfilment of the Grantee’s obligations under sub-clauses (a), (d) or (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the Grantee who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Grantee.
- (g) The Approved AMR Outstations or any of them as required shall be delivered to the Water Authority by the Grantee on demand upon such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered to the Water Authority by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Grantee shall at all times throughout the term hereby agreed, to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of:
 - (i) inspecting, checking and supervising any works required to be carried out by the Grantee under sub-clauses (a), (d) and (e) of this Special Condition;

- (ii) carrying out any works under sub-clause (f) of this Special Condition; and
 - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after the Approved AMR Outstations or any of such Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary.
- (i) The Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of any of the Grantee’s obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise of any of the rights under sub-clauses (f) and (h) of this Special Condition or otherwise, and no claim whatsoever shall be made against any of them by the Grantee in respect of any such loss, damage, nuisance or disturbance.
 - (j) The Grantee shall indemnify and keep indemnified the Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the provision, installation, operation, maintenance and repair of the Approved AMR Outstations or the exercise of any of the rights under sub-clauses (f) and (h) of this Special Condition.”

23. Construction of and Connecting Separate Waste Pipes to Government’s Designated Collection System

Special Condition No. (40)

- “(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director of Water Supplies design, construct and maintain such waste pipes, whether within the boundaries of the lot or on Government land, as the Director of Water Supplies may consider necessary to carry off waste and convey into the Government’s designated collection system. Such waste pipes shall be separated from any soil pipes to the satisfaction of the Director of Water Supplies. For the purpose of this Special Condition, “waste”, “waste pipe” and “soil pipe” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation. The Grantee shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any loss, damage, nuisance or disturbance caused by such waste and waste pipes.
- (b) The works of connecting any waste pipes from the lot to the Government’s designated collection system, when laid and commissioned, may be carried out by the Grantee at his own expense to the satisfaction of the Director of Water Supplies and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director of Water Supplies may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works. Alternatively, the said connection works may be carried out by the Director of Water Supplies who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. The decision of the Director of Water Supplies as to the cost of the said technical audit, the cost of the said maintenance works and the cost of the said connection works carried out by the Director of Water Supplies under this sub-clause (b) shall be final and binding on the Grantee.”

24. Construction of Drains and Channels and Connecting Drains and Sewers

Special Condition No. (41)

- “(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely

liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works. The decision of the Director as to the cost of the said connection works carried out by the Director, the cost of the said technical audit and the cost of the said maintenance works under this sub-clause (b) shall be final and binding on the Grantee”

25. Set Back of Noise Sensitive Use

Special Condition No. (42)

“Except with the prior written approval of the Director, no part of any building or buildings or structure or structures erected or to be erected on that portion of the lot shown coloured pink hatched black on the plan annexed hereto shall be used for any noise sensitive use. The decision of the Director as to what constitutes noise sensitive uses and whether any use amounts to noise sensitive uses shall be final and binding on the Grantee.”

26. Restriction on Merging of Residential Units

Special Condition No. (45)

“Except with the prior written consent of the Director, the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a residential unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee.”

27. No Grave or Columbarium Permitted

Special Condition No. (46)

“No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.”

15 | SUMMARY OF LAND GRANT 批地文件的摘要

1. 發展項目位於測量約份第3約地段第1073號（「該地段」）。

2. 該地段乃根據一份日期為2021年7月12日的批地條件第22915號（經一份日期為2022年6月6日及在土地註冊處以編號22061400640020登記的批地條款修訂書修訂及修改）（統稱「批地文件」）由政府批授，批租年期為50年，由2021年7月12日起至2071年7月11日止。

3. 用途

特別條款第(4)條

「該地段或其任何部分或在該地段上已建或擬建之建築物或其任何部分不得用作私人住宅用途以外之任何其他用途。」

4. 承批人須彌償

一般條款第4條

「承批人須就任何違反此等條款或地政總署署長（下稱「署長」）認為（及其意見為最終並對承批人有約束力）任何因承批人使用該地段、或任何開發或重建該地段或其部分、或在該地段上進行的任何活動或在該地段上進行的任何其他工程（不論該等使用、開發或重建、活動或工程是否符合或違反此等條款）而引致毗鄰或毗連土地或該地段損壞或土壤及地下水污染，不論直接或間接所引起或與之有關的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），承批人須向政府作出彌償及使其獲得彌償。」

5. 保養

一般條款第6條

「(a) 承批人須於整個批租期內根據此等條款進行建造或重建（本詞指此一般條款第(b)分條所預期的重建工程）：

- 依照經批准之設計及規劃及任何經批准建築圖則並在沒有任何變更或修訂下保養所有建築物；
- 保養所有已建或根據此等條款或任何其後的合約修訂而可能興建的建築物以保持其修繕妥當及良好狀態，並在批租期屆滿或提前終止時以此維修狀態交還該等建築物。

(b) 倘若在批租期內任何時間拆卸該地段或其任何部分的現有建築物，承批人必須以良好堅固而不少於舊有總樓面面積的同類型建築物或以署長批核的類型及價值之建築物替代。倘若在根據上述情況進行拆卸的情況下，承批人須於拆卸後的一個曆月內向署長申請於該地段進行建造工程以作重建之同意書，並在收到該同意書的三個曆月內展開重建的必要工程，並在署長指定的期限內完成以使署長滿意。」

6. 私家街道、道路及巷道

一般條款第8條

「任何按此等條款而須要建造的私家街道、道路及巷道必須設置於署長滿意並由其決定位於批租範圍以內或外的位置。於上述的任何一種情況下，承批人須在署長要求時將其無代價交還予政府。若上述之街道、道路及巷道已交還予政府，政府將為其鋪設表面、建造路緣、排水渠（污水及雨水渠道）、渠道及街燈，有關費用由承批人負擔，而其後的保養將以公帑支付。若該等私家街道、道路及巷道保留於批租的範圍內，承批人須自費安排照明、鋪設表面、建造路緣、排水渠、渠道及保養，以使署長在各方面滿意，而署長亦可以公眾利益為由進行或達致進行街燈裝設及保養。承批人須承擔裝設街燈的建設成本，並准許為裝設及保養街燈的工人及汽車自由進入及離開批租範圍。」

7. 建築契諾

特別條款第(3)條

「承批人須在該地段上興建一幢或多幢建築物以發展該地段，並須在各方面符合此等條款及現時及任何時候在香港生效並有關建築、衛生及規劃的一切條例、附例及規例。該等一幢或多幢建築物須於2026年9月30日*或之前完成及可供佔用。」

*備註：依據地政總署西貢區地政處的日期為2025年1月3日的信函，特別條款第(3)條中的日期已被修訂為2027年3月31日。

8. 發展條款

特別條款第(5)條

「受限於此等條款，在開發或重建（該詞僅指一般條款第6條下的重建）該地段或其任何部分時：

- 任何於該地段上已建或擬建之一幢或多幢建築物均須在各方面符合《建築物條例》、其任何附屬規例及任何修訂法例；
- 不得在該地段或其任何部分或在任何此等條款指明而在該地段範圍外的地方興建任何未能在各方面完全符合《城市規劃條例》、其任何附屬規例及任何修訂法例之一幢或多幢建築物，亦不得以未能在各方面完全符合《城市規劃條例》、其任何附屬規例及任何修訂法例的方式開發或使用該地段或其任何部分或在任何此等條款指明而在該地段範圍外的地方；
- 任何在該地段上已建或擬建之一幢或多幢建築物的整體總樓面面積須不少於12,584平方米及不多於20,972平方米；
- 在該地段上已建或擬建之住宅單位總數須不少於410個，及就此等條款而言，署長就何謂一個住宅單位之決定為最終決定並對承批人有約束力；及
- 任何在該地段上已建或擬建之一幢或多幢建築物之設計及布局須獲署長書面批准。在該地段內不得展開任何建築工程（土地勘測及地盤平整工程除外），直至獲得該等批准為止。就此等條款而言，「建築工程」、「土地勘測」及「地盤平整工程」根據《建築物條例》、其任何附屬規例及任何修訂法例定義。」

9. 綠化範圍

特別條款第(6)(c)條

「受限於此等條款，在開發或重建（該詞僅指一般條款第6條下的重建）該地段或其任何部分時：

- (i) 承批人須自費向屋宇署署長（下稱「屋宇署署長」）提交圖則以供其書面批准，該圖則標明在該地段或其上已建或擬建之一幢或多幢建築物之上或內提供及維持綠化（包括但不限於提供於泥土生長的活植物）之部分（下稱「綠化範圍」）、綠化範圍之布局與大小及屋宇署署長所要求或行使其獨有酌情權訂明的其他資料（包括但不限於綠化範圍之建築工程的位置及詳情）（該建議書連同圖則下稱「綠化建議書」）。屋宇署署長就綠化建議書中何謂提供綠化及在該地段或建築物的哪些部分為綠化範圍的決定為最終決定並對承批人有約束力。上述獲屋宇署署長批准的建議書下稱「獲批准綠化建議書」。
- (ii) 承批人須自費根據獲批准綠化建議書實施及完成綠化範圍之建築工程，及此後維持綠化範圍，以使屋宇署署長在各方面滿意。未得屋宇署署長事先書面批准，不得修改、變更、改動、修訂或替代獲批准綠化建議書或標明綠化範圍之圖則。
- (iii) 除非獲得屋宇署署長事先書面批准，獲批准綠化建議書所示之綠化範圍須被指定為並構成特別條款第(19)(a)(v)條所指的公用地方之一部分，及不得用作根據獲批准綠化建議書所述之布局、大小、位置及詳情作綠化範圍以外之任何其他用途。」

10. 康樂設施

特別條款第(8)(a)(i)、(a)(ii)及(b)條

- (i) 受限於此特別條款第(a)(ii)及(a)(iii)分條，承批人可在該地段搭建、興建及提供經署長書面批准的該等康樂設施及其附屬設施（下統稱「設施」），惟任何時候不得於該地段內提供游泳池。設施的類型、大小、設計、高度和布局必須獲得署長事先書面批准。
 - (ii) 設施之整體總樓面面積不得多於該地段上作私人住宅用途之任何已建或擬建之一幢或多幢建築物之整體總樓面面積的2.5個百分點。
- (b) 倘若設施的任何部分可獲豁免而不計入此特別條款第(a)(iii)分條所訂的總樓面面積（下稱「豁免設施」）：
- 豁免設施須被指定為並構成特別條款第(19)(a)(v)條所指的公用地方之一部分；
 - 承批人須自費保養豁免設施以保持其修繕妥當及良好狀態，及運作豁免設施以使署長滿意；及
 - 豁免設施只可供已建或擬建於該地段的一座或多座住宅大廈住客和其真正訪客使用，其他人士不可使用。」

15 | SUMMARY OF LAND GRANT 批地文件的摘要

11. 樹木保育

特別條款第(9)條

「未得署長事先書面同意，概不可移除或干預任何現於該地段或毗鄰土地生長的樹木，而署長可於給予同意時施加其視為恰當的移植、補償園景工程或再植條件。」

12. 園景美化工程

特別條款第(10)條

「承批人須在該地段任何部分及平台（如有）未有建築之部分，自費進行園景美化工程及種植樹木及灌木，及此後須自費保養及使其維持在安全、潔淨、整齊、井然而健壯的狀態，以使署長滿意。」

13. 承批人轉讓住宅單位的轉讓限制

特別條款第(15)(a)、(b)及(e)條

(a) 於此等條款獲符合以使署長在各方面滿意之前，除非獲得署長事先書面同意並已符合其施加的任何條件（包括支付其要求的任何費用），承批人不得轉讓、按揭或抵押（除以此特別條款第(d)分條所指的建築按揭模式外）、出租（除根據此特別條款第(c)分條所規定的出租外）、放棄管有或以其他方式處置該地段或其任何部分或其中任何權益或其上任何建築物或其部分（不論是直接或間接保留、授予任何優先拒絕要約權、選擇權、授權書，或任何其他方法、安排或任何形式的文件）或就此等目的訂立任何協議。

(b) 即使此等條款已獲遵從及符合以使署長滿意，除非承批人轉讓或同意轉讓住宅單位連同於該地段附於其上之分割份數：

- (i) 予屬於運輸及房屋局局長批准的買家類別中之人士；及
- (ii) 由承批人建議與運輸及房屋局局長以其絕對酌情權批准訂明之價格並根據特別條款第(16)條之條款及條件轉移或以其他方式處置，

承批人不得轉讓、按揭或抵押（除以此特別條款第(d)分條所指的建築按揭模式外）、出租、放棄管有或以其他方式處置任何於該地段上已建或擬建建築物之單位（該單位之設計、用途或擬作用途為私人住宅用途）（下稱「住宅單位」）或其任何部分或其任何權益或於該地段附於其上之分割份數（不論是直接或間接保留、授予任何優先拒絕要約權、選擇權、授權書，或任何其他方法、安排或任何形式的文件）或就此等目的訂立任何協議。

(e) 僅就此特別條款而言，此特別條款第(a)、(b)及(d)分條中「承批人」一詞不包括其受讓人。」

14. 業主轉讓住宅單位的轉讓限制

特別條款第(16)條

(a) 就此特別條款而言：

- (i) 「合資格買家」指獲得承批人依運輸及房屋局局長不時發出之條件核證為符合資格購買住宅單位或其中任何權益的人士；
- (ii) 「首次轉讓契據」指承批人向該住宅單位的首位業主轉讓住宅單位的首份轉讓契據；
- (iii) 「承批人」一詞不包括其受讓人；
- (iv) 「最初市值」指在首份轉讓契據中指明的住宅單位的市值；
- (v) 「業主」指獲承批人轉讓或同意轉讓該地段的不分割份數連同在該地段上已建或擬建之一幢或多幢建築物內之住宅單位的獨有佔用權的人士；其業權繼承人及任何承按人或承押記人（不論是法定或衡平法的）或該承按人或承押記人之受讓人；
- (vi) 「期間」指首份轉讓契據的日期後起計為期15年的期間；
- (vii) 「補價」指由承批人評估與運輸及房屋局局長批准的款額（其批准為最終及對住宅單位的業主有約束力），該款額須根據以下公式計算—

$$\text{補價} = \text{現行市值} \times \frac{(\text{最初市值} - \text{買入價})}{\text{最初市值}}$$

就計算補價而言，「現行市值」指在業主繳付補價時由承批人評估與運輸及房屋局局長批准的住宅單位的市值；及

- (viii) 「買入價」指於首份轉讓契據中指明之承批人向業主出售住宅單位的價錢。

(b) 除此特別條款第(c)、(d)、(e)、(f)及(g)分條另有規定外，業主無論何時均不得出售、轉讓、讓與、轉易、按揭、押記、批租、出租、放棄管有或以其他方式處置其住宅單位或其任何部分，或其中的任何權益，或附於該地段的任何不分割份數（不論是直接或間接保留、授予任何優先拒絕要約權、選擇權、授權書，或任何其他方法、安排或任何形式的文件）或就此等目的訂立任何協議，或根據任何有關出售、轉讓或以其他方式處置或影響其住宅單位或其任何部分或其中任何權益的交易協議（不論是現時的或未來的、有條件的或無條件的）索取或接受（不論直接地或間接地或是經由律師、代理人、承辦商或信託人或其他人士）任何金錢或金錢等值或任何其他有價值代價，或就上述交易訂立任何協議。

(c) (i) (I) 受限於承批人事先書面批准並已符合承批人施加的任何條件包括但不限於此特別條款第(c)(i)(II)分條列出之條件，及符合運輸及房屋局局長不時發出之指引（如適用），業主可將轉讓予其之住宅單位押記或按揭，或進行第二押記或第二按揭，或進行進一步的押記或按揭予銀行或其他財務機構（僅就此第(c)(i)(I)分條而言，包括財政司司長法團（根據及憑藉《財政司司長法團條例》、其任何附屬規例及任何修訂法例成立的單一法團）或獲承批人認可的業主僱主之組織或承批人，而毋須先繳付補價：

(A) 以就購買該住宅單位提供資本或再融資或就任何仍然藉該住宅單位押記或按揭作為償還保證的未償還借貸再融資；或

(B) 以就相關銀行、財務機構或組織提供的新貸款或再融資提供償還保證

（住宅單位之該等押記、按揭、第二押記、第二按揭或住宅單位之進一步押記或按揭下稱「押記」）。

為免生疑問，承批人可以其獨有及絕對酌情權批准或拒絕此第(c)分條的申請，而毋須提供任何理由。

(II) 此特別條款第(c)(i)(I)分條所指的條件如下：

(A) 押記須採用承批人批准的格式並須具有承批人要求的條文；

(B) 業主須承擔所有押記引致的費用及支出，包括承批人審批押記的行政費用及支出，及承批人批核此特別條款第(c)(i)(II)(A)分條提及的格式所產生的法律費用；及

(C) 業主須遵守和符合承批人施加的條件和條款。

(ii) (I) 受限於承批人事先書面批准並已符合運輸及房屋局局長不時發出之指引（如適用），業主可將轉讓予其的住宅單位押記或按揭予參與了由香港按揭證券有限公司或其任何子公司（下統稱「香港按揭證券有限公司集團」）或運輸及房屋局局長不時批准的其他財務機構運行的安老按揭計劃的銀行或香港按揭管理有限公司集團或運輸及房屋局局長不時批准的其他財務機構，以取得有關的按揭貸款，而毋須先繳付補價（下稱「安老按揭」）。惟當此特別條款第(c)(ii)(II)分條的條件已符合時，承批人須被視為已發出批准。

(II) 此特別條款第(c)(ii)(I)分條所指的條件如下：

(A) 安老按揭須採用承批人及香港按揭證券有限公司集團或運輸及房屋局局長就資助房屋出售計劃不時批准的其他財務機構不時批准的格式並須具有承批人及香港按揭證券有限公司集團或該等其他財務機構要求的條文；

(B) 住宅單位須按揭或押記予參與了安老按揭計劃的銀行或香港按揭管理有限公司集團或運輸及房屋局局長不時批准的其他財務機構，並從該銀行或香港按揭管理有限公司集團或該等其他財務機構取得有關的貸款；

(C) 業主須承擔一切有關安老按揭所引致的費用及支出；及

(D) 業主須遵守和符合承批人不時發出的指引（如適用）及香港按揭證券有限公司集團或運輸及房屋局局長不時批准的其他財務機構於安老按揭計劃施加的條件和條款。

(d) 在業主向政府繳付補價（由承批人代政府收取）之前的任何時間，業主可就其住宅單位簽訂任何臨時買賣協議、正式買賣協議和轉讓契據，惟：

(i) 以買家身份簽訂該臨時買賣協議的人士須為合資格買家；

(ii) 以買家身份簽訂該正式買賣協議和轉讓契據的人士須為合資格買家，並獲承批人以其獨有及絕對酌情權提名購買該住宅單位；

(iii) 按照此第(d)分條簽訂的臨時買賣協議、正式買賣協議和轉讓契據均須受限於並具有承批人以其獨有及絕對酌情權要求或授權的條款和條件（包括有責任繳付任何承批人決定的費用），及須受限於此特別條款包含的條款和條件；及

(iv) 須遵守和符合所有承批人以其獨有及絕對酌情權施加的所有要求、條款和條件（包括繳付行政費用（如被要求時））。

15 | SUMMARY OF LAND GRANT 批地文件的摘要

惟倘若業主於首份轉讓契據的日期起計五年期間屆滿前簽訂臨時買賣協議，則臨時買賣協議、正式買賣協議和轉讓契據中所訂立的售價不得多於買入價。

- (e) 於「期間」屆滿後，
- 業主可出售、轉讓、讓與、轉易、按揭、押記、批租、出租、放棄管有或以其認為適合的其他方式處置其住宅單位，惟前提是須向政府繳付補價（由承批人代政府收取）及向承批人繳付釐定補價的行政費（如被要求時）；
 - 業主（如被要求時）須自費向承批人提交由承批人不時決定之估價師名單中選擇之估價師就其住宅單位的估價報告，惟該估價報告僅供承批人作參考且並不可以任何方式約束承批人釐定補價；
 - 運輸及房屋局局長可以其獨有及絕對酌情權接受承批人所提交之釐定或自行決定補價，其對業主須繳付之補價的決定為最終及最後定論，並對業主有約束力；及
 - 即使此特別條款第(e)(i)分條另有規定，在繳付補價前（由承批人代政府收取）業主可就其住宅單位簽訂正式買賣協議，惟前提是該協議的條件須規定於轉讓住宅單位前業主須繳付補價（由承批人代政府收取）。
- (f) 受限於承批人事先書面批准並已遵照承批人施加的一切條款（包括但不限於繳付行政費（如被要求時））與運輸及房屋局局長不時發出的指引之情況下，業主可毋須事先繳付補價（由承批人代政府收取），將其住宅單位或其中的任何權益轉讓予由承批人以其獨有及絕對酌情權以書面批准的該名或該等人士，或就此目的簽訂任何協議。
- (g) (i) 受限於承批人事先書面批准並已遵照承批人施加的一切條款（包括但不限於此特別條款第(g)(ii)分條所指的條件）與運輸及房屋局局長不時發出有關建議轉移或轉讓住宅單位的指引之情況下，業主可轉讓其住宅單位或其部分或其中的權益予其父母、配偶、前配偶、子女或兄弟姊妹（但須就該關係提供令人信納的文件證據），或若業主已逝世，則其遺囑執行人或遺產管理人可轉讓其住宅單位或其部分或其中的權益予已逝世之業主的遺產受益人（但須就該受益人之權利提供令人信納的文件證據），而毋須事先繳付補價（由承批人代政府收取），惟承批人可以其獨有和絕對酌情權（但受限於運輸及房屋局局長不時發出的指引）決定是否批准或否決有關的申請而毋須提供任何理由。
- (ii) 此特別條款第(g)(i)分條所指的條件如下：
- 轉讓予業主之父母、配偶、前配偶、子女或兄弟姊妹或該已逝世之業主的遺產受益人（下稱「**受讓人**」）的轉讓契據須採用承批人批准的格式並須具有承批人要求的條文；
 - 住宅單位或其任何部分，或其中的任何權益，或附於該地段的不分割份數將被視作在住宅單位由承批人以首份轉讓契據轉讓予業主當日轉讓予受讓人，且此特別條款第(b)至(g)分條將適用於受讓人；及
 - 業主（或其遺產或產業）及受讓人須承擔所有有關該轉讓的費用，包括承批人批核轉讓契據的費用及開支及承批人批核此特別條款第(g)(ii)分條所述轉讓契據的格式所產生的法律費用。
- (h) 當業主繳付補價（由承批人代政府收取）時，此特別條款第(b)、(c)、(d)、(e)、(f)及(g)分條將無效及停止影響。
- (i) 即使此特別條款第(c)、(d)、(f)及(g)分條另有相反規定，承批人根據此特別條款給予或作出任何批准、核證或提名或行使任何酌情權，將受限於運輸及房屋局局長不時施加的條款及條件（如有）。」

15. 收回土地

特別條款第(18)條

「如為改善香港或其他公共目的所需（香港行政長官就此的決定為定論），政府在向承批人發出十二個曆月的書面通知此目的所需後有全權收回、重新進入及重新管有該地段或其任何部分；當行使此權力時承批人於該被收回的土地之批租期將停止、終止及無效，承批人須於通知期屆滿後離開及交回該被收回的土地及其上的建築物之管有權。當行使此收回權力時政府僅須向承批人繳付以下賠償：

- 就該被收回的土地—以下兩者中取較小之數：(i)（第一）承批人為該收回土地繳付之地價與（第二）署長認為承批人合理地為上述土地的平整工程而支出之金額總和的五分之一，乘以收回土地日期時該批租期未完的完整年期數目；或(ii)署長須就該收回土地之未完的批租期公平及客觀地估值以核證該收回土地於收回日期時之市值；及
- 就該被收回的土地上合法興建的任何建築物或其部分—署長須就該收回土地上之建築物或其部分之未完的批租期公平及客觀地估值以核證該收回土地上之建築物或其部分於收回日期時之市值，惟若於收回日期時該地段之不分割份數或權益由多過一名業主持有而就該不分割份數或權益並未向承批人（就此特別條款而言，承

批人一詞不包括其受讓人）繳付特別條款第(16)(e)(i)條所指之補價，須於賠償中扣除特別條款第(16)(e)(i)條就該不分割份數或權益所指之補價，或僅在該地段一部分被收回之情況下按比例扣除補價。」

16. 停車及上落客貨要求

特別條款第(21)條

- 「(a) (i) 該地段內須提供停車位，供根據《道路交通條例》、其任何附屬規例及任何修訂法例（下稱「**道路交通條例**」）獲發牌的汽車停泊之用，以使運輸署署長（下稱「**運輸署署長**」）滿意，而提供停車位之比率以於該地段上已建或擬建之一幢或多幢建築物中每12.5個住宅單位或其部分提供一個停車位。根據此第(a)(i)分條所提供之停車位（可根據特別條款第(24)條變更）下稱「**住宅停車位**」。就此等條款而言，「**汽車**」根據道路交通條例定義。
- (ii) 該地段內須提供額外停車位，供根據道路交通條例獲發牌的汽車停泊之用（根據此第(a)(ii)分條所提供之停車位可根據特別條款第(24)條變更）（下稱「**訪客停車位**」），以使運輸署署長滿意。如任何已建或擬建在該地段內的住宅單位大廈提供超過75個住宅單位，則須於每幢該等住宅單位大廈提供5個該等停車位，而該地段內須提供最少兩個該等停車位。
- (iii) 根據此特別條款第(a)(i)及(a)(ii)分條所指的住宅停車位及訪客停車位不得用作該等分條分別規定的用途以外的任何其他用途，其中特別禁止用於存放、陳列或展示汽車作招售或其他目的或提供洗車及汽車美容服務。
- (b) (i) 在住宅停車位及訪客停車位中，承批人須依照建築事務監督的要求或批准保留及指定停車位數目，供傷殘人士停泊汽車之用（該等保留及指定之停車位下稱「**傷殘人士停車位**」）。就此等條款而言，「**建築事務監督**」根據《建築物條例》、其任何附屬規例及任何修訂法例定義。
- (ii) 傷殘人士停車位不得用作供傷殘人士根據道路交通條例獲發牌的汽車停泊以外的任何其他用途，其中特別禁止用於存放、陳列或展示汽車作招售或其他目的或提供洗車及汽車美容服務。
- (c) (i) 該地段內須提供停車位，供根據道路交通條例獲發牌的電單車停泊之用，以使運輸署署長滿意，而提供電單車停車位之比率以任何已建或擬建在該地段內的住宅單位大廈中每110個住宅單位或其部分提供一個停車位。根據此第(c)(i)分條所提供之停車位（可根據特別條款第(24)條變更）下稱「**電單車停車位**」。就此等條款而言，「**電單車**」根據道路交通條例定義。
- (ii) 電單車停車位不得用作此特別條款第(c)(i)分條列出的用途以外的任何其他用途，其中特別禁止用於存放、陳列或展示汽車作招售或其他目的或提供洗車及汽車美容服務。
- (d) (i) 除傷殘人士停車位外，每個住宅停車位及訪客停車位須闊2.5米及長5.0米，並有最少2.4米淨空高度。
- (ii) 每個傷殘人士停車位的尺寸須如建築事務監督要求或批准。
- (iii) 每個電單車停車位須闊1.0米及長2.4米，並有最少2.4米淨空高度。」

特別條款第(22)條

- 「(a) 該地段內須提供停車位，供貨車作上落客貨用途，以使運輸署署長滿意，而提供上落客貨停車位之比率以任何已建或擬建在該地段內的一幢或多幢建築物之每800個住宅單位或其部分提供一個停車位，而該地段每幢已建或擬建住宅單位大廈須提供最少一個上落客貨停車位，而該上落客貨停車位須毗鄰或位於每幢住宅單位大廈之內。
- (b) 每個根據此特別條款第(a)分條（可根據特別條款第(24)條變更）提供的停車位須闊3.5米及長11.0米，並有最少4.7米淨空高度。該等停車位不得用作與該地段上已建或擬建之一幢或多幢建築物有關的貨車作上落客貨用途以外的任何其他用途。」

特別條款第(23)條

「該地段內須提供停車位，供單車停泊之用，以使運輸署署長滿意，而提供停車位之比率以每15個而每個大小為樓面面積少於70平方米之住宅單位或其部分提供一個停車位。就此等條款而言，「**單車**」根據道路交通條例定義。根據此特別條款提供之停車位不得用作停泊單車以外的任何其他用途。根據此特別條款提供之每個停車位的尺寸須由運輸署署長書面批准。」

特別條款第(24)條

- 「(a) 即使特別條款第(21)(a)(i)、(21)(a)(ii)、(21)(c)(i)及(22)(a)條另有規定，承批人可增加或減少按上述各條特別條款分別要求提供的停車位數目不多於5個百分點，惟如此增加或減少的停車位總數不得多於50個。
- (b) 除此特別條款第(a)分條以外，承批人可增加或減少住宅停車位及電單車停車位數目不多於5個百分點，而毋

15 | SUMMARY OF LAND GRANT 批地文件的摘要

須考慮此特別條款第(a)分條所計算的停車位。

- (c) 即使特別條款第(21)條第(a)、(c)及(d)分條、第(22)條、第(23)條及此特別條款第(a)及(b)分條另有規定，承批人可增加或減少按上述各特別條款分別要求提供的停車位至運輸署署長批准之其他數目及尺寸，而該等增加或減少須經署長事先書面批准。給予同意時，署長可以其獨有及絕對酌情權加入其認為合適的條款及條件，包括承批人須繳付由署長所釐定的補地價及行政費用。」

特別條款第(25)條

「(a) 承批人須在此協定的整個批租期內所有時間准許運輸署署長、政府、其人員、承辦商、代理人、工人和任何獲以上人士授權之其他人士，不論是否備有工具、設備、機械、機器或汽車，有權免費、自由及不受限制進入、離開及再進入該地段或其任何部分及任何在該地段上已建或擬建之一幢或多幢建築物以視察、檢查或確保承批人未有違反或未有不能符合特別條款第(21)、(22)、(23)及(24)條。

(b) 政府毋須就因運輸署署長、政府、其人員、承辦商、代理人、工人或任何獲以上人士授權之其他人士行使此特別條款第(a)分條賦予的權利，而不論直接或間接所引起、與之有關或引致而對承批人或任何其他人士造成或蒙受的任何損失、損害、滋擾或侵擾承擔任何法律責任，且承批人亦不得就任何該等損失、損害、滋擾或侵擾向政府索償。

(c) 承批人須就運輸署署長、政府、其人員、承辦商、代理人、工人或任何獲以上人士授權之其他人士行使此特別條款第(a)分條賦予的權利，而不論直接或間接所引起、與之有關或引致的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），向政府作出彌償及使其獲得彌償。」

特別條款第(27)條

「(a) 在此協定的整個批租期內不論在此等條款已符合以使署長在各方面滿意之前或之後，住宅停車位及電單車停車位不得轉讓，除非：

- (i) 連同賦予就該地段上已建或擬建之一幢或多幢建築物之一個或多個住宅單位的獨家使用及管有權的不分割份數一併轉讓；或
- (ii) 予一名已擁有賦予就該地段上已建或擬建之一幢或多幢建築物之一個或多個住宅單位的獨家使用及管有權的不分割份數的人士。

惟在任何情況下，不得轉讓多過一個住宅停車位及多過一個電單車停車位予該地段上已建或擬建之一幢或多幢建築物之任何一個住宅單位的業主。

(b) 此特別條款第(a)分條不適用於傷殘人士停車位。」

特別條款第(28)條

「即使特別條款第(27)條另有規定，訪客停車位、傷殘人士停車位及根據特別條款第(22)(a)及(23)條（各條可根據特別條款第(24)條變更）於該地段內提供的停車位須被指定為並構成公用地方的一部分。」

特別條款第(29)條

「(a) 承批人須：

- (i) 於該地段根據特別條款第(21)(a)(ii)條（可根據特別條款第(24)條變更）提供或擬提供之停車位數目不少於10個的情況下自費向運輸署署長提交或達致提交一份或多份圖則以供其書面批准，該圖則或該等圖則須顯示被指定用作容納該等將會提供及安裝在該地段上任何建築物、構築物或樓面空間之內、之上或之中用以提交與根據特別條款第(21)(a)(ii)條（可根據特別條款第(24)條變更）提供的停車位有關及有聯繫的資料之設施、裝置及設備（下稱「設施、裝置及設備」）的範圍或空間的位置和尺寸（下統稱「泊車位資訊系統範圍」），該圖則或該等圖則須載有運輸署署長以其獨有及絕對酌情權要求或指定的該等資料，包括但不限於根據此特別條款第(b)分條而須提供的空置汽車停車位的數目和種類的資料（下統稱「泊車位資訊」）。在該地段內不得展開任何建築工程（土地勘測及地盤平整工程除外），直至獲得該等批准為止；

(ii) 於2026年9月30日或其他署長可能批准的日期或之前，承批人自費以運輸署署長在各方面滿意的方式根據此特別條款第(a)(i)分條獲批准的該圖則或該等圖則進行及完成泊車位資訊系統範圍的工程，且承批人自費提供及安裝設施、裝置及設備，及之後須在此協定的整個批租期內所有時間自費保養泊車位資訊系統範圍與設施、裝置及設備以保持其修繕妥當及良好狀態，以履行承批人在此特別條款第(b)分條下的責任，以使運輸署署長在各方面滿意；及

(iii) 在此協定的整個批租期內所有合理時間准許運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士，不論是否備有工具、設備、機械、機器或汽車，有權免費、自由及不受限制進入、離開及再進入該地段或其任何部分及任何在該地段上已建或擬建之建築物以視察、檢查及監督為履行此特別條款第(a)(ii)分條而進行的任何工程。

(b) 承批人須從由運輸署署長決定並以書面指定的日期開始（運輸署署長為此的決定為最終決定並對承批人有約束

力）及之後在此協定的整個批租期內所有時間，以運輸署署長不時要求或書面指明之格式及時間及間距（運輸署署長為此的決定為最終決定並對承批人有約束力）自費向運輸署署長提交或達至提交泊車位資訊，以使運輸署署長在各方面滿意。

(c) 承批人現：

(i) 同意運輸署署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士以其獨有及絕對酌情權處理、使用及複印泊車位資訊（不論是原始或經處理）及同意運輸署署長以其獨有及絕對酌情權認為恰當之格式、途徑披露及傳布泊車位資訊至任何政府部門或第三方（不論個人、商號、法人團體、公眾人士或其他組織）供政府部門或第三方作搜索、查閱、複印、列印、傳布、利用、分析、研究泊車位資訊或將泊車位資訊作其他用途。

(ii) 接受及確認運輸署署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士行使其獨有及絕對酌情權及有權決定是否行使此特別條款第(c)(i)分條所賦予之權利處理、使用或複印泊車位資訊或以任何格式及以任何途徑披露及傳布泊車位資訊（不論是原始或經處理）至任何政府部門或第三方。

(d) 對於履行或未能履行承批人在此特別條款第(a)及(b)分條之任何責任；對於運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何獲以上人士授權之其他人士在行使此特別條款第(a)(iii)及(c)分條所賦予的酌情權與權利；或對於任何政府部門或第三方根據此特別條款第(c)分條就泊車位資訊進行的搜索、查閱、複印、列印、傳布、利用、分析、研究或其他用途，政府毋須就因此而不論直接或間接所引起、與之有關或引致而對承批人或任何其他人士造成或蒙受的任何損失、損害、滋擾或侵擾（不論任何或如何引致）承擔任何法律責任，且承批人亦不得就任何該等損失、損害、滋擾或侵擾向政府索償。

(e) 對於履行或未能履行承批人在此特別條款第(a)及(b)分條之任何責任；對於根據此特別條款第(b)分條承批人與提交泊車位資訊有關的任何遺漏、錯誤、疏忽或失責；對於運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何獲以上人士授權之其他人士在行使此特別條款第(a)(iii)及(c)分條所賦予的酌情權與權利；或對於任何政府部門或第三方根據此特別條款第(c)分條就泊車位資訊進行的搜索、查閱、複印、列印、傳布、利用、分析、研究或其他用途，承批人須就因此而不論直接或間接所引起、與之有關或引致的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），向政府作出彌償及使其獲得彌償。

(f) 泊車位資訊系統範圍須被指定為並構成根據特別條款第(19)(a)(v)條所指的公用地方的一部分。」

特別條款第(30)條

「(a) 承批人須自費將經運輸署署長批准並顯示所有根據特別條款第(21)、(22)及(23)條（各條可根據特別條款第(24)條變更）在該地段內提供的停車位及上落客貨停車位及該等根據特別條款第(29)(a)條於該地段被指定為須提供泊車位資訊的停車位之布局的一幅或多幅圖則或由認可人士（按《建築物條例》、其任何附屬規例及任何修訂法定義）核證的該一幅或多幅圖則複本（下稱「停車場布局圖」）送交予署長存放並向運輸署署長提交。未得運輸署署長事先書面批准，不得修改、變更、改動、修訂或替代停車場布局圖。

(b) 於停車場布局圖內顯示的停車位及上落客貨停車位不得用作於特別條款第(21)、(22)及(23)條分別列明的用途以外的任何其他用途。承批人須根據停車場布局圖保養於停車場布局圖上顯示的所有停車位、上落客貨停車位及其他空間，包括但不限於升降機、樓梯平台及機動及流通區。

(c) 除了停車場布局圖顯示的停車位外，該地段或其上之任何建築物或構築物之任何部分不得用作於特別條款第(21)、(22)及(23)條分別列明供汽車及單車停泊及上落客貨用途以外的任何其他用途。

(d) 任何影響該地段或其任何部分或任何在其上已建或擬建的建築物或其部分的交易均不得在根據此特別條款第(a)分條送交存放及提交停車場布局圖之前進行（根據特別條款第(15)(c)條之租約或批租或租賃協議或租契協議及根據特別條款第(15)(c)條之建築按揭或其他署長可能批准的交易除外）。

(e) 承批人現：

(i) 同意運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士以其獨有及絕對酌情權處理、使用及複印及修訂停車場布局圖，及同意運輸署署長或署長以其獨有及絕對酌情權認為恰當之任何途徑及任何方式（包括但不限於電子途徑或經電子平台）披露及傳布停車場布局圖予任何政府部門或第三方（不論個人、商號、法人團體、公眾人士或其他組織）作搜索、查閱、複印、列印、傳布、利用、分析、研究停車場布局圖或將停車場布局圖作其他用途，不論用以回覆公眾或傳媒查詢或其他查詢，或運輸署署長、署長或政府之主動查詢；及

(ii) 接受及確認運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士行使其獨有及絕對酌情權及有權決定是否行使此特別條款第(e)(i)分條所賦予之權利查閱、使用、複印、修訂、披露或傳布停車場布局圖。

15 | SUMMARY OF LAND GRANT 批地文件的摘要

- (f) 就此特別條款第(e)分條而言，承批人須促使或達至促使停車場布局圖的知識產權擁有人同意運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士查閱、使用、複印、修訂、披露及傳布停車場布局圖，及同意任何政府部門或第三方搜索、查閱、複印、列印、傳布、利用、分析、研究停車場布局圖或將停車場布局圖作其他用途。
- (g) 承批人現接受及確認根據此特別條款第(e)及(f)分條給予的同意將在此協定的整個批租期屆滿或提前終止後繼續有效並對承批人有約束力。
- (h) 對於履行或未能履行承批人在此特別條款第(a)、(b)、(c)、(d)及(f)分條之任何責任；對於運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何獲以上人士授權之其他人士在行使此特別條款第(e)分條所賦予的酌情權與權利；或對於任何政府部門或第三方根據此特別條款第(e)(i)分條就停車場布局圖進行的搜索、查閱、複印、列印、傳布、利用、分析、研究或其他用途，政府毋須就因此而不論直接或間接所引起、與之有關或引致而對承批人或任何其他人士造成或蒙受的任何損失、損害、滋擾或侵擾（不論任何或如何引致）承擔任何法律責任，且承批人亦不得就任何該等損失、損害、滋擾或侵擾向政府索償。
- (i) 對於履行或未能履行承批人在此特別條款第(a)、(b)、(c)、(d)及(f)分條之任何責任；對於運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何獲以上人士授權之其他人士在行使此特別條款第(e)分條所賦予的酌情權與權利；或對於任何政府部門或第三方根據此特別條款第(e)(i)分條就停車場布局圖進行的搜索、查閱、複印、列印、傳布、利用、分析、研究或其他用途，承批人須就因此而不論直接或間接所引起、與之有關或引致的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），向政府作出彌償及使其獲得彌償。」

17. 削土工程

特別條款第(33)(a)、(c)及(d)條

- 「(a) 如該地段或任何政府土地內現時或以往曾經進行過任何削土、移土或土地後移工程、或堆積或堆填或任何類型的斜坡處理工程，不論是否獲署長事先書面同意，而該等工程是為了或關乎該地段或其任何部分的形成、平整或發展的目的或承批人按此等條款而須要完成的工程的目的或其他任何的目的，承批人須自費進行及建造該等斜坡處理工程、護土牆或其他支撐物、防護、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何毗鄰或毗連的政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。承批人應時刻在此協定的整個批租期內自費保養上述土地、斜坡處理工程、護土牆或其他支撐物、防護、排水或附屬或其他工程，以保持其修繕妥當及良好狀態，以使署長滿意。
- (c) 若承批人進行的形成、平整、發展或其他工程或其他因素導致該地段或任何毗鄰或毗連政府或已批租土地發生任何滑土、山泥傾瀉或地陷，承批人須自費將其還原及修復以使署長滿意，並須就因此等滑土、山泥傾瀉或地陷，而不論直接或間接所引起或與之有關的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），向政府、其代理人及承辦商作出彌償及使其獲得彌償。
- (d) 除此等條款內訂明有關違反此等條款而賦予的任何權利或補償外，署長有權以書面通知要求承批人進行、建造及保養上述土地、斜坡處理工程、護土牆或其他支撐物、防護、及排水或附屬或其他工程或要求將發生滑土、山泥傾瀉或地陷之處還原及修復。如承批人忽略或未能於指明時間內履行該通知內的要求，署長可立即執行及進行所需的工程，而承批人須在收到通知後按要求向政府償還相關費用，以及任何行政或專業費用和支出。」

18. 保養地錨

特別條款第(35)條

「如該地段或其任何部分在開發或重建時已安裝預應力地錨，承批人須在該預應力地錨的整個使用周期自費進行定期維修和定期監察，以使署長滿意。承批人並須按署長不時絕對酌情的要求下，提供所有監察工程的報告及資料。如承批人忽略或未能執行指定的監察工程，署長可立即執行及進行該監察工程，而承批人須按要求向政府償還有關費用。」

19. 廢土或泥頭碎礫

特別條款第(36)條

「(a) 若有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料（下稱「廢物」）堆積、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘、海床、污水渠、雨水渠或明渠或其他政府產業（下稱「政府產業」），承批人須自費將廢物從政府產業移除，並修復任何對政府產業造

成的損害。承批人須就任何因堆積、沖下或傾倒該等廢物而導致私人產業受損害或滋擾，而不論直接或間接所引起或與之有關的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），向政府作出彌償及使其獲得彌償。

(b) 即使此特別條款第(a)分條另有規定，署長可（但並非必須）在承批人要求時將廢物從政府產業移除，並修復任何對政府產業造成的損害，而承批人須按要求向政府支付有關費用。」

20. 對服務設施的損害

特別條款第(37)條

「承批人須時刻採取或達致採取一切恰當及足夠的謹慎、能力和預防措施，尤其是進行建造、保養、更新或修理工程（下稱「建造及保養工程」），以免損害、侵擾或阻礙該地段或其任何部分之上、上面、之下或毗鄰的任何政府或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（下統稱「服務設施」）。承批人須在進行任何建造及保養工程前按需要進行或達致進行妥善勘測及查詢，以確定服務設施的現有位置及水平高度，並須向署長提交建議書述明如何處理可能受建造及保養工程影響的服務設施，以獲取署長各方面的書面批准。承批人在署長書面批准建造及保養工程及上述的建議書前，不得展開任何工程。承批人須自費符合所有署長在作出上述批准時施加的任何要求，包括任何必需的改道、重鋪或還原工程的費用。如因建造及保養工程對該地段或其任何部分或任何服務設施造成任何損害、侵擾或阻礙，承批人須自費及全面地進行修理、修復及還原工程，以使署長滿意（除署長另作選擇，明渠、污水渠、雨水渠或總水管之修復工程將由署長負責，而承批人則須在政府要求時支付有關工程的費用）。如承批人未能在該地段或其任何部分或任何服務設施展開任何所需的改道、重鋪、修理、修復及還原工程致使署長滿意，署長可展開任何其認為需要之改道、重鋪、修理、修復及還原工程，而承批人則須在政府要求時支付有關工程的費用。」

21. 非鹹水或經處理排放污水作沖廁用途

特別條款第(38)條

- 「(a) 受限於延遲政府水管供應食水的情況下，將會發出使用臨時食水管供沖廁用途的同意書，惟承批人須自費安裝適用於鹹水和經處理排放污水使用及可接受鹹水和經處理排放污水供應的喉具，以備將來如獲供應鹹水和經處理排放污水時及當水務署署長指示時之用。
- (b) 承批人須自費在水務署署長指明的限期內按其指明的位置、方式和標準在該地段內提供及安裝用作放置沖廁水總水錶及其迴繞裝置之總水錶房或室（下稱「總水錶房」），以使水務署署長在各方面滿意。承批人此後須自費營運、維持、保養、維修、翻新及管理總水錶房以保持其在各方面修繕妥當及運作良好狀態，以使水務署署長滿意。」

22. 食水之自動讀錶

特別條款第(39)條

- 「(a) 承批人須於2026年9月30日或其他署長可能批准的日期或之前，自費以水務監督（根據《水務設施條例》、其任何附屬規例及任何修訂法定定義）在各方面滿意的方式，及根據此特別條款第(b)分條所指之獲批准的自動讀錶外站建議書及《水務設施條例》、其任何附屬規例及任何修訂法例，在該地段或其任何部分及任何在該地段上已建或擬建之一幢或多幢建築物內之供應食水的自動讀錶提供及安裝一座或多座外站連同水務監督以其獨有酌情權要求之設施和相關設備（該等一座或多座外站連同上述設施和相關設備下統稱「自動讀錶外站」）。
- (b) 承批人須自費以水務監督在各方面滿意的方式向水務總監提交或達致提交提供及安裝自動讀錶外站的建議書（下稱「自動讀錶外站建議書」）以供其書面批准，當中含有水務監督以其獨有酌情權可能要求的資料和詳情，包括但不限於：
- (i) 標示自動讀錶外站位置之布局圖；
- (ii) 建設自動讀錶外站之設計、布局和設備詳情；及
- (iii) 指定或擬指定容納自動讀錶外站及協助為其作視察和保養的地方或空間詳情。
- (c) 未得水務監督根據此特別條款第(b)分條書面批准自動讀錶外站建議書，不得在該地段展開任何提供或安裝自動讀錶外站之工程。根據此特別條款第(b)分條獲批准的自動讀錶外站建議書而安裝的自動讀錶外站下稱「獲批准自動讀錶外站」。

- (d) 承批人須自費以水務監督在各方面滿意的方式營運、保養及維修獲批准自動讀錶外站以保持其修繕妥當及運作良好狀態，直至獲批准自動讀錶外站的管有權根據此特別條款第(g)分條交還予水務監督為止。
- (e) 任何可能阻止或干擾視察、檢查、營運、保養、維修、翻新、拆卸、移除、替換和重置獲批准自動讀錶外站之構築物、物件或物料，不論性質為何，都不得建於或放置於供容納獲批准自動讀錶外站及協助為獲批准自動讀錶外站作視察和保養的地方或空間上、上方、之上、下面、之下或之內。倘若水務監督認為（其意見為最終意見，並對承批人有約束力）建於或放置於供容納獲批准自動讀錶外站及協助為其作視察和保養的地方或空間上、上方、之上、下面、之下或之內有構築物、物件或物料可能會阻止或干擾視察、檢查、營運、保養、維修、翻新、拆卸、移除、替換或重置獲批准自動讀錶外站，水務監督有權以書面通知要求承批人以水務監督在各方面滿意的方式自費拆卸或移除該等構築物、物件或物料，並在通知書指明的限期內還原供容納獲批准自動讀錶外站及協助為其作視察和保養的地方或空間。
- (f) 倘若承批人未能履行此特別條款第(a)、(d)或(e)分條規定的責任，水務監督可進行必要的工程，費用須由承批人承擔，承批人須按要求向水務監督支付由水務監督決定相等於該工程費用的款項，水務監督的決定為最終決定並對承批人有約束力。
- (g) 獲批准自動讀錶外站或其任何部分須按要求於水務監督書面指定之日期交還予水務監督，及在任何情況下獲批准自動讀錶外站須被視作於署長發信顯示該等條款已完全符合以使其滿意之日期交還予水務監督。
- (h) 承批人須在此協定的整個批租期所有時間准許水務監督、其人員、承辦商、代理人、其工人和任何獲水務監督授權之人士，不論是否備有工具、設備、機械、機器或汽車，有權自由及不受限制進入、離開及再進入該地段或其任何部分及任何在該地段上已建或擬建之建築物：
- (i) 以視察、檢查及監督根據此特別條款第(a)、(d)及(e)分條承批人須進行的任何工程；
- (ii) 以根據此特別條款第(f)分條進行任何工程；及
- (iii) 在根據此特別條款第(g)分條將獲批准自動讀錶外站或任何獲批准自動讀錶外站的管有權交還予水務監督及任何其他水務監督認為必須的工程之後，以視察、檢查、營運、保養、維修、翻新、拆卸、移除、替換和重置獲批准自動讀錶外站或其任何部分。
- (i) 政府、水務監督、其人員、承辦商、代理人、其工人和任何獲水務監督授權之人士毋須就因承批人履行此特別條款第(a)、(d)及(e)分條規定的責任，或行使此特別條款第(f)及(h)分條或其他所賦予的權利所引起或引致而對承批人或任何其他人士造成或蒙受的任何損失、損害、滋擾或侵擾承擔任何法律責任，且承批人亦不得就任何該等損失、損害、滋擾或侵擾向上述任何人士索償。
- (j) 承批人須就提供、安裝、營運、保養和維修獲批准自動讀錶外站或行使此特別條款第(f)及(h)分條所賦予的權利，而不論直接或間接所引起或與之有關的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），向政府、水務監督、其人員、承辦商、代理人、其工人和任何獲水務監督授權之人士作出彌償及使其獲得彌償。」

23. 建造與連接至政府指定收集系統之獨立廢水管

特別條款第(40)條

- 「(a) 承批人須按水務署署長認為需要時，自費以水務署署長在各方面滿意的方式在該地段邊界範圍內或政府土地上設計、建造與保養供排走和引導廢水至政府指定收集系統的廢水管。該等廢水管須跟任何便溺污水管分隔，以使水務署署長滿意。就此特別條款而言，「廢水」、「廢水管」和「便溺污水管」根據《建築物條例》、其任何附屬規例及任何修訂法例定義。承批人須就該等廢水和廢水管造成之任何損失、損害、滋擾或侵擾，而不論直接或間接所引起或與之有關的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），承批人必須承擔全責並向政府及其人員作出彌償及使其獲得彌償。
- (b) 如該地段已鋪設任何廢水管並已啟用，承批人可自費展開工程將此等廢水管接駁至政府指定收集系統，以使水務署署長滿意。於該情況下，承批人須自費保養建於政府土地內的接駁工程之任何部分，並在政府要求時將其移交予政府，日後由政府自費保養，及承批人須按要求向政府支付上述接駁工程的技術審核費用。如承批人未能保養上述建於政府土地內的接駁工程之任何部分，水務署署長可按其視為必要時，進行該等保養工程，承批人須按要求向政府支付有關工程的費用。此外，上述接駁工程亦可由水務署署長進行，惟倘有由此引致的損失或損害，水務署署長毋須向承批人承擔責任。承批人須按要求向政府支付此等接駁工程的費用。水務署署長就其根據此特別條款第(b)分條進行的該等技術審核的費用、該等保養工程之費用和該等水務署署長進行接駁工程之費用的決定為最終決定並對承批人有約束力。」

24. 建造排水渠及渠道與連接排水渠及污水渠

特別條款第(41)條

- 「(a) 承批人須按署長認為需要時，自費以署長滿意的方式在該地段邊界範圍內或政府土地上建造和保養排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或政府雨水渠。承批人須就因此等暴雨水或雨水造成之任何損害或滋擾，而不論直接或間接所引起或與之有關的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），承批人必須承擔全責並向政府作出彌償及使其獲得彌償。
- (b) 如該地段已鋪設任何排水渠及污水渠並已啟用，署長可展開工程將此等渠道接駁至政府雨水渠及污水渠，惟倘有由此引致的損失或損害，署長毋須向承批人承擔責任。承批人須按要求向政府支付此等接駁工程的費用。此外，上述工程亦可由承批人自費以署長滿意的方式進行。於該情況下，承批人須自費保養建於政府土地內的接駁工程之任何部分，並在政府要求時將其移交予政府，日後由政府自費保養，及承批人須按要求向政府支付上述接駁工程的技術審核費用。如承批人未能保養上述建於政府土地內的接駁工程之任何部分，署長可按其視為必要時，進行該等保養工程，承批人須按要求向政府支付有關工程的費用。署長就其根據此特別條款第(b)分條進行的該等接駁工程之費用、該等技術審核的費用和該等保養工程之費用的決定為最終決定並對承批人有約束力。」

25. 不得作易受噪音影響用途

特別條款第(42)條

「除非獲得署長事先書面批准，在此夾附的圖則上以粉紅色加黑斜線顯示之部分上任何已建或擬建之一幢或多幢建築物或構築物不得用作任何易受噪音影響用途。署長就何謂易受噪音影響用途及任何用途是否構成易受噪音影響用途的決定為最終決定並對承批人有約束力。」

26. 禁止合併住宅單位

特別條款第(45)條

「除非獲得署長事先書面同意，承批人不得進行或准許或容許他人進行任何與已建或擬建於該地段的任何住宅單位有關的工程，包括但不限於拆卸或改動任何間隔牆、任何地台樓板、天台樓板或任何間隔構築物，致使該住宅單位內部連結及可通往建於或擬建於該地段的任何毗連或毗鄰住宅單位。署長就何謂致使一個單位內部連結及可通往任何毗連或毗鄰住宅單位的工程的決定為最終決定並對承批人有約束力。」

27. 禁止搭建或製作墳墓或骨灰龕

特別條款第(46)條

「不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。」

16 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

1. Parking Information

(i) Relevant provisions of the land grant

Special Condition No. (29)

“(a) The Grantee shall:

- (i) at his own expense submit or cause to be submitted to the Commissioner for Transport (hereinafter referred to as “**C for T**”) for his written approval a plan or plans showing the locations and dimensions of the areas or spaces designated for accommodating such facilities, installations and equipment (hereinafter referred to as “**the Facilities, Installations and Equipment**”) to be provided and installed in, on or within any building, structure or floor space on the lot, which plan or plans shall contain such information as the C for T may require or specify at his sole and absolute discretion (hereinafter collectively referred to as “**the Parking Information System Area**”) for the purpose of submitting information relating to and associated with the spaces provided in accordance with Special Condition No. (21)(a)(ii) hereof (as may be varied under Special Condition No. (24) hereof) in the event that not less than 10 such spaces are provided or to be provided within the lot, including but not limited to the number and types of vacant spaces for the parking of motor vehicles (hereinafter collectively referred to as “**the Parking Information**”) as required under and in accordance with sub-clause (b) of this Special Condition. No building works (other than ground investigation and site formation works) shall be commenced on the lot until such approval shall have been obtained;
 - (ii) on or before the 30th day of September 2026 or such other date as may be approved by the Director of Lands (hereinafter referred to as “**the Director**”), at the Grantee’s own expense carry out and complete in all respects to the satisfaction of the C for T the works for the Parking Information System Area in accordance with the plan or plans approved under sub-clause (a)(i) of this Special Condition, and at the Grantee’s own expense provide and install the Facilities, Installations and Equipment and shall thereafter at all times during the term hereby agreed to be granted, maintain at the Grantee’s own expense the Parking Information System Area and the Facilities, Installations and Equipment in good and substantial repair and conditions for the purposes of fulfilling the Grantee’s obligations under sub-clause (b) of this Special Condition and in all respects to the satisfaction of the C for T; and
 - (iii) at all reasonable times throughout the term hereby agreed to be granted permit the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a)(ii) of this Special Condition.
- (b) The Grantee shall, commencing on a date to be decided and specified in writing by the C for T (as to which the decision of the C for T shall be final and binding on the Grantee) and thereafter at all times throughout the term hereby agreed to be granted, at the Grantee’s own expense and in all respects to the satisfaction of the C for T submit or cause to be submitted to the C for T the Parking Information in such format and at such time and intervals as the C for T may from time to time require or specify in writing (as to which the decision of the C for T shall be final and binding on the Grantee).
- (c) The Grantee hereby:
- (i) gives his consent to the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to process, use and copy the Parking Information and to disclose and disseminate the Parking Information, whether as submitted or after processing, in such format by such media, to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T shall at his sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise by such government department or third party.

(ii) accepts and acknowledges that the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to process, use or copy the Parking Information or to disclose and disseminate the Parking Information, whether as submitted or after processing, in whatever format and by whatever media, to any government department or third party as provided in sub-clause (c)(i) of this Special Condition.

- (d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under sub-clauses (a) and (b) of this Special Condition; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under sub-clauses (a)(iii) and (c) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analysing, researching or otherwise of the Parking Information by any government department or third party as provided under sub-clause (c) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under sub-clauses (a) and (b) of this Special Condition; any omission, mistake, neglect or default by the Grantee in relation to submitting the Parking Information in accordance with sub-clause (b) of this Special Condition; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under sub-clauses (a)(iii) and (c) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Parking Information by any government department or third party as provided under sub-clause (c) of this Special Condition.
- (f) The Parking Information System Area shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof.”

(ii) Relevant provisions of the deed of mutual covenant

Clause 6.2.1 (55)

“(55) The Manager has the duty to permit the Commissioner for Transport, the Director of Lands, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the Land or any part thereof or the Estate for the purposes of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (29)(a)(ii) of the Conditions.”

Clause 10.1.15

“All Owners (including the First Owner) and the Manager covenant with each other to comply with the Special Condition No. (29) of the Conditions so long as they remain as Owners or (as the case may be) the Manager. The covenants and provisions of this Deed are binding on all Owners and the benefit and burden thereof are annexed to the Land and the Estate and to the Undivided Share(s) in respect thereof.”

2. Construction of and Connecting Separate Waste Pipes to Government’s Designated Collection System

(i) Relevant provisions of the land grant

Special Condition No. (40)

“(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director of Water Supplies design, construct and maintain such waste pipes, whether within the boundaries of the lot or on Government land, as the Director of Water Supplies may consider necessary to carry off waste and convey into the Government’s designated collection system. Such waste pipes shall be separated from any soil pipes to the satisfaction of the Director of Water Supplies. For the purpose of this Special

16 | INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Condition, “waste”, “waste pipe” and “soil pipe” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation. The Grantee shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any loss, damage, nuisance or disturbance caused by such waste and waste pipes.

- (b) The works of connecting any waste pipes from the lot to the Government’s designated collection system, when laid and commissioned, may be carried out by the Grantee at his own expense to the satisfaction of the Director of Water Supplies and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director of Water Supplies may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works. Alternatively, the said connection works may be carried out by the Director of Water Supplies who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. The decision of the Director of Water Supplies as to the cost of the said technical audit, the cost of the said maintenance works and the cost of the said connection works carried out by the Director of Water Supplies under this sub-clause (b) shall be final and binding on the Grantee.”

- (ii) Relevant provisions of the deed of mutual covenant

Clause 6.2.1 (54)

“(54) The Manager has the duty to maintain such water waste pipes and to carry out the connection works referred to and in accordance with Special Condition No. (40) of the Conditions.”

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

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 and open spaces, and those parts of the land, mentioned in paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the land grant or the deed of dedication (as the case may be).

In relation to any of those facilities and open spaces mentioned in paragraphs B or C above, the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties of the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned.

Note:

In this Section, any reference to “Special Condition” shall be a reference to a Special Condition in the Land Grant, and “DMC” shall mean the latest draft Deed of Mutual Covenant and Management Agreement of the Development.

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用設施

1. 泊車位資訊

(i) 批地文件相關條文

特別條款第(29)條

「(a) 承批人須：

- (i) 於該地段根據特別條款第(21)(a)(ii)條（可根據特別條款第(24)條變更）提供或擬提供之停車位數目不少於10個的情況下自費向運輸署署長（下稱「運輸署署長」）提交或達致提交一份或多份圖則以供其書面批准，該圖則或該等圖則須顯示被指定用作容納該等將會提供及安裝在該地段上任何建築物、構築物或樓面空間之內、之上或之中用以提交與根據特別條款第(21)(a)(ii)條（可根據特別條款第(24)條變更）提供的停車位有關及有聯繫的資料之設施、裝置及設備（下稱「設施、裝置及設備」）的範圍或空間的位置和尺寸（下統稱「泊車位資訊系統範圍」），該圖則或該等圖則須載有運輸署署長以其獨有及絕對酌情權要求或指定的該等資料，包括但不限於根據此特別條款第(b)分條而須提供的空置汽車停車位的數目和種類的資料（下統稱「泊車位資訊」）。在該地段內不得展開建築工程（土地勘測及地盤平整工程除外），直至獲得該等批准為止；
 - (ii) 於2026年9月30日或其他地政總署署長（下稱「署長」）可能批准的日期或之前，承批人自費以運輸署署長在各方面滿意的方式根據此特別條款第(a)(i)分條獲批准的該圖則或該等圖則進行及完成泊車位資訊系統範圍的工程，且承批人自費提供及安裝設施、裝置及設備，及之後須在此協定的整個批租期內所有時間自費保養泊車位資訊系統範圍與設施、裝置及設備以保持其修繕妥當及良好狀態，以履行承批人在此特別條款第(b)分條下的責任，以使運輸署署長在各方面滿意；及
 - (iii) 在此協定的整個批租期內所有合理時間准許運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士，不論是否備有工具、設備、機械、機器或汽車，有權免費、自由及不受限制進入、離開及再進入該地段或其任何部分及任何在該地段上已建或擬建之建築物以視察、檢查及監督為履行此特別條款第(a)(ii)分條而進行的任何工程。
- (b) 承批人須從由運輸署署長決定並以書面指定的日期開始（運輸署署長為此的決定為最終決定並對承批人有約束力）及之後在此協定的整個批租期內所有時間，以運輸署署長不時要求或書面指明之格式及時間及間距（運輸署署長為此的決定為最終決定並對承批人有約束力）自費向運輸署署長提交或達至提交泊車位資訊，以使運輸署署長在各方面滿意。
- (c) 承批人須：
- (i) 同意運輸署署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士以其獨有及絕對酌情權處理、使用及複印泊車位資訊（不論是原始或經處理）及同意運輸署署長以其獨有及絕對酌情權認為恰當之格式、途徑披露及傳布泊車位資訊至任何政府部門或第三方（不論個人、商號、法人團體、公眾人士或其他組織）供政府部門或第三方作搜索、查閱、複印、列印、傳布、利用、分析、研究泊車位資訊或將泊車位資訊作其他用途。
 - (ii) 接受及確認運輸署署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士行使其獨有及絕對酌情權及有權決定是否行使此特別條款第(c)(i)分條所賦予之權利處理、使用或複印泊車位資訊或以任何格式及以任何途徑披露及傳布泊車位資訊（不論是原始或經處理）至任何政府部門或第三方。
- (d) 對於履行或未能履行承批人在此特別條款第(a)及(b)分條之任何責任；對於運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何獲以上人士授權之其他人士在行使此特別條款第(a)(iii)及(c)分條所賦予的酌情權與權利；或對於任何政府部門或第三方根據此特別條款第(c)分條就泊車位資訊進行的搜索、查閱、複印、列印、傳布、利用、分析、研究或其他用途，政府毋須就因此而不論直接或間接所引起、與之有關或引致而對承批人或任何其他人士造成或蒙受的任何損失、損害、滋擾或侵擾（不論任何或如何引致）承擔任何法律責任，且承批人亦不得就任何該等損失、損害、滋擾或侵擾向政府索償。
- (e) 對於履行或未能履行承批人在此特別條款第(a)及(b)分條之任何責任；對於根據此特別條款第(b)分條承批人與提交泊車位資訊有關的任何遺漏、錯誤、疏忽或失責；對於運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何獲以上人士授權之其他人士在行使此特別條款第(a)(iii)及(c)分條所賦予的酌情權與權利；或對於任何政府部門或第三方根據此特別條款第(c)分條就泊車位資訊進行的搜索、查閱、複印、列印、傳布、利用、分析、研究或其他用途，承批人須就因此而不論直接或間接所引起、與之有關或引致的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），向政府作出彌償及使其獲得彌償。

(f) 泊車位資訊系統範圍須被指定為並構成根據特別條款第(19)(a)(v)條所指的公用地方的一部分。」

(ii) 公契相關條文

第6.2.1(55)條

「(55)管理人有義務准許運輸署署長、地政總署署長、政府、其人員、承辦商、代理人、工人及任何獲以上人士授權之其他人士，不論是否備有工具、設備、機械、機器或汽車，有權免費、自由及不受限制進入、離開及再進入該土地或其任何部分或發展項目以視察、檢查及監督為履行批地文件特別條款第(29)(a)(ii)條而進行的任何工程。」

第10.1.15條

「所有業主（包括第一業主）及管理人互相作出契諾，當其仍擁有業主或管理人身份時（視屬何情況而定）須履行批地文件特別條款第(29)條。公契契諾及條文對所有業主皆有約束力，而其益處及負擔皆附於該土地及發展項目及其不分割份數。」

2. 建造與連接至政府指定收集系統之獨立廢水管

(i) 批地文件相關條文

特別條款第(40)條

「(a) 承批人須按水務署署長認為需要時，自費以水務署署長在各方面滿意的方式在該地段邊界範圍內或政府土地上設計、建造與保養供排走和引導廢水至政府指定收集系統的廢水管。該等廢水管須跟任何便溺污水管分隔，以使水務署署長滿意。就此特別條款而言，「廢水」、「廢水管」和「便溺污水管」根據《建築物條例》、其任何附屬規例及任何修訂法定義。承批人須就該等廢水和廢水管造成之任何損失、損害、滋擾或侵擾，而不論直接或間接所引起或與之有關的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），承批人必須承擔全責並向政府及其人員作出彌償及使其獲得彌償。

(b) 如該地段已鋪設任何廢水管並已啟用，承批人可自費展開工程將此等廢水管接駁至政府指定收集系統，以使水務署署長滿意。於該情況下，承批人須自費保養建於政府土地內的接駁工程之任何部分，並在政府要求時將其移交予政府，日後由政府自費保養，及承批人須按要求向政府支付上述接駁工程的技術審核費用。如承批人未能保養上述建於政府土地內的接駁工程之任何部分，水務署署長可按其視為必要時，進行該等保養工程，承批人須按要求向政府支付有關工程的費用。此外，上述接駁工程亦可由水務署署長進行，惟倘有由此引致的損失或損害，水務署署長毋須向承批人承擔責任。承批人須按要求向政府支付此等接駁工程的費用。水務署署長就其根據此特別條款第(b)分條進行的該等技術審核的費用、該等保養工程之費用和該等水務署署長進行接駁工程之費用的決定為最終決定並對承批人有約束力。」

(ii) 公契相關條文

第6.2.1(54)條

「(54)管理人有義務按批地文件特別條款第(40)條所指保養該等廢水管及進行接駁工程。」

B. 根據批地文件規定須由及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休憩用地不適用。

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部分不適用。

16 | INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

就以上第A、B、C及D段提述的供公眾使用的任何該等設施及休憩用地，及土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）使用該等設施或休憩用地，或土地中的該等部分。

就以上第B或C段提述的任何該等設施及休憩用地，按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，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地的部分開支。

備註：

在本章節中，所有對「特別條款」的提述均為對批地文件的特別條款的提述，而「公契」則指發展項目的公契及管理協議的最新擬稿。

17 | WARNING TO PURCHASERS

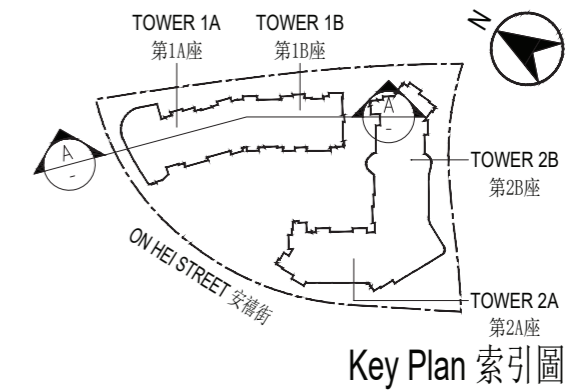
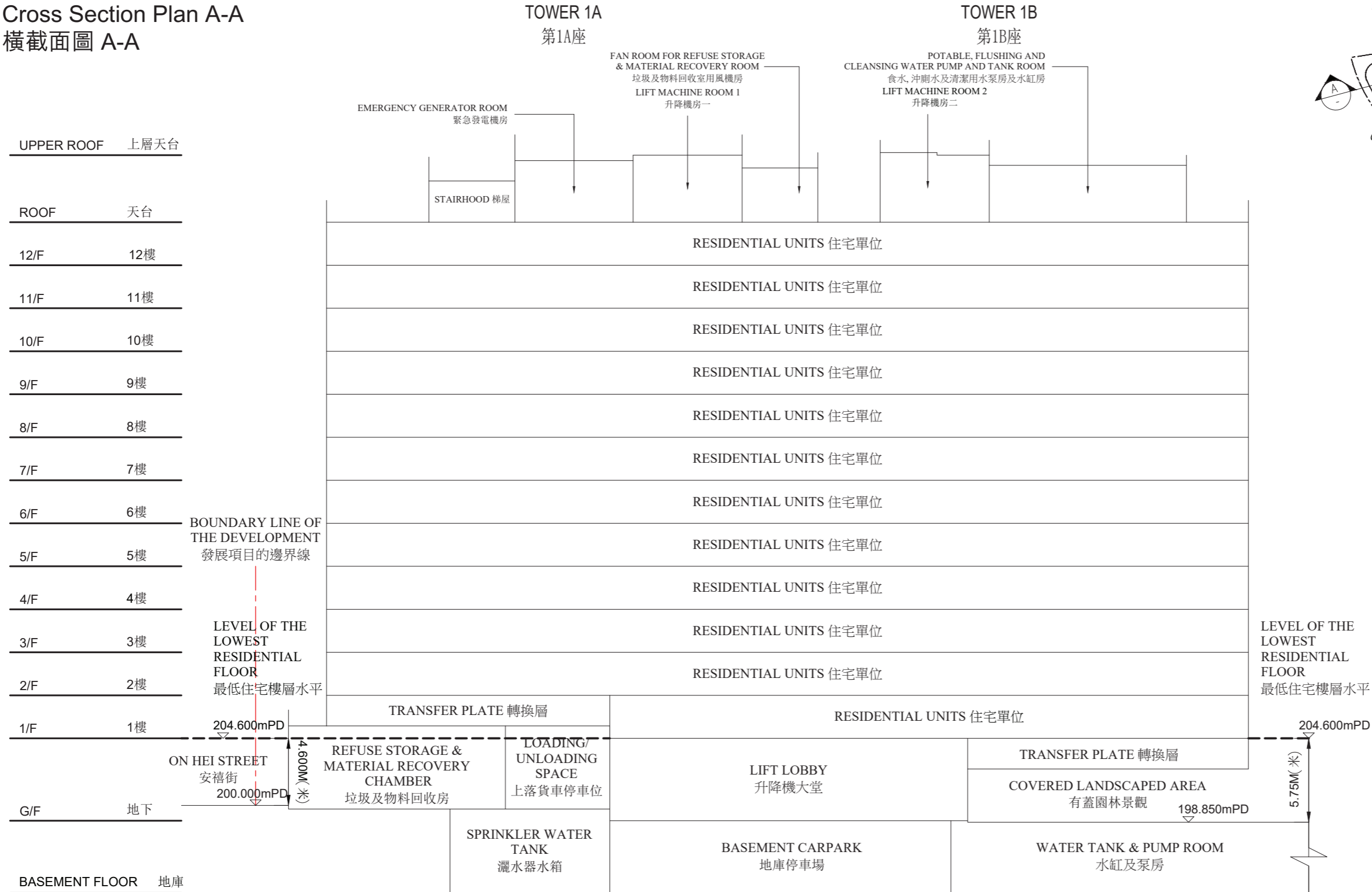
對買方的警告

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

18 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目的建築物的橫截面圖

Cross Section Plan A-A 橫截面圖 A-A



Tower 1 (Comprising Tower 1A & Tower 1B)
第1座 (包括第1A座及第1B座)

Notes:

- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- Dotted line denotes the level of the lowest residential floor of the building.
- The part of On Hei Street adjacent to the building is 200.000 metres above the Hong Kong Principal Datum.
- The part of Covered Landscaped Area adjacent to the building is 198.850 metres above the Hong Kong Principal Datum.

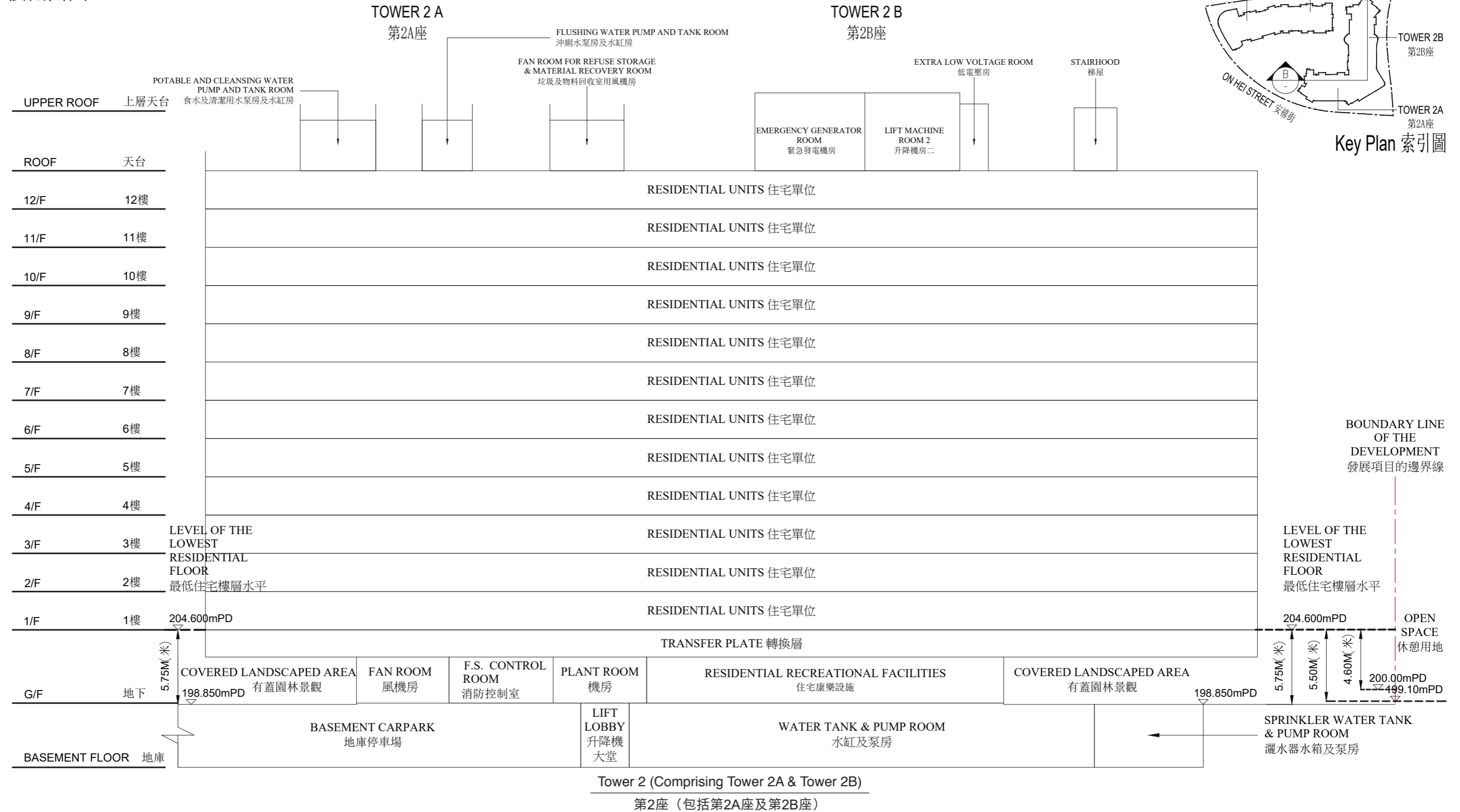
備註:

- ▽ 代表香港主水平基準以上的高度(米)。
- 虛線代表該建築物之最低住宅樓層水平。
- 毗連建築物的一段安禧街為香港主水平基準以上200.000米。
- 毗連建築物的一部分有蓋園林景觀為香港主水平基準以上198.850米。

18 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目的建築物的橫截面圖

Cross Section Plan B-B
橫截面圖 B-B



Notes:

- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- Dotted line denotes the level of the lowest residential floor of the building.
- The part of Open Space adjacent to the building is 199.100 metres to 200.000 metres above the Hong Kong Principal Datum.
- The part of Covered Landscaped Area adjacent to the building is 198.850 metres above the Hong Kong Principal Datum.

備註:

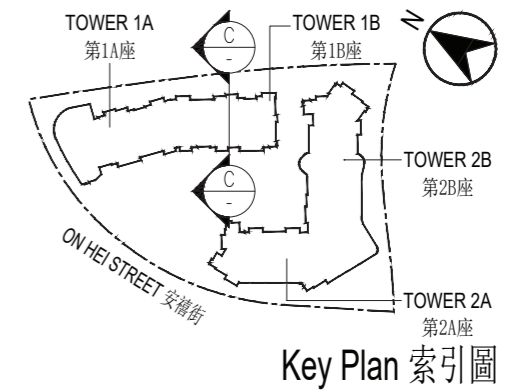
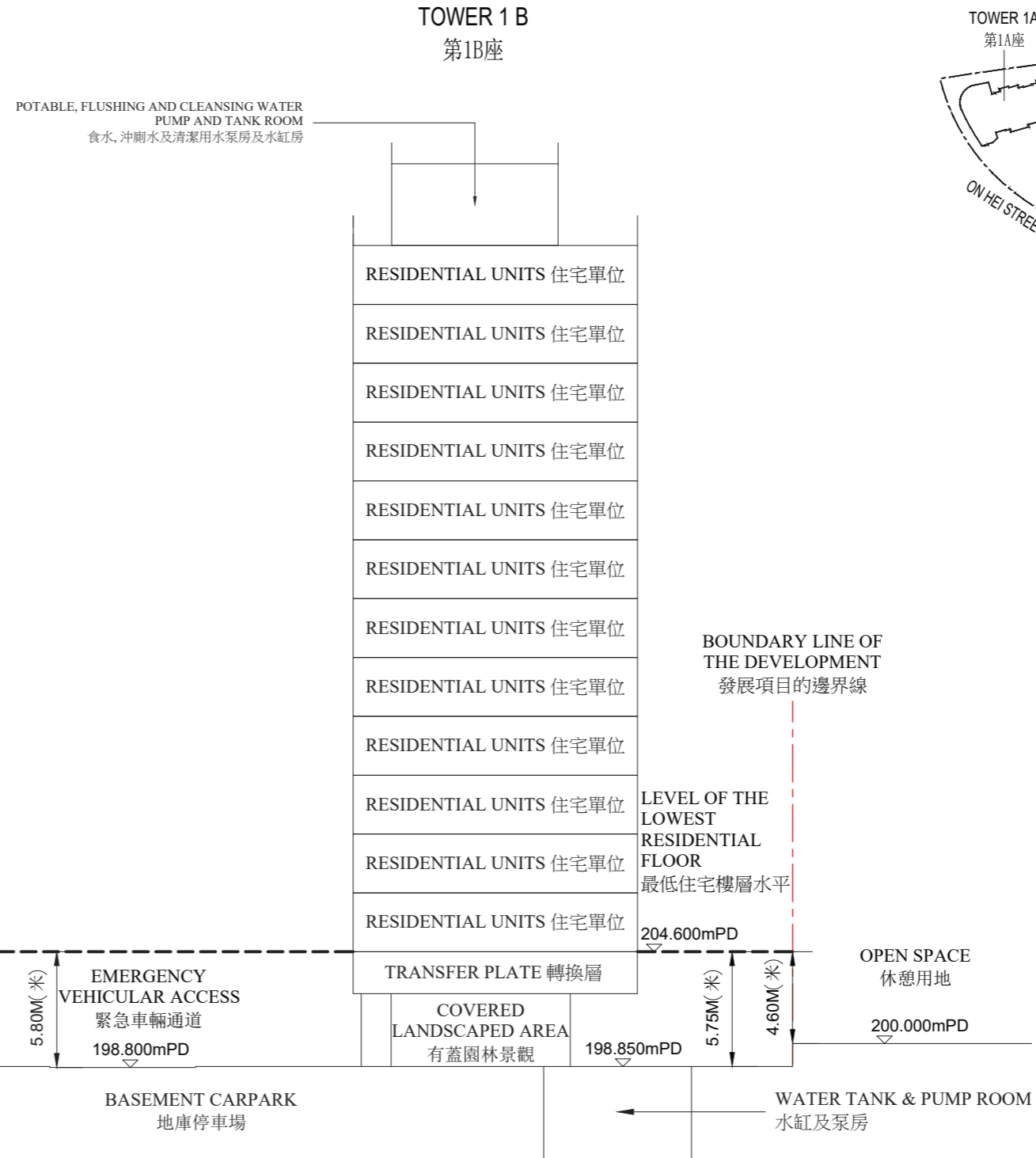
- ▽ 代表香港主水平基準以上的高度 (米)。
- 虛線代表該建築物之最低住宅樓層水平。
- 毗連建築物的一段休憩用地為香港主水平基準以上199.100米至200.000米。
- 毗連建築物的一部分有蓋園林景觀為香港主水平基準以上198.850米。

18 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目的建築物的橫截面圖

Cross Section Plan C-C 橫截面圖 C-C

UPPER ROOF	上層天台
ROOF	天台
12/F	12樓
11/F	11樓
10/F	10樓
9/F	9樓
8/F	8樓
7/F	7樓
6/F	6樓
5/F	5樓
4/F	4樓
3/F	3樓
2/F	2樓
1/F	1樓
G/F	地下
BASEMENT FLOOR	地庫



Tower 1 (Comprising Tower 1A & Tower 1B)
第1座 (包括第1A座及第1B座)

Notes:

- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- Dotted line denotes the level of the lowest residential floor of the building.
- The part of Open Space adjacent to the building is 200.000 metres above the Hong Kong Principal Datum.
- The part of Emergency Vehicular Access adjacent to the building is 198.800 metres above the Hong Kong Principal Datum.
- The part of Covered Landscaped Area adjacent to the building is 198.850 metres above the Hong Kong Principal Datum.

備註:

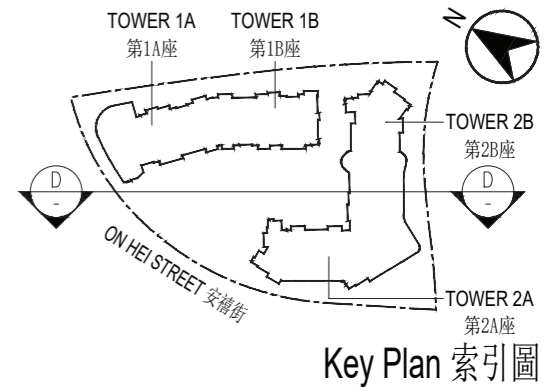
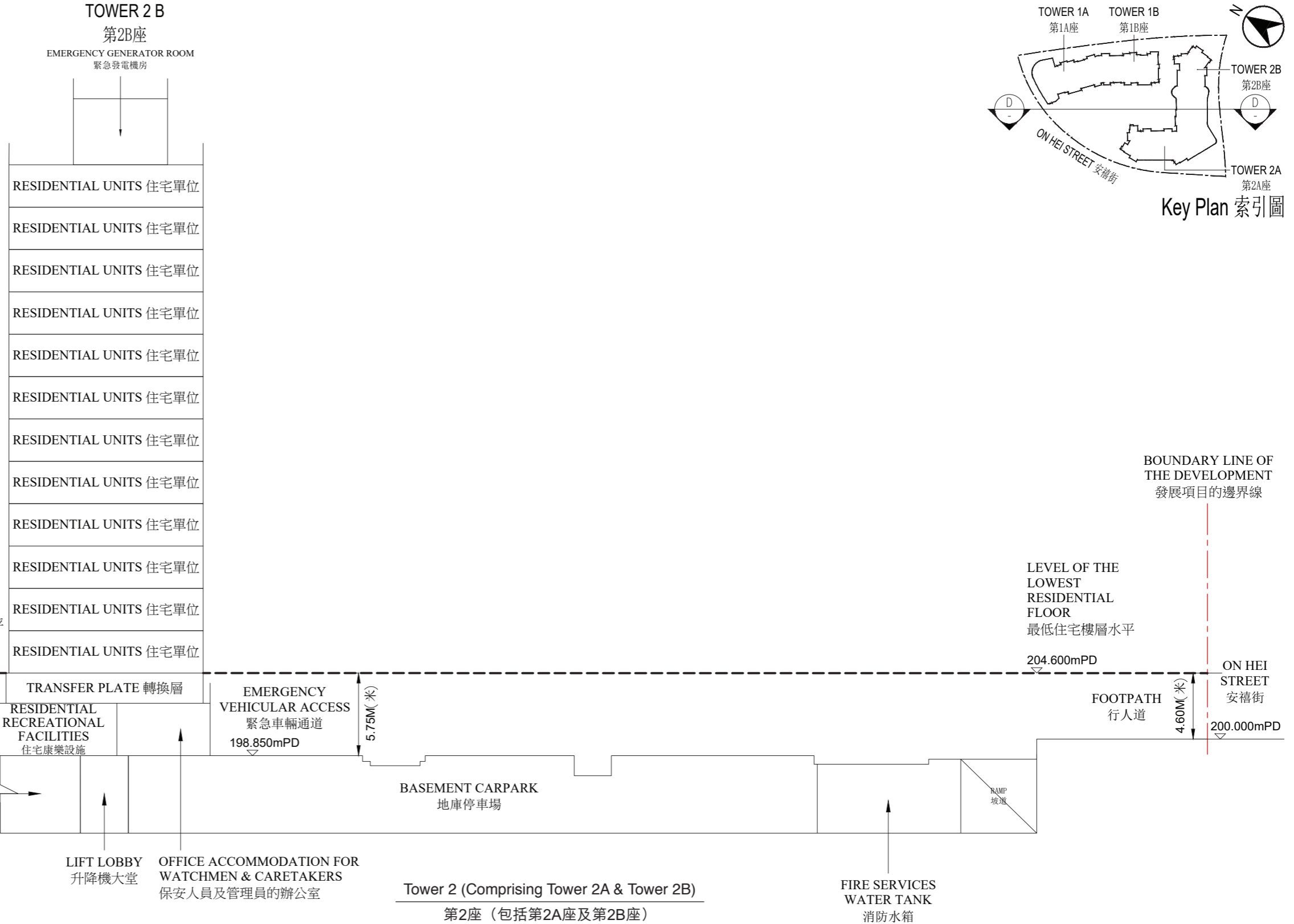
- ▽ 代表香港主水平基準以上的高度(米)。
- 虛線代表該建築物之最低住宅樓層水平。
- 毗連建築物的一段休憩用地為香港主水平基準以上200.000米。
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上198.800米。
- 毗連建築物的一部分有蓋園林景觀為香港主水平基準以上198.850米。

18 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目的建築物的橫截面圖

Cross Section Plan D-D
橫截面圖 D-D

UPPER ROOF	上層天台
ROOF	天台
12/F	12樓
11/F	11樓
10/F	10樓
9/F	9樓
8/F	8樓
7/F	7樓
6/F	6樓
5/F	5樓
4/F	4樓
3/F	3樓
2/F	2樓
1/F	1樓
G/F	地下
BASEMENT FLOOR	地庫



Notes:

- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- — Dotted line denotes the level of the lowest residential floor of the building.
- The part of On Hei Street adjacent to the building is 200.000 metres above the Hong Kong Principal Datum.
- The part of footpath adjacent to the building is 198.850 metres above the Hong Kong Principal Datum.
- The part of footpath adjacent to the building is 200.000 metres above the Hong Kong Principal Datum.
- The part of Emergency Vehicular Access adjacent to the building is 198.850 metres above the Hong Kong Principal Datum.

備註:

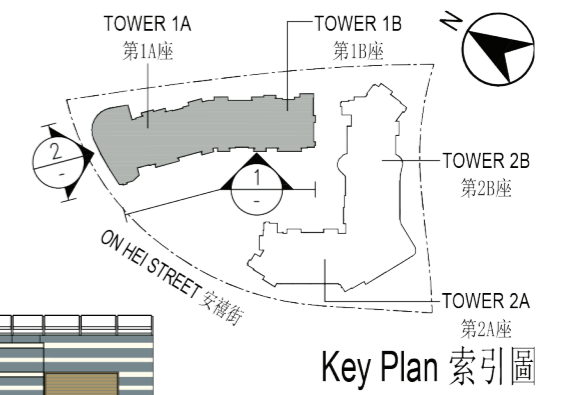
- ▽ 代表香港主水平基準以上的高度 (米)。
- — 虛線代表該建築物之最低住宅樓層水平。
- 毗連建築物的一段安禧街為香港主水平基準以上200.000米。
- 毗連建築物的一段行人道為香港主水平基準以上198.850米。
- 毗連建築物的一段行人道為香港主水平基準以上200.000米。
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上198.850米。

Tower 1 (Comprising Tower 1A & Tower 1B)

第1座 (包括第1A座及第1B座)



ELEVATION PLAN 1 立面圖1



ELEVATION PLAN 2 立面圖2

The Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the approved building plans for the Development as of 26 November 2024; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 以2024年11月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

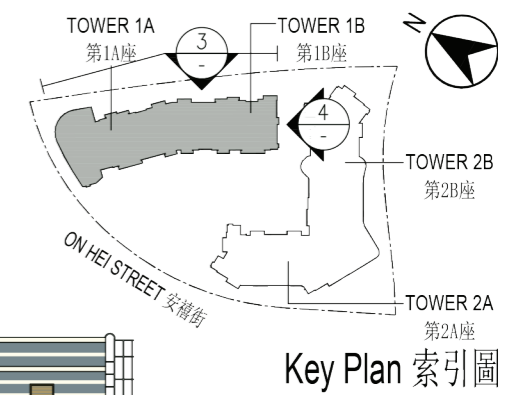
19 | ELEVATION PLAN 立面圖

Tower 1 (Comprising Tower 1A & Tower 1B)

第1座 (包括第1A座及第1B座)



ELEVATION PLAN 3 立面圖3



ELEVATION PLAN 4 立面圖4

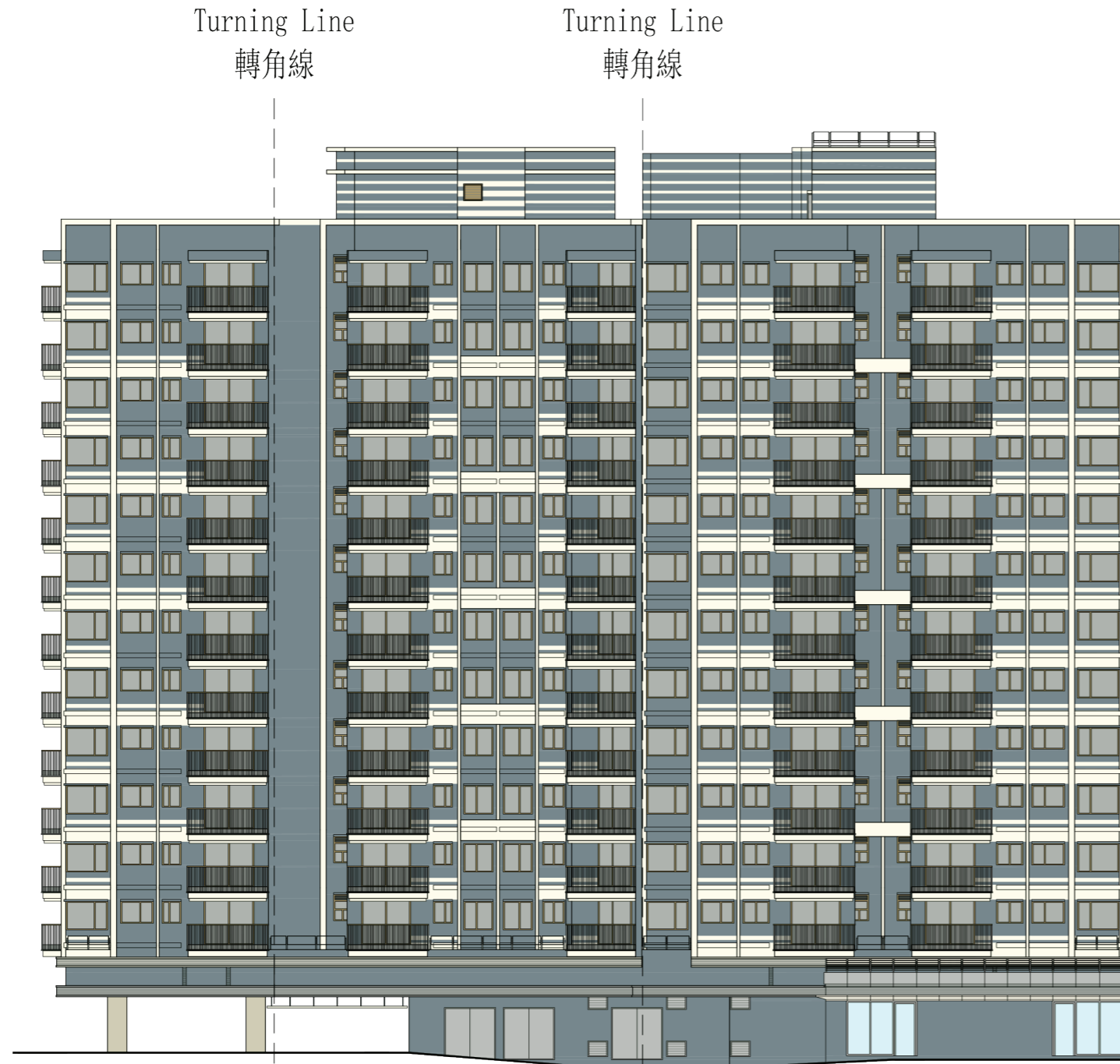
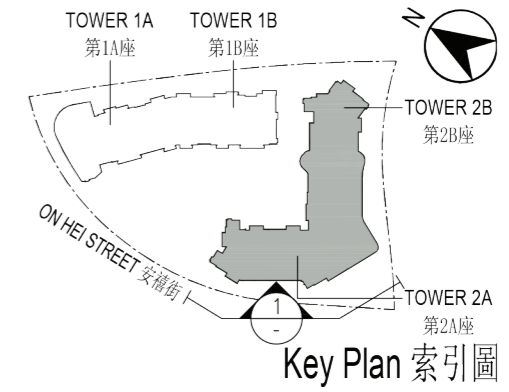
The Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the approved building plans for the Development as of 26 November 2024; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 以2024年11月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

19 | ELEVATION PLAN 立面圖

Tower 2 (Comprising Tower 2A & Tower 2B)

第2座（包括第2A座及第2B座）



ELEVATION PLAN 1 立面圖1

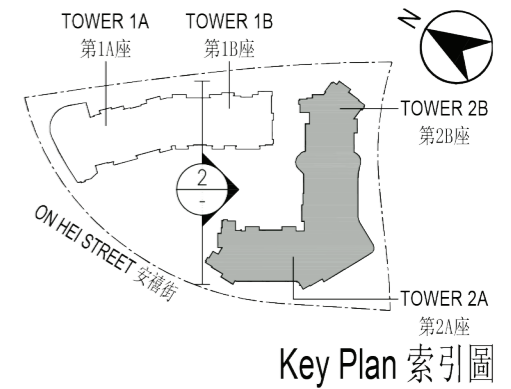
The Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the approved building plans for the Development as of 26 November 2024; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 以2024年11月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

19 | ELEVATION PLAN 立面圖

Tower 2 (Comprising Tower 2A & Tower 2B)

第2座（包括第2A座及第2B座）



Turning Line
轉角線



ELEVATION PLAN 2 立面圖2

The Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the approved building plans for the Development as of 26 November 2024; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 以2024年11月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

19 | ELEVATION PLAN 立面圖

Tower 2 (Comprising Tower 2A & Tower 2B)

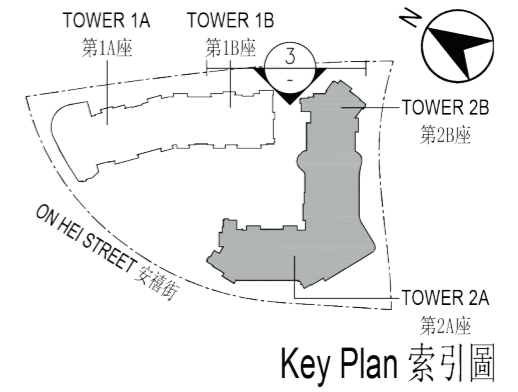
第2座 (包括第2A座及第2B座)

Turning Line
轉角線

Turning Line
轉角線



ELEVATION PLAN 3 立面圖3



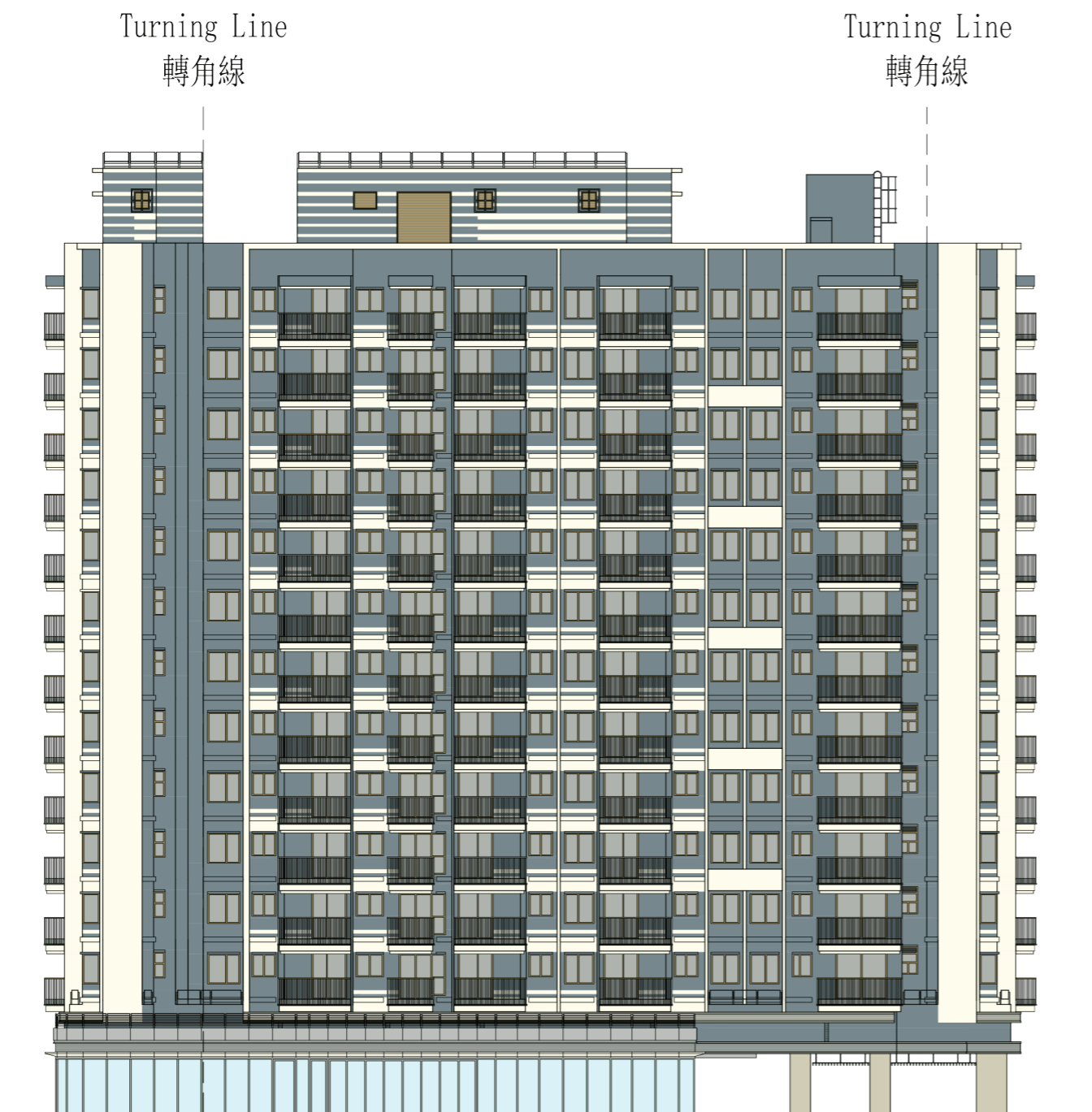
The Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the approved building plans for the Development as of 26 November 2024; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 以2024年11月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

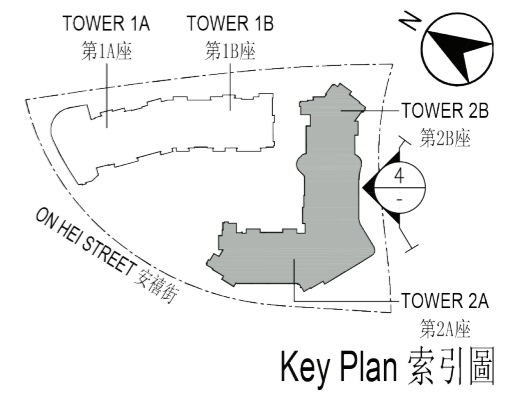
19 | ELEVATION PLAN 立面圖

Tower 2 (Comprising Tower 2A & Tower 2B)

第2座（包括第2A座及第2B座）



ELEVATION PLAN 4 立面圖4



The Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the approved building plans for the Development as of 26 November 2024; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 以2024年11月26日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

20 | INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Common Facilities 公用設施	Covered 有蓋		Uncovered 露天		Total 總數	
	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	311.087	3,349	-	-	311.087	3,349
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) 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)	665.576	7,164	1694.690	18,242	2360.266	25,406

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the area presented in square metres.

備註：

上述所列以平方呎顯示之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數，與以平方米表述之面積可能有些微差異。

21 | INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

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 latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified 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. 關於指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
 3. 無須為閱覽付費。

1. Exterior Finishes

Item	Description
(a) External Wall	Finished with tiles, aluminium cladding, aluminium architectural feature.
(b) Window	Aluminium window frame fitted with tinted glass for living/dining room, kitchen (if provided), master bedroom (if provided) and bedroom. Aluminium window frame fitted with frosted glass for master bathroom (if provided). Aluminium window frame fitted with frosted glass for bathroom window (if provided).
(c) Bay Window	Not applicable.
(d) Planter	Not applicable.
(e) Verandah or balcony	Balcony fitted with metal balustrade. Wall finished with tiles. Curb of balcony finished with tiles. Floor finished with tiles. Ceiling finished with aluminium false ceiling. Balcony is covered. There is no verandah.
(f) Drying facilities for clothing	Not applicable.

2. Interior Finishes

Item	Description			
(a) Lobby		Wall	Floor	Ceiling
	Main residential entrance lobby (G/F)	Metal, tiles, mirror, plastic laminated timber strip. Except areas above false ceiling level at which there are no wall finishes.	Tiles	Aluminium baffle ceiling, gypsum board false ceiling with emulsion paint.
	Typical lift lobby on each residential floor	Metal, tiles. Except areas above false ceiling level at which there are no wall finishes.	Tiles	Plastic laminated wooden ceiling, gypsum board false ceiling with emulsion paint.
	Lift Lobby (Basement Floor)	Metal, tiles. Except areas above false ceiling level at which there are no wall finishes.	Tiles	Gypsum board false ceiling with emulsion paint.
(b) Internal wall and ceiling		Wall	Ceiling	
	Type of wall and ceiling finishes for living/dining room and bedroom	Emulsion paint to exposed surfaces. Except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes.	Emulsion paint to exposed surfaces. Partial areas are equipped with gypsum board false ceiling and bulkhead and painted with emulsion paint.	
(c) Internal floor		Floor		
	Material of floor and skirting for living/dining room and bedroom	Tiles and timber skirting.		
(d) Bathroom		Wall	Floor	Ceiling
	(i) Type of wall, floor and ceiling finishes	Tiles on exposed surfaces. Wall behind basin cabinet and mirror cabinet finished with tiles.	Tiles	Aluminium false ceiling
	(ii) Whether the wall finishes run up to the ceiling	Run up to the level of false ceiling		

Item	Description					
(e) Kitchen		Wall	Floor	Ceiling	Cooking Bench	
	(i) Type of wall, floor, ceiling and cooking bench finishes	Kitchen	Tiles on exposed surfaces. Wall behind kitchen appliances and kitchen cabinet finished with tiles.	Tiles	Aluminium false ceiling	Solid Surface Material
		Open kitchen	Tiles on exposed surfaces, timber trim at wall corner. Wall behind kitchen appliances and kitchen cabinet finished with tiles.	Tiles	Emulsion paint to exposed surfaces. Partial areas are equipped with gypsum board false ceiling and bulkhead and painted with emulsion paint.	Solid Surface Material
	(ii) Whether the wall finishes run up to the ceiling	Run up to the level of false ceiling				

3. Interior Fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Entrance door of residential units	Fire-rated solid core timber swing door	Plastic laminated and metal strip timber door and timber door frame.	Lockset, door handle, door hinge, eye viewer, concealed door closer, door stopper, security door chain, bottom seal and smoke seal
	Master bedroom door (if provided) and bedroom door	Hollow core timber swing door.	Plastic laminated timber door and timber door frame.	Lockset, door handle, door hinge and door stopper.
	Master bathroom door (if provided) and bathroom door	Hollow core timber swing door with timber louver.	Plastic laminated door with timber louver and timber door frame.	Lockset, door handle, door hinge and door stopper.
	Kitchen door (if provided)	Fire-rated solid core timber swing door	Plastic laminated door and timber door frame.	Door handle, door hinge, concealed door closer, door stopper, fire-rated vision panel
	Balcony door or balcony and utility platform door	Glass sliding door (except the following units) Glass swing door (for the following units) Flat A, B, F, G & H on 2/F - 12/F of Tower 1A Flat C, D, E, G & H on 1/F of Tower 1B Flat B, C, D, E, G & H on 2/F - 12/F of Tower 1B Flat C on 1/F - 12/F of Tower 2A Flat A, C, E, F, & L on 1/F of Tower 2B Flat A, B, C, E, F, & L on 2/F - 12/F of Tower 2B	Aluminium door frame fitted with tinted glass	Lockset, door handle, door hinge (glass swing door only) and door stopper (glass swing door only)

Item	Description		
(b) Bathroom		Type	Material
	(i) Type and material of fittings and equipment	Vanity counter top	Solid surface material
		Basin cabinet	Timber cabinet finished with plastic laminate and stainless steel skirting.
		Mirror cabinet	Timber mirror cabinet finished with plastic laminate, mirror, tempered glass shelves, metal and solid surface shelf
		Wash basin	Vitreous china
		Water closet	Vitreous china
		Basin mixer, towel bar, toilet paper holder, towel hook, shower set, shower mixer, door handle (for shower compartment only)	Chrome-plated
	Shower curtain rod (for bathtub only)	Stainless steel	
	(ii) Type and material of water supply system	Cold water, Hot water & Flushing water	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply system. uPVC pipes are used for flushing water system
	(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)	All bathrooms are fitted with shower compartment and shower set	Clear tempered glass shower sliding door with chrome-plated shower mixer and shower set
All Master Bathrooms (if provided) are fitted with bathtub and shower set		Enamelled steel bathtub with chrome-plated shower mixer and shower set.	
(iv) Size of bathtub (if applicable)	The size of the master bathroom bathtub: 1,500mm(L) x 700mm(W) x 390mm(H)		

3. Interior Fittings

Item	Description				
(c) Kitchen	Type	Material			
	(i) Sink unit	Stainless steel			
	(ii) Sink mixer	Chrome-plated			
	(iii) Water supply system	Copper water pipes are used for cold water supply and copper water pipes with thermal insulation are used for hot water supply system.			
	(iv) Hanging cabinet	Plastic laminated timber cabinet			
	(v) Low cabinet	Plastic laminated timber cabinet with solid surface counter top and stainless steel skirting.			
	(vi) Hanging rod	Stainless steel			
	(vii) All other fittings and equipment	Sprinkler head(s) are installed for open kitchen. Smoke detector is installed at living room / dining room of flat with open kitchen.			
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	No Fittings			
(e) Telephone	Location and number of connection points	Telephone connection points are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"			
(f) Aerials	Location and number of connection points	TV / FM outlets for local TV / FM radio programs 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	(i) Electrical fittings (including safety devices)	1. Single phase electricity supply with miniature circuit breaker distribution board for flats with kitchen 2. Three phase electricity supply with miniature circuit breaker distribution board for flats with open kitchen			
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, cladding, partition walls, pipe ducts or other materials			
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"			
(h) Gas supply	Type	TownGas			
	System	Gas meter with Towngas supply pipe is provided and connected to gas hob and gas water heater - applicable to the following flat(s)			
	Location	Tower	Floor	Gas water heater	Gas Hob
		Tower 1A	2/F to 12/F	Flat C; Flat E; Flat J	Flat A to Flat J
		Tower 1B	1/F	Flat A; Flat B; Flat F	Flat A to Flat H
			2/F to 12/F	Flat A; Flat F	Flat A to Flat H
		Tower 2A	1/F	Flat A; Flat B; Flat D; Flat E; Flat F; Flat H	Flat A to Flat H
			2/F to 12/F	Flat A; Flat B; Flat D; Flat E; Flat F; Flat H	Flat A to Flat H
Tower 2B		1/F	Flat G; Flat H; Flat J	Flat A; Flat C to Flat H; Flat J to Flat L	
		2/F to 12/F	Flat G; Flat H; Flat J	Flat A to Flat H; Flat J to Flat L	
(i) Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"			
	Design	22mm diameter water point and 40mm diameter drain point			
(j) Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply system. uPVC pipes are used for flushing water system			
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the pipes concealed within concrete, the rest of them are exposed. Exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, cladding, partition walls, pipe ducts or other materials			
	(iii) Whether hot water is available	Hot water is provided to kitchen or open kitchen and bathroom and/or master bathroom			

4. Miscellaneous

Item	Description						
(a) Lifts	Residential Lifts					Podium Lift	
	(i) Tower	Tower 1A	Tower 1B	Tower 2A	Tower 2B	Podium Lift	
	(ii) Brand name	Hitachi					Hitachi
	(iii) Model number	MCA-925-CO120					LCA-1250-CO60
	(iv) Number of lifts	2	2	2	2	1	
	(v) Floor served by the lifts	Lift L1, Lift L2 serving Basement Floor, G/F, 2/F to 12/F	Lift L3, Lift L4 serving Basement Floor to 12/F	Lift L5, Lift L6 serving Basement Floor to 12/F	Lift L7, Lift L8 serving Basement Floor to 12/F	Lift L9 serving Basement Floor to G/F	
(b) Letter box	Material	Stainless steel					
(c) Refuse collection	(i) Means of refuse collection	By cleaners / FEHD's Refuse Collection Vehicles					
	(ii) Location of refuse room	Refuse storage and material recovery rooms are provided in common area of each residential floor; please refer to "floor plans of residential properties in the development" of this Sales Brochure for location of refuse storage and material recovery rooms. Refuse storage and material recovery chamber is provided on G/F					
(d) Water meter, electricity meter and gas meter	(i) Location	Water meter	Inside common water meter cabinet on each residential floor				
		Electricity meter	Inside common electrical meter room on each residential floor				
		Gas meter	Inside the respective location of the following flat(s):				
			Tower	Floor	Inside Kitchen	Inside Balcony and Utility Platform (if provided) or Balcony (if provided)	
			Tower 1A	2/F to 12/F	Flat C; Flat E; Flat J	Flat A; Flat B; Flat D; Flat F; Flat G; Flat H	
			Tower 1B	1/F	Flat A; Flat B; Flat F	Flat C; Flat D; Flat E; Flat G; Flat H	
				2/F to 12/F	Flat A; Flat F	Flat B; Flat C; Flat D; Flat E; Flat G; Flat H	
			Tower 2A	1/F	Flat A; Flat B; Flat D; Flat E; Flat F; Flat H	Flat C; Flat G	
				2/F to 12/F	Flat A; Flat B; Flat D; Flat E; Flat F; Flat H	Flat C; Flat G	
			Tower 2B	1/F	Flat G; Flat H; Flat J	Flat A; Flat C; Flat D; Flat E; Flat F; Flat K; Flat L	
	2/F to 12/F	Flat G; Flat H; Flat J		Flat A; Flat B; Flat C; Flat D; Flat E; Flat F; Flat K; Flat L			
	(ii) Whether they are separate or communal meters for residential properties	Water meter	Separate meter				
Electricity meter		Separate meter					
Gas meter		Separate meter					

5. Security Facilities

Item		Description	
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	Entrance Access control and security system	Smart card access control system is provided at Basement Floor lift lobbies and G/F main residential entrance lobbies and residential recreational facilities for residents' access
		CCTV	CCTV system is provided at Basement Floor lift lobbies and G/F main residential entrance lobbies, lift car cages, residential recreational facilities, common areas, staircase exits at roof and boundary fence wall connecting to G/F guard house and management office

6. Appliances

Description
For brand name and model number, please refer to the "Appliances Schedule".

Note:

In relation to items 4(a) and 6 in the Development specified in the above table, 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

1. 外部裝修物料

細項	描述
(a) 外牆	外牆瓷磚、鋁質飾板、鋁質建築裝飾。
(b) 窗	客廳／飯廳、廚房（如有）、主人睡房（如有）及睡房選用鋁質窗框配有色玻璃。 主人浴室（如有）選用鋁質窗框配磨砂玻璃。浴室窗（如有）選用鋁質窗框配磨砂玻璃。
(c) 窗台	不適用
(d) 花槽	不適用
(e) 陽台或露台	露台設金屬圍欄。牆身鋪砌瓷磚。露台邊鋪砌瓷磚。地台鋪砌瓷磚。天花設鋁質假天花。 露台設有上蓋。 沒有陽台。
(f) 乾衣設施	不適用

2. 室內裝修物料

細項	描述					
(a) 大堂			牆壁	地板	天花板	
	地下住宅入口大堂		金屬、瓷磚、鏡及膠板木條子，但不包括假天花以上之牆身，該處之牆身不設裝修物料	瓷磚	鋁條天花及石膏板假天花髹上乳膠漆	
	各住宅樓層升降機大堂		金屬、瓷磚，但不包括假天花以上之牆身，該處之牆身不設裝修物料	瓷磚	膠板飾面木製天花及石膏板假天花髹上乳膠漆	
	地庫升降機大堂		金屬、瓷磚，但不包括假天花遮蓋之牆身，該處之牆身不設裝修物料	瓷磚	石膏板假天花髹上乳膠漆	
(b) 內牆及天花板			牆壁	天花板		
	客廳／飯廳及睡房的牆壁及天花板的裝修物料的類型		表面髹乳膠漆。但不包括假天花以上及裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。	表面髹乳膠漆。部份天花位置裝設石膏板假天花及裝飾橫樑髹上乳膠漆。		
(c) 內部地板			地板			
	客廳／飯廳及睡房的地板及牆腳線的用料		瓷磚及木腳線。			
(d) 浴室			牆壁	地板	天花板	
	(i) 牆壁、地板及天花板的裝修物料的類型		牆壁外露位置為瓷磚。面盆櫃及鏡櫃後之牆身為瓷磚。	瓷磚	鋁質假天花	
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度			
(e) 廚房			牆壁	地板	天花板	灶台
	(i) 牆壁、地板、天花板及灶台的裝修物料的類型	廚房	牆壁外露位置為瓷磚。廚房設備後及廚櫃範圍後之牆身為瓷磚。	瓷磚	鋁質假天花	實心面材
		開放式廚房	牆壁外露位置為瓷磚及木條子邊角。廚房設備後及廚櫃範圍後之牆身為瓷磚。	瓷磚	表面髹乳膠漆。部份天花位置裝設石膏板假天花及裝飾橫樑髹上乳膠漆。	實心面材
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度			

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

3. 室內裝置

細項	描述			
(a) 門		用料	裝飾物料	配件
	單位主入口門	防火實心木掩門	膠板飾面配金屬條及木門框。	門鎖、門把手、門鉸、防盜眼、嵌入式氣鼓、門擋、防盜扣、自動下降防煙條及防煙密封條。
	主人睡房門（如有）及睡房門	空心木掩門	膠板飾面及木門框。	門鎖、門把手、門鉸及門擋。
	主人浴室門（如有）及浴室門	空心木掩門配有木百葉	膠板飾面配木百葉及木門框。	門鎖、門把手、門鉸及門擋。
	廚房門（如有）	實心防火木掩門	膠板飾面及木門框。	門把手、門鉸、嵌入式氣鼓、門擋、防火玻璃視窗。
露台門或露台及工作平台門	玻璃趟門（除以下單位） 下列單位選用玻璃掩門： 第1A座2樓至12樓A、B、F、G及H單位 第1B座1樓C、D、E、G及H單位 第1B座2樓至12樓B、C、D、E、G及H單位 第2A座1樓至12樓C單位 第2B座1樓A、C、E、F及L單位 第2B座2樓至12樓A、B、C、E、F及L單位	鋁門框配有色玻璃	門鎖、門把手、門鉸（僅適用於玻璃掩門）、門擋（僅適用於玻璃掩門）。	

細項	描述		
(b) 浴室	(i) 裝置及設備的類型及用料	類型	用料
		面盆櫃枱面	實心材料檯面
		面盆櫃	木製面盆櫃配膠板飾面及不銹鋼腳線
		鏡櫃	木製鏡櫃配膠板飾面、鏡、強化玻璃層板、金屬及實心材料層板
		洗手盆	陶瓷
		坐廁	陶瓷
	(ii) 供水系統的類型及用料	面盆水龍頭、毛巾掛杆、廁紙架、毛巾掛勾、淋浴套件、水龍頭及門把手（僅適用於淋浴間）	鍍鉻
		浴簾桿（僅適用於浴缸）	不銹鋼
	(iii) 沐浴設施（包括花灑或浴缸（如適用））	冷水、熱水及沖廁水	冷水喉採用銅喉管及熱水喉採用配有隔熱絕緣保護之銅喉管；沖廁水喉採用uPVC膠喉管
		所有浴室均設有淋浴間及淋浴套件 所有主人浴室（如有）均設有浴缸及淋浴套件	強化清玻璃間隔及趟門，配鍍鉻花灑水龍頭及淋浴套件 搪瓷鋼浴缸，帶鍍鉻浴缸龍頭及淋浴套件
(iv) 浴缸大小（如適用）	主人浴室之浴缸尺寸 1,500毫米（長）x 700毫米（闊）x 390毫米（高）		

3. 室內裝置

細項	描述				
(c) 廚房或開放式廚房	類型	用料			
	(i) 洗滌盆	不銹鋼			
	(ii) 水龍頭	鍍鉻			
	(iii) 供水系統	冷水喉採用銅喉管及熱水喉採用配有隔熱絕緣保護之銅喉管			
	(iv) 吊櫃	木製櫃配膠板飾面			
	(v) 地櫃	實心材料檯面、木製櫃配膠板飾面及不銹鋼腳線			
	(vi) 掛桿	不銹鋼			
	(vii) 所有其他裝置及設備	消防花灑頭安裝於開放式廚房。煙霧探測器安裝於設有開放式廚房之單位的客廳/飯廳			
(d) 睡房	裝置（包括嵌入式衣櫃）的類型及用料	沒有裝置			
(e) 電話	接駁點的位置及數目	已提供電話接駁點。 有關接駁點位置及數目，請參閱「住宅單位機電裝置數量說明表」			
(f) 天線	接駁點的位置及數目	已提供電視及電台插座接收本地電視及電台節目。 有關接駁點位置及數目，請參閱「住宅單位機電裝置數量說明表」			
(g) 電力裝置	(i) 供電附件（包括安全裝置）	1. 單相供電與斷路器配電箱供設有廚房之單位 2. 三相供電與斷路器配電箱供設有開放式廚房之單位			
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露。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、裝飾橫樑、貯存櫃、飾面、分間牆、管道槽或其他物料遮蓋或掩藏			
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」			
(h) 氣體供應	類型	煤氣			
	系統	煤氣錶連煤氣喉接駁煤氣煮食爐及煤氣熱水爐 - 適用於以下單位			
	位置	座	樓層	煤氣熱水爐	煤氣煮食爐
		第1A座	2樓至12樓	C單位；E單位；J單位	A單位至J單位
		第1B座	1樓	A單位；B單位；F單位	A單位至H單位
			2樓至12樓	A單位；F單位	A單位至H單位
		第2A座	1樓	A單位；B單位；D單位；E單位；F單位；H單位	A單位至H單位
			2樓至12樓	A單位；B單位；D單位；E單位；F單位；H單位	A單位至H單位
第2B座		1樓	G單位；H單位；J單位	A單位；C單位至H單位；J單位至L單位	
		2樓至12樓	G單位；H單位；J單位	A單位至H單位；J單位至L單位	
(i) 洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量說明表」			
	設計	直徑22毫米來水接駁喉位及直徑40毫米去水接駁喉位			
(j) 供水	(i) 水管的用料	冷水喉採用銅喉管及熱水喉採用配有隔熱絕緣保護之銅喉管；沖廁水喉採用uPVC膠喉管			
	(ii) 水管是隱藏或外露	水管部分隱藏及部分外露。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、裝飾橫樑、貯存櫃、飾面、分間牆、管道槽或其他物料遮蓋或掩藏			
	(iii) 有否熱水供應	廚房或開放式廚房及浴室及/或主人浴室供應熱水			

4. 雜項

細項	住宅升降機					平台升降機	
(a) 升降機	(i) 座	第1A座	第1B座	第2A座	第2B座	平台升降機	
	(ii) 品牌名稱	日立				日立	
	(iii) 產品型號	MCA-925-CO120				LCA-1250-CO60	
	(iv) 升降機數目	2	2	2	2	1	
	(v) 到達的樓層	升降機L1、升降機L2來往地庫、地下、2樓至12樓	升降機L3、升降機L4來往地庫至12樓	升降機L5、升降機L6來往地庫至12樓	升降機L7、升降機L8來往地庫至12樓	升降機L9來往地庫至地下	
(b) 信箱	用料	不銹鋼					
(c) 垃圾收集	(i) 垃圾收集方法	清潔工收集 / 食環署垃圾收集車收集					
	(ii) 垃圾房位置	每個住宅樓層的公共區域均設有垃圾及物料回收室；有關垃圾及物料回收室的位置，請參閱本售樓說明書的《發展項目的住宅物業的樓面平面圖》 地下設有垃圾及物料回收房					
(d) 水錶、電錶及氣體錶	(i) 位置	水錶	每個住宅樓層之公共水錶櫃				
		電錶	每個住宅樓層之公共電錶房				
		氣體錶	以下單位的位置內：				
			座	樓層	位於廚房內	位於露台及工作平台（如有）或露台（如有）內	
			第1A座	2樓至12樓	C單位；E單位；J單位	A單位；B單位；D單位；F單位；G單位；H單位	
			第1B座	1樓	A單位；B單位；F單位	C單位；D單位；E單位；G單位；H單位	
				2樓至12樓	A單位；F單位	B單位；C單位；D單位；E單位；G單位；H單位	
			第2A座	1樓	A單位；B單位；D單位；E單位；F單位；H單位	C單位；G單位	
				2樓至12樓	A單位；B單位；D單位；E單位；F單位；H單位	C單位；G單位	
			第2B座	1樓	G單位；H單位；J單位	A單位；C單位；D單位；E單位；F單位；K單位；L單位	
2樓至12樓	G單位；H單位；J單位	A單位；B單位；C單位；D單位；E單位；F單位；K單位；L單位					
(ii) 就住宅單位而言是獨立或公用的錶	水錶	獨立錶					
	電錶	獨立錶					
	氣體錶	獨立錶					

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. 保安設施

細項		描述	
保安設施	保安系統及設備（包括嵌入式的裝備的細節及其位置）	入口通道控制及保安系統	地庫升降機大堂及地下住宅入口大堂及住宅康樂設施設有智能咭通道控制系統供住客出入
		閉路電視	地庫升降機大堂及地下住宅入口大堂、升降機內、住宅康樂設施、公用地方、天台之樓梯出口及邊界圍牆均設有閉路電視連接地下保安室及管理處

6. 設備

描述
有關品牌名稱及產品型號，請參閱「設備說明表」。

備註：
有關於發展項目在上述列表所指明之第4(a)及第6細項，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。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Appliance 設備	Location 位置	Brand Name 品牌名稱	Model Number 產品型號	Tower 1A 第1A座										Tower 1B 第1B座														
				2/F to 12/F 2樓至12樓										1/F 1樓						2/F to 12/F 2樓至12樓								
				A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Split type air-conditioners 分體式空調機	Living / Dining Room 客廳 / 飯廳	Mitsubishi Heavy 三菱重工	SRK35ZSH-S	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
			SRK50ZS-W	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Master Bedroom 主人睡房		SRK25ZS-W	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Bedroom 1 睡房1		SRK25ZS-W	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Balcony and Utility Platform / Balcony 露台及工作平台/ 露台		SRK35ZSH-S	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			SCM60ZM-S1	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			SCM71ZM-S1	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Exhaust fan 抽氣扇	Bathroom 浴室	Panasonic 樂聲牌	FV-27CMH1	✓	✓	-	✓	-	✓	-	-	✓	✓	✓	-	✓	-	✓	✓	✓	✓	-	-	✓	-	✓	✓	✓
		KDK	15WHC08	-	-	✓	-	✓	-	✓	✓	-	-	-	✓	-	✓	-	-	-	-	✓	✓	-	✓	-	-	-
	Kitchen 廚房	KDK	15WHC08	-	-	✓	-	✓	-	-	-	✓	✓	✓	-	-	-	✓	-	-	✓	-	-	-	✓	-	-	
Built-in type gas hobs 嵌入式煤氣 煮食爐	Kitchen / Open Kitchen 廚房 / 開放式廚房	Teka	GD LUX 76 2G	-	-	✓	-	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	-	-	✓	✓	-	-	✓	✓	-	-
		Kuppersbusch	GKS3820.0 ED-HK	✓	✓	-	✓	-	-	✓	-	-	-	-	-	✓	✓	-	-	✓	✓	-	-	✓	✓	-	-	✓
Cooker hoods 抽油煙機	Kitchen / Open Kitchen 廚房 / 開放式廚房	Teka	CNL 9815 PLUS	-	-	✓	-	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	-	-	✓	✓	-	-	✓	✓	-	-
			CNL 6815 PLUS	✓	✓		✓	-	-	✓	-	-	-	-	-	✓	✓	-	-	✓	✓	-	-	✓	✓	-	-	✓
Gas water heater 煤氣熱水爐	Kitchen 廚房	TGC	TRJW162TFQL	-	-	✓	-	✓	-	-	-	✓	✓	✓	-	-	-	✓	-	-	✓	-	-	-	✓	-	-	
Instantaneous type electric water heater 即熱式電熱水爐	Bathroom 浴室	German Pool 德國寶	DCN (21kW)	✓	✓	-	✓	-	✓	✓	✓	-	-	-	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	-	✓	✓

Notes:

- “✓” means such appliance(s) is/ are provided and/ or installed in the residential unit.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- 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.

備註:

- “✓” 表示此設備於該住宅單位內提供及 / 或安裝。
- 上表 “-” 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。
- 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。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Appliance 設備	Location 位置	Brand Name 品牌名稱	Model Number 產品型號	Tower 2A 第2A座																
				1/F 1樓								2/F to 12/F 2樓至12樓								
				A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	
Split type air-conditioners 分體式空調機	Living / Dining Room 客廳 / 飯廳	Mitsubishi Heavy 三菱重工	SRK35ZSH-S	-	-	✓	✓	-	✓	✓	✓	-	-	✓	✓	-	✓	✓	✓	
			SRK50ZS-W	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			SRK60ZSX-W	✓	✓	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-	-	-
	Master Bedroom 主人睡房		SRK25ZS-W	-	-	✓	✓	-	✓	✓	✓	-	-	✓	✓	-	✓	✓	✓	✓
			SRK35ZS-W	✓	✓	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-	-	-
	Bedroom 1 睡房1		SRK25ZS-W	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Bedroom 2 睡房2		SRK25ZS-W	✓	✓	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-	-	-
	Balcony and Utility Platform / Balcony 露台及工作平台/ 露台		SRC35ZSH-S	-	-	✓	✓	-	✓	✓	✓	-	-	✓	✓	-	✓	✓	✓	✓
			SCM60ZM-S1	-	-	✓	✓	-	✓	✓	✓	-	-	✓	✓	-	✓	✓	✓	✓
SCM71ZM-S1		✓	✓	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-	-	-		
SCM100ZM-S		✓	✓	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-	-	-		
Exhaust fan 抽氣扇	Master Bathroom 主人浴室	KDK	15WHC08	✓	✓	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-		
	Bathroom 浴室	Panasonic 樂聲牌	FV-27CMH1	✓	✓	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-	-	
		KDK	15WHC08	-	-	✓	✓	-	✓	✓	✓	-	-	✓	✓	-	✓	✓	✓	
	Kitchen 廚房	KDK	15WHC08	✓	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	
Built-in type gas hobs 嵌入式煤氣 煮食爐	Kitchen / Open Kitchen 廚房 / 開放式廚房	Teka	GD LUX 76 2G	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Kuppersbusch	GKS3820.0 ED-HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cooker hoods 抽油煙機	Kitchen / Open Kitchen 廚房 / 開放式廚房	Teka	CNL 9815 PLUS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
			CNL 6815 PLUS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas water heater 煤氣熱水爐	Kitchen 廚房	TGC	TRJW162TFQL	-	-	-	✓	-	✓	-	✓	-	-	-	✓	-	✓	-	✓	
		TGC	TRJW222TFQL	✓	✓	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-	-	-
Instantaneous type electric water heater 即熱式電熱水爐	Bathroom 浴室	German Pool 德國寶	DCN (21kW)	-	-	✓	-	-	-	✓	-	-	-	✓	-	-	-	✓	-	

Notes:

- “✓” means such appliance(s) is/ are provided and/ or installed in the residential unit.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- 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.

備註:

- “✓” 表示此設備於該住宅單位內提供及 / 或安裝。
- 上表 “-” 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。
- 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。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Appliance 設備	Location 位置	Brand Name 品牌名稱	Model Number 產品型號	Tower 2B 第2B座																						
				1/F 1樓										2/F to 12/F 2樓至12樓												
				A	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L		
Split type air-conditioners 分體式空調機	Living / Dining Room 客廳 / 飯廳	Mitsubishi Heavy 三菱重工	SRK35ZSH-S	✓	✓	-	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓	
			SRK50ZS-W	-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	✓	-	-	-	-	-	-	✓	-
			SRK60ZSX-W	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
	Master Bedroom 主人睡房		SRK25ZS-W	✓	✓	-	✓	✓	✓	-	✓	-	✓	-	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓
			SRK35ZS-W	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
	Bedroom 1 睡房1		SRK25ZS-W	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Bedroom 2 睡房2		SRK25ZS-W	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
	Balcony and Utility Platform / Balcony 露台及工作平台/ 露台		SRC35ZSH-S	✓	✓	-	✓	✓	✓	-	✓	-	✓	-	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓
			SCM60ZM-S1	✓	✓	-	✓	✓	✓	-	✓	-	✓	-	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓
SCM71ZM-S1		-	-	✓	-	-	-	-	✓	-	✓	-	✓	-	-	-	✓	-	-	-	✓	-	✓	-		
Exhaust fan 抽氣扇	Master Bathroom 主人浴室	KDK	15WHC08	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-		
		Panasonic 樂聲牌	FV-27CMH1	✓	-	✓	✓	-	-	✓	-	-	✓	✓	✓	-	-	✓	✓	-	-	✓	-	-	✓	
	Bathroom 浴室	KDK	15WHC08	-	✓	-	-	✓	✓	-	✓	✓	-	-	✓	✓	-	-	✓	✓	-	✓	✓	-	-	
		KDK	15WHC08	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	
Kitchen 廚房	KDK	15WHC08	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-		
Built-in type gas hobs 嵌入式煤氣 煮食爐	Kitchen / Open Kitchen 廚房 / 開放式廚房	Teka	GD LUX 76 2G	-	✓	-	✓	✓	✓	✓	✓	-	-	-	✓	✓	-	✓	✓	✓	✓	✓	-	-		
		Kuppersbusch	GKS3820.0 ED-HK	✓	-	✓	-	-	-	-	-	-	✓	✓	✓	-	-	✓	-	-	-	-	-	✓	✓	
Cooker hoods 抽油煙機	Kitchen / Open Kitchen 廚房 / 開放式廚房	Teka	CNL 9815 PLUS	-	✓	-	✓	✓	✓	✓	✓	-	-	-	✓	✓	-	✓	✓	✓	✓	✓	-	-		
			CNL 6815 PLUS	✓	-	✓	-	-	-	-	-	-	✓	✓	✓	-	-	✓	-	-	-	-	-	-	✓	✓
Gas water heater 煤氣熱水爐	Kitchen 廚房	TGC	TRJW162TFQL	-	-	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-	✓	-	✓	-	-		
		TGC	TRJW222TFQL	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	
Instantaneous type electric water heater 即熱式電熱水爐	Bathroom 浴室	German Pool 德國寶	DCN (21kW)	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓		

Notes:

- “✓” means such appliance(s) is/ are provided and/ or installed in the residential unit.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.
- 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.

備註:

- “✓” 表示此設備於該住宅單位內提供及 / 或安裝。
- 上表 “-” 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。
- 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。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 1A 第1A座								
		2/F to 12/F 2樓至12樓								
		FLAT 單位								
		A	B	C	D	E	F	G	H	J
Main Entrance 大門入口	Door Bell Push Button 門鐘按鈕	1	1	1	1	1	1	1	1	1
Living / Dining Room & Corridor 客廳/飯廳及走廊	Lighting Point 燈位	3	3	4	2	4	3	3	3	3
	Lighting Switch 燈掣	4	4	5	5	5	5	4	5	5
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	-	-	1	-	1	-	-	-	1
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan or Thermo Ventilator 開關掣供抽氣扇或浴室寶	1	1	2	1	2	1	1	1	2
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1
	Door Bell 門鐘	1	1	-	1	-	1	1	1	-
	Miniature Circuit Breaker Board 總配電箱	1	1	-	1	-	1	1	1	-
	Switch for Gas Water Heater 開關掣供煤氣熱水爐	-	-	1	-	1	-	-	-	1
Switch for Electric Water Heater 開關掣供電熱水爐	1	1	-	1	-	1	1	1	-	
Master Bedroom 主人睡房	Lighting Point 燈位	1	1	1	-	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	-	1	1	1	1	1
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	1	-	1	1	1	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	-	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	-	2	2	2	2	2
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	-	1	1	1	1	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	1	1	1	1	1	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

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

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 1A 第1A座								
		2/F to 12/F 2樓至12樓								
	FLAT 單位	A	B	C	D	E	F	G	H	J
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Thermo Ventilator (Spare) 接線座連保險絲供浴室寶 (備用)	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Mirror Light 接線座連保險絲供鏡燈	1	1	1	1	1	1	1	1	1
	32A Isolator for Electric Water Heater 32安培開關供電熱水爐	1	1	-	1	-	1	1	1	-
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	1	1	-	1	-	1	1	1	-
	Gas Water Heater Controller 煤氣熱水爐控制器	-	-	1	-	1	-	-	-	1
	Electric Water Heater Wireless Controller 電熱水爐無線控制器	1	1	-	1	-	1	1	1	-
Kitchen / Open Kitchen 廚房 / 開放式廚房	Lighting Point 燈位	1	1	3	1	3	2	1	2	3
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cooker Hood 接線座連保險絲供抽油煙機	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Hob 接線座連保險絲供煤氣煮食爐	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 接線座連保險絲供煤氣熱水爐	-	-	1	-	1	-	-	-	1
	Connection Unit for Electric Hob (Spare) 接線座供電煮食爐 (備用)	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	-	-	1	-	1	-	-	-	1
	13A Socket Outlet for Refrigerator 13安培單位電插座供雪櫃	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Microwave Oven 13安培單位電插座供微波爐	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Washing Machine 13安培單位電插座供洗衣機	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1
	Drainage Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 接線座連保險絲供廚櫃燈	2	2	2	2	2	2	2	2	2
	Door Bell 門鐘	-	-	1	-	1	-	-	-	1
	Miniature Circuit Breaker Board 總配電箱	-	-	1	-	1	-	-	-	1
	Gas Water Heater 煤氣熱水爐	-	-	1	-	1	-	-	-	1
	Town Gas Supply Connection Point for Gas Hob 煤氣供應接駁點供煤氣煮食爐	1	1	1	1	1	1	1	1	1
Town Gas Supply Connection Point for Gas Water Heater 煤氣供應接駁點供煤氣熱水爐	-	-	1	-	1	-	-	-	1	
Balcony and Utility Platform / Balcony 露台及工作平台 / 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1
	20A Isolator for A/C Outdoor Unit 20安培開關供空調機室外機	2	2	2	1	2	2	2	2	2

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 1B 第1B座																
		1/F 1樓								2/F to 12/F 2樓至12樓								
		FLAT 單位																
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	
Main Entrance 大門入口	Door Bell Push Button 門鐘按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living / Dining Room & Corridor 客廳/飯廳及走廊	Lighting Point 燈位	3	3	3	3	3	4	3	3	3	3	3	3	3	4	3	3	
	Lighting Switch 燈掣	5	5	4	4	5	5	4	4	5	5	4	4	5	5	4	4	
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-	
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
	Switch for Exhaust Fan or Thermo Ventilator 開關掣供抽氣扇或浴室寶	2	2	1	1	1	2	1	1	2	1	1	1	1	2	1	1	
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Door Bell 門鐘	-	-	1	1	1	-	1	1	-	1	1	1	1	-	1	1	
	Miniature Circuit Breaker Board 總配電箱	-	-	1	1	1	-	1	1	-	1	1	1	1	-	1	1	
Switch for Gas Water Heater 開關掣供煤氣熱水爐	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-		
Switch for Electric Water Heater 開關掣供電熱水爐	-	-	1	1	1	-	1	1	-	1	1	1	1	-	1	1		
Master Bedroom 主人睡房	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	TV and FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	TV and FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

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

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 1B 第1B座															
		1/F 1樓								2/F to 12/F 2樓至12樓							
		FLAT 單位															
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Thermo Ventilator (Spare) 接線座連保險絲供浴室寶 (備用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Mirror Light 接線座連保險絲供鏡燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	32A Isolator for Electric Water Heater 32安培開關供電熱水爐	-	-	1	1	1	-	1	1	-	1	1	1	1	-	1	1
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	-	-	1	1	1	-	1	1	-	1	1	1	1	-	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-
Electric Water Heater Wireless Controller 電熱水爐無線控制器	-	-	1	1	1	-	1	1	-	1	1	1	1	-	1	1	
Kitchen / Open Kitchen 廚房 / 開放式廚房	Lighting Point 燈位	3	3	1	1	2	3	1	1	3	2	1	1	2	3	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cooker Hood 接線座連保險絲供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Hob 接線座連保險絲供煤氣煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 接線座連保險絲供煤氣熱水爐	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-
	Connection Unit for Electric Hob (Spare) 接線座供電煮食爐 (備用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-
	13A Socket Outlet for Refrigerator 13安培單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Microwave Oven 13安培單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Washing Machine 13安培單位電插座供洗衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drainage Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 接線座連保險絲供廚櫃燈	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Door Bell 門鐘	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-
	Miniature Circuit Breaker Board 總配電箱	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-
	Gas Water Heater 煤氣熱水爐	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-
	Town Gas Supply Connection Point for Gas Hob 煤氣供應接駁點供煤氣煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Town Gas Supply Connection Point for Gas Water Heater 煤氣供應接駁點供煤氣熱水爐	1	1	-	-	-	1	-	-	1	-	-	-	-	1	-	-	
Balcony and Utility Platform / Balcony 露台及工作平台 / 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20A Isolator for A/C Outdoor Unit 20安培開關供空調機室外機	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 2A 第2A座															
		1/F 1樓								2/F to 12/F 2樓至12樓							
		FLAT 單位															
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Main Entrance 大門入口	Door Bell Push Button 門鐘按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living / Dining Room & Corridor 客廳/飯廳及走廊	Lighting Point 燈位	4	4	3	3	4	4	3	3	4	4	3	3	4	4	3	3
	Lighting Switch 燈掣	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan or Thermo Ventilator 開關掣供抽氣扇或浴室寶	2	2	1	2	2	2	1	2	2	2	1	2	2	2	1	2
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鐘	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-
	Miniature Circuit Breaker Board 總配電箱	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-
Switch for Gas Water Heater 開關掣供煤氣熱水爐	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	
Switch for Electric Water Heater 開關掣供電熱水爐	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-	
Master Bedroom 主人睡房	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	1	1	2	1	1	1	2	2	1	1	2	1	1	1
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan or Thermo Ventilator 開關掣供抽氣扇或浴室寶	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

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

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 2A 第2A座																							
		1/F 1樓								2/F to 12/F 2樓至12樓															
		FLAT 單位								A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Bedroom 2 睡房2	Lighting Point 燈位	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
	Lighting Switch 燈掣	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
	TV and FM Outlet 電視及電台插座	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	-	-	2	-	-	-	2	2	-	-	2	-	-	-	2	2	-	-	2	-	-	-
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
Master Bathroom 主人浴室	Lighting Point 燈位	3	3	-	-	3	-	-	-	3	3	-	-	3	-	-	-	3	3	-	-	3	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
	Fused Spur Unit for Thermo Ventilator (Spare) 接線座連保險絲供浴室寶 (備用)	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
	Fused Spur Unit for Mirror Light 接線座連保險絲供鏡燈	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-
Gas Water Heater Controller 煤氣熱水爐控制器	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	1	1	-	-	1	-	-	-	
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Thermo Ventilator (Spare) 接線座連保險絲供浴室寶 (備用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Mirror Light 接線座連保險絲供鏡燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	32A Isolator for Electric Water Heater 32安培開關供電熱水爐	-	-	1	-	-	-	1	-	-	-	-	1	-	-	-	1	-	-	1	-	-	-	1	-
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	-	-	1	-	-	-	1	-	-	-	-	1	-	-	-	1	-	-	1	-	-	-	1	-
	Gas Water Heater Controller 煤氣熱水爐控制器	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1
Electric Water Heater Wireless Controller 電熱水爐無線控制器	-	-	1	-	-	-	1	-	-	-	-	1	-	-	-	1	-	-	1	-	-	-	1	-	

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 2A 第2A座															
		1/F 1樓								2/F to 12/F 2樓至12樓							
		FLAT 單位															
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Kitchen / Open Kitchen 廚房 / 開放式廚房	Lighting Point 燈位	3	3	2	3	3	3	2	3	3	3	2	3	3	3	2	3
	13A Single Socket Outlet 13安培單位電插座	-	-	1	1	-	1	1	1	-	-	1	1	-	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	1	1	2	1	1	1	2	2	1	1	2	1	1	1
	Fused Spur Unit for Cooker Hood 接線座連保險絲供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Hob 接線座連保險絲供煤氣煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 接線座連保險絲供煤氣熱水爐	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1
	Connection Unit for Electric Hob (Spare) 接線座供電煮食爐 (備用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1
	13A Socket Outlet for Refrigerator 13安培單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Microwave Oven 13安培單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Washing Machine 13安培單位電插座供洗衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drainage Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 接線座連保險絲供廚櫃燈	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Door Bell 門鐘	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1
	Miniature Circuit Breaker Board 總配電箱	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1
	Gas Water Heater 煤氣熱水爐	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1
	Town Gas Supply Connection Point for Gas Hob 煤氣供應接駁點供煤氣煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Town Gas Supply Connection Point for Gas Water Heater 煤氣供應接駁點供煤氣熱水爐	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	
Balcony and Utility Platform / Balcony 露台及工作平台 / 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20A Isolator for A/C Outdoor Unit 20安培開關供空調機室外機	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

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

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 2B 第2B座																				
		1/F 1樓										2/F to 12/F 2樓至12樓										
		FLAT 單位										A	B	C	D	E	F	G	H	J	K	L
Main Entrance 大門入口	Door Bell Push Button 門鐘按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Living / Dining Room & Corridor 客廳/飯廳及走廊	Lighting Point 燈位	3	3	2	3	3	3	4	4	2	3	3	3	3	2	3	3	3	4	4	2	3
	Lighting Switch 燈掣	4	5	5	5	5	5	5	5	5	4	4	5	5	5	5	5	5	5	5	5	4
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan or Thermo Ventilator 開關掣供抽氣扇或浴室寶	1	1	1	1	1	2	2	2	1	1	1	1	1	1	1	1	2	2	2	1	1
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鐘	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	-	-	-	1	1
	Miniature Circuit Breaker Board 總配電箱	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	-	-	-	1	1
	Switch for Gas Water Heater 開關掣供煤氣熱水爐	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-
	Switch for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	-	-	-	1	1
Master Bedroom 主人睡房	Lighting Point 燈位	1	1	-	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	-	1
	Lighting Switch 燈掣	1	1	-	1	1	1	2	1	-	1	1	1	1	-	1	1	1	2	1	-	1
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	-	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	-	1
	TV and FM Outlet 電視及電台插座	1	1	-	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	-	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	-	2	2	2	2	2	-	2	2	2	2	-	2	2	2	2	2	-	2
	Switch for Exhaust Fan or Thermo Ventilator 開關掣供抽氣扇或浴室寶	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	-	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	-	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 2B 第2B座																					
		1/F 1樓										2/F to 12/F 2樓至 12樓											
		FLAT 單位																					
		A	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	
Bedroom 2 睡房2	Lighting Point 燈位	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	Reserved Connection Point for Telephone and Internet Service 預留接駁位供固網電話及互聯網	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	TV and FM Outlet 電視及電台插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	2	-	-	-	
	Fused Spur Unit for A/C Indoor Unit 接線座連保險絲供空調機室內機	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
Master Bathroom 主人浴室	Lighting Point 燈位	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-	-	
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	Fused Spur Unit for Thermo Ventilator (Spare) 接線座連保險絲供浴室寶 (備用)	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	Fused Spur Unit for Mirror Light 接線座連保險絲供鏡燈	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	Gas Water Heater Controller 煤氣熱水爐控制器	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Spur Unit for Thermo Ventilator (Spare) 接線座連保險絲供浴室寶 (備用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Spur Unit for Mirror Light 接線座連保險絲供鏡燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	32A Isolator for Electric Water Heater 32安培開關供電熱水爐	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	1	-	-	-	1	1
	Instantaneous Type Electric Water Heater 即熱式電熱水爐	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	1	-	-	-	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	-	1	1	1	-	-
	Electric Water Heater Wireless Controller 電熱水爐無線控制器	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	1	-	-	-	1	1

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

22 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	TOWER AND FLOOR 座數及樓層	Tower 2B 第2B座																				
		1/F 1樓										2/F to 12/F 2樓至 12樓										
		FLAT 單位																				
		A	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L
Kitchen / Open Kitchen 廚房 / 開放式廚房	Lighting Point 燈位	1	2	1	2	2	3	3	3	1	1	1	2	2	1	2	2	3	3	3	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	2	1	1	1
	Fused Spur Unit for Cooker Hood 接線座連保險絲供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Hob 接線座連保險絲供煤氣煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 接線座連保險絲供煤氣熱水爐	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-
	Connection Unit for Electric Hob (Spare) 接線座供電煮食爐 (備用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-
	13A Socket Outlet for Refrigerator 13安培單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Microwave Oven 13安培單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Washing Machine 13安培單位電插座供洗衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drainage Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 接線座連保險絲供廚櫃燈	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Door Bell 門鐘	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-
	Miniature Circuit Breaker Board 總配電箱	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-
	Gas Water Heater 煤氣熱水爐	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-
	Town Gas Supply Connection Point for Gas Hob 煤氣供應接駁點供煤氣煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Town Gas Supply Connection Point for Gas Water Heater 煤氣供應接駁點供煤氣熱水爐	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	-	-	
Balcony and Utility Platform / Balcony 露台及工作平台 / 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	20A Isolator for A/C Outdoor Unit 20安培開關供空調機室外機	2	2	1	2	2	2	2	2	1	2	2	2	2	1	2	2	2	2	2	1	2

Notes:

- "1, 2, 3, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".
- Flat A to Flat J on 1/F of Tower 1A are omitted; Flat I on 2/F to 12/F of Tower 1A is omitted. Flat B and Flat I on 1/F of Tower 2B are omitted; Flat I on 2/F to 12/F of Tower 2B is omitted.

備註:

- 以上說明表所顯示的 "1, 2, 3, ..." 表示提供於該住宅單位內的裝置數量。
- 上表 "-" 代表不適用。
- 第1A座之1樓不設「A」至「J」單位，第1A座之2樓至12樓不設「I」單位。第2B座之1樓不設「B」及「I」單位，第2B座之2樓至12樓不設「I」單位。

23 | SERVICE AGREEMENTS 服務協議

- Potable water and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by CLP Power Hong Kong Limited.
- Towngas is supplied by The Hong Kong and China Gas Company Limited.

- 食水及沖廁水由水務署供應。
- 電力由中華電力有限公司供應。
- 煤氣由香港中華煤氣有限公司供應。

24 | GOVERNMENT RENT 地稅

The owner will pay or has paid (as the case may be) all outstanding Government rent in respect of the Lot on which the Development is erected, from the date of the Land Grant up to and including the date of the respective assignments of residential properties to the purchasers.

擁有人將會繳付或已繳付（視屬何情況而定）有關該地段由批地文件之日期起計直至住宅物業之轉讓契約之日期期間之所有地稅。

25 | MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Note:

On that delivery, the purchaser should pay to the Manager of the Development and not the owner the debris removal fee under the deed of mutual covenant and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

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

備註：

在交付時，買方須根據公契向發展項目的管理人支付而不須向擁有人支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

A. The Land Grant 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:

Special Condition No. (33)

- “(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government’s rights under these Conditions, in particular Special Condition No. (32) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government, its agents and contractors from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other supports, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”

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

C. Please refer to the plan in this section for the location of the slope structures, retaining walls or related structures (if any).

A. 批地文件規定，發展項目中的住宅物業擁有人須自費維修斜坡。有關規定的條款如下：

特別條款第(33)條

- 「(a) 如該地段或任何政府土地內現時或以往曾經進行過任何削土、移土或土地後移工程、或堆積或堆填或任何類型的斜坡處理工程，不論是否獲署長事先書面同意，而該等工程是為了或關乎該地段或其任何部分的形成、平整或發展的目的或承批人按此等條款而須要完成的工程的目的或其他任何的目的，承批人須自費進行及建造該等斜坡處理工程、護土牆或其他支撐物、防護、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何毗鄰或毗連的政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。承批人應時刻在此協定的整個批租期內自費保養上述土地、斜坡處理工程、護土牆或其他支撐物、防護、排水或附屬或其他工程，以保持其修繕妥當及良好狀態，以使署長滿意。
- (b) 本特別條款第(a)條的規定並沒有影響政府於此等條款的權利，特別是特別條款第(32)條賦予政府的權利。
- (c) 若承批人進行的形成、平整、發展或其他工程或其他因素導致該地段或任何毗鄰或毗連政府或已批租土地發生任何滑土、山泥傾瀉或地陷，承批人須自費將其還原及修復以使署長滿意，並須就因此等滑土、山泥傾瀉或地陷，而不論直接或間接所引起或與之有關的一切責任、索償、損失、損害賠償、開支、支出、費用、要求、訴訟及法律程序（不論任何及如何引致），向政府、其代理人及承辦商作出彌償及使其獲得彌償。
- (d) 除此等條款內訂明有關違反此等條款而賦予的任何權利或補償外，署長有權以書面通知要求承批人進行、建造及保養上述土地、斜坡處理工程、護土牆或其他支撐物、防護、及排水或附屬或其他工程或要求將發生滑土、山泥傾瀉或地陷之處還原及修復。如承批人忽略或未能於指明時間內履行該通知內的要求，署長可立即執行及進行所需的工程，而承批人須在收到通知後按要求向政府償還相關費用，以及任何行政或專業費用和支出。」

B. 每名住宅物業擁有人均須分擔維修上述工程的費用。

C. 斜坡、護土牆或有關構築物（如有）位置，請參閱本節之附圖。

D. Under the Deed of Mutual Covenant, the manager of the Development has the owners' authority to carry out the maintenance work.

- (a) Clause 6.4.1(l) of the Deed of Mutual Covenant provides that the Management Expenses shall cover "The cost and expense of upholding, managing, maintaining and repairing (as the case may be) the Slope Structures, which are required to be upheld, managed, maintained and repaired (as the case may be) under the Conditions or this Deed, and all other expenses incurred in relation to the Slope Structures".
- (b) Clause 6.2.1(40) of the Deed of Mutual Covenant provides that the Manager has the "Full authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slope Structures in compliance with the Conditions and in accordance with the "Geoguide 5-Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Slope Maintenance Manual and all other guidelines issued from time to time by the appropriate Government department regarding the maintenance of Slope Structures (for such purpose, the Manager shall include the Owners' Corporation), and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out the necessary maintenance, repair and other works in respect of the Slope Structures provided that the Manager shall not be made personally liable for carrying out any such requirements of the Conditions which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners".
- (c) Clause 5.1.38 of the Deed of Mutual Covenant provides that "The Owners shall at their own expense maintain and carry out all works in respect of the Slope Structures within or outside the Land or the Estate as required by the Conditions in accordance with the "Geoguide 5-Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Slope Maintenance Manual".

Remarks:

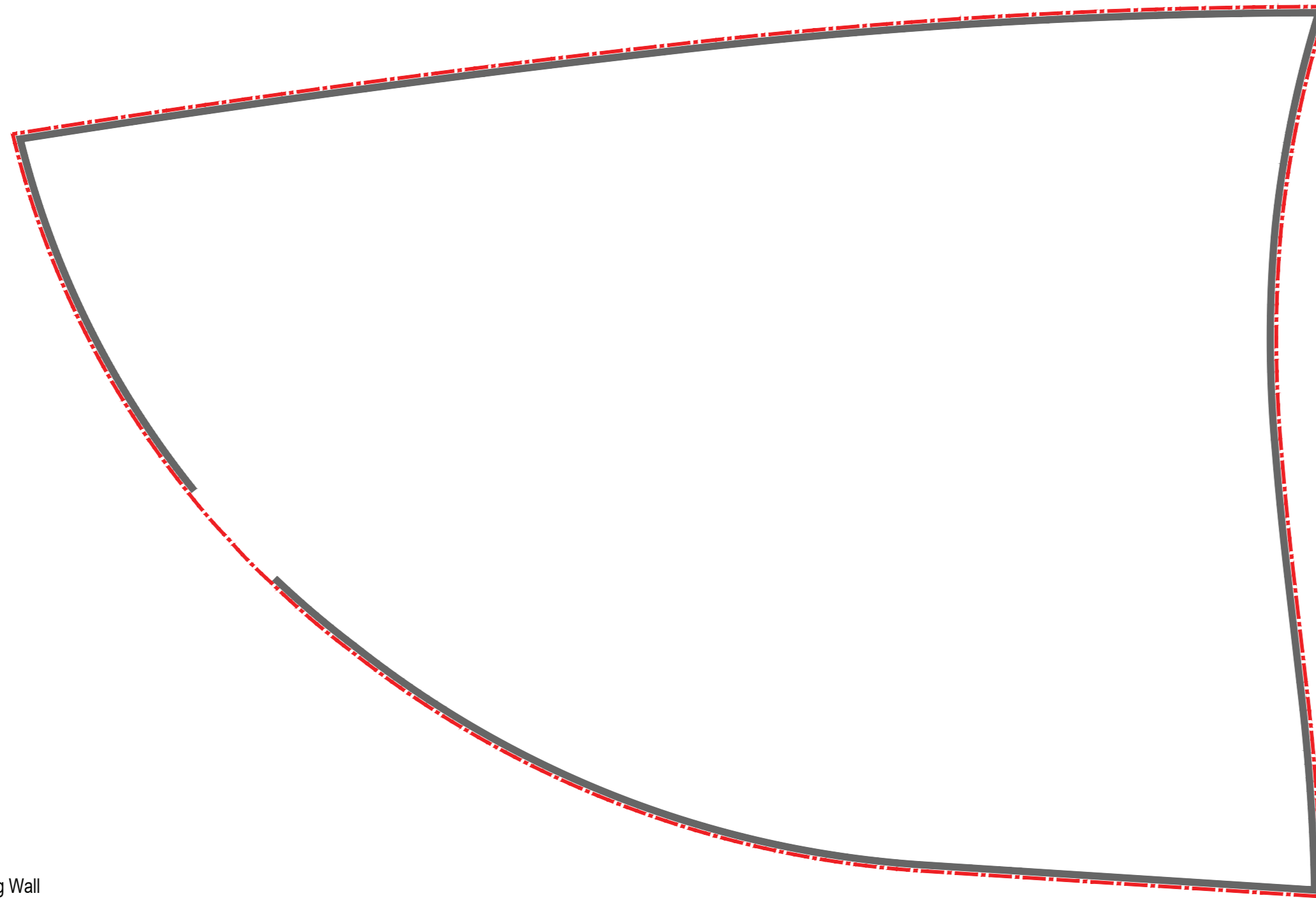
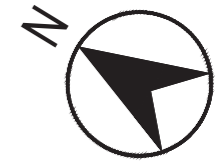
Unless otherwise defined in this sales brochure, the capitalized terms used in this "Maintenance of Slopes" shall have the same meaning of such terms in the Deed of Mutual Covenant.

D. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

- (a) 公契第6.4.1(l)條訂明「管理開支」應包括「維護、管理、保養及維修（視情況而定）按政府批地文件或本契約的要求須維護、管理、保養及維修（視情況而定）的斜坡構築物的費用及開支，及所有關於斜坡構築物而招致的其他開支」。
- (b) 公契第6.2.1(40)條訂明管理人擁有「全權聘請合適及合資格的人士按土力工程處印發的「岩土指南第五冊—斜坡維修指南」（以不時的修訂或代替條文為準）及斜坡保養手冊及主管政府部門不時對維修斜坡構築物發出的其他一切指引檢驗、妥善保持和保養斜坡構築物並對其進行任何必要的工程，以符合政府批地文件規定（為該目的，「管理人」包括業主立法法團），並向業主收取管理人進行必要的斜坡構築物的保養、維修及其他工程所合法支出或將支出的款項。但是如果管理人盡其一切合理努力，仍未能向全體業主收集所要求的工程費用，則管理人毋須對履行政府批地文件的任何該等要求承擔個人責任，該等責任須由業主承擔」。
- (c) 公契第5.1.38條訂明「業主必須須按土力工程處印發的「岩土指南第五冊—斜坡維修指南」（以不時的修訂或代替條文為準）和斜坡保養手冊自費保養與進行政府批地文件要求該土地或發展項目之內或之外有關斜坡構築物的一切工程」。

註：

除非本售樓說明書另有規定，本「斜坡維修」內所採用的詞彙與該詞彙在公契內的意思相同。



- Retaining Wall
護土牆
- Boundary Line of the Development
發展項目的邊界線

Scale 比例
0m / 米 15m / 米

Note: The location of the slope structures, retaining walls or related structures (if any) is shown in the plan above. The above plan is for showing the location of the slope structures, retaining walls or related structures (if any) only. Other matters shown in that plan may not reflect their latest conditions.

註：斜坡、護土牆或有關構築物（如有）之位置於圖中顯示。本圖僅顯示斜坡、護土牆或有關構築物（如有）之位置，圖中所示之其他事項未必能反映其最新狀況。

No application to the Government by the owner for a modification of the Land Grant of the Development is underway. 擁有人現時並沒有向政府提出申請修訂發展項目的批地文件。

1. Davit Arm

There are davit arm racks at the roofs forming part of the common areas of the Development. The Manager may install, connect or erect davit arm system(s) or suspended working platform to any davit arm rack and operate the same in and from such roofs and in or through the airspace over any balcony, utility platform or air-conditioner platform forming part of a residential property. The operation of the davit arm system or suspended working platform may affect the enjoyment of the owners of the residential properties.

2. Carpark Exhaust Vent

There will be carpark exhaust vents installed on Ground Floor of the Development for exhaust from operation of the Car Park on Basement Floor. The approximate position of the carpark exhaust vents are as shown marked "CAR PARK EXHAUST" on the "Layout Plan of the Development" in this Sales Brochure. Prospective purchasers should note the possible effect (if any) of such carpark exhaust vents on individual residential properties.

3. Fire Safety Management Plan

According to the DMC:

- (a) Each Owner and the Manager shall observe and comply with the Fire Safety Management Plan.
- (b) Each Owner shall:
 - (i) not remove, alter or obstruct any smoke detectors provided inside the open kitchen area of any Open Kitchen Flat or at the common lobby outside the Flats;
 - (ii) not remove, alter or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen in any Open Kitchen Flat;
 - (iii) not remove or alter a full height wall having an 600mm width FRR of not less than -/30/30 with gas hob next to the entranced door of any Open Kitchen Flat; and
 - (iv) allow the fire services installations mentioned in (i) and (ii) above to be subject to annual check conducted by the Manager's registered contractor (as defined under section 2 of the Fire Service (Installation Contractors) Regulations (Cap 95A), and shall upon reasonable notice (except in an emergency) allow access to his Flat to the Manager and the aforesaid contractor for the purpose of carrying out annual check, maintenance, testing and commissioning, such maintenance, testing and commissioning shall be at the cost of the Owner concerned.
- (c) The Manager shall:
 - (i) assist the Owners of the Open Kitchen Flats to carry out annual maintenance of the fire service installations and submit the Certificate of Fire Service Installation and Equipment (F.S. 251) to the Fire Services Department at the cost of the Owner concerned; and
 - (ii) conduct and carry out staff training (including the course of actions to be carried out by security officer / security guard) and fire drills in accordance with the Fire Safety Management Plan.

The above is subject to the provisions of the DMC.

Copies of the DMC and the Fire Safety Management Plan are available for inspection free of charge at the sales office.

1. 吊臂架

發展項目公用地方的天台上設有吊臂架。管理人可將吊臂系統或懸吊式工作台安裝、連接或豎立到吊臂架上並於或自該天台運作吊臂系統或懸吊式工作台及使其進入或穿過任何住宅物業的露台、工作平台或空調機平台上空。吊臂系統或懸吊式工作台的運作可能影響住宅物業業主對其單位的享用。

2. 停車場排氣口

發展項目地下將安裝停車場排氣口以供地庫停車場之運作作出排氣。停車場排氣口的大概位置於本售樓說明書的「發展項目的布局圖」上以「停車場排氣位」標示。準買家請注意上述停車場排氣口對個別住宅物業可能造成的影響（如有）。

3. 消防安全管理計劃

根據公契：

- (a) 每個業主和管理人須遵守和遵從消防安全管理計劃。
- (b) 每個業主：
 - (i) 不得移除、變更或阻礙於任何開放式廚房單位內的開放式廚房範圍或於單位外的公用大堂內提供的煙霧探測器；
 - (ii) 不得移除、變更或阻礙於任何開放式廚房單位內的開放式廚房以上的天花所提供的灑水頭；
 - (iii) 不得移除或變更於任何開放式廚房單位的入口大門旁所提供的厚度不少於600毫米及耐火等級不少於-/30/30的全高度牆壁連煤氣煮食爐；
 - (iv) 須容許上文(i)及(ii)段所提及的消防服務裝置接受由管理人的註冊消防服務裝置承辦商（定義見《消防（裝置承辦商）規例》（第95A章）第2條）進行的每年檢查，及經管理人合理通知後（緊急情況除外）容許管理人及上述承辦商進入其單位以進行每年檢查、保養、測試及運行，該保養、測試及運行的費用由相關業主負責。
- (c) 管理人：
 - (i) 須協助開放式廚房單位業主進行消防服務裝置的每年保養並向消防署遞交消防裝置及設備證書(FS251)，費用由相關業主負責；及
 - (ii) 須按消防安全管理計劃執行和進行員工訓練（包括保安人員／保安警衛須採取的行動）及消防演習。

上文以公契條款為準。

公契及消防安全管理計劃副本可於售樓處免費參閱。

30 | WEBSITE ADDRESS FOR THE DEVELOPMENT 發展項目的互聯網網站的網址

The website address designated by the Vendor for the Development for purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

<https://hemmaamber.hkhs.com>

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：

<https://hemmaamber.hkhs.com>

31 | INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

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

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

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。

		Area (sq. m.) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1(#)	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	1,505.070
2	Plant rooms and similar services 機房及相類設施	N/A 不適用
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《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(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	309.596
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由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	2,221.838
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	3.427

		Area (sq. m.) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3(#)	Balcony 露台	485.025
4(#)	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	462.375
5	Communal sky garden 公用空中花園	N/A 不適用
6	Acoustic fin 隔聲鰭	N/A 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8(#)	Non-structural prefabricated external wall 非結構預製外牆	417.938
9(#)	Utility platform 工作平台	334.000
10	Noise barrier 隔音屏障	N/A 不適用
Amenity Features 適意設施		
11(#)	Caretaker's quarters, counter office, store, guard room and lavatory for watchman and management staff, and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	59.332
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	311.087
13(#)	Covered landscaped and play area 有蓋的園景區及遊樂場地	665.576
14	Horizontal screen / covered walkways and trellis 橫向屏障 / 有蓋人行道及花棚	N/A 不適用
15(#)	Larger lift shaft 擴大升降機機槽	23.573
16	Chimney shaft 煙囪管道	N/A 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A 不適用

31 | 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

		Area (sq. m.) 面積 (平方米)
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	550.423
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	N/A 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	N/A 不適用
22	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	478.467
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第 3 (b) 及 (c) 段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	N/A 不適用
Other Exempted Items 其他項目		
25	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
26	Covered area under large projecting / overhanging feature 大型伸出 / 外懸設施下的有蓋地方	N/A 不適用
27	Public transport terminus 公共交通總站	N/A 不適用
28	Party structure and common staircase 共用構築物及公用樓梯	N/A 不適用
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	23.964
30	Public passage 公眾通道	N/A 不適用
31	Covered set back area 有蓋的後移部分	N/A 不適用
Bonus GFA 額外總樓面面積		
32	Bonus GFA 額外總樓面面積	N/A 不適用

Additional Green Features under Joint Practice Note (No.8) 根據聯合作業備考 (第8號) 提供的額外環保設施		
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	N/A 不適用

Note:

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

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。

31 | 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

The Environmental Assessment of the Development

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional
GOLD



Application no.: PAG0159/24

有關發展項目的環境評估

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
金級



申請編號: PAG0159/24

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 Building Authority prior to the printing of the sales brochures:

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建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features Proposed 擬安裝的具能源效益的設施	1. Variable Refrigerant Flow 可變製冷劑流量 2. LED Lighting System 發光二極管

Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量 ^(註1)					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity 電力 kWh/ m ² /annum 千瓦小時/ 平方米/ 年	Town Gas / LPG 煤氣/ 石油氣 unit/ m ² /annum 用量單位/ 平方米/ 年	Electricity 電力 kWh/ m ² /annum 千瓦小時/ 平方米/ 年	Town Gas / LPG 煤氣/ 石油氣 unit/ m ² /annum 用量單位/ 平方米/ 年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註3) 的部分	6193.15	229.3	Not applicable 不適用	207.2	Not applicable 不適用

31 | 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

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

Notes:

- 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” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Building (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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（現行版本）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（現行版本）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。

1. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.
 2. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
 3. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
 4. (a) Under Special Condition No. (5)(d) of the Land Grant, the total number of residential units provided or to be provided in the Development shall not be less than 410 residential units.
(b) Special Condition No. (45) of the Land Grant provides that:- "Except with the prior written consent of the Director, the Grantee shall not carry out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a residential unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee."
(c) Clauses 5.2.9 and 10.1.11 of the Deed of Mutual Covenant provides that:-
"Clause 5.2.9: No Owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
Clause 10.1.11: The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Special Condition No. (45) of the Conditions for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
(d) The total number of residential units provided in the Development is 422 residential units.
1. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。
 2. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
 3. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不多於港幣一百元象徵式費用後獲提供該資料的副本。
 4. (a) 根據批地文件特別條款第(5)(d)條，發展項目所提供的住宅物業總數不得少於410個。
(b) 批地文件特別條款第(45)條訂明：「除非獲得地政總署署長的事先書面同意，承授人不可對現已建於或將會建於該地段的任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長就有關工程是否令某一住宅單位與毗鄰的住宅單位內部相連和互通的決定為最終決定，並對承授人具約束力。」
(c) 公契第5.2.9條及10.1.11條訂明：－
「第5.2.9條：除非獲得地政總署署長或其他不時代替其行事的政府機構的事先書面同意，業主不可對或容許他人對任何住宅單位進行任何工程，包括但並不限於拆卸或改動任何間隔牆或任何樓面或天台板或任何間隔結構，以令有關的住宅單位與毗鄰的住宅單位內部相連和互通。地政總署署長或有關的政府機構有絕對的酌情權決定是否發出有關的同意；並有絕對的酌情權在發出有關的同意時施加任何條款或條件（包括收取任何費用）。
第10.1.11條：管理人須將由地政總署署長或其他不時代替其行事的政府機構所提供的載有根據批地文件特別條款第(45)條發出的同意的紀錄存放在管理處，以供所有業主免費查閱及自行在繳付合理的收費後獲取有關紀錄的副本，所有收費將存入特別基金。」
(d) 發展項目提供的住宅物業總數為422個。

33 | DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of printing of this Sales Brochure: 2 November 2023

本售樓說明書印製日期：2023年11月2日

34 | POSSIBLE FUTURE CHANGE 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number(s) 頁次	Revision Made 所作修改
23 January 2024 2024年1月23日	14	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	18,19,21	Outline Zoning Plans etc. relating to the Development are updated. 關乎發展項目的分區計劃大綱圖等已更新。
	55,56,57,58,59,60,61	Summary of Deed of Mutual Covenant is updated. 公契的摘要已更新。
	128	Information in Application for Concession on Gross Floor Area of Building is updated. 申請建築物總樓面面積寬免的資料已更新。
8 April 2024 2024年4月8日	14	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
24 May 2024 2024年5月24日	14	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	15,16,17	Aerial Photographs of the Development are updated. 發展項目的鳥瞰圖已更新。
	22	Layout Plan of the Development is updated. 發展項目的布局圖已更新。
	24,26,28,30,32,34,36	Floor Plans of Residential Properties in the Development are updated. 發展項目的住宅物業的樓面平面圖已更新。
	52,53	Floor Plans of Parking Spaces in the Development are updated. 發展項目中的停車位的樓面平面圖已更新。
	82,83,84,85	Cross-Section Plans of Building in the Development are updated. 發展項目的建築物的橫截面圖已更新。
	86,87,88,89,90,91	Elevation Plans are updated. 立面圖已更新。
	92	Information on Common Facilities in the Development is updated. 發展項目中的公用設施的資料已更新。
	105,106,107	Fittings, Finishes and Appliances are updated. 裝置、裝修物料及設備已更新。
126,127	Information in Application for Concession on Gross Floor Area of Building is updated. 申請建築物總樓面面積寬免的資料已更新。	
16 August 2024 2024年8月16日	14	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number(s) 頁次	Revision Made 所作修改
16 August 2024 2024年8月16日	20	Outline Zoning Plan etc. relating to the Development is updated. 關乎發展項目的分區計劃大綱圖等已更新。
23 September 2024 2024年9月23日	07	Information on the Development is updated. 發展項目的資料已更新。
	14	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	22	Layout Plan of the Development is updated. 發展項目的布局圖已更新。
20 December 2024 2024年12月20日	14	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	15,16	Aerial Photographs of the Development are updated. 發展項目的鳥瞰圖已更新。
	22	Layout Plan of the Development is updated. 發展項目的布局圖已更新。
	26,34,36	Floor Plans of Residential Properties in the Development are updated. 發展項目的住宅物業的樓面平面圖已更新。
	52,53	Floor Plans of Parking Spaces in the Development are updated. 發展項目中的停車位的樓面平面圖已更新。
	86,87,88,89,90,91	Elevation Plans are updated. 立面圖已更新。
	126,128	Information in Application for Concession on Gross Floor Area of Building is updated. 申請建築物總樓面面積寬免的資料已更新。
14 March 2025 2025年3月14日	07	Information on the Development is updated. 發展項目的資料已更新。
	08	Information on Vendor and others involved in the Development is updated. 賣方及有參與發展項目的其他人的資料已更新。
	14	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	15,16,17	Aerial Photographs of the Development are updated. 發展項目的鳥瞰圖已更新。
	22	Layout Plan of the Development is updated. 發展項目的布局圖已更新。

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number(s) 頁次	Revision Made 所作修改
14 March 2025 2025年3月14日	62,71	Summary of land grant is updated. 批地文件的摘要已更新。
	97,102,108,110,112,113,115,116	Fittings, finishes and appliances are updated. 裝置、裝修物料及設備已更新。
	126,127	Information in application for concession on gross floor area of building is updated. 申請建築物總樓面面積寬免的資料已更新。

