

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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 11 第11座	17/F - 18/F 17樓至18樓	A1	2725, 2775, 2850, 2900, 3025	150
		A2	2725, 2775, 2850, 2900, 3025	150
		A3	2725, 2850, 2900, 3025	150
		A5	2725, 2775, 2900, 3025	150
		B1	2725, 2775, 2900, 3025	150
		B2	2725, 2775, 2900, 3025	150
		B3	2725, 2900, 3025	150
		B5	2725, 2775, 2900, 3025	150
		B6	2725, 2775, 2900, 3025	150
	19/F 19樓	A1	2850, 3025, 3150	150, 275
		A2	2850, 2975, 3025, 3150	150
		A3	2850, 2975, 3025, 3150	150
		A5	2850, 2900, 3025, 3150	150
		B1	2850, 2900, 3025, 3150	150
		B2	2850, 2900, 3025, 3150	150
		B3	2850, 3025, 3150	150
		B5	2850, 2900, 3025, 3150	150
		B6	2850, 2900, 3025, 3150	150

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.

- Please refer to Page AL 01-03 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.

- Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

Extent of Open Kitchen Area

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

備註:

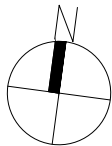
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

- 請參閱本售樓說明書第 AL01-03頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。

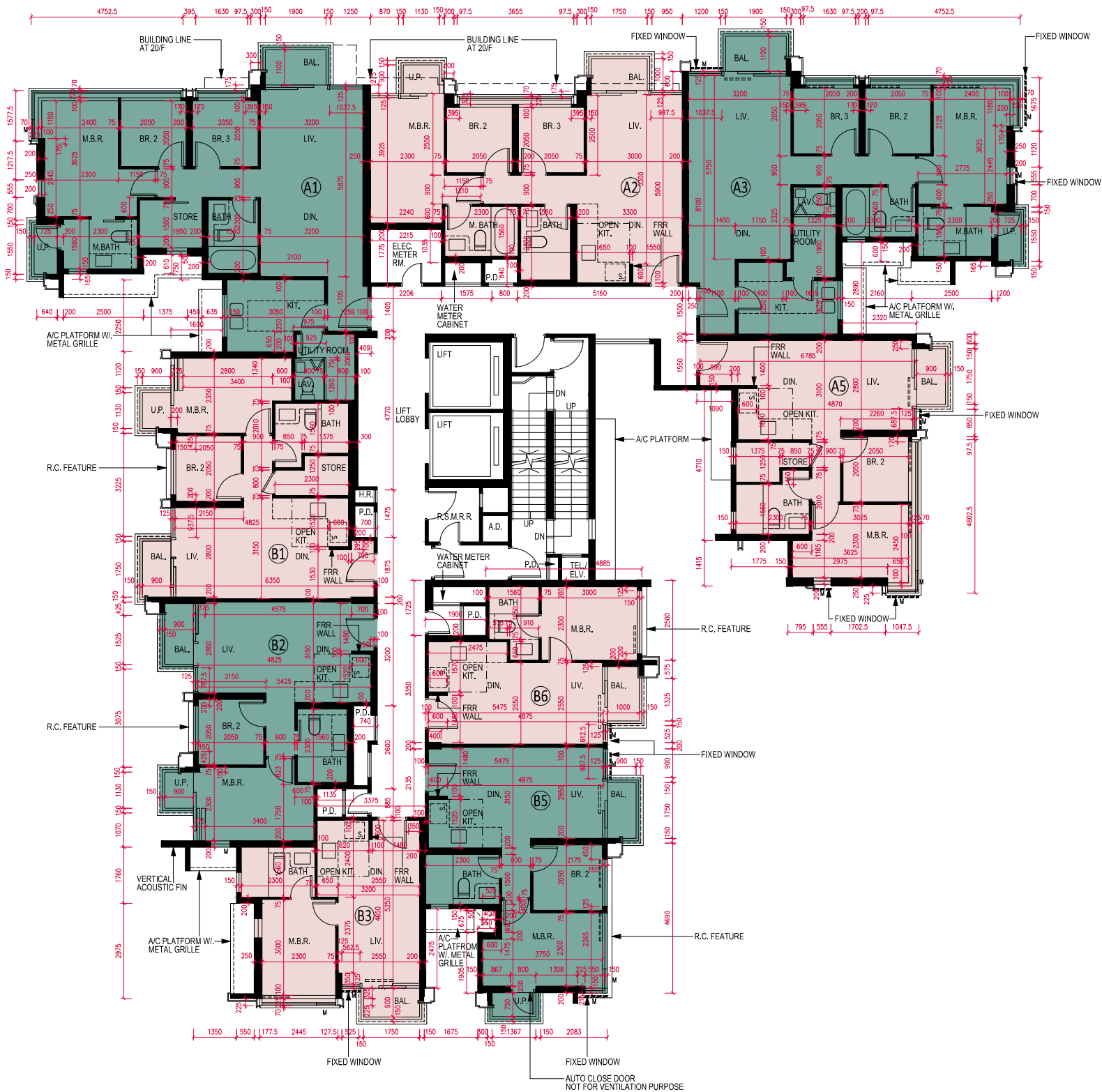
- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

開放式廚房範圍

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Tower 11 17/F-19/F Floor Plan
第11座 17樓至19樓樓面平面圖



Scale 比例: 0M (米) 5M (米) 10M (米)

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Tower 11 第11座	20/F 20樓	A1	2850, 2900, 3025, 3150	150
		A3	2850, 2975, 3025, 3150	150
		A5	2850, 2900, 3025, 3150	150
		B1	2850, 2900, 3025, 3150	150
		B2	2850, 2900, 3025, 3150	150
		B3	2850, 3025, 3150	150
		B5	2850, 2900, 3025, 3150	150
		B6	2850, 2900, 3025, 3150	150

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

Notes:

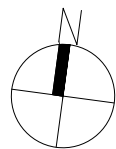
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page AL 01-03 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
- Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

 Extent of Open Kitchen Area

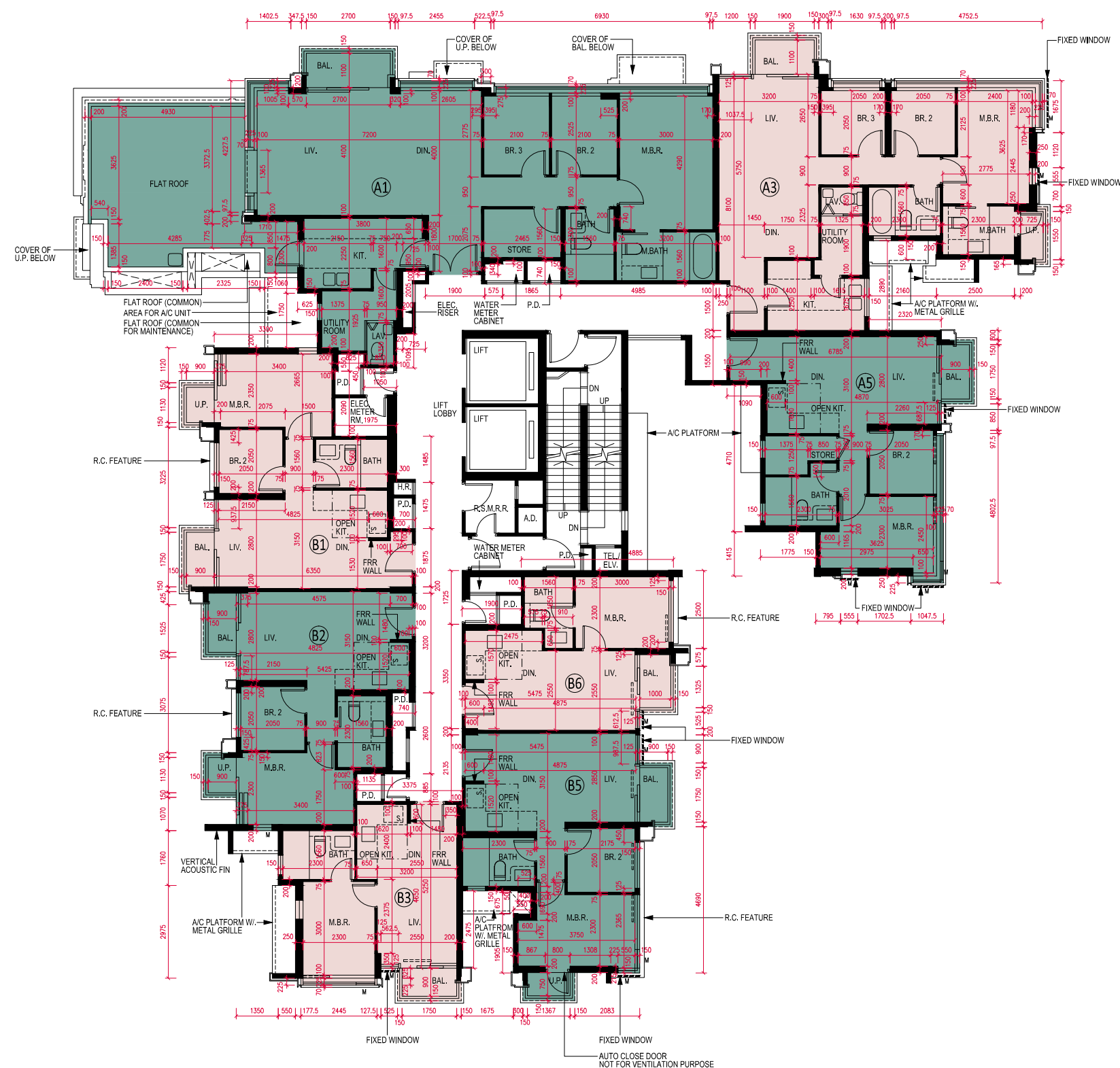
備註:

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- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

 開放式廚房範圍



Tower 11 20/F Floor Plan 第11座 20樓樓面平面圖



Scale 比例: 0M (米) 5M (米) 10M (米)

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Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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 11 第11座	21/F 21樓	A1	2760, 3060, 3225, 3575	150, 175, 500
		A3	3225	150
		A5	3225	150
		B1	3225, 3615, 3765	150, 540, 690
		B2	3225, 3615	150, 540
		B3	3225	150
		B5	3225	150
		B6	3225	150

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)
- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

Notes:

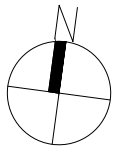
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 Extent of Open Kitchen Area

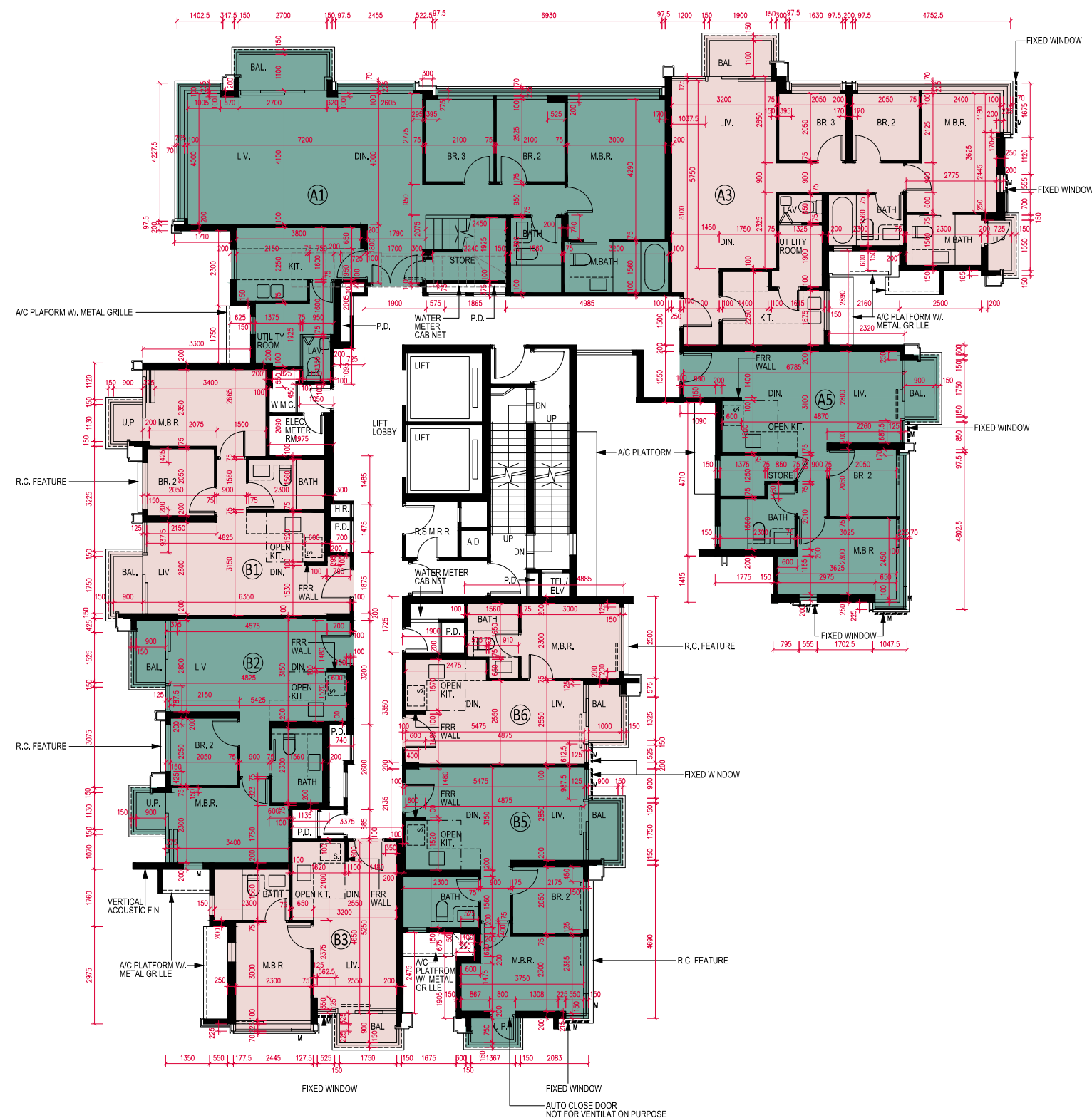
備註:

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- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

 開放式廚房範圍



Tower 11 21/F Floor Plan 第11座 21樓樓面平面圖



Scale 比例: 0M (米) 5M (米) 10M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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 11 第11座	Roof 天台	A1	Not Applicable 不適用	Not Applicable 不適用
		A3	Not Applicable 不適用	Not Applicable 不適用
		A5	Not Applicable 不適用	Not Applicable 不適用
		B1	Not Applicable 不適用	Not Applicable 不適用
		B2	Not Applicable 不適用	Not Applicable 不適用
		B3	Not Applicable 不適用	Not Applicable 不適用
		B5	Not Applicable 不適用	Not Applicable 不適用

- 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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)
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- Notes:
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 - Please refer to Page AL 01-03 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
 - Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

 Extent of Open Kitchen Area

- 備註:
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
 - 請參閱本售樓說明書第 AL01-03頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
 - 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
-
- 開放式廚房範圍



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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

1. 住宅物業的實用面積、以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 8 第8座	G/F 地下	A2	44.522 (479) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	44.145 (475)	-	-	-	-	-
		A3	39.977 (430) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	40.812 (439)	-	-	-	-	-
		A5	42.009 (452) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	37.691 (406)	-	-	-	-	-
	1/F 1樓	A2	48.087 (518) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	43.542 (469) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	45.737 (492) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.575 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 8 第8座	2/F 2樓	A1	40.516 (436) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	1.831 (20)	-	-	-	-	-	-
		A2	46.497 (500) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	43.542 (469) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	43.738 (471) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.575 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A6	33.496 (361) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.521 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	26.427 (284) Balcony 露台: -- Utility Platform 工作平台: 1.504 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	70.263 (756) Balcony 露台: -- Utility Platform 工作平台: 1.524 (16) Verandah 陽台: --	-	-	-	4.292 (46)	-	-	-	-	-	-
		B3	44.318 (477) Balcony 露台: 2.250 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	31.453 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 8 第8座	3/F, 5/F-12/F, 15/F & 16/F 3樓、5樓至12樓、15樓及16樓	A1	42.669 (459) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	46.497 (500) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	43.542 (469) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	43.738 (471) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.575 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A6	33.496 (361) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.521 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	26.427 (284) Balcony 露台: -- Utility Platform 工作平台: 1.504 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	72.566 (781) Balcony 露台: 2.303 (25) Utility Platform 工作平台: 1.524 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	44.318 (477) Balcony 露台: 2.250 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	31.453 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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備註:

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2. 不設4樓、13樓及14樓。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 8 第8座	17/F- 19/F 17樓至 19樓	A1	42.501 (457) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	46.497 (500) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	43.542 (469) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	43.738 (471) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.575 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A6	33.496 (361) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.521 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	26.427 (284) Balcony 露台: -- Utility Platform 工作平台: 1.504 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	72.566 (781) Balcony 露台: 2.303 (25) Utility Platform 工作平台: 1.524 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	44.318 (477) Balcony 露台: 2.250 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	31.453 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 8 第8座	20/F 20樓	A1	104.610 (1126) Balcony 露台: 4.034 (43) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	25.892 (279)	-	-	-	-	-	-
		A5	43.581 (469) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.575 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A6	33.496 (361) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.521 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	75.612 (814) Balcony 露台: 2.303 (25) Utility Platform 工作平台: 1.524 (16) Verandah 陽台: --	-	-	-	13.138 (141)	-	-	-	-	-	-
		B3	44.318 (477) Balcony 露台: 2.250 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	31.453 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
	21/F 21樓	A1	104.589 (1126) Balcony 露台: 4.034 (43) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	49.505 (533)	4.845 (52)	-	-
		A5	43.581 (469) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.575 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A6	33.496 (361) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.521 (16) Verandah 陽台: --	-	-	-	-	-	-	12.708 (137)	-	-	-
		B2	75.612 (814) Balcony 露台: 2.303 (25) Utility Platform 工作平台: 1.524 (16) Verandah 陽台: --	-	-	-	-	-	-	44.667 (481)	-	-	-
		B3	44.318 (477) Balcony 露台: 2.250 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	28.002 (301)	-	-	-
		B5	31.453 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 9 第9座	G/F 地下	A1	72.995 (786) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	68.164 (734)	-	-	-	-	-
		A2	55.230 (594) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	53.204 (573)	-	-	-	-	-
		A5	41.857 (451) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	24.729 (266)	-	-	-	-	-
		B1	37.462 (403) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	36.915 (397)	-	-	-	-	-
		B2	38.094 (410) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	37.184 (400)	-	-	-	-	-
		B3	32.221 (347) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	24.947 (269)	-	-	-	-	-
		B6	41.467 (446) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	18.663 (201)	-	-	-	-	-

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備註:

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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 9 第9座	1/F 1樓	A1	77.669 (836) Balcony 露台: 2.750 (30) 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	59.586 (641) Balcony 露台: 2.358 (25) 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	44.796 (482) Balcony 露台: 2.096 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	41.027 (442) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	41.659 (448) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	34.331 (370) Balcony 露台: 2.188 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	43.823 (472) Balcony 露台: 2.048 (22) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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2. 4/F, 13/F and 14/F are omitted.

備註:

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Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 9 第9座	2/F 2樓	A1	77.669 (836) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	57.929 (624) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	50.108 (539) Balcony 露台: -- Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	4.479 (48)	-	-	-	-	-	-
		A5	42.300 (455) Balcony 露台: 2.134 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	41.027 (442) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	41.659 (448) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	32.699 (352) Balcony 露台: 2.188 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.327 (466) Balcony 露台: 2.048 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	41.513 (447) Balcony 露台: 2.048 (22) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

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備註:

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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 9 第9座	3/F, 5/F-12/F, 15/F & 16/F 3樓、5樓至12樓、15樓及16樓	A1	77.669 (836) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	57.929 (624) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	52.466 (565) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	42.300 (455) Balcony 露台: 2.134 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	41.027 (442) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	41.659 (448) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	32.699 (352) Balcony 露台: 2.188 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.327 (466) Balcony 露台: 2.048 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	41.513 (447) Balcony 露台: 2.048 (22) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 9 第9座	17/F- 19/F 17樓至 19樓	A1	77.669 (836) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	57.929 (624) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	52.466 (565) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	42.300 (455) Balcony 露台: 2.134 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	41.027 (442) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	41.659 (448) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	32.699 (352) Balcony 露台: 2.188 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.327 (466) Balcony 露台: 2.048 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	41.513 (447) Balcony 露台: 2.048 (22) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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2. 4/F, 13/F and 14/F are omitted.

備註:

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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 9 第9座	20/F 20樓	A1	98.809 (1064) Balcony 露台: 3.750 (40) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	23.353 (251)	-	-	-	-	-	-
		A3	52.203 (562) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	42.300 (455) Balcony 露台: 2.134 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	41.417 (446) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	41.659 (448) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	32.699 (352) Balcony 露台: 2.188 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.327 (466) Balcony 露台: 2.048 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	41.513 (447) Balcony 露台: 2.048 (22) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 9 第9座	21/F 21樓	A1	99.699 (1073) Balcony 露台: 3.750 (40) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	65.085 (701)	5.273 (57)	-	-
		A3	52.203 (562) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	30.048 (323)	-	-	-
		A5	42.300 (455) Balcony 露台: 2.134 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	25.557 (275)	-	-	-
		B1	41.417 (446) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	33.511 (361)	-	-	-
		B2	41.659 (448) Balcony 露台: 2.063 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	29.606 (319)	-	-	-
		B3	32.699 (352) Balcony 露台: 2.188 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	11.842 (127)	-	-	-
		B5	43.327 (466) Balcony 露台: 2.048 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	14.327 (154)	-	-	-
		B6	41.513 (447) Balcony 露台: 2.048 (22) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 10 第10座	G/F 地下	A1	72.630 (782) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	59.253 (638)	-	-	-	-	-
		A2	54.165 (583) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	39.691 (427)	-	-	-	-	-
		A3	48.671 (524) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	42.541 (458)	-	-	-	-	-
		A5	40.163 (432) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	21.138 (228)	-	-	-	-	-
		B1	42.215 (454) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	40.718 (438)	-	-	-	-	-
		B6	32.061 (345) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	12.067 (130)	-	-	-	-	-
	1/F 1樓	A1	77.723 (837) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	58.025 (625) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	52.424 (564) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	42.421 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	49.531 (533) Balcony 露台: 2.130 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	37.215 (401) Balcony 露台: 2.158 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

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Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 10 第10座	2/F 2樓	A1	77.723 (837) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	58.025 (625) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	52.424 (564) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	42.421 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	47.094 (507) Balcony 露台: 2.163 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	38.852 (418) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	2.759 (30)	-	-	-	-	-	-
		B3	29.270 (315) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	2.629 (28)	-	-	-	-	-	-
		B5	41.339 (445) Balcony 露台: -- Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	1.377 (15)	-	-	-	-	-	-
		B6	31.631 (340) Balcony 露台: 2.158 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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- 2. 4/F, 13/F and 14/F are omitted.

備註:

- 1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
- 2. 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 10 第10座	3/F, 5/F-12/F, 15/F & 16/F 3樓、5樓至12樓、15樓及16樓	A1	77.723 (837) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	58.025 (625) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	52.424 (564) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	42.421 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	46.989 (506) Balcony 露台: 2.143 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	42.612 (459) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	31.423 (338) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.473 (468) Balcony 露台: 2.134 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	31.631 (340) Balcony 露台: 2.158 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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備註:

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Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 10 第10座	17/F- 19/F 17樓至 19樓	A1	77.723 (837) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	58.002 (624) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	52.424 (564) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	42.421 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	46.849 (504) Balcony 露台: 2.143 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	42.444 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	31.423 (338) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.473 (468) Balcony 露台: 2.134 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	31.499 (339) Balcony 露台: 2.158 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 10 第10座	20/F 20樓	A1	101.201 (1089) Balcony 露台: 3.750 (40) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	23.547 (253)	-	-	-	-	-	-
		A3	52.339 (563) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	42.421 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	44.578 (480) Balcony 露台: 2.143 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	42.444 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	31.423 (338) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.473 (468) Balcony 露台: 2.134 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	31.499 (339) Balcony 露台: 2.158 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

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2. 4/F, 13/F and 14/F are omitted.

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Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 10 第10座	21/F 21樓	A1	102.067 (1099) Balcony 露台: 3.750 (40) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	65.988 (710)	5.273 (57)	-	-
		A3	52.339 (563) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	40.166 (432)	-	-	-
		A5	42.421 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	29.202 (314)	-	-	-
		B1	44.577 (480) Balcony 露台: 2.143 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	24.843 (267)	-	-	-
		B2	42.444 (457) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	18.796 (202)	-	-	-
		B3	31.423 (338) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	15.340 (165)	-	-	-
		B5	43.473 (468) Balcony 露台: 2.134 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	24.976 (269)	-	-	-
		B6	31.499 (339) Balcony 露台: 2.158 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 11 第11座	G/F 地下	A1	72.552 (781) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	50.115 (539)	-	-	-	-	-
		B1	43.347 (467) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	33.224 (358)	-	-	-	-	-
		B2	38.779 (417) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	34.474 (371)	-	-	-	-	-
		B3	31.066 (334) Balcony 露台: -- Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	14.947 (161)	-	-	-	-	-
	1/F 1樓	A1	79.212 (853) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	46.914 (505) Balcony 露台: 2.135 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	42.539 (458) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	33.219 (358) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 11 第11座	2/F 2樓	A1	77.126 (830) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	57.879 (623) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	73.442 (791) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.540 (17) Verandah 陽台: --	-	-	-	11.498 (124)	-	-	-	-	-	-
		A5	47.286 (509) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	46.914 (505) Balcony 露台: 2.135 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	42.539 (458) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	31.472 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.218 (465) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	31.291 (337) Balcony 露台: 2.141 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 11 第11座	3/F, 5/F-12/F, 15/F & 16/F 3樓、5樓至12樓、15樓及16樓	A1	77.126 (830) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	57.879 (623) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	73.414 (790) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.540 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	47.286 (509) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	46.914 (505) Balcony 露台: 2.135 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	42.539 (458) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	31.472 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.218 (465) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	31.291 (337) Balcony 露台: 2.141 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 11 第11座	17/F- 19/F 17樓至 19樓	A1	77.126 (830) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.523 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A2	57.879 (623) Balcony 露台: 2.358 (25) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A3	73.414 (790) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.540 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	47.286 (509) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	46.767 (503) Balcony 露台: 2.135 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	42.539 (458) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	31.472 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.218 (465) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	31.291 (337) Balcony 露台: 2.141 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

- 1. The area 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 whole square foot, which maybe different from that shown in square metre.
- 2. 4/F, 13/F and 14/F are omitted.

備註:

- 1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
- 2. 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 11 第11座	20/F 20樓	A1	100.566 (1082) Balcony 露台: 3.750 (40) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	23.547 (253)	-	-	-	-	-	-
		A3	73.329 (789) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.540 (17) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		A5	47.286 (509) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B1	44.547 (480) Balcony 露台: 2.135 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B2	42.539 (458) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B3	31.472 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B5	43.218 (465) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-
		B6	31.291 (337) Balcony 露台: 2.141 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft) 實用面積 (包括露台, 工作平台及陽台, 如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	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 11 第11座	21/F 21樓	A1	101.399 (1091) Balcony 露台: 3.750 (40) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	64.736 (697)	5.273 (57)	-	-
		A3	73.329 (789) Balcony 露台: 2.750 (30) Utility Platform 工作平台: 1.540 (17) Verandah 陽台: --	-	-	-	-	-	-	46.037 (496)	-	-	-
		A5	47.286 (509) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	32.573 (351)	-	-	-
		B1	44.547 (480) Balcony 露台: 2.135 (23) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	26.121 (281)	-	-	-
		B2	42.539 (458) Balcony 露台: 2.258 (24) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: --	-	-	-	-	-	-	20.994 (226)	-	-	-
		B3	31.472 (339) Balcony 露台: 2.153 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	16.396 (176)	-	-	-
		B5	43.218 (465) Balcony 露台: 2.153 (23) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: --	-	-	-	-	-	-	23.902 (257)	-	-	-
		B6	31.291 (337) Balcony 露台: 2.141 (23) Utility Platform 工作平台: -- Verandah 陽台: --	-	-	-	-	-	-	-	-	-	-

Notes:

1. The area 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 whole square foot, which maybe different from that shown in square metre.

2. 4/F, 13/F and 14/F are omitted.

備註:

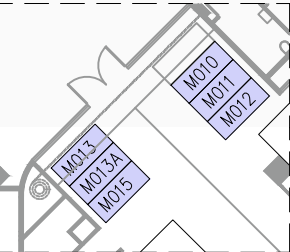
1. 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設4樓、13樓及14樓。

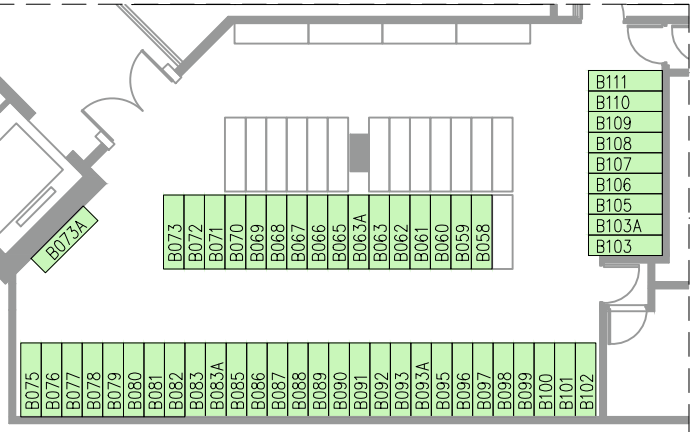
FLOOR PLANS OF PARKING SPACES IN THE PHASE

期數中的停車位的樓面平面圖

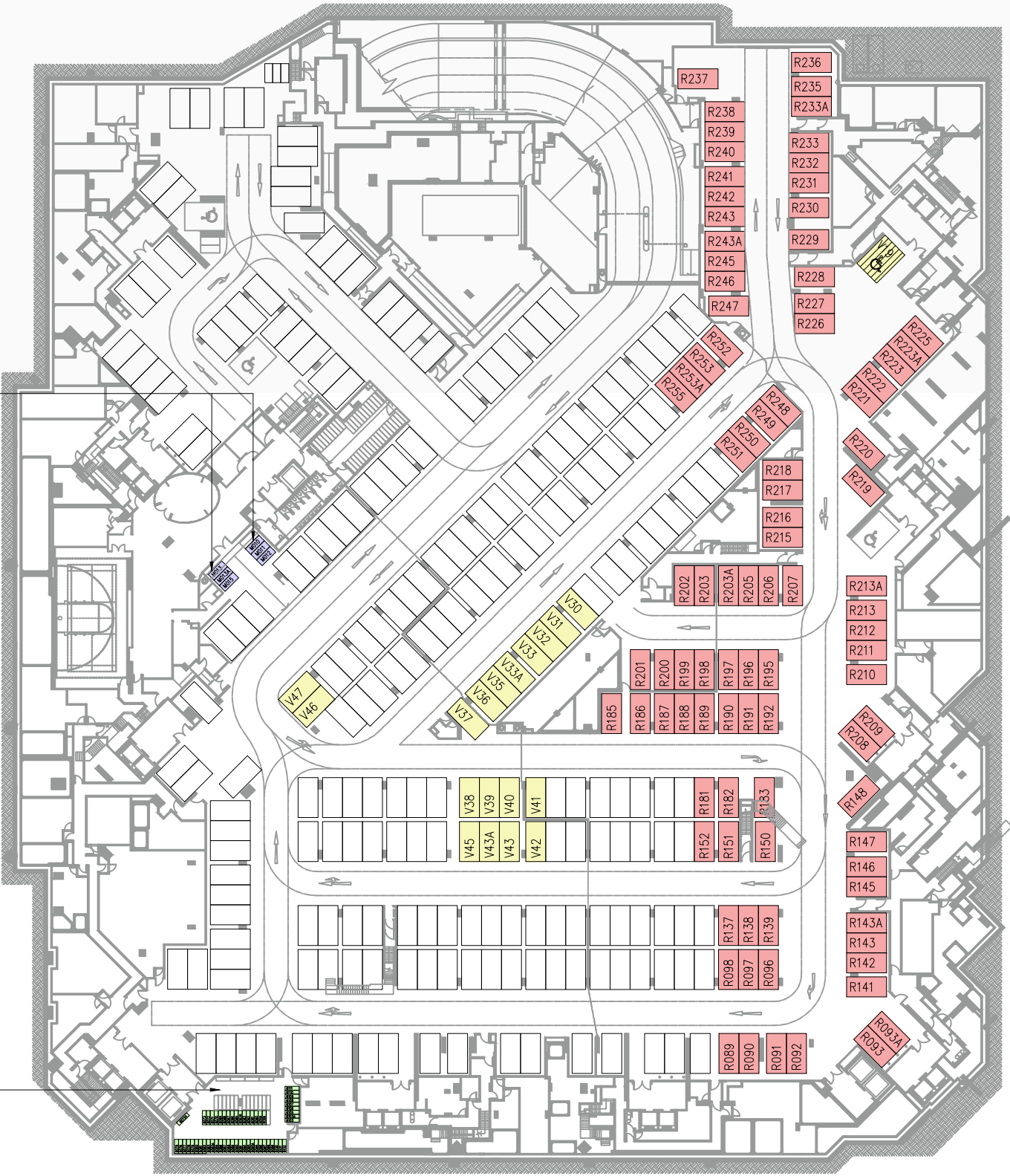
Basement Floor Plan
地庫樓面平面圖



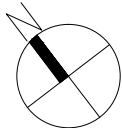
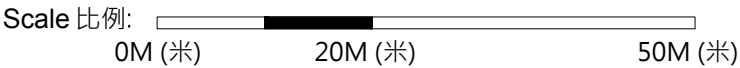
PART PLAN OF RESIDENTIAL
MOTOR CYCLE PARKING SPACE
住宅電單車停車位部份平面圖



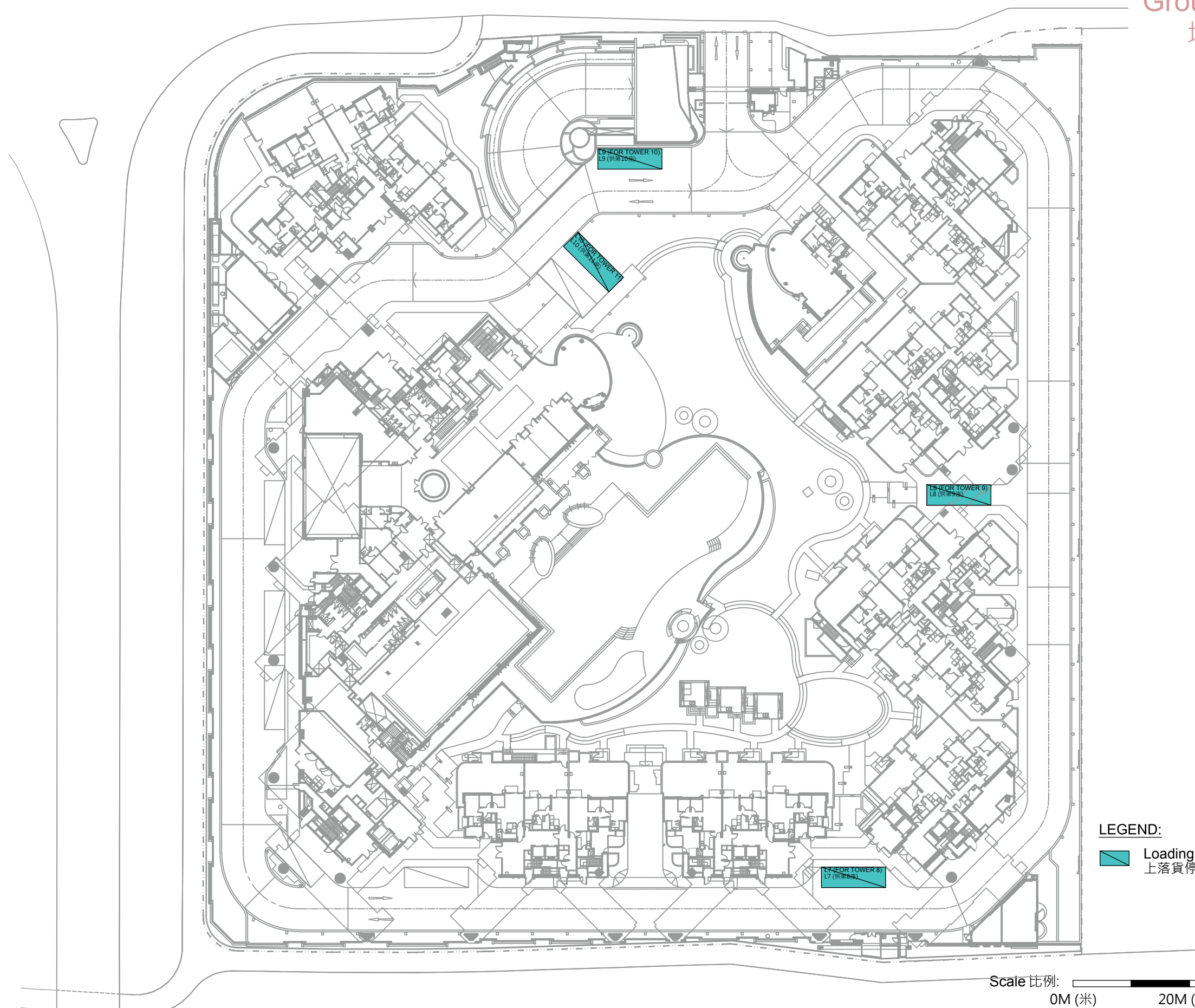
PART PLAN OF BICYCLE
PARKING SPACE
單車停車位部份平面圖



- LEGEND:
- Residential Car Parking Space
住宅停車位
 - Visitors' Parking Space
訪客停車位
 - Visitors' Accessible Parking Space
訪客暢通易達停車位
 - Residential Motor Cycle Parking Space
住宅電單車停車位
 - Bicycle Parking Space
單車停車位

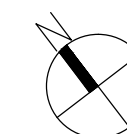


Ground Floor Plan 地下樓面平面圖



LEGEND:

 Loading and Unloading Space
上落貨停車位



Scale 比例: 
0M (米) 20M (米) 50M (米)

FLOOR PLANS OF PARKING SPACES IN THE PHASE

期數中的停車位的樓面平面圖

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES
停車位位置、數目、尺寸及面積：

	Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積(平方米)
	Residential Car Parking Space 住宅停車位	B/F 地庫	95	5.0 x 2.5	12.5
	Visitors' Parking Space 訪客停車位		18	5.0 x 2.5	12.5
	Visitors' Accessible Parking Space 訪客暢通易達停車位		1	5.0 x 3.5	17.5
	Residential Motor Cycle Parking Space 住宅電單車停車位		6	2.4 x 1.0	2.4
	Bicycle Parking Space 單車停車位		54	1.8 x 0.5	0.9
	Loading and Unloading Space 上落貨停車位	G/F 地下	4	11.0 x 3.5	38.5

SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. Summary of the provisions of the deed of mutual covenant that deal with the common parts of the Phase

“**Common Areas and Facilities**” means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed(s).

“**Common EV Facilities**” means all such facilities installed or to be installed on the Basement Floor for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance (Chapter 374 of the Laws of Hong Kong Special Administrative Region) parking at the Accessible Parking Spaces, Visitors’ Parking Spaces, Residential Car Parking Spaces and Residential Motor Cycle Parking Spaces and such facilities shall include but not limited to such wires, cables, ducts, trunking, base box, socket outlet, locks, covers, protective devices and such other electrical or other installations or otherwise for or in relation to such purpose;

“**Development Common Areas and Facilities**” means and includes:-

(a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the Landscaped Works, the passages, entrances, walkways, landings, boundary fence walls, the solid walls, lobbies, landscaped areas, driveways, pavements, ramps, planters, refuse storage & material recovery chamber, transformer rooms, main switch room, switch rooms, emergency generator rooms, guard rooms, office and lavatories for watchmen and management staff, caretaker’s office (if any), caretaker’s quarter (if any), office for Owners’ Committee (if any) / Owners’ Corporation office (when formed), F.S. control centre, fan rooms, cable duct room, master water meter room, main telecommunication broadcasting equipment room, water meter cabinets, shuttle lift lobbies, lifts, hose reels, electrical meter rooms, fire service installations, pipe ducts, fuel tank room, sprinkler water pump rooms, street fire hydrant pump room, F.S. pump rooms and emergency vehicular access and such of the drains, channels, water mains, sewers,

fresh and salt water storage tanks, fresh and salt water intakes and mains, gas valve room, extra low voltage rooms, extra low voltage ducts, plant rooms, staircases, common green roofs (for maintenance access only), communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Green and shown with Dark Green Dotted Line on the plans certified by the Authorized Person and annexed to the deed of mutual covenant (“**DMC**”);

- (b) the Greenery Areas (in so far as they do not form part of the Residential Common Areas and Facilities);
- (c) the Slope Structures;
- (d) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance with the DMC and any Sub-Deed(s); and
- (e) to the extent not specifically provided in paragraphs (a), (b), (c) and (d) above, such other parts of the Lot and the Development :-
- (i) any parts of the Development covered by paragraph (a) of the definition of “**common parts**” set out in section 2 of the Building Management Ordinance (Cap.344); and/or
- (ii) 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);

but EXCLUDING :-

- (i) the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

“**Greenery Areas**” means the greenery areas which shall not be used for any purpose other than those permitted under the Conditions without the prior consent of the Building Authority and are for the purposes of identification only shown coloured Light Green on the plans certified by the Authorized Person and annexed to the DMC;

“**Landscaped Works**” mean the landscaping works provided or to be provided within the Lot pursuant to Special Condition No.(15)(b) of the Conditions, which form part of the Development Common Areas and Facilities and the Residential Common Areas and Facilities;

“**Residential Common Areas and Facilities**” means and includes:-

- (a) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Recreational Areas and Facilities, the Loading and Unloading Spaces, the Visitors’ Parking Spaces, the Bicycle Parking Spaces, the Accessible Parking Spaces, the Landscaped Works, the Non-Building Area 1, the Non-Building Area 2, the vertical acoustic fins, the sound absorption materials, the noise reducers, flat roofs (other than those forming part of an Unit), roofs (other than those forming part of an Unit), canopies, lift machine rooms, fan rooms, water meter cabinets, pipe ducts, common green roofs (for maintenance access only) , electrical meter rooms, inaccessible flat roof, and such of the passages, common corridors and lift lobbies, entrances, landings, entrance

lobbies, landscaped areas, driveways, air conditioning platforms, areas for gondola, structural walls, stairways, potable and flushing water pump rooms, F.S. sprinkler pump rooms, sub-main switch rooms, sub-main telecommunication broadcasting equipment rooms, telecommunication ducts, refuse storage and material recovery rooms, F.S. and sprinkler inlets, extra low voltage rooms, extra low voltage ducts, and such of the lifts, lift shafts, firemen’s lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, emergency vehicular access and such of the drains, channels and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with this Deed which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Brown and shown with Orange Dotted Line, Dark Indigo Dotted Line and Pink Solid Line on the plans certified by Authorized Person and annexed to the DMC;

- (b) the Greenery Areas (in so far as they form part of the Residential Common Areas and Facilities);
- (c) the external walls and architectural features (if any) of the Residential Accommodation; and

- (d) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC and any Sub-Deed(s);

but EXCLUDING :-

- (i) the Development Common Areas and Facilities and the Carpark Common Areas and Facilities; and
- (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

“Carpark Common Areas and Facilities” means and include:-

- (a) those parts of the Development including but not limited to the Common EV Facilities, driveways, passages, ramps, EV charging rooms, fan room and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Visitors’ Parking Spaces, Residential Car Parking Spaces and Residential Motor Cycle Parking Spaces (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow on the Basement and Ground Floor Plans certified by the Authorized Person and annexed to the DMC; and
- (b) such other area, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC;

but EXCLUDING :-

- (i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

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

Tower 8

Undivided Share for each flat	Flat	A1	A2	A3	A5	A6	B1	B2	B3	B5
Floor										
G/F		-	979	881	916	-	-	-	-	-
1/F		-	898	807	848	-	-	-	-	-
2/F		814	866	807	808	607	501	1386	819	590
3/F, 5/F - 12/F, 15/F&16/F		815	866	807	808	607	501	1382	819	590
17/F - 19/F		811	866	807	808	607	501	1382	819	590
20/F		2071	-	-	805	607	-	1470	819	590
21/F		2128	-	-	805	632	-	1533	875	590

Tower 9

Undivided Share for each flat	Flat	A1	A2	A3	A5	B1	B2	B3	B5	B6
Floor										
G/F		1596	1211	-	887	823	836	694	-	867
1/F		1476	1122	-	858	756	769	647	-	840
2/F		1476	1089	984	808	756	769	615	803	793
3/F, 5/F - 12/F, 15/F&16/F		1476	1089	980	808	756	769	615	803	793
17/F - 19/F		1476	1089	980	808	756	769	615	803	793
20/F		1955	-	975	808	764	769	615	803	793
21/F		2067	-	1035	859	831	828	638	831	793

Tower 10

Undivided Share for each flat	Flat	A1	A2	A3	A5	B1	B2	B3	B5	B6
Floor										
G/F		1571	1163	1059	846	926	-	-	-	665
1/F		1478	1091	979	808	925	-	-	-	705
2/F		1478	1091	979	808	876	783	591	803	594
3/F, 5/F - 12/F, 15/F&16/F		1478	1091	979	808	874	785	590	804	594
17/F - 19/F		1478	1091	979	808	871	781	590	804	591
20/F		2004	-	977	808	826	781	590	804	591
21/F		2116	-	1058	866	876	819	620	854	591

Note: There are no 4/F, 13/F and 14/F in Tower 8, 9, 10 and 11.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

Tower 11

Undivided Share for each flat Floor	Flat	A1	A2	A3	A5	B1	B2	B3	B5	B6
G/F		1551	-	-	-	933	845	651	-	-
1/F		1507	-	-	-	873	783	626	-	-
2/F		1466	1088	1415	907	873	783	591	799	587
3/F, 5/F - 12/F, 15/F&16/F		1466	1088	1391	907	873	783	591	799	587
17/F - 19/F		1466	1088	1391	907	870	783	591	799	587
20/F		1991	-	1389	907	825	783	591	799	587
21/F		2100	-	1481	972	878	825	623	846	587

Note: There are no 4/F, 13/F and 14/F in Tower 8, 9, 10 and 11.

C. The terms of years for which the manager of the Phase is appointed

Royal Elite Service Company Limited will be appointed the Manager of the Phase initially for a term of not exceeding 2 years commencing on the date of the DMC and to be continued thereafter until terminated in accordance with the DMC.

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

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Phase in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his Residential Unit and the principles provided in the DMC.

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

The amount of management fee deposit shall be a sum equal to 3/12th of the first year’s budgeted Management Expenses payable in respect of a Unit.

F. Summary of the provisions of the deed of mutual covenant that deal with the area (if any) retained by the owner for that owner’s own use

Not applicable.

Note:
For full details, please refer to the draft DMC. Full script of the draft DMC is available for free inspection upon request at the sales office during opening hours and copies of the draft DMC can be obtained upon paying necessary photocopying charges.

A. 處理期數的公用部份的公契條文的摘要

「**公用地方與設施**」合指「發展項目公用地方與設施」、「住宅公用地方與設施」、「停車場公用地方與設施」，以及在任何「分契」中被指定為公用地方與設施的「發展項目」內所有部份與設施。

「**公共電動車設施**」指為了或就停泊於「暢通易達停車位」、「訪客停車位」、「住宅停車位」及「住宅電單車停車位」的根據《道路交通條例》(香港特別行政區法例第374章)持牌的電動車或電動電單車充電用途而在地庫層安裝或將安裝的所有設施，而該等設施包括但不限於為了或就該用途而設的電線、電纜、管道、幹槽、基底盒、插座、鎖、蓋、保護裝置及其他電力或其他裝置；

「**發展項目公用地方與設施**」指及包括：-

- (a) 「發展項目」中擬供「發展項目」共同使用和享用的部份，包括但不限於環境美化工程、通道、入口、行人道、梯台、邊界圍牆、實牆、大堂、園景區、車道、行人路、斜道、花槽、垃圾儲存及物料回收房、變壓房、總電掣房、電掣房、緊急發電機機房、警衛室、供保安員和管理處員工使用的辦事處和廁所、管理員辦事處(如有)、管理員宿舍(如有)、業主委員會(如有)辦事處/業主立案法團(若已成立)辦事處、消防控制中心、風機房、電纜管道室、總水錶房、總電訊及廣播器材室、水錶櫃、穿梭升降機大堂、升降機、消防喉轆、電錶房、消防裝置、管道槽、燃料箱房、灑水器水泵房、街道消防栓泵房、消防泵房和緊急車輛通道，以及現時或在任何時候可能在「該地段」之內、之下或之上或穿越「該地段」為「發展項目」提供食水或鹹水、排污、氣體、電話、電力及其他服務的排水渠、渠道、總水管、污水渠、食水及鹹水儲水箱、食水及鹹水進水口及總水管、氣閥房、特低壓房、特低壓管道、機房、樓梯、公用綠化天台(僅作為保養通道)、接收電視及電台廣播的公用電視及電台天線系統、電訊及廣播分導網絡、有線電視系統(如有)、電線、電纜及其他設施(不論裝有線槽與否)；樹木、灌木和其他植物及植被、燈柱及其他照明設施、防火及救火設備及器具、保安系統及器具、通風系統以及「發展項目」之內安裝或提供給「發展項目」擬作共用及享用的任何其他機械系統、裝置或設施，上述各項(如果可以在圖則上予以識別和顯示)於大廈公契(「**公契**」)所夾附經認可人士核實的圖則以綠色及深青色虛線顯示，僅作識別之用；

- (b) 「綠化地帶」(只要是不構成「住宅公用地方與設施」的一部份)；

- (c) 「斜坡構築物」；

- (d) 按照「公契」及任何「分契」指定為「發展項目公用地方與設施」的屬於及位於「該地段」及「發展項目」的其他地方、器具、裝置、系統及設施；及

- (e) 在以上(a)、(b)、(c)及(d)段沒有明確規定的情況下，包括「該地段」及「發展項目」以下其他部份：

- (i) 《建築物管理條例》(第344章)第2條所列「**公用部份**」定義(a)段所涵蓋的「發展項目」之任何部份；及/或

- (ii) 《建築物管理條例》(第344章)附表1指明的並包括在《建築物管理條例》(第344章)第2條所列「**公用部份**」定義(b)段之下的任何部份；

但不包括：

- (i) 「住宅公用地方與設施」及「停車場公用地方與設施」；及
- (ii) 「發展項目」之內供任何個別「業主」享有獨家權利及特權持有、使用、佔用及享用的地方，以及「發展項目」之內僅服務任何個別「業主」的設施。

「**綠化地帶**」指未經建築事務監督事先同意不得用作「批地條款」准許用途以外任何其他用途的綠化地帶，並且於「公契」所夾附經認可人士核實的圖則以淺綠色顯示，僅作識別之用；

「**園景美化工程**」指按照「批地條款」特別條款第(15)(b)條在「該地段」內提供或將提供的園景美化工程，該等工程構成「發展項目公用地方與設施」及「住宅公用地方與設施」的一部份；

「**住宅公用地方與設施**」指及包括：-

- (a) 「發展項目」的「住宅樓宇」之中擬供「住宅樓宇」的「業主」、佔用人、租客及其真誠實客、訪客或被邀者共用及共享的部份，包括但不限於「康樂地方與設施」、「上落貨停車位」、「訪客停車位」、「單車停車位」、「暢通易達停車位」、「環境美化工程」、「非建築用地1」、「非建築用地2」、垂直隔聲簷、吸音物料、減音器、平台(構成「單位」之一部份的除外)、天台(構成「單位」之一部份的除外)、簷篷、升降機機房、風機房、水錶櫃、管道槽、公用綠化天台(僅作為保養通道)、電錶房、不可到

達的平台，以及「住宅樓宇」的通道、公用走廊及電梯大堂、入口、梯台、入口大堂、園景區、車道、冷氣平台、供吊船使用之地方、結構牆、樓梯、食水及鹹水泵房、消防灑水器泵房、副總電掣房、副總電訊及廣播器材室、電訊管道、垃圾儲存及物料回收房、消防及消防灑水器入水掣、特低壓房、特低壓管道，以及為「住宅樓宇」提供食水或鹹水、排污、氣體、電力及其他服務的升降機、升降機槽、消防員升降機、水箱、天線、儀錶、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總水管、電線、電纜、冷氣和通風系統及其他設施(不論裝有線槽與否)；泵、水箱、衛生裝置、電力裝置、附件、設備及器具、樹木、灌木和其他植物及植被、燈柱及其他照明設施、防火及救火設備及器具、保安系統及器具、通風系統及任何其他機械系統、緊急車輛通道，以及現時位於「發展項目」或在「發展項目」內提供或安裝擬供「住宅樓宇」的「業主」及住客或租客及其真誠實客、訪客或被邀者共用及共享的排水渠、渠道、其他地方及任何其他系統、裝置或設施，以及按照「本公契」擬供「住宅樓宇」共用及共享的「該地段」內其他地方和「發展項目」內其他系統、裝置及設施，上述各項(如果可以在圖則上顯示)於「公契」所夾附經認可人士核實的圖則以棕色及以橙色虛線、深靛藍色虛線及粉紅色實線顯示，僅作識別之用；

- (b) 「綠化地帶」(只要是構成「住宅公用地方與設施」的一部份)；

- (c) 「住宅樓宇」的外牆及建築裝飾(如有)；及

- (d) 按照「公契」及任何「分契」指定為「住宅公用地方與設施」的屬於及位於「該地段」及「發展項目」的「住宅樓宇」內其他地方、器具、裝置、系統及設施；

但不包括：

- (i) 「發展項目公用地方與設施」及「停車場公用地方與設施」；及

- (ii) 「發展項目」之內供任何個別「業主」享有獨家權利及特權持有、使用、佔用及享用的地方，以及「發展項目」之內僅服務任何個別「業主」的設施。

「**停車場公用地方與設施**」指及包括：-

- (a) 「發展項目」中的各部份，包括但不限於「公共電動車設施」、車道、通道、斜道、電動車充電室、風機房、以及擬供所有「暢通易達停車位」、「訪客停車位」、「住宅停車位」及「住宅電單車停車位」共用及共享的其他地方與設施，上述各項(如果可以在圖則上顯示)於「公契」所夾附經認可人士核實的「地庫及地下平面圖」以黃色顯示，僅作識別之用；及

- (b) 按照「公契」及指定為「停車場公用地方與設施」的屬於及位於「該地段」及「發展項目」的其他地方、器具、裝置、系統及設施；

但不包括：

- (i) 「發展項目公用地方與設施」及「住宅公用地方與設施」；及

- (ii) 「發展項目」之內供任何個別「業主」享有獨家權利及特權持有、使用、佔用及享用的地方，以及「發展項目」之內僅服務任何個別「業主」的設施。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. 分配予期數中的每個住宅物業的不分割份數的數目

第8座

樓層 \ 單位 每單位 不分割份數	A1	A2	A3	A5	A6	B1	B2	B3	B5
地下	-	979	881	916	-	-	-	-	-
1樓	-	898	807	848	-	-	-	-	-
2樓	814	866	807	808	607	501	1386	819	590
3樓、5樓至12樓、 15樓及16樓	815	866	807	808	607	501	1382	819	590
17樓至19樓	811	866	807	808	607	501	1382	819	590
20樓	2071	-	-	805	607	-	1470	819	590
21樓	2128	-	-	805	632	-	1533	875	590

第9座

樓層 \ 單位 每單位 不分割份數	A1	A2	A3	A5	B1	B2	B3	B5	B6
地下	1596	1211	-	887	823	836	694	-	867
1樓	1476	1122	-	858	756	769	647	-	840
2樓	1476	1089	984	808	756	769	615	803	793
3樓、5樓至12樓、 15樓及16樓	1476	1089	980	808	756	769	615	803	793
17樓至19樓	1476	1089	980	808	756	769	615	803	793
20樓	1955	-	975	808	764	769	615	803	793
21樓	2067	-	1035	859	831	828	638	831	793

第10座

樓層 \ 單位 每單位 不分割份數	A1	A2	A3	A5	B1	B2	B3	B5	B6
地下	1571	1163	1059	846	926	-	-	-	665
1樓	1478	1091	979	808	925	-	-	-	705
2樓	1478	1091	979	808	876	783	591	803	594
3樓、5樓至12樓、 15樓及16樓	1478	1091	979	808	874	785	590	804	594
17樓至19樓	1478	1091	979	808	871	781	590	804	591
20樓	2004	-	977	808	826	781	590	804	591
21樓	2116	-	1058	866	876	819	620	854	591

第11座

樓層 \ 單位 每單位 不分割份數	A1	A2	A3	A5	B1	B2	B3	B5	B6
地下	1551	-	-	-	933	845	651	-	-
1樓	1507	-	-	-	873	783	626	-	-
2樓	1466	1088	1415	907	873	783	591	799	587
3樓、5樓至12樓、 15樓及16樓	1466	1088	1391	907	873	783	591	799	587
17樓至19樓	1466	1088	1391	907	870	783	591	799	587
20樓	1991	-	1389	907	825	783	591	799	587
21樓	2100	-	1481	972	878	825	623	846	587

備註：第8、9、10及11座不設4樓、13樓及14樓。

C. 有關期數的管理人的委任年期

帝譽服務有限公司獲委任為「期數」的「管理人」，其最初任期為由公契的日期起計不多於兩年，其後續任至根據「公契」條款終止為止。

D. 管理開支按甚麼基準在期數中的住宅物業的擁有人之間分擔

每名「住宅物業」的「業主」應根據分配予其「住宅物業」的「不分割份數」，按照「公契」規定的準則，以「公契」規定的方式、金額和比例分擔「期數」的管理開支（根據「管理人」所編製的預算案所計算）。

E. 計算管理費按金的基準

管理費按金相當於「單位」應付第一年預算「管理開支」之十二份之三。

F. 處理擁有人在期數中保留作自用的範圍(如有的話)的公契條文的摘要

不適用。

備註：
詳情請參考公契擬稿。公契擬稿全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Phase is situated on Tai Po Town Lot No.225 (the “**Lot**”).
2. The Lot was granted under an Agreement and Conditions of Sale dated 31 March 2015 deposited in the Land Registry as New Grant No. 22096 (the “**Land Grant**”) for a term of 50 years commencing on 31st March 2015.

3. User

Special Condition No. (7) of the Land Grant stipulates that:-

“(7) 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. Building Covenant

Special Condition No. (6) of the Land Grant stipulates that:-

“(6) The Purchaser 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 2020.”

5. Indemnity by Purchaser

General Condition No. 5(c) of the Land Grant stipulates that:-

“5. (c) The Purchaser hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from 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 upon the Purchaser), 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 Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.”

6. Maintenance

General Condition No.7 of the Land Grant stipulates that:-

“7. (a) The Purchaser 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; and
- (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 Purchaser 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 Purchaser 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.”

7. The Green Areas and the Structures

Special Condition No. (2) of the Land Grant stipulates that:-

“(2) (a) The Purchaser shall:

- (i) within 18 calendar months from the date of this Agreement (or such other extended period or periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

- (I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as “**the Green Area**”); and

- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “**the Structures**”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

- (ii) within 18 calendar months from the date of this Agreement or such other extended period or periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies,

sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) hereof.

- (b) In the event of the non-fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.”

Special Condition No. (3) of the Land Grant stipulates that:-

“(3) For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and

SUMMARY OF LAND GRANT

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public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.”

Special Condition No. (4) of the Land Grant stipulates that:-

“(4) The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.”

Special Condition No. (5) of the Land Grant stipulates that:-

“(5) (a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;
- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas

(if any) and other services intended to serve the Lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.”

8. Noise impact assessment

Special Condition No. (8) of the Land Grant stipulates that:-

“(8) (a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as “the NIA”) on the development of

the Lot containing, among others, such information as the Director may require including but not limited to all adverse noise impacts on the development of the Lot and proposals for appropriate noise mitigation measures (hereinafter referred to as “**Noise Mitigation Measures**”).

(b) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as “**the Approved Noise Mitigation Measures**”) in all respects to the satisfaction of the Director.

(c) No building works (other than ground investigation and site formation works) shall be commenced on the Lot or any part thereof until the NIA shall have been approved in writing by the Director.

(d) For the purpose of these Conditions, “ground investigation” and “site formation works” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(e) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss.”

9. Noise barrier

Special Condition No. (9) of the Land Grant stipulates that:-

“(9) In the event that the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier or noise barriers on the Lot with projection extending beyond the boundary of the Lot and over and above any portion of the adjoining Government land (hereinafter referred to as “**the Noise Barrier**”), the following conditions shall apply:

(a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the Lot;

(c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;

(d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner of Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

(e) the Noise Barrier shall not be used for any purpose other than noise barrier and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;

(f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the Lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;
- (h) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the Lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the Lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (j) in the event of the non-fulfillment of any of the Purchaser's obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand the cost of such works, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser;
- (k) the Purchaser shall at all times permit the Director, his officers, contractors, his or their workmen and any persons authorized by the Director 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 purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

- (l) neither the Government, nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfillment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

10. Development conditions

Special Condition No. (10) of the Land Grant stipulates that:-

"(10) Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 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 50,196 square metres and shall not exceed 83,660 square metres;
- (d) no part of any building or other structure erected or to be erected on the Lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 65 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that:

- (i) machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director; and
- (ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No. (42) (b)(i)(II) hereof;
- (e) (i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the Lot shall not have any projected facade length of 60 metres or more; and
- (ii) for the purposes of sub-clause (e)(i) of this Special Condition:
 - (I) the decision of the Director as to what constitutes a building shall be final and binding on the Purchaser;
 - (II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the Lot is less than 15 metres;
 - (III) the decision of the Director as to what constitutes the projected facade length of a building or a group of buildings erected or to be erected on the Lot shall be final and binding on the Purchaser; and
 - (IV) in calculating the projected facade length referred to in sub-clause (e)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Purchaser; and

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- (f) 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.”

11. Non-building areas

Special Condition No. (11) of the Land Grant stipulates that:-

- “(11) (a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed on, over, or above the ground level of the area shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as “**the Pink Hatched Black Area**”) except boundary walls or fences or both not exceeding 3 metres in height, and the decision of the Director as to what constitutes the ground level of the Pink Hatched Black Area shall be final and binding on the Purchaser.
- (b) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed within the area shown coloured pink stippled red on the plan annexed hereto (hereinafter referred to as “**the Pink Stippled Red Area**”) except underground utility service.
- (c) The Purchaser shall on or before the 30th day of September 2020, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director form the Pink Stippled Red Area.”

12. Recreational facilities

Special Condition No. (13) of the Land Grant stipulates that:-

- “(13) (a) The Purchaser may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “**the Facilities**”)

as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (10)(c) hereof, subject to Special Condition No. (42)(d) hereof, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) 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. (21)(a)(v) hereof;
- (ii) the Purchaser 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.”

13. Preservation of trees

Special Condition No.(14) of the Land Grant stipulates that:-

- “(14) 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.”

14. Landscape master plan

Special Condition No.(15) of the Land Grant stipulates that:-

- “(15) (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition. No site formation works shall be commenced on the Lot or any part thereof until the landscape master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (14) hereof.
- (b) (i) The landscape master plan shall be at a scale of 1:500 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the Director may require.
- (ii) Not less than 30% of the area of the Lot shall be planted with trees, shrubs or other plants.
- (iii) Not less than 50% of the 30% referred to in sub-clause (b)(ii) of this Special Condition (hereinafter referred to as “**the Greenery Area**”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the Lot.
- (iv) The decision of the Director on which landscaping works proposed by the Purchaser constitutes the said 30% referred to in sub-clause (b)(ii) of this

Special Condition shall be final and binding on the Purchaser.

- (v) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.
- (c) The Purchaser shall at his own expense landscape the Lot in accordance with the approved landscape master plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written consent of the Director.
- (d) The Purchaser shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (21)(a)(v) hereof.”

15. Residential parking spaces

Special Condition No. (24) of the Land Grant stipulates that:-

- “(24) (a) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as “**the Residential Parking Spaces**”) at the following rates:
- (l) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as a single

family residence or residences) is or are provided within the Lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.9 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.1 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

(II) where detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences is or are provided within the Lot, at the following rates:

(A) one space for each such house where its gross floor area is less than 160 square metres,

(B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces

to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and

(C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purposes of this sub-clause (a) (i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(ii) For the purpose of sub-clause (a)(i) (I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) (I) of this Special Condition and for the purpose of these Conditions, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (10)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the Lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (10)(c) hereof (which residential common area is hereinafter referred to as “**the Residential Common Area**”) shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential Common Area

X

The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition

The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition

(iii) Additional spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot at a rate of 5 spaces for every block of residential units containing more than 75 residential units erected or to be erected on the Lot or at such other rates as may be approved by the Director, provided that a minimum of two spaces for every block of residential units erected or to be erected on the Lot shall be provided.

For the purpose of this sub-clause (a) (iii), neither detached, semi-detached nor terraced house which is intended for use as a single family residence shall be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (27) hereof), (a)(I)(II) and (a)(iii) (as may be varied under Special Condition No. (27) hereof) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein 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 car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (27) hereof) and (a)(iii) (as may be varied under Special Condition No. (27) hereof) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as “**the Parking Spaces for the Disabled Persons**”) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) (as may be varied under Special Condition No. (27) hereof)

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of this Special Condition to become the Parking Spaces for the Disabled Persons.

- (ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees 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 car cleaning and beauty services.
- (c) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as “**the Motor Cycle Parking Spaces**”) at a rate of one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the Lot or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (c)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (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 car cleaning and beauty services.

- (d) (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i) (I) (as may be varied under Special Condition No. (27) hereof), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (27) hereof) of this Special Condition 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 the Disabled Persons shall be as the Building Authority may require and 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 or such other minimum headroom as may be approved by the Director.”

16. Loading and unloading requirements

Special Condition No. (25) of the Land Grant stipulates that:-

- “(25)(a) Spaces shall be provided within the Lot to the satisfaction of the Director 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 or at such other rates as may be approved by the Director 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. For the purpose of this sub-clause (a), a detached, semi-detached or terraced

house which is intended for use as a single family residence shall not be regarded as a block of residential units or a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (b) Each of the spaces provided under sub-clause (a) of this Special Condition 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.”

17. Bicycle parking spaces

Special Condition No. (26) of the Land Grant stipulates that:-

- “(26) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees at a rate of one space for every 10 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rate as may be approved by the Director. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

18. Restriction an alienation of Residential Parking Spaces and Motor Cycle Parking Spaces

Special Condition No. (29)(a) of the Land Grant stipulates that:-

- “(29)(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the

Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

- (i) 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; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.”

19. Cutting away

Special Condition No. (34) of the Land Grant stipulates that:-

- “(34)(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 Purchaser under these Conditions, or for any other purpose, the Purchaser 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 Purchaser 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. (33) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser 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 Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of 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 Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser 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 Purchaser shall on demand repay to the

Government the cost thereof, together with any administrative or professional fees and charges."

20. No rock crushing

Special Condition No. (35) of the Land Grant stipulates that:

"(35)No rock crushing plant shall be permitted on the Lot without the prior written approval of the Director."

21. Construction of drains and channels and connecting drains and sewers

Special Condition No. (38) of the Land Grant stipulates that:-

- "(38)(a) The Purchaser 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 Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of 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 Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser 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 Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future

maintenance thereof at the expense of the Government and the Purchaser 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 Purchaser 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 Purchaser shall pay to the Government on demand the cost of such works."

22. Sewerage impact assessment

Special Condition No. (39) of the Land Grant stipulates that:

- "(39)(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period or periods as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as "SIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection.
- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (other than ground investigation and site formation works)

shall be commenced on the Lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

- (e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 5(a) and 5(b) hereof, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfillment of the Purchaser's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss."

23. Ground settlement

Special Condition No. (40) of the Land Grant stipulates that:

- "(40)(a) The Purchaser hereby acknowledges that the Lot has been formed from reclamation over seabed, and that as a result, some future change in the levels of the Lot is inevitable, whether as a result of consolidation of underlying and filling materials or otherwise.
- (b) The Purchaser undertakes that prior to any development or redevelopment of the Lot, he shall at his own expense undertake a detailed geotechnical study of the ground conditions of the Lot to provide for any future changes in the levels of the Lot which may occur, whether as a result of ground settlement including residual settlement. The Purchaser shall take due account of the findings of the study in the design of all infrastructure works, buildings, structures, services, utility connections, internal roads, bridges, footbridges and pavements or any other works (hereinafter collectively

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referred to as “**the Required Works**”) and shall carry out all his obligations under these Conditions in such a way as to ensure that the Required Works shall not adversely affect or be affected by any settlement or change in the levels of the Lot which may occur in the future and which would have been reasonably foreseeable.

- (c) The Purchaser hereby acknowledges and accepts that all additional costs, charges, fees and expenses whatsoever, whether in respect of geotechnical studies or the Required Works to protect against or remedy future changes to the levels of the Lot shall be his sole responsibility and that the Government shall be under no liability to the Purchaser, his successors or assigns in respect of such costs, charges, fees and expenses.
- (d) The Purchaser for and on behalf of himself, his successors and assigns hereby expressly waives any and all claims he might have against the Government as a result of or arising out of the reclamation works, and on his behalf and on behalf of his successors and assigns hereby releases the Government from any liability which might arise in the future relating to or arising from the reclamation of the Lot, or any ground or residual settlement or change in the levels of the Lot, and hereby on his behalf and on behalf of his successors and assigns, covenants that he or they will not take any proceedings, or make any demand or claim against the Government in connection with the reclamation works or as a result of any ground or residual settlement or change in the levels of the Lot which may occur in the future, howsoever arising, and whether or not any such settlement or change in level was reasonable foreseeable. All assignments of the Lot or any part thereof shall be subject to, inter alia, this sub-clause (d).”

24. No grave or columbarium permitted

Special Condition No. (43) of the Land Grant stipulates that:

“(43)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.”

Notes:

1. The plan annexed to the Land Grant is reproduced under the “Information on Public Facilities and Public Open Spaces” section.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

1. 「期數」位於大埔市地段第225號(「**該地段**」)。

2. 「該地段」乃根據2015年3月31日訂立並在土地註冊處註冊為《新批地文件》第22096號之《賣地協議及條件》(「**批地文件**」)批出，批出年期為由2015年3月31日起計50年。

3. 用途

「批地文件」特別條款第(7)條訂明：

『(7) 「該地段」或其任何部份或現已或將會建於「該地段」的任何建築物或任何建築物部份，除用作私人住宅外，不可用作任何其他用途。』

4. 建築契諾

「批地文件」特別條款第(6)條訂明：

『(6) 「買方」須發展「該地段」，全面遵照此等「條款」和於任何時間在香港生效的所有有關建築、衛生及規劃「條例」、附例和規例，在該地段上建造一座或多座建築物，並於2020年9月30日或之前竣工且可以入伙。』

5. 「買方」賠償

「批地文件」一般條款第5(c)條訂明：

『5. (c) 倘因「買方」違反此等「條款」又或毗連或毗鄰土地或「該地段」受損或出現泥土及地下水污染，而地政總署署長(以下簡稱「署長」)(其意見將為終局，並對「買方」具有約束力)此為有關損害或泥土及地下水污染乃因「買方」使用「該地段」或該「該地段」的任何發展項目或重建項目或其任何部份又或「買方」在「該地段」進行任何活動或執行任何工程所致，則不論「買方」使用「該地段」、發展或重建、進行活動或執行工程是否遵從或違反此等「條款」，「買方」現承諾就任何由此招致或產生的訴訟、法律程序、責任、申索、費用、開支、損失(不論屬經濟或其他性質)及索償向「政府」作出彌償並確保其被彌償。』

6. 維修

「批地文件」一般條款第7條訂明：

『7. (a) 「買方」須在整個批租期內遵照此等「條款」進行建造或重建工程(本詞指本一般條款(b)款所述的重建工程)：

(i) 依照經批准的設計及規劃和任何核准建築圖則(不得作任何更改或修改)維修所有建築物；及

(ii) 維修現已或此後將會按照此等「條款」或日後任何合法修訂條文建造的所有建築物，使其保持修葺良好堅固及狀況良好，並且在批租期屆滿或提前終止時以同等的維修狀態交還此等建築物。

(b) 如在批租期內任何時間拆卸建於「該地段」或其任何部份的現有建築物，「買方」必須另建良好堅固的一座或多座同類型建築物而總樓面面積不小於現有建築物或有關類型和價值經「署長」批准的一座或多座建築物作替代。倘如上述拆卸建築物，「買方」須在拆卸後一個曆月內向「署長」申請同意在「該地段」進行重建工程。「買方」接獲同意書後，必須在三個曆月內展開必要的重建工程，並在「署長」指定的期限內以「署長」滿意的方式完成重建。』

7. 綠色範圍及構築物

「批地文件」特別條款第(2)條訂明：

『(2) (a) 「買方」須：

(i) 於本協議的日期起18個曆月(或「署長」批准的其他延長期間)內，自費按「署長」批准的方式、材料、標準、水平高度、定線及設計，在全面令「署長」滿意下：

(I) 於本文所夾附圖則以綠色顯示的部份鋪設及構建未來公眾道路(以下簡稱「**綠色範圍**」)；及

(II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或「署長」全權酌情要求的其他構築物(以下統稱「**構築物**」)，

使建築物可興建於「綠色範圍」及讓車輛和行人往來「綠色範圍」；

(ii) 於本協議的日期起18個曆月或「署長」批准的其他延長期間內，自費在「綠色範圍」鋪路面、鋪路緣及開水道，並提供「署長」可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標

誌、街道設施及道路標記，以令「署長」滿意；及

(iii) 自費保養「綠色範圍」連同「構築物」，以及在該範圍建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以令「署長」滿意，直至按照本文特別條款第(3)條交還「綠色範圍」的管有權為止。

(b) 如「買方」未能在本特別條款(a)款規定的期間內履行其在該款的責任，「政府」可進行必要的工程，費用一概由「買方」負責，「買方」須應要求向「政府」支付相等於該費用的金額，付款金額由「署長」決定，其決定將為終局，並對「買方」有約束力。

(c) 「政府」概毋須就「買方」履行其在本特別條款(a)款的義務或「政府」行使本特別條款(b)款的權利或其他原因所引起或附帶引起對「買方」或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且「買方」不得就任何該等損失、損害、滋擾或騷擾向「政府」提出索償。』

「批地文件」特別條款第(3)條訂明：

『(3) 僅為進行本文特別條款第(2)條指明的必要工程，「買方」須於本協議的日期獲授予「綠色範圍」的管有權。「綠色範圍」須於「政府」要求時交還給「政府」，而在任何情況下，「綠色範圍」須於「署長」發信表示此等「條款」已在其滿意下獲得遵守的日期當作已交還給「政府」。「買方」須於管有「綠色範圍」的所有合理時候，准許所有「政府」及公共車輛及行人免費前往及經過「綠色範圍」，並確保該通行權不會受到根據本文特別條款第(2)條或其他條款進行的工程干擾或阻礙。』

「批地文件」特別條款第(4)條訂明：

『(4) 除非事前獲「署長」書面同意，否則「買方」不可將「綠色範圍」用作儲物或搭建任何臨時構築物，或用作進行本文特別條款第(2)條指明的工程外的任何其他用途。』

「批地文件」特別條款第(5)條訂明：

『(5) (a) 「買方」須於管有「綠色範圍」的所有合理時候：

(i) 准許「政府」、「署長」及其人員、承辦商及代理和獲其授權的任何人等有權通行、進出、往返及行經「該地

段」及「綠色範圍」，以便視察、檢查及監督遵照本文特別條款第(2)(a)條規定進行的任何工程，以及進行、視察、檢查及監督本文特別條款第(2)(b)條規定的工程及「署長」認為於「綠色範圍」必要的任何其他工程；

(ii) 在「政府」或獲其授權的相關公用事業公司要求時，准許其有權通行、進出、往返及行經「該地段」及「綠色範圍」，以便在「綠色範圍」或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為「該地段」或任何毗連或毗鄰土地或場所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳導媒介及附帶設備。「買方」須就以上在「綠色範圍」內進行的任何工程所有相關事宜，與「政府」及獲其妥為授權的相關公用事業公司充分合作；及

(iii) 在水務監督的人員及彼等授權的其他人等要求時，准許其有權通行、進出、往返及行經「該地段」及「綠色範圍」，以便在「綠色範圍」內進行任何有關任何其他水務裝置的運作、保養、維修、更換及改動工程。

(b) 「政府」、「署長」及其人員、承辦商及代理和根據本特別條款(a)款獲妥為授權的任何人等或公用事業公司概毋須就彼等任何一方行使其權利所引起或附帶引起對「買方」或任何人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任。』

8. 噪音影響評估

「批地文件」特別條款第(8)條訂明：

『(8) (a) 「買方」須於本協議的日期起六個曆月(或「署長」批准的其他延長期間)內，就「該地段」的開發事宜自費向「署長」提交或安排向其提交一份全面令「署長」滿意的噪音影響評估(以下簡稱「**噪音影響評估**」)以取得書面批准。該評估除了其他事項外，須載有「署長」可能要求的資料，包括但不限於開發「該地段」一切不利的噪音影響及實施適當舒緩噪音措施(以下簡稱「**舒緩噪音措施**」)的建議。

(b) 「買方」須於「署長」指定的期限內自費進行和實施「噪音影響評估」中的建議及「署長」批准的「舒緩噪音措施」(以下簡稱「**經批准的舒緩噪音措施**」)，全面令「署長」滿意。

SUMMARY OF LAND GRANT

批地文件的摘要

(c) 在「署長」未書面批准「噪音影響評估」之前，不得在「該地段」或其任何部份展開建造工程(土地勘察及地盤平整工程除外)。 (d) 就此等「條款」而言，「土地勘察」及「地盤平整工程」須按《建築物條例》、其任何附屬規例及任何相關修訂法例界定。	不論攜帶工具、設備、機器、機械或駕車與否，以便按本特別條款進行任何搭建、建造、視察、維修、保養、清潔、翻新及更換伸出「政府」土地的「隔音屏障」之部份； (g) 「政府」概毋須就「買方」或任何其他人士因進入或進行本特別條款(f)款所載的工程所引起或附帶引起對「買方」或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且「買方」不得就任何該等損失、損害、滋擾或干擾向「政府」提出索償；	(m) 「買方」須於所有時候就「隔音屏障」的搭建、建造、存在、維修、保養、更改、使用、拆除或移走或進行本特別條款(j)款規定的工程直接或間接產生或有關的一切責任、索償、費用、要求、訴訟或其他法律程序，向「政府」、「署長」、其人員及工人作出彌償並確保其被彌償。』	築物或建築物群的任何伸延正面外牆長度不得超過60米或以上；及 (ii) 就本特別條款(e)(i)款而言： (I) 「署長」就何謂建築物作出的決定將為終局，並對「買方」有約束力；
(e) 「政府」及其人員概毋須就「買方」履行本特別條款的責任或其他原因所引起或附帶引起對「買方」造成或令其蒙受的任何費用、損害或損失承擔任何責任或義務，而且「買方」不得就任何該等費用、損害或損失向「政府」或其人員提出索償。』	(h) 「買方」須於所有時候採取必要的預防措施，防止因搭建、建造、維修、保養、更改、使用、拆除或移走「隔音屏障」對「該地段」毗連的「政府」土地和「隔音屏障」或進入或使用「該地段」毗連的「政府」土地和「隔音屏障」的任何人等或車輛造成任何損害或損傷；	「批地文件」特別條款第(10)條訂明： 『(10)受限於此等「條款」的規定，「該地段」或其任何部份進行任何發展或重建工程(本詞僅指一般條款第7條所述的重建工程)時：	(II) 若現已或將會建於「該地段」的任何二座建築物之間的最短水平距離少於15米，任何二座或以上建築物須視為建築物群；
9. 隔音屏障 「批地文件」特別條款第(9)條訂明：	(i) 「署長」可全權酌情於任何時候向「買方」發出書面通知，要求「買方」收到該書面通知後於該通知的日期起六個月內拆除及移走伸出「政府」土地的「隔音屏障」部份而不設任何替代品，「買方」須在上述書面通知指定的期間內自費拆除及移走上述「隔音屏障」部份，全面令「署長」滿意；	(a) 現已或將會建於「該地段」的任何一座或多座建築物須全面遵守《建築物條例》、其任何附屬規例及任何相關修訂法例；	(III) 「署長」就何謂現已或將會建於「該地段」的任何一座建築物或建築物群的伸延正面外牆長度作出的決定將為終局，並對「買方」有約束力；及
『(9) 如「經批准的舒緩噪音措施」包括在「該地段」上搭建或建造伸延至「該地段」邊界範圍外及在毗連「政府」土地任何部份之上及上方的隔音屏障(以下簡稱「隔音屏障」)，須適用下列條件： (a) 「買方」須按建築事務監督批准的圖則自費設計、搭建及建造「隔音屏障」，並在各方面符合《建築物條例》、其任何附屬規例及任何相關修訂法例；	(j) 如「買方」沒有履行其在本特別條款的任何責任，「署長」可進行必要的工程，「買方」須應要求向「署長」支付相等於該費用的金額，付款金額由「署長」決定，其決定將為終局，並對「買方」有約束力；	(b) 不得在「該地段」或其任何部份或此等「條款」指明位於「該地段」之外的任何範圍興建任何一座或多座無全面遵守《城市規劃條例》、其任何附屬規例及任何相關修訂法例的建築物，也不得在「該地段」或其任何部份或此等「條款」指明位於「該地段」之外的任何範圍進行無全面遵守《城市規劃條例》、其任何附屬規例及任何相關修訂法例的發展或使用；	(IV) 在計算本特別條款(e)(i)款所指的伸延正面外牆長度時，須考慮任何二座建築物之間的差距，「署長」對其計算作出的決定將為終局，並對「買方」有約束力；及 (f) 現已或將會建於「該地段」的任何一座或多座建築物的設計及規劃須取得「署長」書面批准；未取得該批准前，不得展開任何建造工程(土地勘察及地盤平整工程除外)。
(b) 不得在「該地段」毗連的任何「政府」土地之內、之上或之下搭建「噪音屏障」的地基或支撐物； (c) 除非事前獲「署長」書面批准，否則不得在「隔音屏障」或其任何部份固定或作出任何更改、增建、更換或連接；	(k) 「買方」須於所有時候准許「署長」及其人員、承辦商、彼等的工人及其授權的任何人士等有關隨時，不論攜帶工具、設備、機器或駕車與否，可不受限制地通行、進出、往返及行經「該地段」或其任何部份及現已或將會建於「該地段」的任何一座或多座建築物，以便視察、檢查及監管按本特別條款(j)款進行的任何工程或「署長」認為必要的任何其他工程；	(c) 現已或將會建於「該地段」的任何一座或多座建築物的總樓面面積不得少於50,196平方米及不得多於83,660平方米；	11. 非建築用地 「批地文件」特別條款第(11)條訂明：
(d) 「買方」須於所有時候自費維護、保養及維修「隔音屏障」或(如果「署長」批准)其任何替代品，使其保持修葺良好堅固及狀況良好，全面令「署長」滿意。如果按本(d)款進行任何工程時需要臨時封閉交通或改道，則必須取得運輸署署長對臨時交通安排的書面同意後，才能展開任何工程；	(l) 「政府」或「署長」概毋須就「買方」履行其在本特別條款的義務、「署長」行使本特別條款(k)款的進入權或按本特別條款(j)款進行的任何工程所引起或附帶引起對「買方」或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且「買方」不得就任何該等損失、損害、滋擾或騷擾向「政府」、「署長」或其授權的人員提出索償；及	(d) 現已或將會建於「該地段」的任何建築物或其他構築物的任何部份連同該建築物或構築物的任何增建物或裝置(如有)合共不得超過香港主水平基準面之上65米高度，或在「買方」支付「署長」決定的任何地價及行政費後全權酌情批准的其他高度限制，但是： (i) 在建築物天台搭建或放置的機房、空調機、水箱、梯屋及類似的屋頂構築物可超過上述高度限制，惟該屋頂構築物的設計、大小和規劃須令「署長」滿意；及	『(11)(a) 除非事前獲「署長」書面同意，否則不得於本文所夾附圖則以粉紅色間黑線顯示範圍(以下簡稱「粉紅色間黑線範圍」)地面之內、之上或上方興建或建設任何建築物或構築物或任何建築物或構築物的支撐物，但不超過3米高的圍牆或圍欄或兩者除外，而「署長」就何謂「粉紅色間黑線範圍」的地面作出的決定將為終局，並對「買方」有約束力。
(e) 「隔音屏障」不可用作隔音屏障外的任何用途。除非事前獲「署長」書面同意，否則「買方」不得使用或容許他人使用「隔音屏障」或其任何部份張貼廣告或展示任何標誌、通告或海報； (f) 在事前獲「署長」書面批准下，「買方」、其承辦商、工人或「買方」授權的任何其他人等獲准進入「該地段」毗連的「政府」土地，		(ii) 「署長」在計算建築物或構築物的高度時，可全權酌情豁免本文特別條款第(42)(b)(i)(II)條所載的任何構築物或樓面空間； (e) (i) 除非事前獲「署長」書面批准，否則現已或將會建於「該地段」的任何一座建	(b) 除非事前獲「署長」書面同意，否則不得於本文所夾附圖則以粉紅色加紅點顯示範圍(以下簡稱「粉紅色加紅點範圍」)內興建或建設任何建築物或構築物或任何建築物或構築物的支撐物，但地底公用事業設施除外。 (c) 「買方」須於2020年9月30日或之前，自費按「署長」批准的方式、材料、標準、水平高度、定線及設計構建「粉紅色加紅點範圍」，全面令「署長」滿意。』

12. 康樂設施

「批地文件」特別條款第(13)條訂明：

『(13)(a) 「買方」可在「該地段」興建、建造及提供經「署長」書面批准的康樂設施和該處的附屬設施（以下簡稱「**設施**」）。「設施」的類型、大小、設計、高度和規劃事前必須提交「署長」申請書面批准。

(b) 計算本文特別條款第(10)(c)條指定的總樓面面積時，受限於本文特別條款第(42)(d)條之規定，根據本特別條款(a)款在「該地段」興建的「設施」的任何部份如乃供現已或將會建於「該地段」的一座或多座住宅大廈住客和其真誠訪客共同使用與享用，一律不會計算在內，而「署長」認為並非作此用途的其餘「設施」則會計算在內。

(c) 倘「設施」任何部份可豁免計入本特別條款(b)款所訂的總樓面面積（以下簡稱「**豁免設施**」）：

(i) 「豁免設施」將劃為本文特別條款第(21)(a)(v)條所訂的「公用地方」一部份；

(ii) 「買方」須自費維修「豁免設施」，使其保持修葺良好堅固及狀況良好，同時妥善運作該處，以令「署長」滿意；及

(iii) 「豁免設施」只可供現已或將會建於「該地段」的一座或多座住宅大廈住客和其真誠訪客使用，其他人士或人等不可使用。』

13. 保護樹木

「批地文件」特別條款第(14)條訂明：

『(14)除非事前獲「署長」書面同意（「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件），不可移走或干預任何現於「該地段」或毗連土地生長的樹木。』

14. 園景設計總圖

「批地文件」特別條款第(15)條訂明：

『(15)(a) 「買方」須自費向「署長」提交園景設計總圖，表明擬遵照本特別條款(b)款規定在「該地段」提供園景工程的位置、規劃及布局以取得批准。任何土地平整工程不得在「該地段」或其任何部份展開，直至園景設計總

圖已獲「署長」書面批准，而關於本文特別條款第(14)條所訂保護樹木的建議亦獲「署長」同意(如需要者)。

(b) (i) 園景設計總圖比例須為1：500或更大，並須載有園景設計建議的資料，包括現有樹木普查及處理方案、地盤布局圖及平整面標高、建築發展概念模式、園景建築工程區及花卉樹木種植工程區圖解布局及「署長」可能要求的其他資料。

(ii) 「該地段」須有不少於30%面積種植樹木、灌叢或其他植物。

(iii) 本特別條款(b)(ii)款所載的30%面積中，須有不少於50%（以下簡稱「**綠化範圍**」）設於「署長」全權酌情決定的位置或樓層，以確保「綠化範圍」在行人視線之內或可供進入「該地段」的任何人士或人等通行。

(iv) 「署長」就「買方」所建議園景工程是否如本特別條款(b)(ii)款所載佔「該地段」30%面積所作的決定將為終局，並對「買方」有約束力。

(v) 「署長」可全權酌情接納「買方」建議取代種植樹木、灌叢或其他植物的其他非種植綠化特色。

(c) 「買方」須按照經批准的園景設計總圖，自費在「該地段」進行園景工程，全面令「署長」滿意，如非事前獲「署長」書面同意，不得對經批准的園景設計總圖作任何修改、更改、改動、改變或取代。

(d) 其後，「買方」須自費保養和維修園景工程，以維持其安全、清潔、整齊、整潔及健康狀態，全面令「署長」滿意。

(e) 根據本特別條款進行園景工程的範圍須被指定為並且組成本文特別條款第(21)(a)(v)條所載的「公用地方」的一部份。』

15. 住宅停車位

「批地文件」特別條款第(24)條訂明：

『(24)(a) (i) 「該地段」內須提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於「該地段」的一座或多座建築物的住客及其真誠賓客、訪客或被邀者的車輛（以下簡稱「**住宅停車位**」），配置比率如下：

(I) 如「該地段」範圍內建有一座或多座住宅單位大廈（擬供單一家庭作住所的一座或多座獨立屋、半獨立屋或排屋除外），須根據下表所列現已或將會建於「該地段」各住宅單位的大小計算，除非「署長」同意有別於下表所列的其他配置比率則屬例外：

每個住宅單位的大小	擬提供住宅停車位數額
少於40平方米	每15個住宅單位或不足此數1個車位
不少於40平方米但少於70平方米	每8.6個住宅單位或不足此數1個車位
不少於70平方米但少於100平方米	每2.9個住宅單位或不足此數1個車位
不少於100平方米但少於130平方米	每1.1個住宅單位或不足此數1個車位
不少於130平方米但少於160平方米	每0.8個住宅單位或不足此數1個車位
不少於160平方米	每0.6個住宅單位或不足此數1個車位

(II) 而「該地段」範圍內現已或擬供單一家庭作住所的一座或多座獨立屋、半獨立屋或排屋，配置比率如下：

(A) 每座總樓面面積為少於160平方米的房屋配置1個車位；

(B) 每座總樓面面積為不少於160平方米但少於220平方米的房屋配置1.5個車位。如須根據本(a)(i)(II)(B)款配置的車位數目為小數位數，則上調至下一個整數；及

(C) 每座總樓面面積為不少於220平方米的房屋配置2個車位。

就本(a)(i)款而言，「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否擬供單一家庭作住所作出的決定將為終局，並對「買方」有約束力。

(ii) 就本特別條款(a)(i)(I)款而言，根據本特別條款(a)(i)(I)款提供的住宅停車位總數須為根據本特別條款(a)(i)(I)款中列表所載每個住宅單位的大小分別計

算的住宅停車位的分別數額之總和。就此等「條款」而言，關於總樓面面積的「每個住宅單位的大小」一詞指以下(I)與(II)之和：

(I) 每個由其住客專屬享用的住宅單位之總樓面面積，由該單位圍牆或矮牆外側開始量度，除非圍牆是分隔兩個毗連單位則例外（於該情況下須由該牆中央點開始量度），並要一併量度單位內的內部間隔牆及支柱，但為免存疑，不包括該單位內沒有列入計算本文特別條款第(10)(c)條訂明的總樓面面積的所有樓面面積；及

(II) 個別住宅單位按比例分攤的「住宅公用地方」（按下文定義）總樓面面積，即計算每個住宅單位圍牆以外供現已或將會建於「該地段」的一座或多座建築物的住客公用與共享的住宅公用地方之總樓面面積，但為免存疑，不包括沒有列入計算本文特別條款第(10)(c)條訂明的總樓面面積的所有樓面面積（住宅公用地方以下簡稱「**住宅公用地方**」），然後依照下列程式按比例分攤予每個住宅單位：

依照本特別條款
(a)(ii)(I)款計算有關
住宅單位之總樓面面積

「住宅公用地方」
所有總樓面面積

X

依照本特別條款
(a)(ii)(I)款計算所有
住宅單位之總樓面面積

(iii) 「該地段」內須按照現已或將會建於「該地段」每座設有超過75個住宅單位的住宅單位大廈配置5個車位的比例或「署長」批准的其他比例額外設置「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於「該地段」的一座或多座建築物住客之真誠賓客、訪客或被邀者的車輛，但現已或將會建於「該地段」的每座住宅單位大廈最少須配置2個車位。就本特別條款(a)(iii)款而言，擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋和此等房屋是否擬供單一家庭作住所作出的決定將為終局，並對「買方」有約束力。

SUMMARY OF LAND GRANT

批地文件的摘要

- (iv) 根據本特別條款(a)(i)(I)款提供的車位(可根據本文特別條款第(27)條規定更改)、(a)(I)(II)及(a)(iii)款提供的車位(可根據本文特別條款第(27)條規定更改)除用作本特別條款分別訂明的用途外,不可用作任何其他用途,尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。
- (b) (i) 「買方」須遵照建築事務監督的規定和批准,在根據本特別條款(a)(i)(I)設置的車位(可根據本文特別條款第(27)條規定更改)及(a)(iii)款設置的車位(可根據本文特別條款第(27)條規定更改)中,預留及劃出部份車位供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊車輛(此等預留及劃出的車位簡稱「**傷殘人士停車位**」)。根據本特別條款(a)(iii)款設置的車位最少須預留及劃出一(1)個「傷殘人士停車位」,惟「買方」不得將所有根據本特別條款(a)(iii)款設置的車位(可根據本文特別條款第(27)條規定更改)預留或劃為「傷殘人士停車位」。
- (ii) 「傷殘人士停車位」除供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊屬於現已或將會建於「該地段」的一座或多座建築物之住客及其真誠賓客、訪客或被邀者的車輛外,不可用作任何其他用途,尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。
- (c) (i) 「該地段」內須按照現已或將會建於「該地段」每100個住宅單位或不足此數配置一個車位的比例或「署長」批准的其他比例設置「署長」滿意的車位,以供停泊根據《道路交通條例》、其任何附屬規例和任何相關修訂法例持牌而屬於現已或將會建於「該地段」的一座或多座建築物之住客及其真誠賓客、訪客或被邀者的電單車(以下簡稱「**電單車停車位**」)。尚須根據本(c)(i)款配置的車位數目為小數位數,則上調至下一個整數。就本(c)(i)款而言,擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和此等房屋是否擬供單一家庭作住所作出的決定將為終局,並對「買方」有約束力。
- (ii) 「電單車停車位」除用作本特別條款(c)(i)款訂明的用途外,不可用作任何其他用途,尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。
- (d) (i) 除「傷殘人士停車位」外,每個根據本特別條款(a)(i)(I)款提供的車位(可根據本文特別條款第(27)條規定更改)、(a)(i)(II)及(a)(iii)款提供的車位(可根據本文特別條款第(27)條規定更改)必須為2.5米闊及5.0米長,最低淨空高度為2.4米。
- (ii) 每個「傷殘人士停車位」的尺寸必須由建築事務監督要求及批准。
- (iii) 每個「電單車停車位」必須為1.0米闊及2.4米長,最低淨空高度為2.4米或「署長」批准的其他最低淨空高度。』

16. 上落貨規定

「批地文件」特別條款第(25)條訂明：

『(25)(a) 「該地段」須設有「署長」滿意的車位供貨車裝卸貨物,比例為現已或將會建於「該地段」的一座或多座建築物每800個住宅單位或不足此數配置一個車位或採用「署長」批准的其他比例,惟現已或將會建於「該地段」每座住宅單位大廈最少須設置一個上落貨車位,此等上落貨車位須設於每座住宅單位大廈範圍內或毗連該處。就本(a)款而言,擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈或一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和此等房屋是否擬供單一家庭作住所作出的決定將為終局,並對「買方」有約束力。

(b) 每個根據本特別條款(a)款提供的車位必須為3.5米闊及11.0米長,最低淨空高度為4.7米。此等車位除供與現已或將會建於「該地段」的一座或多座建築物相關的貨車上落貨外,不可用作任何其他用途。』

17. 單車停車位

「批地文件」特別條款第(26)條訂明：

『(26)「該地段」須設有「署長」滿意的車位,以供停泊屬於現已或將會建於「該地段」的一座或多座建築物的住客及其真誠賓客、訪客或被邀者的單車,比例為每10個總樓面面積少於70平方

米的住宅單位或不足此數配置一個車位,或採用「署長」批准的其他比例。就本特別條款而言,擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和此等房屋是否擬供單一家庭作住所作出的決定將為終局,並對「買方」有約束力。

18. 讓與「住宅停車位」及「電單車停車位」的限制規定

「批地文件」特別條款第(29)(a)條訂明：

『(29)(a) 儘管此等「條款」已按「署長」滿意的方式被全面履行和遵守,「住宅停車位」及「電單車停車位」不得：

(i) 轉讓,除非：

(I) 連同賦予專屬權使用與管有現已或將會建於「該地段」的一座或多座建築物之一個或多個住宅單位的不分割份數一併轉讓;或

(II) 承讓人現時已擁有具專屬權使用與管有現已或將會建於「該地段」的一座或多座建築物之一個或多個住宅單位的不分割份數;或

(ii) 分租(租予現已或將會建於「該地段」的一座或多座建築物內之住宅單位的住客除外)。

於任何情況下,不可轉讓多過總共三個「住宅停車位」及「電單車停車位」予現已或將會建於「該地段」的一座或多座建築物內之任何一個住宅單位的業主或分租予任何一個住宅單位的住客。』

19. 削土

「批地文件」特別條款第(34)條訂明：

『(34)(a) 如「該地段」或任何「政府」官地現時或以往曾經配合或因應「該地段」或其任何部份的開拓、平整或發展事宜而進行削土、移土或土地後移工程,或任何建造或填土工程,或任何性質的斜坡處理工程,或此等「條款」規定「買方」執行的任何其他工程,又或基於其他用途的工程,不論事前是否獲「署長」書面同意,「買方」亦須在當時或其後任何時間,按需要自費進行及建造斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程,以保護和支撐「該地段」內的土地及任何毗

連或毗鄰「政府」官地或已批租土地,同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」須於本文協定的整個批租年期內的所有時候自費維修上述土地、斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程,使其保持修葺良好堅固及狀況良好,令「署長」滿意。

(b) 本特別條款(a)款之規定概不妨礙此等「條款」賦予「政府」的權利,其中特別以本文特別條款第(33)條為要。

(c) 如因「買方」進行的任何開拓、平整、發展事宜或其他工程或基於任何其他事故導致或引致「該地段」範圍內任何土地或任何毗連或毗鄰「政府」官地或批租土地在任何時間發生滑土、山泥傾瀉或地陷,「買方」須自費還原和修復該處,以令「署長」滿意,並向「政府」、其代理及承辦商作出所有因滑土、山泥傾瀉或地陷引起、招致或蒙受的所有費用、收費、損害、索求及索償的賠償。

(d) 「署長」除享有本文訂明可就違反任何此等「條款」追討之任何其他權利或補償權外,另有權向「買方」發出書面通知,要求「買方」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程,又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或不執行通知內訂明期間以「署長」滿意的方式完成通知的指示,「署長」可即時執行及進行必要的工程,「買方」必須在接獲通知時向「政府」償還有關的費用,以及任何行政或專業收費與費用。』

20. 不得壓碎岩石

「批地文件」特別條款第(35)條訂明：

『(35)如非事前獲「署長」書面批准,不准在「該地段」使用碎石機。』

21. 建造排水渠及渠道和接駁排水渠及污水管

「批地文件」特別條款第(38)條訂明：

『(38)(a) 「買方」須按「署長」視為需要,自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」官地上建造和維修排水渠及渠道,以截流及引流所有落下或流進「該地段」的暴雨污水或雨水至最鄰近的河溪、集水井、渠

道或「政府」雨水渠。倘此等暴雨污水或雨水造成任何損害或騷擾，以致引起任何訴訟、索償及索求，「買方」必須承擔全責並向「政府」及其人員賠償。

- (b) 接駁「該地段」任何排水渠及污水管至已鋪設和啟用之「政府」雨水渠及污水管的工程可由「署長」負責執行。「署長」毋須就由此引起的任何損失或損害向「買方」承擔責任，而「買方」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。此外，「買方」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」官地範圍內的上述接駁工程部份將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部份移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」官地上的上述接駁工程任何部份，「署長」可執行其視為必要的維修工程，「買方」須在「政府」通知時支付有關工程的費用。』

22. 排污影響評估

「批地文件」特別條款第(39)條訂明：

- 『(39)(a) 「買方」須於本協議的日期起六個曆月(或「署長」批准的其他延長期間)內，就「該地段」的開發事宜自費向環境保護署署長提交或安排向其提交一份全面令環境保護署署長滿意的排污影響評估(以下簡稱「**排污影響評估**」)以取得書面批准。該「排污影響評估」須載有環境保護署署長可能要求的資料及詳情，包括但不限於開發「該地段」可能產生的一切不利的排污影響及實施舒緩措施、改善工程及其他措施及工程的建議。
- (b) 「買方」須於環境保護署署長指定的期限內自費實施經批准的「排污影響評估」中的建議，全面令環境保護署署長滿意。
- (c) 「排污影響評估」的技術層面，須由香港工程師學會具備土木工程專業的會員或特許土木工程師進行。
- (d) 在環境保護署署長未書面批准「排污影響評估」之前，不得在「該地段」或其任何部份展開建造工程(土地勘察及地盤平整工程除外)。
- (e) 為免存疑和在不損害本文特別條款第5(a)和5(b)條的一般性的原則下，「買方」現明確確認及同意其須獨自自費實施經批准的「排

污影響評估」中的建議，全面令環境保護署署長滿意。「政府」及其人員概毋須就「買方」履行本特別條款的義務或其他原因所引起或附帶引起對「買方」造成或令其蒙受的任何費用、損害或損失承擔任何責任或義務，而且「買方」不得就任何該等費用、損害或損失向「政府」及其人員提出索償。』

23. 土地沉降

「批地文件」特別條款第(40)條訂明：

- 『(40)(a) 「買方」現確認「該地段」是在海床填海的土地形成，因此「該地段」的水平日後難免會因基底及埋填物料固結或其他原因而出現變化；
- (b) 「買方」承諾於「該地段」開始任何發展或重建之前自費就「該地段」的土地狀況進行詳細土力工程研究，藉以為「該地段」日後可能出現的地面水平變化作好準備，不論是否因土地沉降(包括剩餘沉降)導致。「買方」在設計所有基建工程、建築物、構築物、服務設施、公用服務接駁路線、內部道路、橋樑、行人天橋及行人路或任何其他工程(以下統稱「**所須工程**」)時，須充分考慮研究結果，並履行其在此等「條款」下的一切義務，以確保日後不會因為「該地段」發生可合理預見的沉降或地面水平變化而對「所須工程」有不利影響。
- (c) 「買方」現確認及接受其須獨力承擔所有額外成本、收費、費用及開支，不論是否就土力工程研究或「該地段」日後地面水平變化的防範或補救「所須工程」所招致。「政府」概毋須就此等成本、收費、費用及開支向「買方」、其繼承人或受讓人承擔責任。
- (d) 「買方」現代表其本身、其繼承人及受讓人明確表示放棄向「政府」提出任何及所有因填海工程導致或引起的索償，以及代表其本身、其繼承人及受讓人解除「政府」日後因「該地段」填海、任何土地沉降、剩餘沉降或「該地段」地面水平變化招致或引起的責任。再者，「買方」現代表其本身、其繼承人及受讓人承諾不會就填海工程或日後任何土地沉降、剩餘沉降或「該地段」地面水平變化向「政府」採取任何法律程序或提出任何索求或索償，不論如何引起，亦不論此等沉降或地面水平變化是否可合理地預見。「該地段」或其任何部份的一切轉讓均受包括本(d)款在內的規定限制。』

24. 禁止建造墳墓或骨灰龕

「批地文件」特別條款第(43)條訂明：

『(43)「該地段」不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶泥金塔、骨灰盅或其他。』

註：

1. 附於「批地文件」的圖則於「公共設施及公共休憩用地的資料」部分內複製。
2. 詳情請參考「批地文件」。「批地文件」全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。

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. Description
The Green Area and the Structures as referred to in Special Condition No. (2) of the Land Grant.
2. The general public has the right to use the facilities in accordance with the Land Grant.

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 Phase

1. Description
The Green Area and the Structures as referred to in Special Condition No. (2) of the Land Grant.
2. The general public has the right to use the facilities in accordance with the Land Grant.
3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase.
4. The owners of the residential properties in the Phase are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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 Phase

Not applicable.

D. Any part of the land (on which the Phase 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.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land

Please see the plan in the end of this section.

F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

Special Condition No. (2) of the Land Grant stipulates that:-

“(2) (a) The Purchaser shall:

- (i) within 18 calendar months from the date of this Agreement (or such other extended period or periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as “**the Green Area**”); and
- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “**the Structures**”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

- (ii) within 18 calendar months from the date of this Agreement or such other extended period or periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to

water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) hereof.

- (b) In the event of the non-fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.”

Special Condition No. (3) of the Land Grant stipulates that:-

- “(3) For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been

re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.”

Special Condition No. (4) of the Land Grant stipulates that:-

- “(4) The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.”

Special Condition No. (5) of the Land Grant stipulates that:-

- “(5) (a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;

- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under

the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.”

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

In the DMC the following expressions shall have the following meanings except where the context otherwise permits or requires :-

Definitions

“**Green Area**” means the “Green Area” as defined and referred to in Special Condition No.(2)(a)(i)(I) of the Conditions and shown coloured Green on the plan annexed to the Conditions;

“**Green Area Structures**” mean the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require referred to and defined as “the Structures” under Special Condition No.(2)(a)(i)(II) of the Conditions;

Clause 15 of the DMC stipulates that:-

“The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners’ Committee (if already formed) except the first budget which shall cover the period from the date of this Deed until the following 31st day of December. Subject to the provisions of this Deed, the annual budget shall be in two parts :-

(a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government), the Development and the Development Common Areas and Facilities therein including but without prejudice to the generality of the foregoing :-

...

(xvi) the cost of maintaining the Green Area and the Green Area Structures under this Deed and/or pursuant to the Conditions in good repair and condition and to the satisfaction of the Director of Lands until the Green Area and the Green Area Structures have been re-delivered to the Government; and

...”

Clause 37 of the DMC stipulates that:-

“The management of the Lot and the Development shall be undertaken by the Manager for an initial period of not exceeding two (2) years and shall continue until terminated as provided under Clause 10 of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed and to enforce and carry into effect all provisions of this Deed subject to the Building Management Ordinance (Cap.344). In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof including in particular but without in any way limiting the generality of the foregoing:-

...

(ac) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;

...

(az) To repair, maintain and upkeep the Green Area together with the Green Area Structures (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area has been re-delivered to the Government;

...

(bf) To manage and maintain for and on behalf of the Owners the land, areas, structures, facilities or drains or channels whether within or outside (if required by the Government) the Lot, the construction of which is the liability and/or responsibility of the First Owner and, for the purpose of this sub-clause, such management and maintenance shall include the Green Area and the Green Area Structures up to the time at which possession thereof is re-delivered to the Government in accordance with the terms of the Conditions;

...”

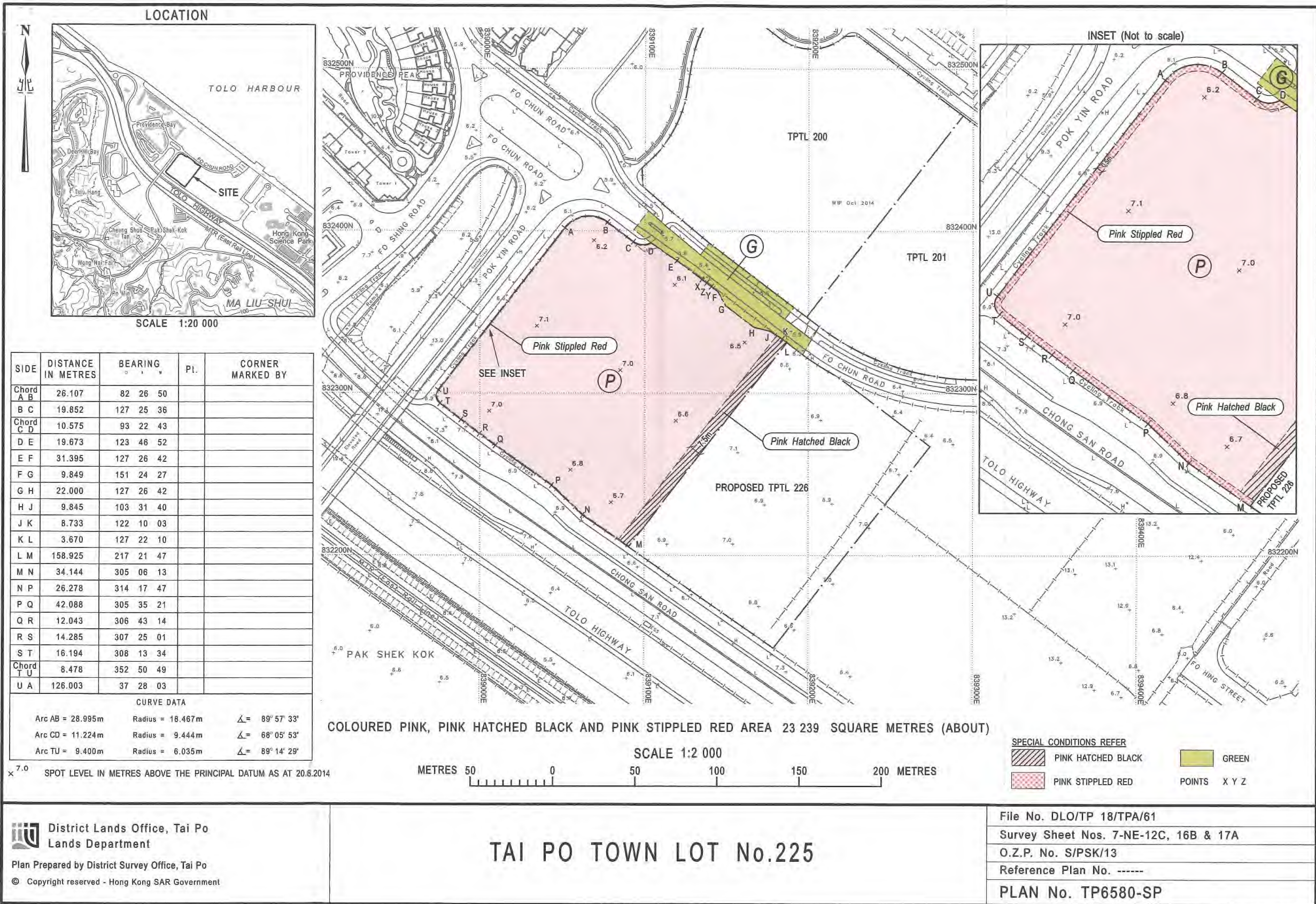
Clause 36 of the Third Schedule to the DMC stipulates that:-

“The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition Nos.(3) and (4) and any other provisions of the Conditions.”

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

The plan annexed to the Land Grant



A. 根據批地文件規定需要搭建並為政府，或供公眾使用的設施

1. 描述

「批地文件」特別條款第(2)條所載的「綠色範圍」及「構築物」。

2. 公眾有權依據「批地文件」條款使用設施。

B. 根據批地文件規定，期數中的住宅物業的業主須自費管理、運作和維修為供公眾使用的設施

1. 描述

「批地文件」特別條款第(2)條所載的「綠色範圍」及「構築物」。

2. 公眾有權依據「批地文件」條款使用設施。

3. 設施由「期數」住宅物業的業主付費管理、營運或維修。

4. 「期數」住宅物業的業主應透過支付有關住宅物業應佔的管理開支，按比例分擔各設施的管理、營運或維修開支。

C. 根據批地文件規定，期數中的住宅物業的業主須自費管理、運作和維修為供公眾使用的休憩用地

不適用。

D. 根據《建築物(規劃)規例》(第123章附屬法例F)第22(1)條規例，專供公眾使用土地的任何部分(期數座落的位置)

不適用。

E. 顯示上述設施、休憩用地及該土地各部份的圖則

請見本節末頁所載之圖則。

F. 關於上述設施、休憩用地及該土地各部份之批地文件條款

「批地文件」特別條款第(2)條訂明：

『(2) (a) 「買方」須：

(i) 於本協議的日期起18個曆月(或「署長」批准的其他延長期間)內，自費按「署長」批准的方式、材料、標準、水平高度、定線及設計，在全面令「署長」滿意下：

(I) 於本文所夾附圖則以綠色顯示的部份鋪設及構建未來公眾道路(以下簡稱「**綠色範圍**」)；及

(II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或「署長」全權酌情要求的其他構築物(以下統稱「**構築物**」)，

使建築物可興建於「綠色範圍」及讓車輛和行人往來「綠色範圍」；

(ii) 於本協議的日期起18個曆月或「署長」批准的其他延長期間內，自費在「綠色範圍」鋪路面、鋪路緣及開水道，並提供「署長」可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及道路標記，以令「署長」滿意；及

(iii) 自費保養「綠色範圍」連同「構築物」，以及在該範圍建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以令「署長」滿意，直至按照本文特別條款第(3)條交還「綠色範圍」的管有權為止。

(b) 如「買方」未能在本特別條款(a)款規定的期間內履行其在該款的責任，「政府」可進行必要的工程，費用一概由「買方」負責，「買方」須應要求向「政府」支付相等於該費用的金額，付款金額由「署長」決定，其決定將為終局，並對「買方」有約束力。

(c) 「政府」概毋須就「買方」履行其在本特別條款(a)款的義務或「政府」行使本特別條款(b)款的權利或其他原因所引起或附帶引起對「買方」或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且「買方」不得就任何該等損失、損害、滋擾或騷擾向「政府」提出索償。』

「批地文件」特別條款第(3)條訂明：

『(3) 僅為進行本文特別條款第(2)條指明的必要工程，「買方」須於本協議的日期獲授予「綠色範圍」的管有權。「綠色範圍」須於「政府」要求時交還給「政府」，而在任何情況下，「綠色範圍」須於「署長」發信表示此等「條款」已在其滿意下獲得遵守的日期當作已交還給「政府」。「買方」須於管有「綠色範圍」的所有合理時候，准許所有「政府」及公共車輛及行人免費前往及經過「綠色範圍」，並確保該通行權不會受到根據本文特別條款第(2)條或其他條款進行的工程干擾或阻礙。』

「批地文件」特別條款第(4)條訂明：

『(4) 除非事前獲「署長」書面同意，否則「買方」不可將「綠色範圍」用作儲物或搭建任何臨時構築物，或用作進行本文特別條款第(2)條指明的工程外的任何其他用途。』

「批地文件」特別條款第(5)條訂明：

『(5) (a) 「買方」須於管有「綠色範圍」的所有合理時候：

(i) 准許「政府」、「署長」及其人員、承辦商及代理和獲其授權的任何人等有權通行、進出、往返及行經「該地段」及「綠色範圍」，以便視察、檢查及監督遵照本文特別條款第(2)(a)條規定進行的任何工程，以及進行、視察、檢查及監督本文特別條款第(2)(b)條規定的工程及「署長」認為於「綠色範圍」必要的任何其他工程；

(ii) 在「政府」或獲其授權的相關公用事業公司要求時，准許其有權通行、進出、往返及行經「該地段」及「綠色範圍」，以便在「綠色範圍」或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為「該地段」或任何毗連或毗鄰土地或場所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳導媒介及附帶設備。「買方」須就以上在「綠色範圍」內進行的任何工程所有相關事宜，與「政府」及獲其妥為授權的相關公用事業公司充分合作；及

(iii) 在水務監督的人員及彼等授權的其他人等要求時，准許其有權通行、進出、往返及行經「該地段」及「綠色範圍」，以便在「綠色範圍」內進行任何有關任何其他水務裝置的運作、保養、維修、更換及改動工程。

(b) 「政府」、「署長」及其人員、承辦商及代理和根據本特別條款(a)款獲妥為授權的任何人等或公用事業公司概毋須就彼等任何一方行使其權利所引起或附帶引起對「買方」或任何人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任。』

G. 關於上述設施、休憩用地及該土地各部份之個別住宅物業的公契條款

在「公契」中，除文意允許或規定外，以下詞語具有下列含意：

定義

「**綠色範圍**」指「批地條款」特別條款第(2)(a)(i)(I)條定義及所載並於「批地條款」所夾附圖則以綠色顯示的「綠色範圍」；

「**綠色範圍構築物**」指「批地條款」特別條款第(2)(a)(i)(II)條所載及定義為「構築物」的橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或「地政總署署長」全權酌情要求的其他構築物；

「公契」第15條訂明：

『「管理人」應在諮詢「業主委員會」(若已成立)後編製下一年的年度預算案，但涵蓋「本公契」日期起至隨後的12月31日期間的第一份預算案除外。受限於「本公契」條文的條款，年度預算案應包括兩部份：

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

(a) 第一部份應包含「管理人」為了全體「業主」的利益或為了恰當地管理「綠色範圍」及「綠色範圍構築物」(直至交還給「政府」管有為止)、「發展項目」和「發展項目公用地方與設施」而認為必須的一切開支(除明顯錯誤外，其決定將為不可推翻)，包括但在不損害前文的一般性的原則下：

...

(xvi)根據「本公契」及/或按照「批地條款」保養「綠色範圍」及「綠色範圍構築物」的費用，使其保持修葺及狀況良好，令「地政總署署長」滿意，直至「綠色範圍」及「綠色範圍構築物」交還給「政府」管有為止；及

...」

「公契」第37條訂明：

「『管理人』負責「該地段」及「發展項目」的管理，其最初任期不超過兩(2)年，其後續任至根據「本公契」第10條的條款終止為止。每名「業主」特此不可撤銷地委任「管理人」為全體「業主」之代理人，處理關乎「公用地方與設施」且按照「本公契」所有條文妥為授權的任何事宜，以及在《建築物管理條例》(香港法例第344章)條文的規限下，執行「本公契」所有條文並令其生效。除「本公契」明確規定的其他權力外，「管理人」有權就或關乎「該地段」與「發展項目」及其管理事宜，採取及辦理其認為必要或適當的所有行動及事項，包括在任何方面不損害前文的一般性的原則下：

...

(ac)獨自擁有權利代表全體「業主」處理在任何方面涉及或關乎「該地段」及「發展項目」的整體或「公用地方與設施」或「綠色範圍」及「綠色範圍構築物」(直至交還給「政府」管有為止)的一切事宜，以及就該等事宜與「政府」、任何法定機構、任何公用事業機構、其他主管當局或任何其他人士聯繫交涉，並且有權就任何該等聯繫交涉中採納、達成或採取的任何政策、決定或行動約束全體「業主」；

...

(az)維修、保養及維護「綠色範圍」連同「綠色範圍構築物」(直至交還給「政府」管有為止)，以及在該範圍建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使其保持修葺及狀況良好，令「地政總署署長」滿意，直至「綠色範圍」交還給「政府」管有為止；

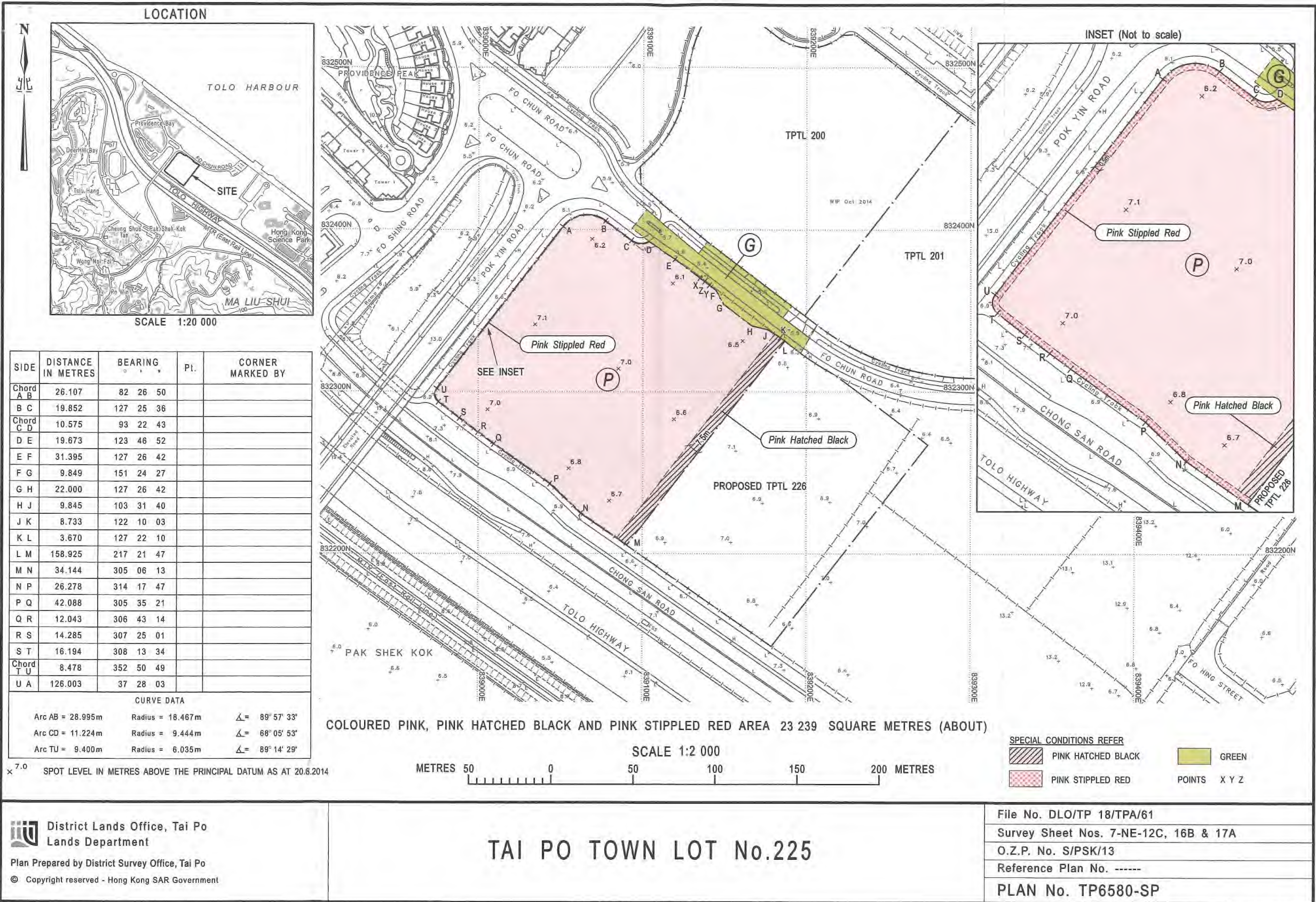
...

(bf)代表「業主」管理及保養「第一業主」有責任及/或負責建造位於「該地段」之內或之外(如「政府」要求)的土地、範圍、構築物、設施或排水渠或渠道。就本款而言，有關的管理及保養應包括「綠色範圍」及「綠色範圍構築物」，直至按照「批地條款」的條款將其交還給「政府」管有為止；

...」

「公契」附件三第36條訂明：

「『業主』應按照其各自「單位」獲分配的「不分割份數」(不包括分配予的「公用地方與設施」的「不分割份數」)數目的比例自費保養「綠色範圍」及「綠色範圍構築物」(直至將其交還給「政府」管有為止)，以及遵照和遵從「批地條款」特別條款第(3)及第(4)條和任何其他條文的條款在該等範圍進行所須工程，令「地政總署署長」滿意。」



WARNING TO PURCHASERS

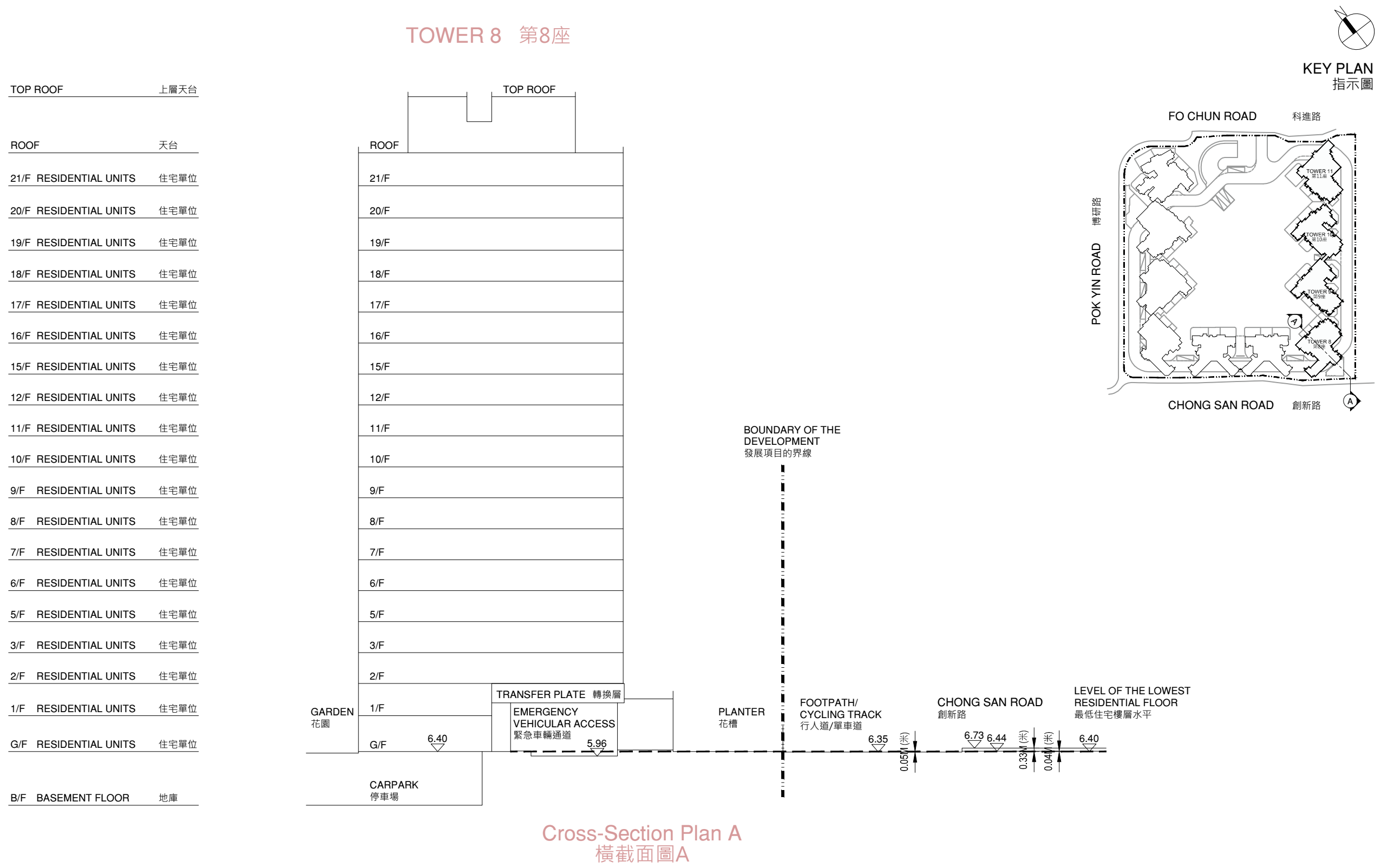
對買方的警告

- (a) 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.
- (b) 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.
- (c) 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; and
 - (iii) in the case of paragraph (c)(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.

- (a) 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。
- (b) 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。
- (c) 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；及
 - (iii) 如屬(c)(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便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

期數中的建築物的橫截面圖



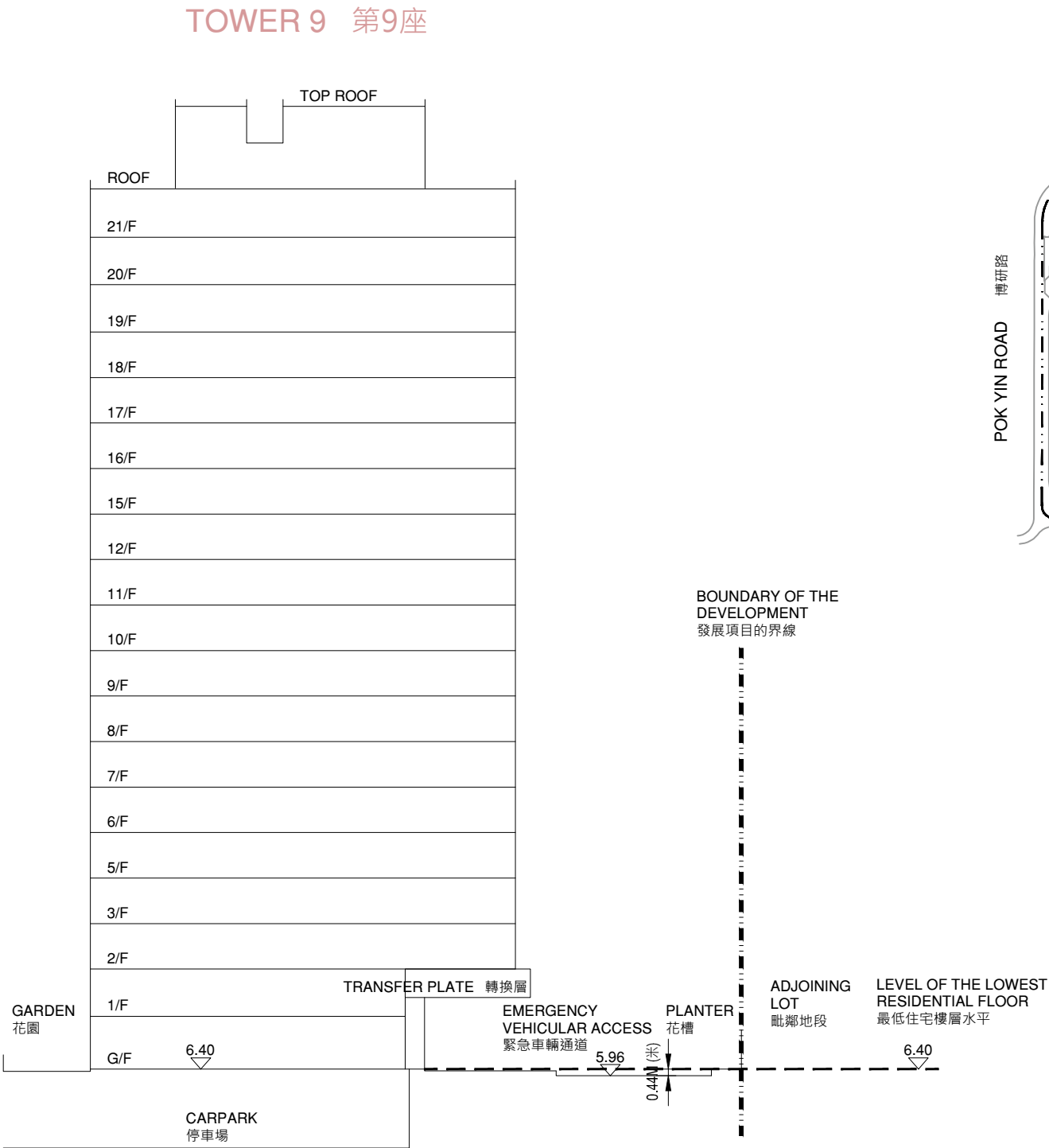
- Note:**
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum
 - - Dotted line denotes the level of the lowest residential floor
 - The part of Chong San Road adjacent to the building is 6.44 metres to 6.73 metres above the Hong Kong Principle Datum.

- 備註:**
- ▽ 代表香港主水平基準以上的高度 (米)
 - - 虛線代表期數建築物之最低住宅樓層水平
 - 毗連建築物的一段創新路為香港主水平基準以上6.44米至6.73米。

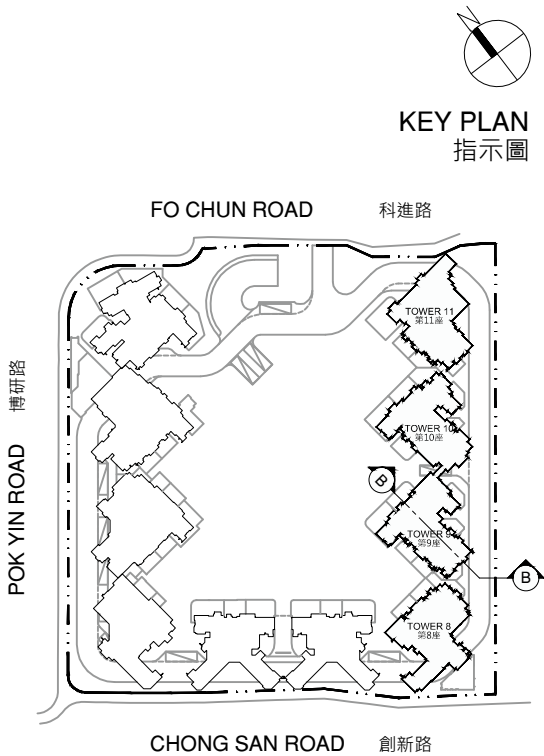
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

期數中的建築物的橫截面圖

TOP ROOF	上層天台
ROOF	天台
21/F RESIDENTIAL UNITS	住宅單位
20/F RESIDENTIAL UNITS	住宅單位
19/F RESIDENTIAL UNITS	住宅單位
18/F RESIDENTIAL UNITS	住宅單位
17/F RESIDENTIAL UNITS	住宅單位
16/F RESIDENTIAL UNITS	住宅單位
15/F RESIDENTIAL UNITS	住宅單位
12/F RESIDENTIAL UNITS	住宅單位
11/F RESIDENTIAL UNITS	住宅單位
10/F RESIDENTIAL UNITS	住宅單位
9/F RESIDENTIAL UNITS	住宅單位
8/F RESIDENTIAL UNITS	住宅單位
7/F RESIDENTIAL UNITS	住宅單位
6/F RESIDENTIAL UNITS	住宅單位
5/F RESIDENTIAL UNITS	住宅單位
3/F RESIDENTIAL UNITS	住宅單位
2/F RESIDENTIAL UNITS	住宅單位
1/F RESIDENTIAL UNITS	住宅單位
G/F RESIDENTIAL UNITS	住宅單位
B/F BASEMENT FLOOR	地庫



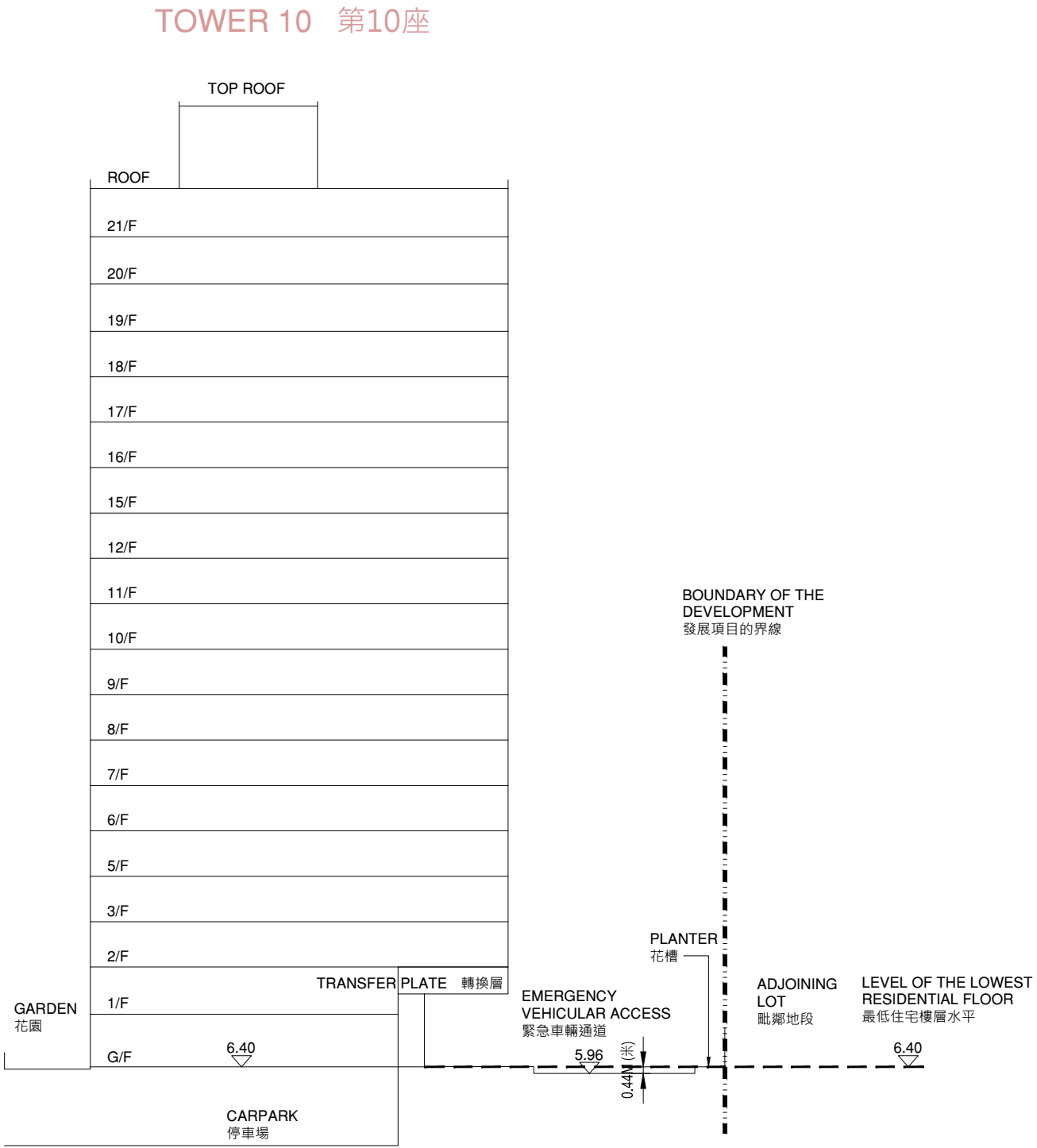
Cross-Section Plan B
橫截面圖B



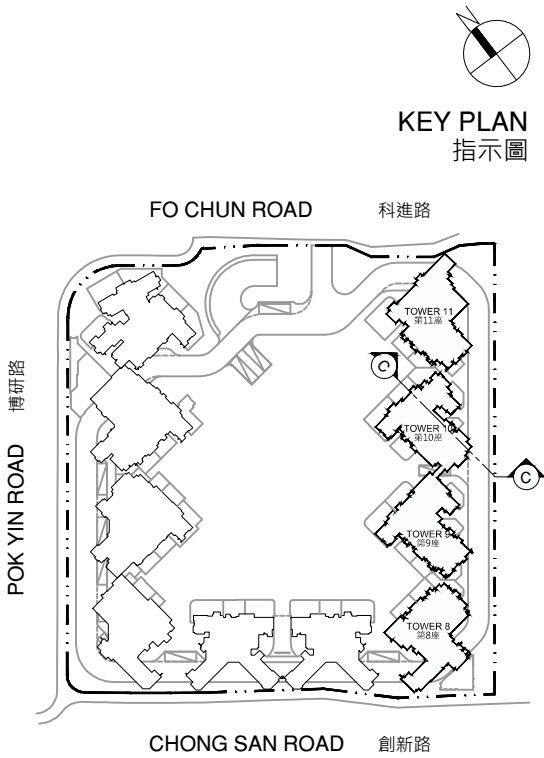
- Note:**
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum
 - - Dotted line denotes the level of the lowest residential floor
 - The part of Emergency Vehicular Access adjacent to the building is 5.96 metres above the Hong Kong Principle Datum.

- 備註:**
- ▽ 代表香港主水平基準以上的高度 (米)
 - - 虛線代表期數建築物之最低住宅樓層水平
 - 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.96米。

TOP ROOF	上層天台
ROOF	天台
21/F RESIDENTIAL UNITS	住宅單位
20/F RESIDENTIAL UNITS	住宅單位
19/F RESIDENTIAL UNITS	住宅單位
18/F RESIDENTIAL UNITS	住宅單位
17/F RESIDENTIAL UNITS	住宅單位
16/F RESIDENTIAL UNITS	住宅單位
15/F RESIDENTIAL UNITS	住宅單位
12/F RESIDENTIAL UNITS	住宅單位
11/F RESIDENTIAL UNITS	住宅單位
10/F RESIDENTIAL UNITS	住宅單位
9/F RESIDENTIAL UNITS	住宅單位
8/F RESIDENTIAL UNITS	住宅單位
7/F RESIDENTIAL UNITS	住宅單位
6/F RESIDENTIAL UNITS	住宅單位
5/F RESIDENTIAL UNITS	住宅單位
3/F RESIDENTIAL UNITS	住宅單位
2/F RESIDENTIAL UNITS	住宅單位
1/F RESIDENTIAL UNITS	住宅單位
G/F RESIDENTIAL UNITS	住宅單位
B/F BASEMENT FLOOR	地庫



Cross-Section Plan C
橫截面圖C



Note:

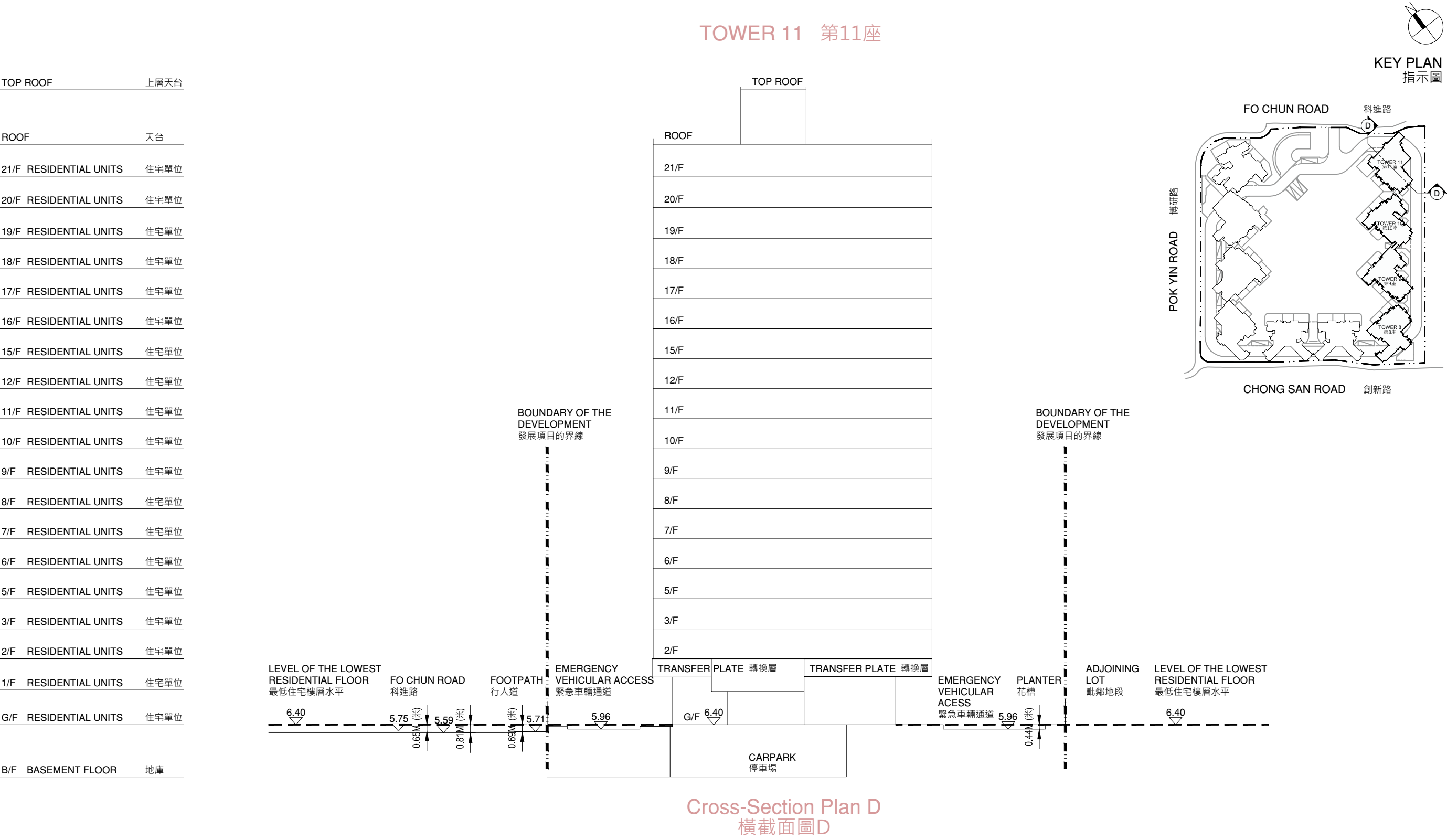
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum
- - Dotted line denotes the level of the lowest residential floor
- The part of Emergency Vehicular Access adjacent to the building is 5.96 metres above the Hong Kong Principle Datum.

備註:

- ▽ 代表香港主水平基準以上的高度 (米)
- - 虛線代表期數建築物之最低住宅樓層水平
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.96米。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

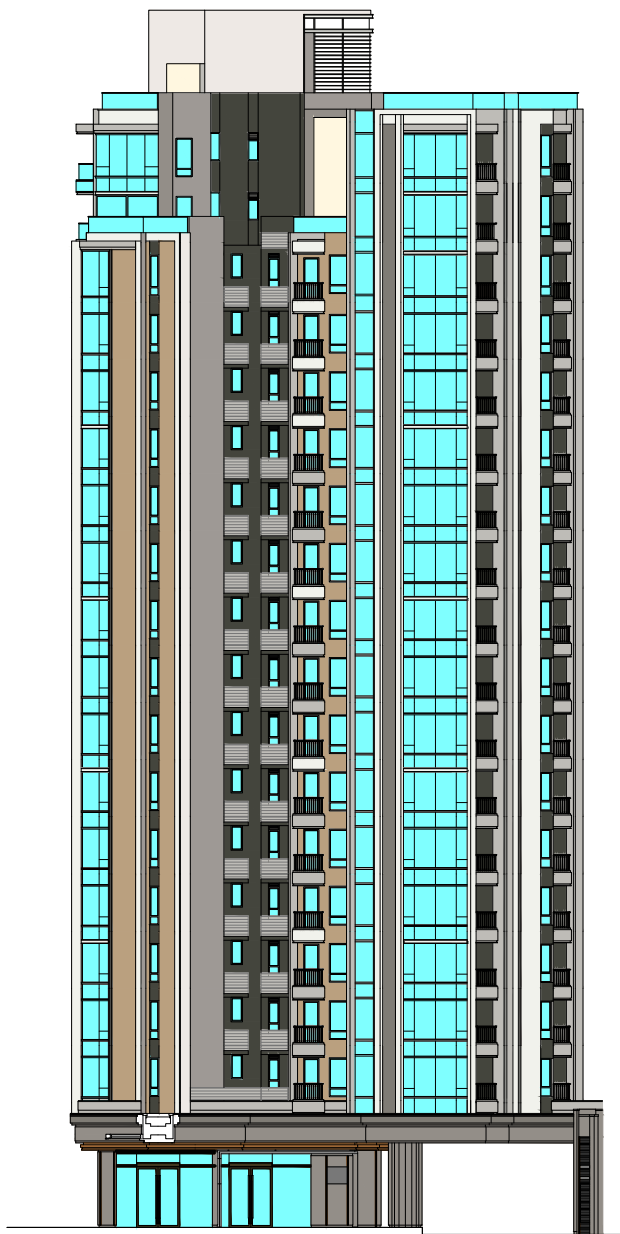
期數中的建築物的橫截面圖



ELEVATION PLAN FOR THE PHASE
期數的立面圖

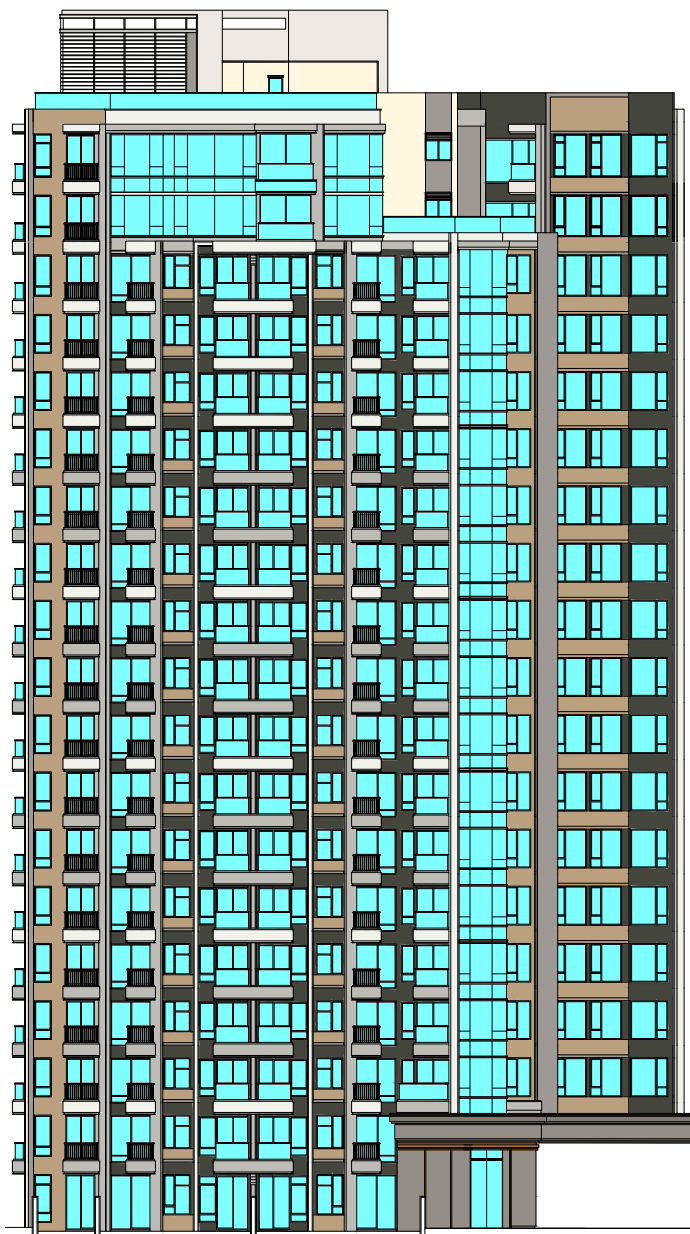


TOWER 8 第8座

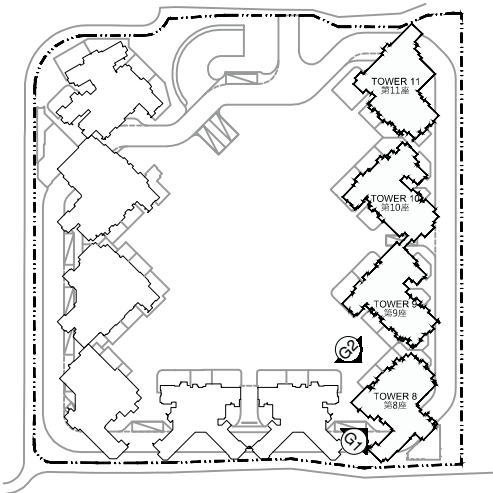


ELEVATION PLAN G1
立面圖 G1

TOWER 8 第8座



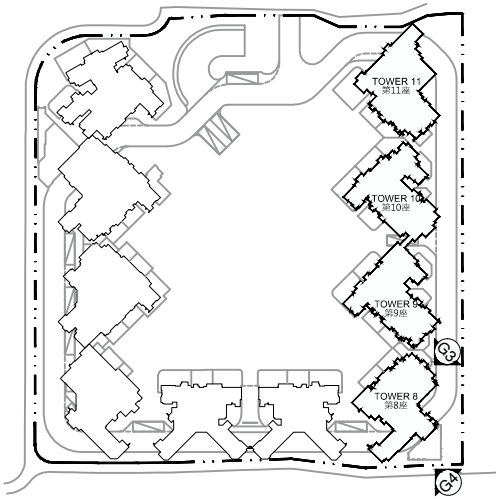
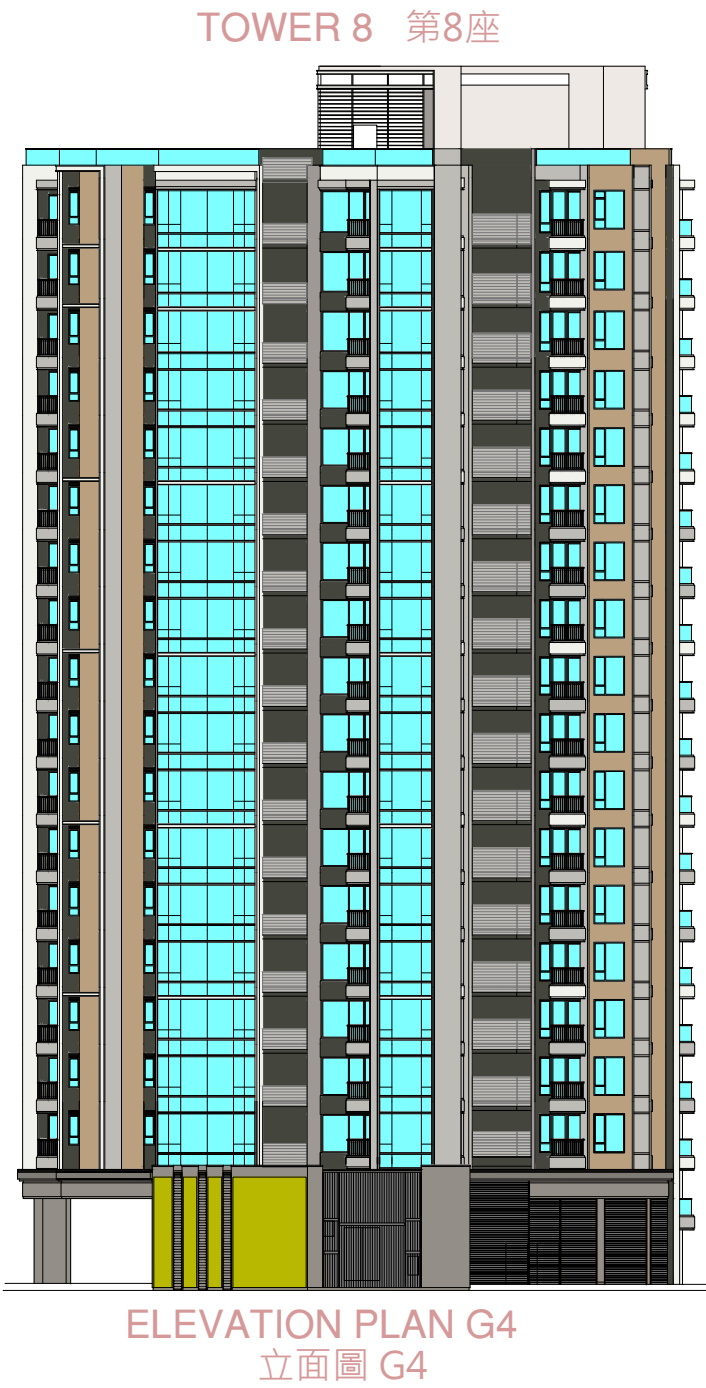
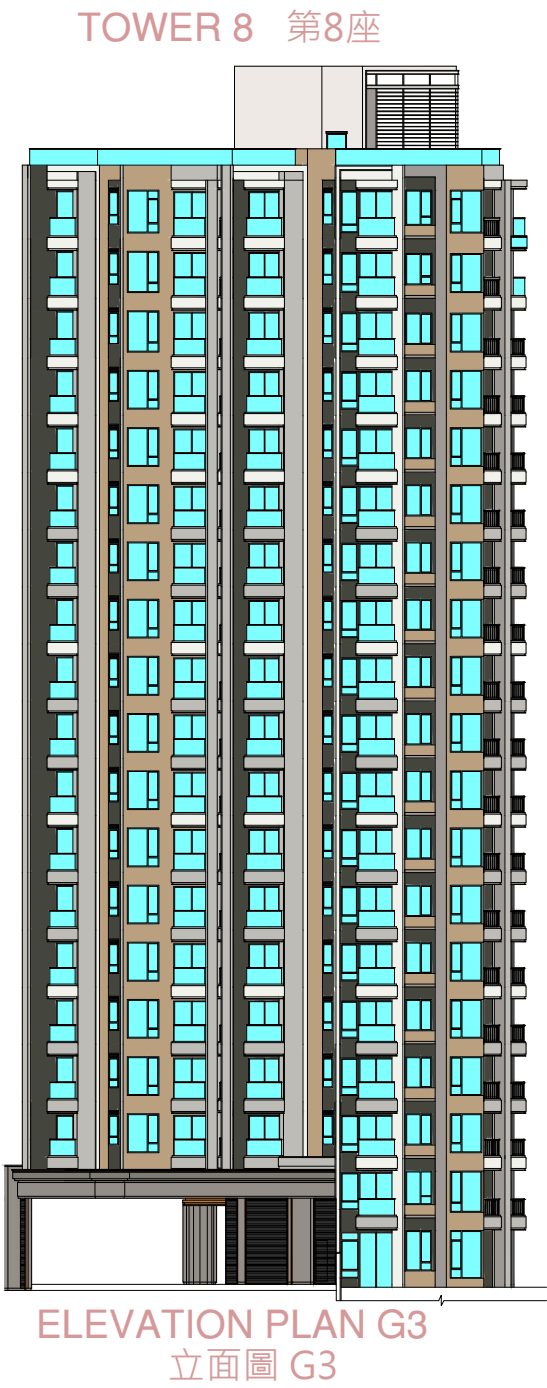
ELEVATION PLAN G2
立面圖 G2



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 23 August 2019; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認何人士證明本圖顯示的立面：
(a) 以2019年8月23日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

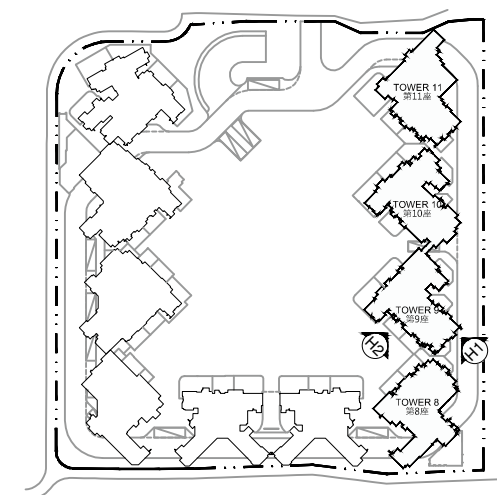
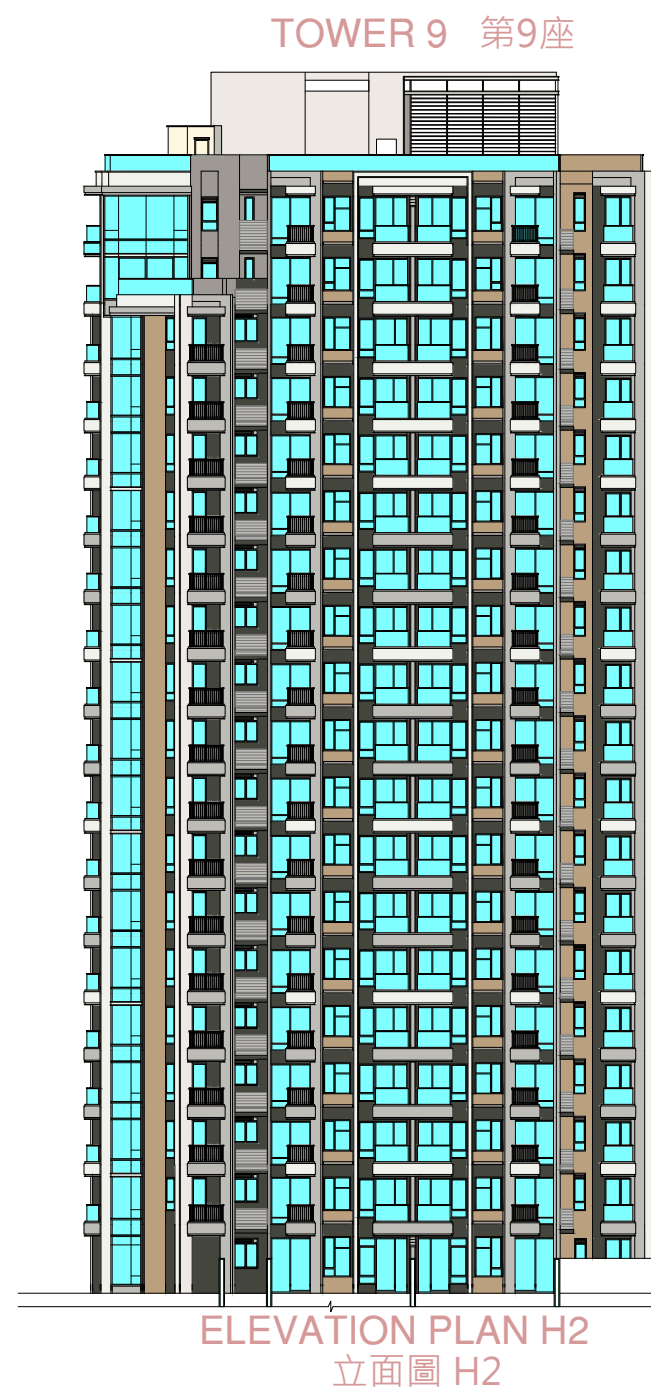
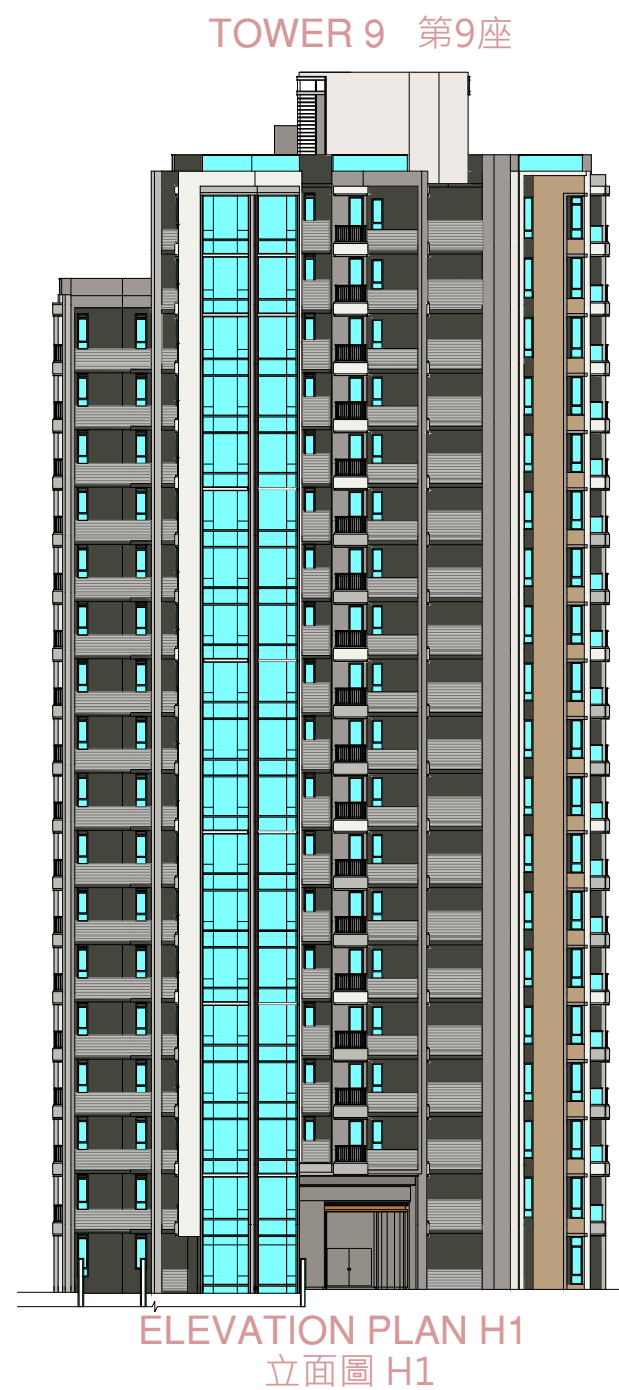


Authorized Person for the Phase certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Phase as of 23 August 2019; and
- (b) are in general accordance with the outward appearance of the Phase.

期數的認何人士證明本圖顯示的立面：

- (a) 以2019年8月23日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

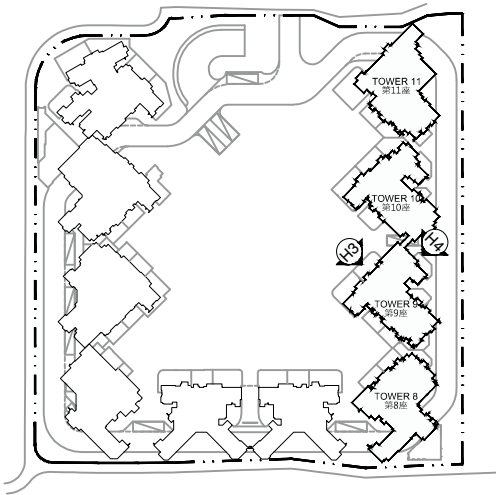
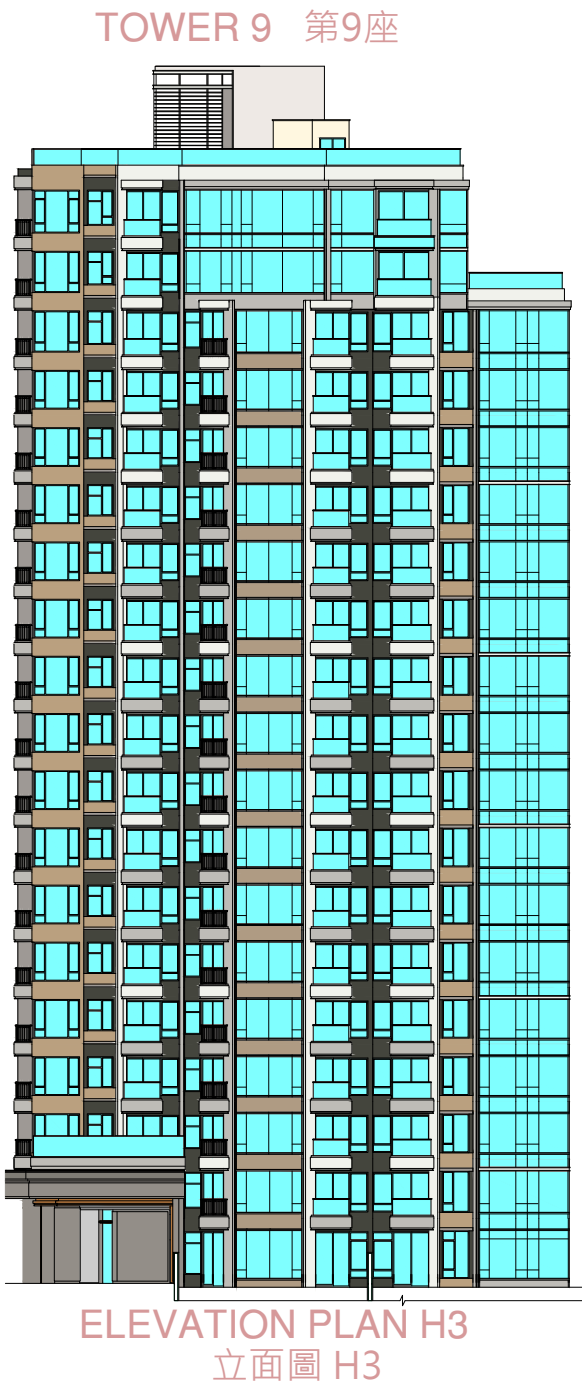


Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 23 August 2019; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認何人士證明本圖顯示的立面：

- (a) 以2019年8月23日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

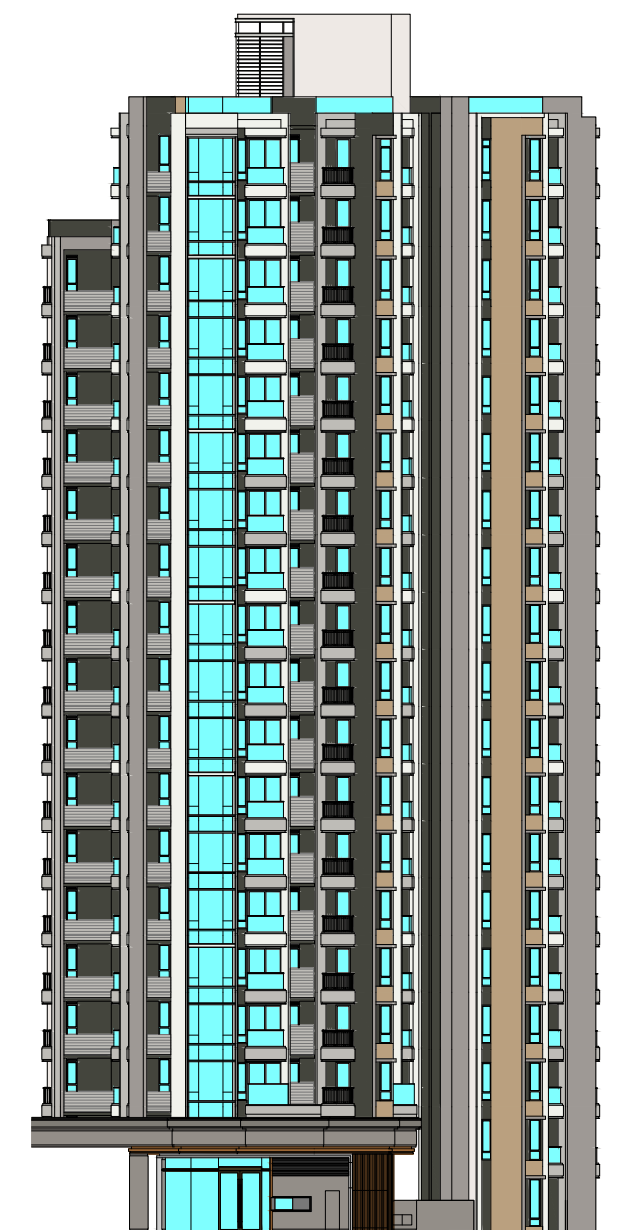
ELEVATION PLAN FOR THE PHASE
期數的立面圖



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 23 August 2019; and
(b) are in general accordance with the outward appearance of the Phase.

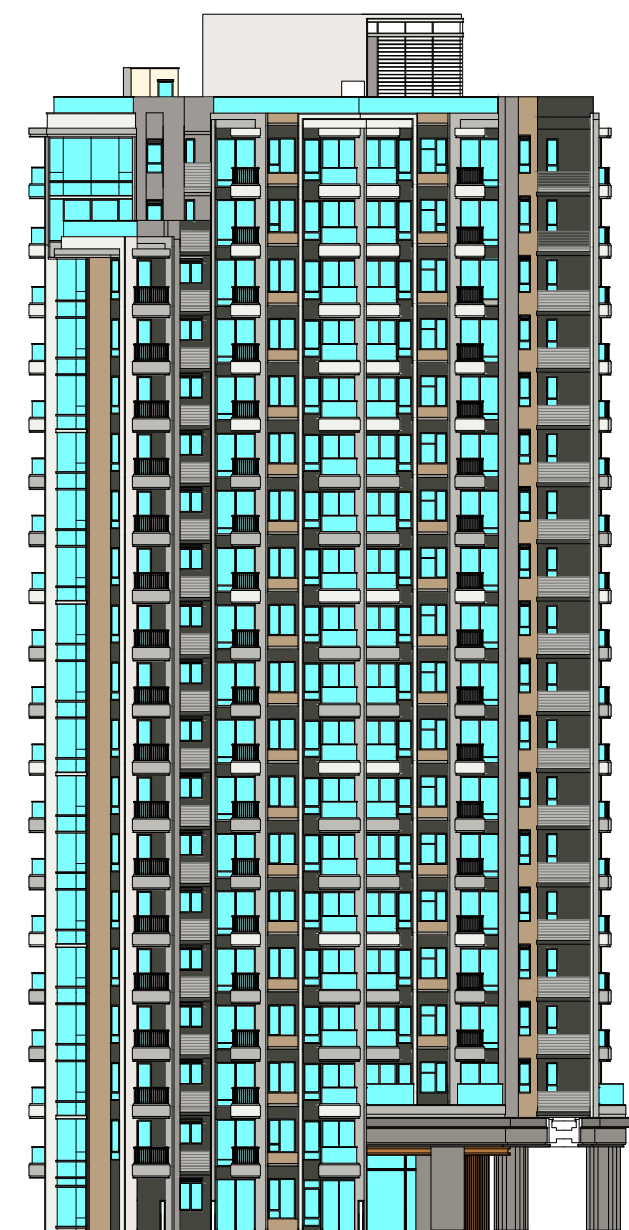
期數的認何人士證明本圖顯示的立面：
(a) 以2019年8月23日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

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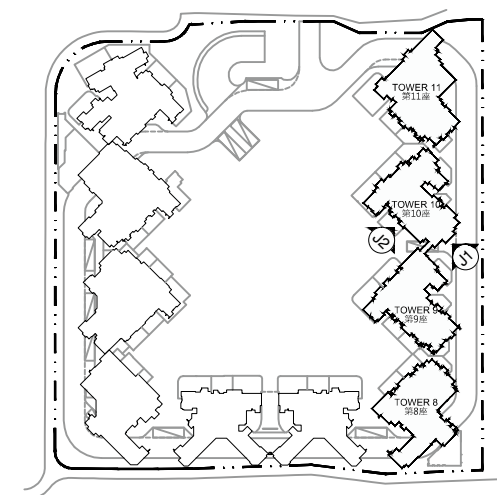


ELEVATION PLAN J1
立面圖 J1

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ELEVATION PLAN J2
立面圖 J2



Authorized Person for the Phase certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Phase as of 23 August 2019; and
- (b) are in general accordance with the outward appearance of the Phase.

期數的認何人士證明本圖顯示的立面：

- (a) 以2019年8月23日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE

期數的立面圖



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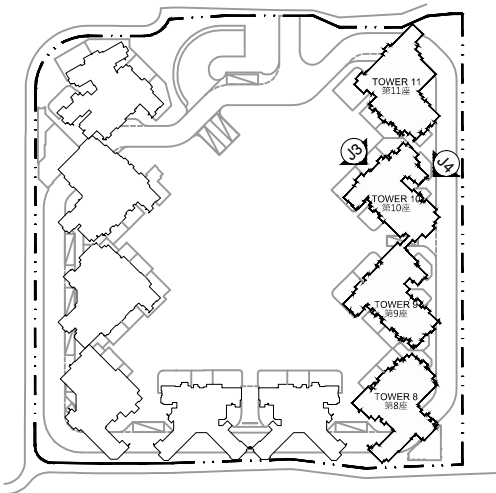


ELEVATION PLAN J3
立面圖 J3

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ELEVATION PLAN J4
立面圖 J4



Authorized Person for the Phase certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Phase as of 23 August 2019; and
- (b) are in general accordance with the outward appearance of the Phase.

期數的認何人士證明本圖顯示的立面：

- (a) 以2019年8月23日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。