



WINGS 晉海  
AT SEA II

SALES BROCHURE 售樓說明書





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

## **For all first-hand residential properties**

### **1. Important information**

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

### **2. Fees, mortgage loan and property price**

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

### **3. Price list, payment terms and other financial incentives**

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

### **4. Property area and its surroundings**

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

### **5. Sales brochure**

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;

<sup>1</sup> The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —

- the external dimensions of each residential property;
- the internal dimensions of each residential property;
- the thickness of the internal partitions of each residential property;
- the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

#### 8. Register of Transactions

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

#### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

#### 10. Expression of intent of purchasing a residential property

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

#### 11. Appointment of estate agent

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

## 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

## 13. Pre-sale Consent

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

## 14. Show flats

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

### For first-hand uncompleted residential properties and completed residential properties pending compliance

## 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the

development within 14 days after the estimated material date as stipulated in the ASP.

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

<sup>3</sup> Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

## For first-hand completed residential properties

### 16. Vendor's information form

- Ensure that you obtain the “vendor's information form(s)” printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

### 17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Website : [www.srpa.gov.hk](http://www.srpa.gov.hk)  
Telephone : 2817 3313  
Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
Fax : 2219 2220

Other useful contacts:

**Consumer Council**  
Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone : 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

**Estate Agents Authority**  
Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone : 2111 2777  
Email : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
Fax : 2598 9596

**Real Estate Developers Association of Hong Kong**  
Telephone : 2826 0111  
Fax : 2845 2521

Sales of First-hand Residential Properties Authority  
Transport and Housing Bureau  
August 2017

您在購置一手住宅物業之前，應留意下列事項：

## 適用於所有一手住宅物業

### 1. 重要資訊

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

### 2. 費用、按揭貸款和樓價

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

### 3. 價單、支付條款，以及其他財務優惠

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

### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

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

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

## 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

## 6. 政府批地文件和公契

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

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

- 每個住宅物業的外部尺寸；
- 每個住宅物業的內部尺寸；
- 每個住宅物業的內部間隔的厚度；
- 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

## 7. 售樓處內有關可供揀選住宅物業的資料

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

## 8. 成交紀錄冊

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

## 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

## 10. 表達購樓意向

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

## 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。



- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

## 12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

## 適用於一手未落成住宅物業

### 13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

## 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

<sup>3</sup> 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

### • 收樓日期

- 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
  - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
  - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

### • 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
  - 工人罷工或封閉工地；
  - 暴動或內亂；
  - 不可抗力或天災；
  - 火警或其他賣方所不能控制的意外；
  - 戰爭；或
  - 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

## 適用於一手已落成住宅物業

### 16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

### 17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址：www.srpa.gov.hk  
電話：2817 3313  
電郵：enquiry\_srpa@hd.gov.hk  
傳真：2219 2220

其他相關聯絡資料：

消費者委員會  
網址：www.consumer.org.hk  
電話：2929 2222  
電郵：cc@consumer.org.hk  
傳真：2856 3611

地產代理監管局  
網址：www.eaa.org.hk  
電話：2111 2777  
電郵：enquiry@eaa.org.hk  
傳真：2598 9596

香港地產建設商會  
電話：2826 0111  
傳真：2845 2521

運輸及房屋局  
一手住宅物業銷售監管局  
2017年8月

## INFORMATION ON THE PHASE 期數的資料

### NAME OF THE PHASE OF THE DEVELOPMENT (THE “PHASE”)\*:

Phase IVB of LOHAS Park (Wings at Sea II<sup>#</sup>)

### NAME OF THE STREET AT WHICH THE PHASE IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE PHASE :

1 Lohas Park Road

### TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING :

Tower 3 (3A & 3B) – 52 storeys

Tower 5 (5A & 5B) – 55 storeys

(Tower 4 is omitted)

Note:

- The above number of storeys include basement floors (B2/F and B1/F), podium floors (G/F and 1/F) and refuge floors

- The above number of storeys does not include transfer plate, R/F, Upper Roof and Top Roof

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

Tower 3 (3A & 3B) – B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F

Tower 5 (5A & 5B) – B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 59/F

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

Tower 3 (3A & 3B) – 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F

Tower 5 (5A & 5B) – 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F

### REFUGE FLOORS OF EACH MULTI-UNIT BUILDING:

Tower 3 (3A & 3B) – 29/F

Tower 5 (5A & 5B) – 29/F and 49/F

\* The Phase, being Phase IVB of the Development, comprises Tower 3 (3A&3B), Tower 5 (5A&5B), and parts of the podium floors but excluding those parts of the “Phase IV Residential Common Areas” (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development and consist of inter alia, staircases, access lifts and associated lift lobbies, lift shafts and lift pits situated in Tower 3 (3A&3B) and Tower 5 (5A&5B) of the Phase. In respect of the aforesaid parts of the Phase IV Residential Common Areas, please refer to the Part Plan for the Phase in Section “Layout Plan of the Development”.

<sup>#</sup> Tower 3(3A&3B) and Tower 5(5A&5B) of and in Phase IVB of LOHAS Park are called “Wings at Sea II”

### 發展項目的期數(「期數」)\*的名稱:

日出康城發展項目第 IVB 期(晉海 II<sup>#</sup>)

### 期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數:

康城路 1 號

### 每幢多單位建築物的樓層的總數:

第 3 座 (3A 及 3B) – 52 層

第 5 座 (5A 及 5B) – 55 層

(不設第 4 座)

備註:

- 上述樓層數目包括地庫樓層(地庫 2 樓、地庫 1 樓)、平台樓層(地下及 1 樓)及庇護層

- 上述樓層數目不包括轉換層、天台、上層天台及頂層天台

### 期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數:

第 3 座 (3A 及 3B) – 地庫 2 樓、地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 43 樓、45 樓至 53 樓及 55 樓至 56 樓

第 5 座 (5A 及 5B) – 地庫 2 樓、地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 43 樓、45 樓至 53 樓及 55 樓至 59 樓

### 每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數:

第 3 座 (3A 及 3B) – 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓及 54 樓

第 5 座 (5A 及 5B) – 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓及 54 樓

### 每幢多單位建築物內的庇護層:

第 3 座 (3A 及 3B) – 29 樓

第 5 座 (5A 及 5B) – 29 樓及 49 樓

\* 期數，即發展項目第 IVB 期，包含第 3 座 (3A 及 3B)、第 5 座 (5A 及 5B)、及部分平台樓層，但不包括構成第 IV 期住宅公用地方(釋義以發展項目第 IVA 期的副公共契約及管理協議所訂為準)位於期數第 3 座 (3A 及 3B)及第 5 座 (5A 及 5B) 的樓梯、通道電梯同相關電梯大堂、電梯井及電梯槽等。有關上述部分第 IV 期住宅公用地方，請參閱 “發展項目的佈局圖” 一節中期數部分圖。

<sup>#</sup>日出康城的第 IVB 期中第 3 座(3A 及 3B)及第 5 座 (5A 及 5B)稱為「晉海 II」。

## INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE 賣方及有參與期數的其他人的資料

### Vendor

MTR Corporation Limited (as “Owner”)<sup>1</sup>  
Globaluck Limited (as “Person so engaged”)<sup>2</sup>

### Holding company of the Vendor

Holding company of the Owner:  
Not applicable

Holding companies of the Person so engaged :

Mount East Limited  
Time Effort Limited  
Sun Hung Kai Properties Limited

### The authorized person for the Phase

Cheung Man Ching, Anthony

### The firm or corporation of which an authorized person for the Phase is a proprietor, director or employee in his or her professional capacity

Ronald Lu & Partners (Hong Kong) Limited

### Building contractor for the Phase

Yee Fai Construction Company Limited

### The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase

Deacons  
Slaughter and May  
Woo Kwan Lee & Lo  
Mayer Brown

### Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase

Not applicable

### Any other person who has made a loan for the construction of the Phase

Sun Hung Kai Properties Holding Investment Limited

Notes:

<sup>1</sup> “Owner” means the legal or beneficial owner of the Phase.

<sup>2</sup> “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

### 賣方

香港鐵路有限公司(作為“擁有人”)<sup>1</sup>  
寶殷有限公司(作為“如此聘用的人”)<sup>2</sup>

### 賣方的控權公司

擁有人的控權公司:  
不適用

如此聘用的人的控權公司:

Mount East Limited  
Time Effort Limited  
新鴻基地產發展有限公司

### 期數的認可人士

張文政

### 期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

呂元祥建築師事務所(香港)有限公司

### 期數的承建商

怡輝建築有限公司

### 就期數中的住宅物業的出售而代表擁有人行事的律師事務所

的近律師行  
司力達律師樓  
胡關李羅律師行  
孖士打律師行

### 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

### 已為期數的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

備註:

<sup>1</sup> “擁有人” 指期數的法律上的擁有人或實益擁有人。

<sup>2</sup> “如此聘用的人” 指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE 有參與期數的各方的關係

(a) The Vendor <sup>#</sup> or a building contractor for the Phase is an individual, and that Vendor <sup>#</sup> or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable	(k) The Vendor <sup>#</sup> , a holding company of the Vendor <sup>#</sup> , or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor <sup>#</sup> , holding company or contractor.	No
(b) The Vendor <sup>#</sup> or a building contractor for the Phase is a partnership, and a partner of that Vendor <sup>#</sup> or contractor is an immediate family member of such an authorized person.	Not Applicable	(l) The Vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor <sup>#</sup> or contractor or of a holding company of that Vendor <sup>#</sup> .	No
(c) The Vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor <sup>#</sup> or contractor (or a holding company of that Vendor <sup>#</sup> ) is an immediate family member of such an authorized person.	No	(m) The Vendor <sup>#</sup> or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor <sup>#</sup> or contractor.	Not Applicable
(d) The Vendor <sup>#</sup> or a building contractor for the Phase is an individual, and that Vendor <sup>#</sup> or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable	(n) The Vendor <sup>#</sup> , a holding company of the Vendor <sup>#</sup> , or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that Vendor <sup>#</sup> , holding company or contractor.	No
(e) The Vendor <sup>#</sup> or a building contractor for the Phase is a partnership, and a partner of that Vendor <sup>#</sup> or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable	(o) The Vendor <sup>#</sup> , a holding company of the Vendor <sup>#</sup> , or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor <sup>#</sup> , holding company or contractor.	No
(f) The Vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor <sup>#</sup> or contractor (or a holding company of that Vendor <sup>#</sup> ) is an immediate family member of an associate of such an authorized person.	No	(p) The Vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor <sup>#</sup> or contractor or of a holding company of that Vendor <sup>#</sup> .	A proprietor of Messrs. Woo Kwan Lee & Lo, Solicitors for the Vendor <sup>#</sup> is a director of a holding company of the Vendor <sup>#</sup> (Person so engaged).
(g) The Vendor <sup>#</sup> or a building contractor for the Phase is an individual, and that Vendor <sup>#</sup> or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable	(q) The Vendor <sup>#</sup> or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor <sup>#</sup> or contractor.	Not Applicable
(h) The Vendor <sup>#</sup> or a building contractor for the Phase is a partnership, and a partner of that Vendor <sup>#</sup> or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable	(r) The Vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that Vendor <sup>#</sup> or contractor or of a holding company of that Vendor <sup>#</sup> .	No
(i) The Vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor <sup>#</sup> or contractor (or a holding company of that Vendor <sup>#</sup> ) is an immediate family member of a proprietor of such a firm of solicitors.	No	(s) The Vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor <sup>#</sup> or of a holding company of that Vendor <sup>#</sup> .	The Building Contractor of the Phase, Yee Fai Construction Company Limited, is an associate corporation of the Vendor <sup>#</sup> (Person so engaged) and the holding companies of the Vendor <sup>#</sup> (Person so engaged).
(j) The Vendor <sup>#</sup> , a holding company of the Vendor <sup>#</sup> , or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor <sup>#</sup> , holding company or contractor.	No		

# A reference of the Vendor here is a reference to either MTR Corporation Limited (as ‘Owner’) or Globaluck Limited (as ‘Person so engaged’).

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE 有參與期數的各方的關係

(a) 賣方#或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方#或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方#或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方#、賣方#的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方#、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方#、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方#或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方#、承建商或該賣方#的控權公司的僱員、董事或秘書。	否
(m) 賣方#或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方#或承建商的僱員。	不適用
(n) 賣方#、賣方#的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方#、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方#、控權公司或承建商最少1%的已發行股份。	否

(p) 賣方#或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方#或承建商或該賣方#的控權公司的僱員、董事或秘書。	賣方#代表律師胡關李羅律師行的一位經營人屬賣方#(如此聘用的人)的控權公司的董事。
(q) 賣方#或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方#或承建商的僱員。	不適用
(r) 賣方#或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方#或承建商或該賣方#的控權公司的有聯繫法團。	否
(s) 賣方#或該期數的承建商屬法團，而該承建商屬該賣方#或該賣方#的控權公司的有聯繫法團。	期數承建商怡輝建築工程有限公司屬賣方#(如此聘用的人)及賣方#(如此聘用的人)的控權公司的有聯繫法團。

# 在此提述賣方即提述香港鐵路有限公司(作為“擁有人”)或寶殷有限公司(作為“如此聘用的人”)。

# INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are no curtain walls forming part of the enclosing walls of the Phase.  
期數沒有構成圍封牆的一部分的幕牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.  
期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.  
每幢建築物的非結構的預製外牆的厚度為150毫米。

**Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:**  
每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外 牆的總面積 (平方米)
Tower 3 (3A) 第3座 (3A)	2/F 2樓	A	0.793
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.478
Tower 3 (3B) 第3座 (3B)		A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	0.999
		F	0.478
Tower 3 (3A) 第3座 (3A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、 15樓至23樓及 25樓至28樓	A	0.793
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.478
Tower 3 (3B) 第3座 (3B)		A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	0.999
		F	0.478

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外 牆的總面積 (平方米)
Tower 3 (3A) 第3座 (3A)	30/F 30樓	A	0.793
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.793
Tower 3 (3B) 第3座 (3B)		A	0.724
		B	1.235
		C	0.488
		D	0.999
		E	0.793
		F	0.724
Tower 3 (3A) 第3座 (3A)	31/F - 33/F, 35/F - 43/F and 45 - 53/F 31樓至33樓、 35樓至43樓及 45樓至53樓	A	0.793
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.478
Tower 3 (3B) 第3座 (3B)		A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	0.999
		F	0.478

29/F is refuge floors and there is no residential property.  
29樓為庇護層，不設住宅單位。

## INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are no curtain walls forming part of the enclosing walls of the Phase.  
期數沒有構成圍封牆的一部分的幕牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.  
期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.  
每幢建築物的非結構的預製外牆的厚度為150毫米。

**Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:**  
每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.)  每個住宅物業的非結構的預製外 牆的總面積（平方米）
Tower 3 (3A) 第3座 (3A)	55/F 55樓	A	-
		B	-
		C	-
		D	-
Tower 3 (3B) 第3座 (3B)		A	-
		B	-
		C	-
		D	-
Tower 3 (3A) 第3座 (3A)	56/F 56樓	A	-
		B	-
		C	-
		D	-
Tower 3 (3B) 第3座 (3B)		A	-
		B	-
		C	-
		D	-

29/F is refuge floor and there is no residential property.  
29樓為庇護層，不設住宅單位。



# INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are no curtain walls forming part of the enclosing walls of the Phase.

期數沒有構成圍封牆的一部分的幕牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.

每幢建築物的非結構的預製外牆的厚度為150毫米。

## Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:

每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 5 (5A) 第5座 (5A)	2/F 2樓	A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	1.004
		F	0.418
Tower 5 (5B) 第5座 (5B)		A	0.830
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.479
Tower 5 (5A) 第5座 (5A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、 15樓至23樓及 25樓至28樓	A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	1.004
		F	0.418
Tower 5 (5B) 第5座 (5B)		A	0.830
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.479

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 5 (5A) 第5座 (5A)	30/F 30樓	A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	1.004
		A	0.830
Tower 5 (5B) 第5座 (5B)		B	0.724
		C	1.235
		D	0.480
		E	1.455
		A	0.793
		B	0.724
Tower 5 (5A) 第5座 (5A)	31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 57/F 31樓至33樓、 35樓至43樓、 45樓至48樓、 50樓至53樓及 55樓至57樓	C	1.235
		D	0.488
		E	1.004
		F	0.418
		A	0.830
		B	0.724
Tower 5 (5B) 第5座 (5B)		C	1.235
		D	0.480
		E	1.455
		F	0.479

29/F and 49/F are refuge floors and there are no residential property.

29樓及49樓為庇護層，不設住宅單位。

## INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are no curtain walls forming part of the enclosing walls of the Phase.  
期數沒有構成圍封牆的一部分的幕牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.  
期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.  
每幢建築物的非結構的預製外牆的厚度為150毫米。

**Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:**  
每個住宅物業的非結構的預製外牆的總面積表:

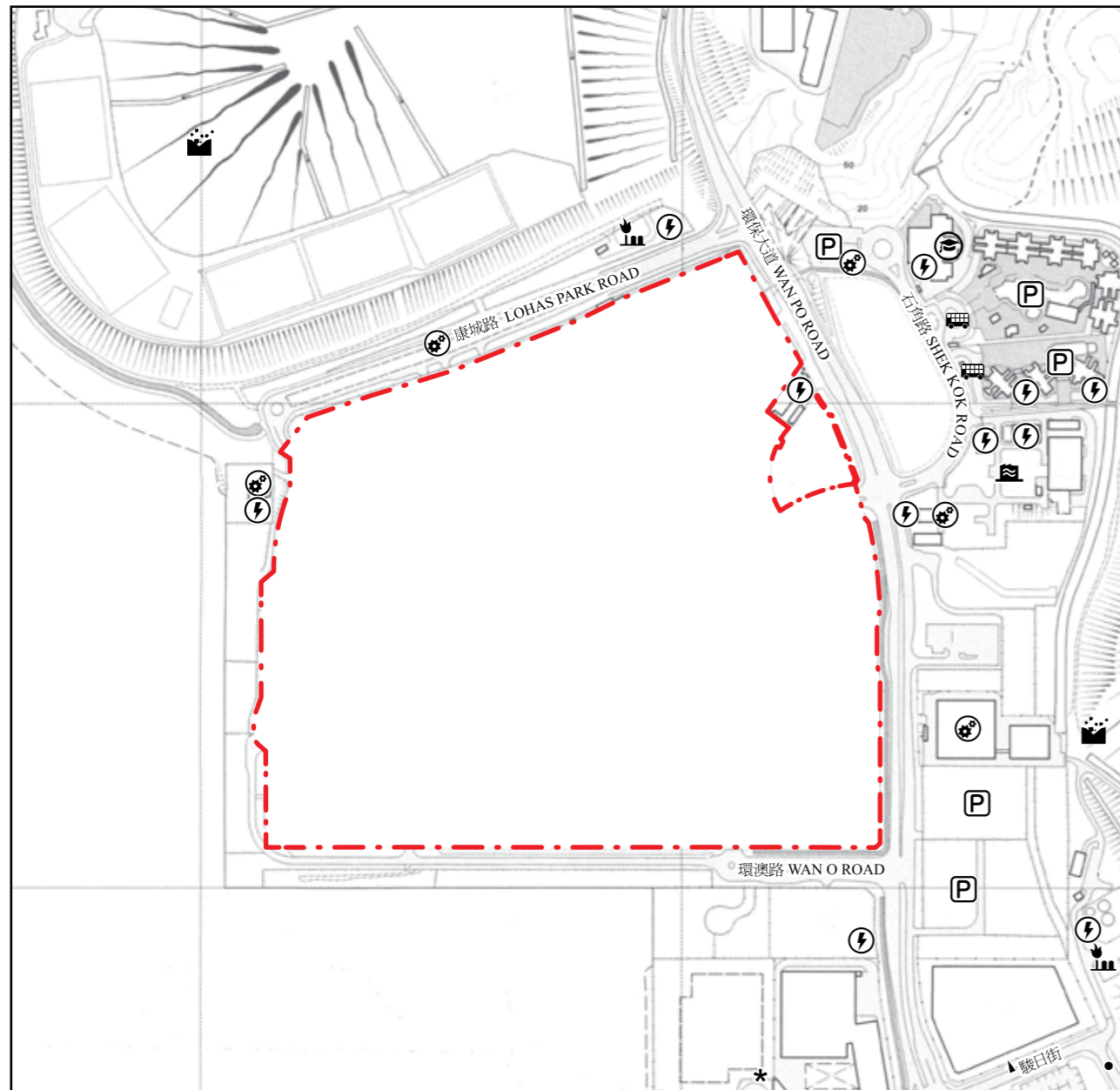
Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外 牆的總面積（平方米）
Tower 5 (5A) 第5座 (5A)	58/F 58樓	A	-
		B	-
		C	-
		D	-
Tower 5 (5B) 第5座 (5B)		A	-
		B	-
		C	-
		D	-
Tower 5 (5A) 第5座 (5A)	59/F 59樓	A	-
		B	-
		C	-
		D	-
Tower 5 (5B) 第5座 (5B)		A	-
		B	-
		C	-
		D	-

29/F and 49/F are refuge floors and there are no residential property.  
29樓及49樓為庇護層，不設住宅單位。

**Person appointed as the Manager of the Phase under the Deed of Mutual Covenant that has been executed:**  
MTR Corporation Limited

根據已簽立的公契，獲委任為期數的管理人的人：  
香港鐵路有限公司

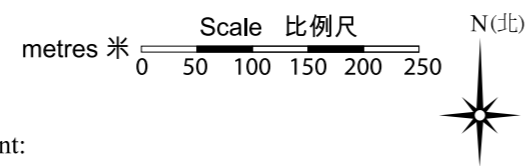
# LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖



Location of the Development  
 發展項目的位置

Street name(s) not shown in full in the Location Plan of the Development:  
 於發展項目的所在位置圖未能顯示之街道全名：

- 駿昇街 CHUN SING STREET
- ▲ 駿日街 CHUN YAT STREET
- \* 駿昌街 CHUN CHEONG STREET



The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 12-SW-A dated 18<sup>th</sup> March 2019 from Survey and Mapping Office of the Lands Department with adjustments where necessary. 此位置圖是參考於2019年3月18日出版之地政總署測繪處之測繪圖(組別編號HP5C), 圖幅編號12-SW-A編製, 有需要處經修正處理。

## NOTATION 圖例

- |  |  |
|--|--|
| Power Plant (including Electricity Sub-stations)<br>發電廠(包括電力分站)      | Sewage Treatment Works and Facilities<br>污水處理廠及設施    |
| Public Carpark (including Lorry Park)<br>公眾停車場(包括貨車停泊處)              | Landfills (including Ex-landfills)<br>堆填區(包括已停用的堆填區) |
| Public Transport Terminal (including Rail Station)<br>公共交通總站(包括鐵路車站) | Landfill Gas Flaring Plant<br>堆填區氣體燃燒廠               |
| Public Utility Installation<br>公用事業設施裝置                              | School (including Kindergarten)<br>學校(包括幼稚園)         |

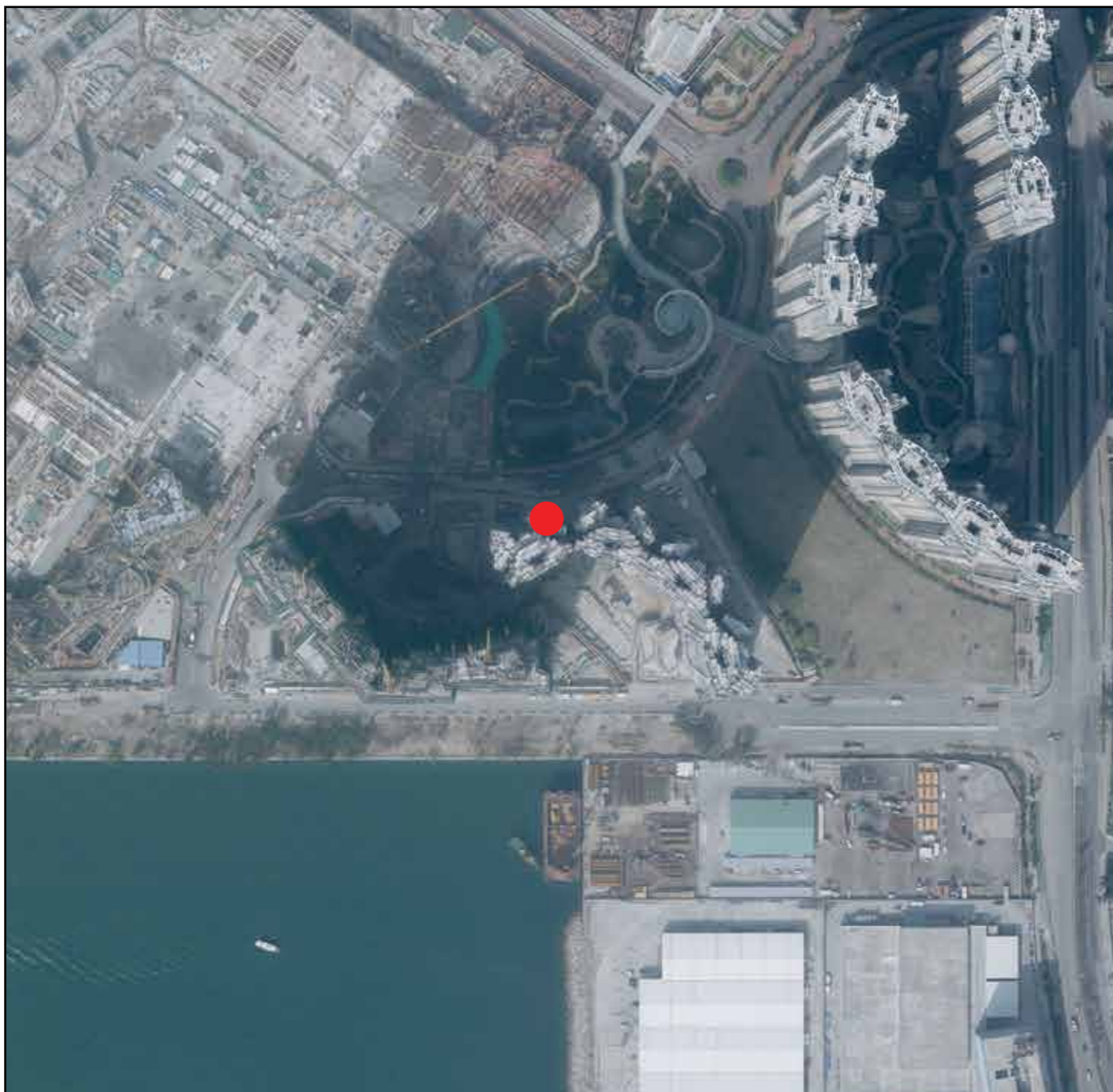
The Map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 131/2017. 地圖版權屬香港特區政府, 經地政總署准許複印, 版權特許編號131/2017。

## Note :

1. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

## 備註：

1. 賣方建議準買家到有關發展項目作實地考察, 以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因, 此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E054437C, date of flight 23rd January 2019.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E054437C，飛行日期：2019年1月23日。

● Location of the Phase  
期數的位置

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Note :

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

備註：

1. 期數的鳥瞰照片之副本可於期數的售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關期數作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

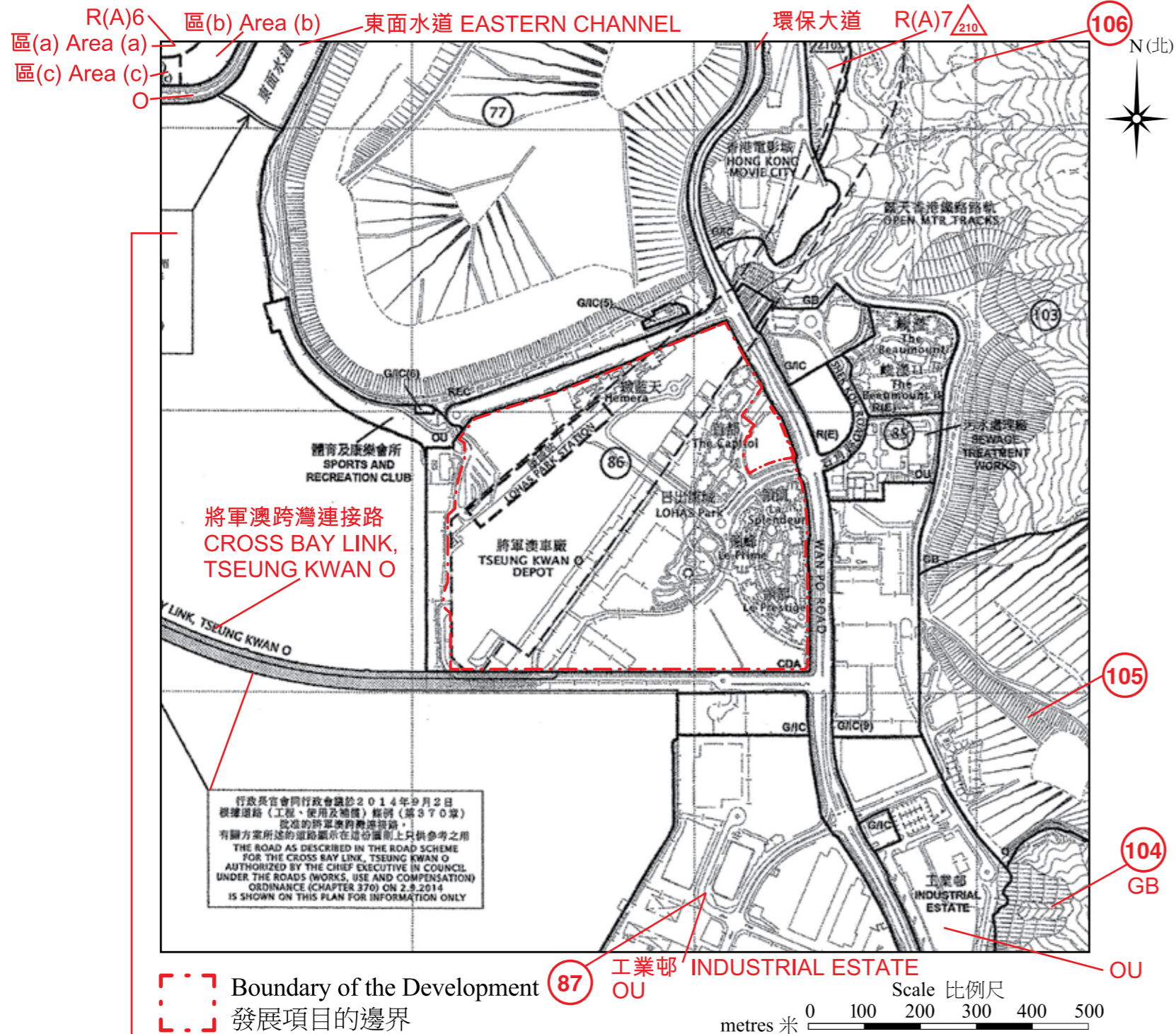
# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖

Extracted from Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/26, gazetted on 26th October 2018, with adjustments where necessary as shown in red.

摘錄自2018年10月26日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/26，有需要處經修正處理，以紅色顯示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



## NOTATION 圖例

### ZONES

ZONES	圖例	地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

### COMMUNICATIONS

COMMUNICATIONS	圖例	交通
RAILWAY AND STATION	車站 STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

### MISCELLANEOUS

MISCELLANEOUS	圖例	其他
PLANNING AREA NUMBER	①	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△210	最高建築物高度 (在主水平基準上若干米)

### Note:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Phase during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the development is irregular.

### 備註:

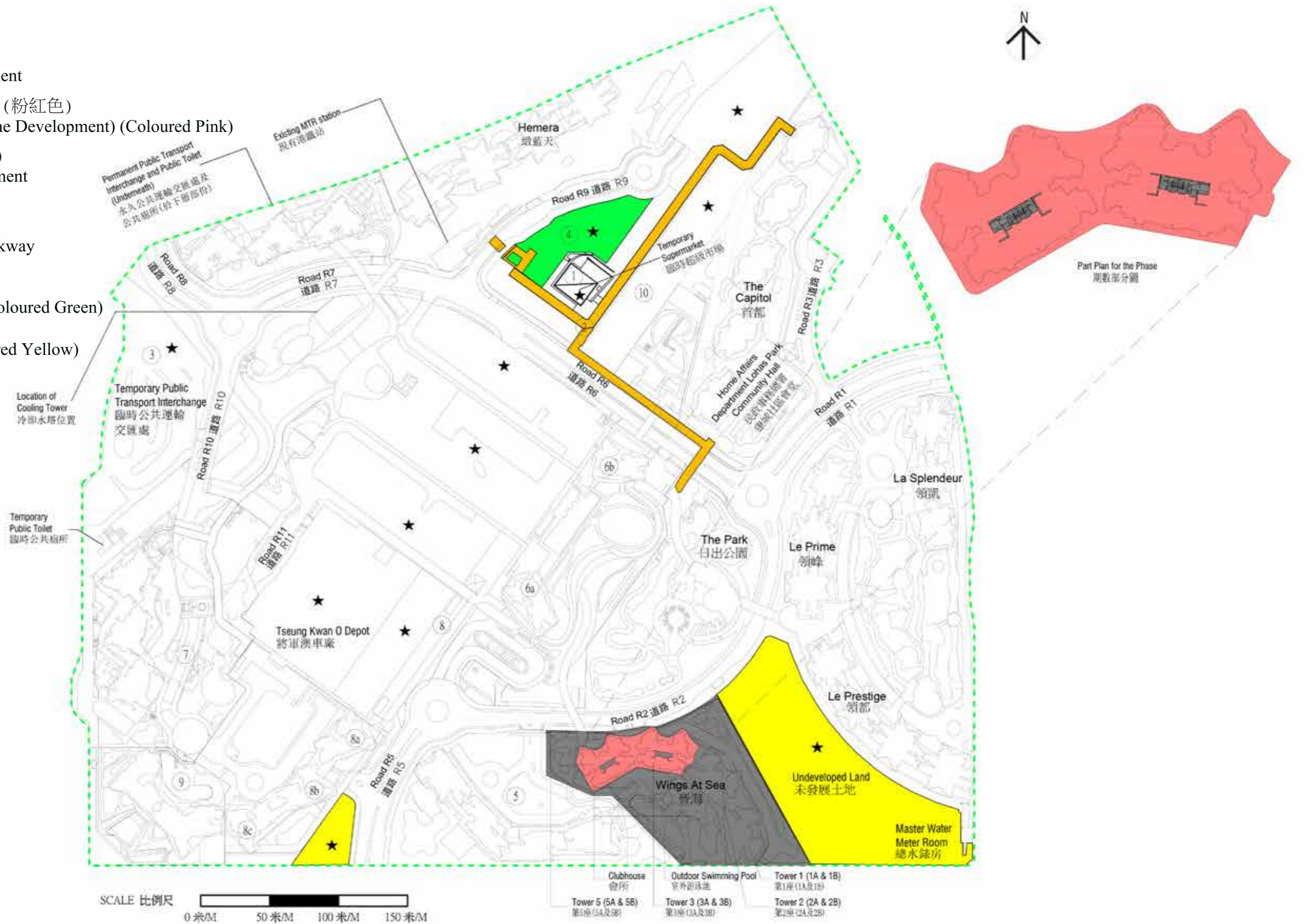
- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於期數的售樓處開放時間內免費查閱。
- 賣方亦建議準買家到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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# LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖

## 圖例 LEGEND

- 本發展項目邊界  
Boundary of the Development
- 期數(發展項目第IVB期) (粉紅色)  
The Phase (Phase IVB of the Development) (Coloured Pink)
- 發展項目第IVA期 (灰色)  
Phase IVA of the Development (Coloured Grey)
- 臨時行人通道 (橙色)  
Temporary Pedestrian Walkway (Coloured Orange)
- 臨時休憩用地 (綠色)  
Temporary Open Space (Coloured Green)
- 未發展土地 (黃色)  
Undeveloped Land (Coloured Yellow)



Note 1: There may be future changes to the above buildings and facilities in the Development subject to the final approval by the relevant Government authorities.

備註1: 發展項目內的建築物及設施將來可能會有所變化，並以有關政府部門的批核為準。

Note 2: Floodlights will be provided for lighting of the outdoor swimming pool located in Phase IVA of the Development in the evening.

備註2: 位於發展項目第IVA期之室外游泳池會裝設泛光燈以供室外游泳池的晚間照明。



## LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖

1. Temporary Supermarket is an existing facility and its future use is subject to change. The relevant facilities are also subject to removal.  
臨時超級市場為現有設施，其未來用途或將有所改變。有關設施有可能被移除。
  2. Temporary Pedestrian Walkways (coloured orange on the plan) are existing facilities and their future uses are subject to change. The relevant facilities are also subject to removal.  
臨時行人通道（圖中橙色部分）為現有設施，其未來用途或將有所改變。有關設施有可能被移除。
  3. Temporary Public Transport Interchange and Temporary Public Toilet are existing facilities and their future uses are subject to change. The relevant facilities are also subject to removal.  
臨時公共運輸交匯處及臨時公共廁所為現有設施，其未來用途或將有所改變。有關設施有可能被移除。
  4. Temporary Open Space (coloured green on the plan) is an existing facility and its future use is subject to change. The relevant facilities are also subject to removal.  
臨時休憩用地（圖中綠色部分）為現有設施，其未來用途或將有所改變。有關設施有可能被移除。
  5. The estimated date of completion of Site N is 31 May 2020 as provided by the authorized person for the said development.  
地盤N的發展項目的認可人士提供該項目的預計落成日期為2020年5月31日。
  - 6a. The estimated date of completion of Phase VIIA of the Development located in Site C1 is 31 January 2021 as provided by the authorized person for the said development.  
位於地盤C1的發展項目第VIIA期的認可人士提供該等項目的預計落成日期為2021年1月31日。
  - 6b. The estimated date of completion of Phase VIIB of the Development located in Site C1 is 30 April 2021 as provided by the authorized person for the said development.  
位於地盤C1的發展項目第VIIB期的認可人士提供該項目的預計落成日期為2021年4月30日。
  7. The estimated date of completion of Site H, associated estate road and open space is 30 June 2021 as provided by the authorized person for the said developments.  
地盤H、有關道路及休憩用地的認可人士提供該等項目的預計落成日期為2021年6月30日。
  8. The estimated date of completion of the remaining part of Site J (excluding Phase IXA, Phase IXB and Phase IXC of the Development located in Site J), Road R4 (part) and Road R4 deck (part) is 31 March 2021 as provided by the authorized person for the said developments.  
地盤J的餘下部分(除位於地盤J的發展項目第IXA期、第IXB期及第IXC期外)、道路R4(部分)及其上蓋(部分)的認可人士提供該等項目的預計落成日期為2021年3月31日。
  - 8a. The estimated date of completion of Phase IXA of the Development located in Site J is 31 March 2021 as provided by the authorized person for the said phase.  
位於地盤J的發展項目第IXA期的認可人士提供該項目的預計落成日期為2021年3月31日。
  - 8b. The estimated date of completion of Phase IXB of the Development located in Site J is 30 June 2021 as provided by the authorized person for the said phase.  
位於地盤J的發展項目第IXB期的認可人士提供該項目的預計落成日期為2021年6月30日。
  - 8c. The estimated date of completion of Phase IXC of the Development located in Site J is 30 September 2021 as provided by the authorized person for the said phase.  
位於地盤J的發展項目第IXC期的認可人士提供該項目的預計落成日期為2021年9月30日。
  9. The estimated date of completion of Site I is 30 April 2022 as provided by the authorized person for the said development. The estimated date of completion of Site M (part) is 31 August 2021 as provided by the authorised person for the said development.  
地盤I的發展項目的認可人士提供該項目的預計落成日期為2022年4月30日。地盤M(部分)的發展項目的認可人士提供該項目的預計落成日期為2021年8月31日。
  10. The estimated date of completion of Site M (part) is 30 June 2021 as provided by the authorised person for the said development.  
地盤M(部分)的發展項目的認可人士提供該項目的預計落成日期為2021年6月30日。
- ★ For Undeveloped Land (coloured yellow on the plan) and undeveloped sites, the intended uses include residential, open space and Government, Institution or Community uses.  
未發展土地（圖中黃色部分）及未發展地盤之規劃用途將包括住宅、休憩用地及政府、機構或社區設施。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM = AIR CONDITIONER PLATFORM	= 冷氣機平台	FLUSHING WATER TANK	= 沖廁水水缸
A/C PLATFORM ABOVE = AIR CONDITIONER PLATFORM ABOVE	= 上層冷氣機平台位置	FS PUMP ROOM = FIRE SERVICES PUMP ROOM	= 消防泵房
A.F./ ARCH. FEATURE = ARCHITECTURAL FEATURE	= 建築裝飾	FS WATER TANK = FIRE SERVICES WATER TANK	= 消防水缸
ALUM. CLADDING = ALUMINIUM CLADDING	= 鋁質飾板	GREEN ROOF	= 綠化天台
BAL. = BALCONY	= 露台	H.R. = HOSE REEL	= 消防喉轆
BAL. ABOVE = BALCONY ABOVE	= 上層露台位置	INACCESSIBLE COMMON ROOF	= 無法進入的公用平台
BATH = BATHROOM	= 浴室	JACUZZI	= 按摩池
BR.1 = BEDROOM 1	= 睡房1	KIT. = KITCHEN	= 廚房
BR.2 = BEDROOM 2	= 睡房2	LIGHT WELL	= 採光天井
CANOPY	= 簷篷	LIFT	= 升降機
CANOPY TOP OF BAL. = CANOPY TOP OF BALCONY	= 露台簷篷頂部	LIFT LOBBY	= 升降機大堂
CANOPY TOP OF U/P. = CANOPY TOP OF UTILITY PLATFORM	= 工作平台簷篷頂部	LIFT MACHINE ROOM	= 升降機機房
C.F.R. = COMMON FLAT ROOF	= 公用平台	LIFT SHAFT	= 升降機槽
DIN. = DINING ROOM	= 飯廳	LIV. = LIVING ROOM	= 客廳
DN = DOWN	= 落	MAINTENANCE ACCESS	= 維修通道
DRENCHER TANK	= 水簾水缸	MBR. = MASTER BEDROOM	= 主人睡房
DRENCHER PUMP ROOM	= 水簾泵房	M. BATH = MASTER BATHROOM	= 主人浴室
ELV. = EXTRA-LOW VOLTAGE	= 特低壓電槽	NOISE BARRIER	= 隔音屏障
EMR. = ELECTRIC METER ROOM	= 電錶房	OPEN KIT. = OPEN KITCHEN	= 開放式廚房
EMR. LAYOUT = ELECTRIC METER ROOM LAYOUT	= 電錶房佈局	POTABLE WATER TANK	= 食用水水缸
FLAT ROOF	= 平台	POTABLE WATER PUMP ROOM	= 食用水水泵房
F.LOB = FIREMAN LIFT LOBBY	= 消防員升降機大堂	P.D. = PIPE DUCT	= 管道槽
FLUSHING WATER PUMP ROOM	= 沖廁水泵房	P.D.R. = PIPE DUCT ROOM	= 管道房

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

R.C. CANOPY = REINFORCED CONCRETE CANOPY	= 鋼筋混凝土簷篷	TOWER *	= 第*座
ROOF	= 天台	UP	= 上
R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM	= 垃圾及物料回收房	UP. = UTILITY PLATFORM	= 工作平台
SKYLIGHT	= 天窗	UP. ABOVE = UTILITY PLATFORM ABOVE	= 上層工作平台位置
ST. = STORE = STORE ROOM	= 儲物室	UTILITY RM. = UTILITY ROOM	= 雜物房
		WC. = WATER CLOSET	= 洗手間
		WMC = WATER METER CABINET	= 水錶櫃

## Remarks:

1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Commons pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioner platform and/or external wall of some units.
3. There are ceiling bulkheads or false ceiling at living room, dining room, bedrooms, W.C., store rooms, kitchen of some units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, jacuzzi, sink counter, etc, are retrieved from the latest approved building plans and are for general indication only.
6. There are exposed pipes mounted at part of flat roof and roof of each tower in the Phase. Only part of the exposed pipes are covered by aluminium cladding.
7. For some residential units, the air conditioner platform(s) outside the residential unit will be placed with outdoor air conditioner unit(s) belonging to its unit and/or other units.  
The placement of these air-conditioner unit(s) may have heat and/or sounds.
8. Balconies and utility platforms are non-enclosed area.
9. During the necessary maintenance of the external walls by manager of the Phase, the gondola will be operating in the airspace outside window of residential properties and above flat roof/roof in such tower.
10. There are non-structural prefabricated external walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

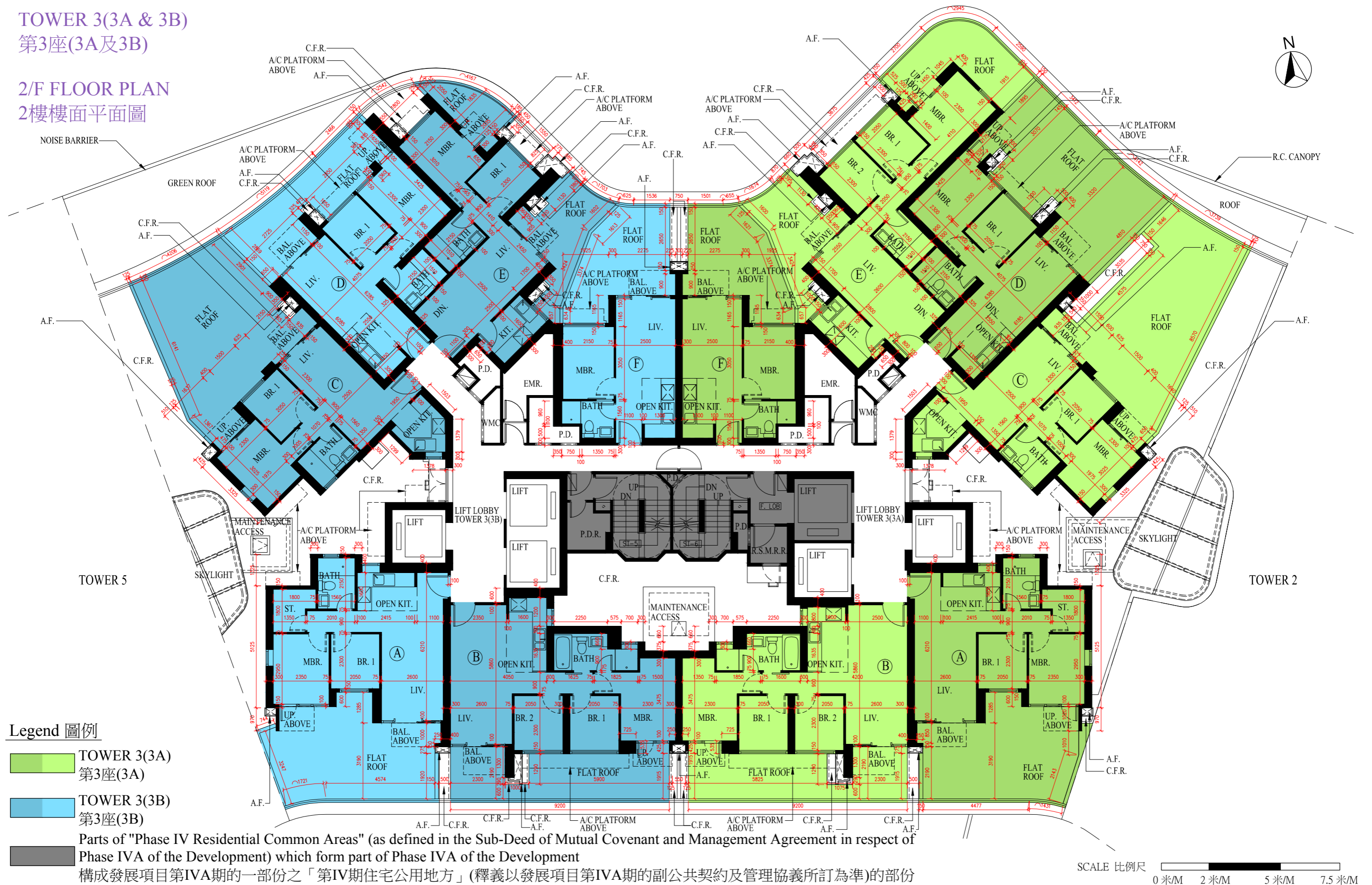
## 備註：

1. 部份樓層外牆設有建築裝飾及/或外露喉管。
2. 部分單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。
3. 部分單位客廳、飯廳、睡房、洗手間、雜物房、儲物室、廚房有裝飾橫樑或假天花，用以裝置冷氣系統及/或機電設備。
4. 部份單位之天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、按摩池、洗滌盆櫃等乃根據最新的經批准的建築圖則，只作一般性標誌。
6. 期數內的每座大樓的平台及天台上裝設有外露喉管，只有部份外露喉管被鋁質飾板所覆蓋。
7. 部份住宅單位外的冷氣機平台將會放置其單位及/或其他單位的一部或多部冷氣戶外機。該等冷氣機的位置可能發出熱力及/或聲音。
8. 露台及工作平台為不可封閉的地方。
9. 在期數管理人員安排外牆之必要維修進行期間，吊船將在該等大樓的住宅物業之窗戶及平台/天台上之空間運作。
10. 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 3(3A & 3B) 第3座(3A及3B)

### 2/F FLOOR PLAN 2樓樓面平面圖



#### Legend 圖例

- TOWER 3(3A)  
第3座(3A)
- TOWER 3(3B)  
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 3 (3A)	2/F 2樓	150, 175	150, 175, 225	150, 175	150, 175	150	150
The 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)	第3座 (3A)		3150, 3200, 3250	3150, 3200, 3250	3150, 3200, 3250	2700, 3150, 3200, 3250	3150, 3200, 3250	3150, 3200

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 3 (3B)	2/F 2樓	150, 175	150, 175, 225	150, 175	150, 175	150	150
The 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)	第3座 (3B)		3150, 3200, 3250	3150, 3200, 3250	3150, 3200, 3250	2700, 3150, 3200, 3250	3150, 3200, 3250	3150, 3200

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

備註：

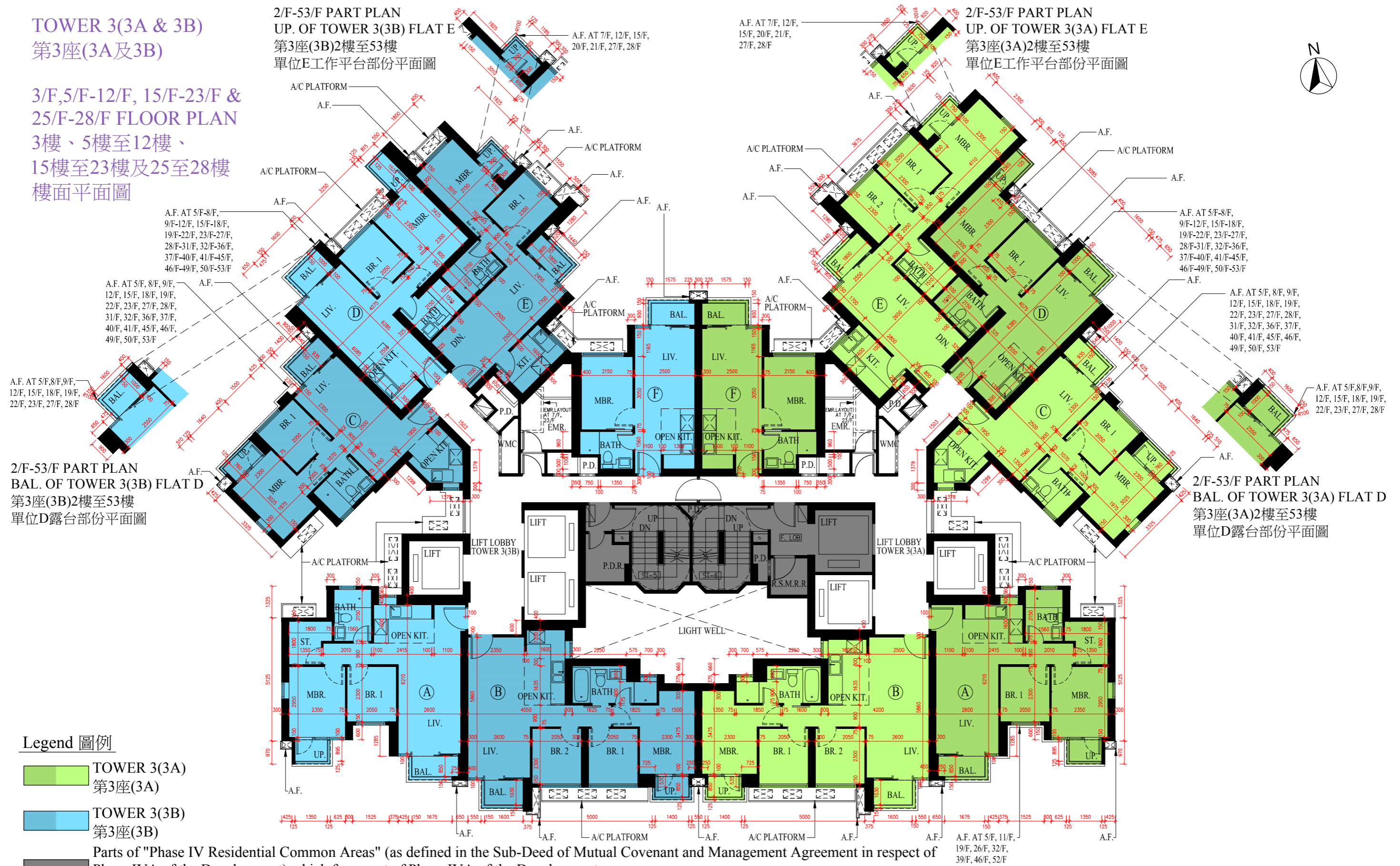
1. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 3(3A & 3B) 第3座(3A及3B)

### 3/F,5/F-12/F, 15/F-23/F & 25/F-28/F FLOOR PLAN 3樓、5樓至12樓、 15樓至23樓及25至28樓 樓面平面圖



### Legend 圖例

- TOWER 3(3A)  
第3座(3A)
- TOWER 3(3B)  
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺   
0米/M 2米/M 5米/M 7.5米/M

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
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 3 (3A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至27樓	150, 175	150, 175, 225	150, 175	150, 175	150	150	28/F 28樓	150, 175	150, 175, 225	150, 175	150, 175, 200	150, 200	150
The 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)			3150	3150	3150	3150	3150	3150		3150	3150, 3400, 3500	3150, 3450	3150, 3450	3150, 3200, 3450, 3500, 3550, 3600	3150, 3200, 3400, 3450, 3550, 3650
			Flats 單位							Flats 單位					
	Tower 座	Floor 樓層	A	B	C	D	E	F	Floor 樓層	A	B	C	D	E	F
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 3 (3B)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至27樓	150, 175	150, 175, 225	150, 175	150, 175	150	150	28/F 28樓	150, 175	150, 175, 225	150, 175	150, 175, 200	150, 200	150
The 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)			3150	3150	3150	3150	3150	3150		3150	3150, 3400, 3500	3150, 3450	3150, 3450	3150, 3200, 3450, 3500, 3550, 3600	3150, 3200, 3400, 3450, 3550, 3650

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

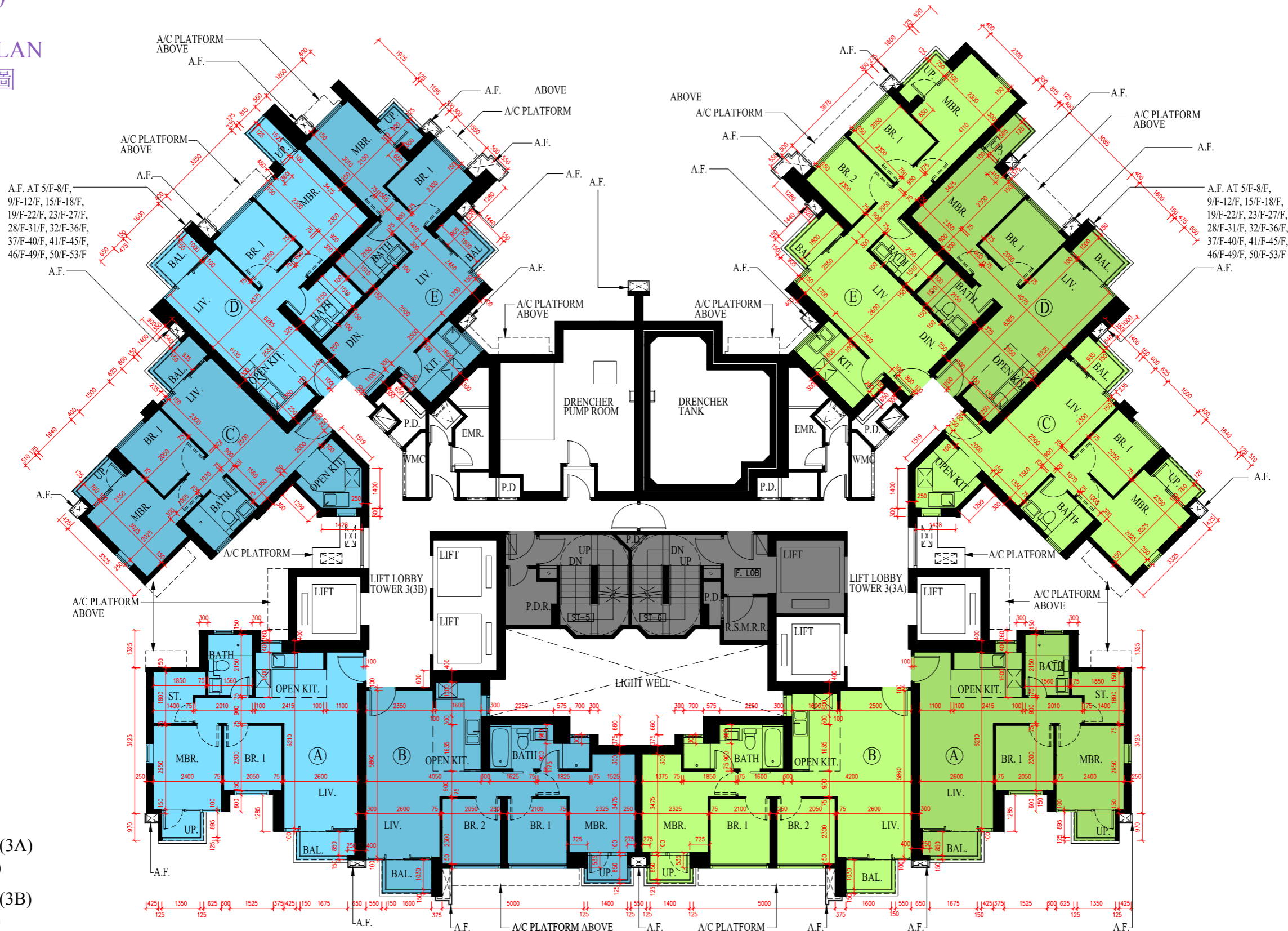
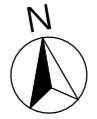
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 3(3A & 3B) 第3座(3A及3B)

### 30/F FLOOR PLAN 30樓樓面平面圖



#### Legend 圖例

TOWER 3(3A)  
第3座(3A)

TOWER 3(3B)  
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位				
			A	B	C	D	E
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 3 (3A)	30/F 30樓	150, 175	150, 175, 225	150, 175	150, 175	150
The 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)	第3座 (3A)		3150	3150	3150	3150	3150

	Tower 座	Floor 樓層	Flats 單位				
			A	B	C	D	E
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 3 (3B)	30/F 30樓	150, 175	150, 175, 225	150, 175	150, 175	150
The 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)	第3座 (3B)		3150	3150	3150	3150	3150

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

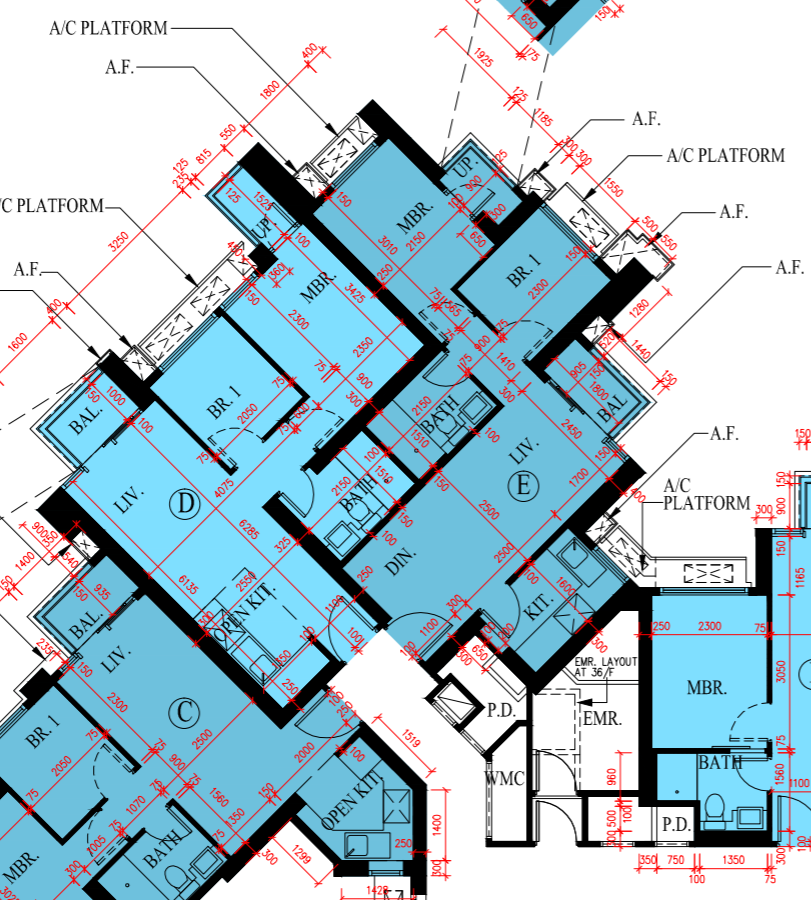
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 3(3A & 3B) 第3座(3A及3B)

### 31/F-33/F, 35/F- 43/F & 45/F-52/F FLOOR PLAN 31樓至33樓、35樓至 43樓及45樓至52樓 樓面平面圖

2/F-53/F PART PLAN  
UP. OF TOWER 3(3B) FLAT E  
第3座(3B)2樓至53樓  
單位E工作平台部份平面圖

2/F-53/F PART PLAN  
UP. OF TOWER 3(3A) FLAT E  
第3座(3A)2樓至53樓  
單位E工作平台部份平面圖

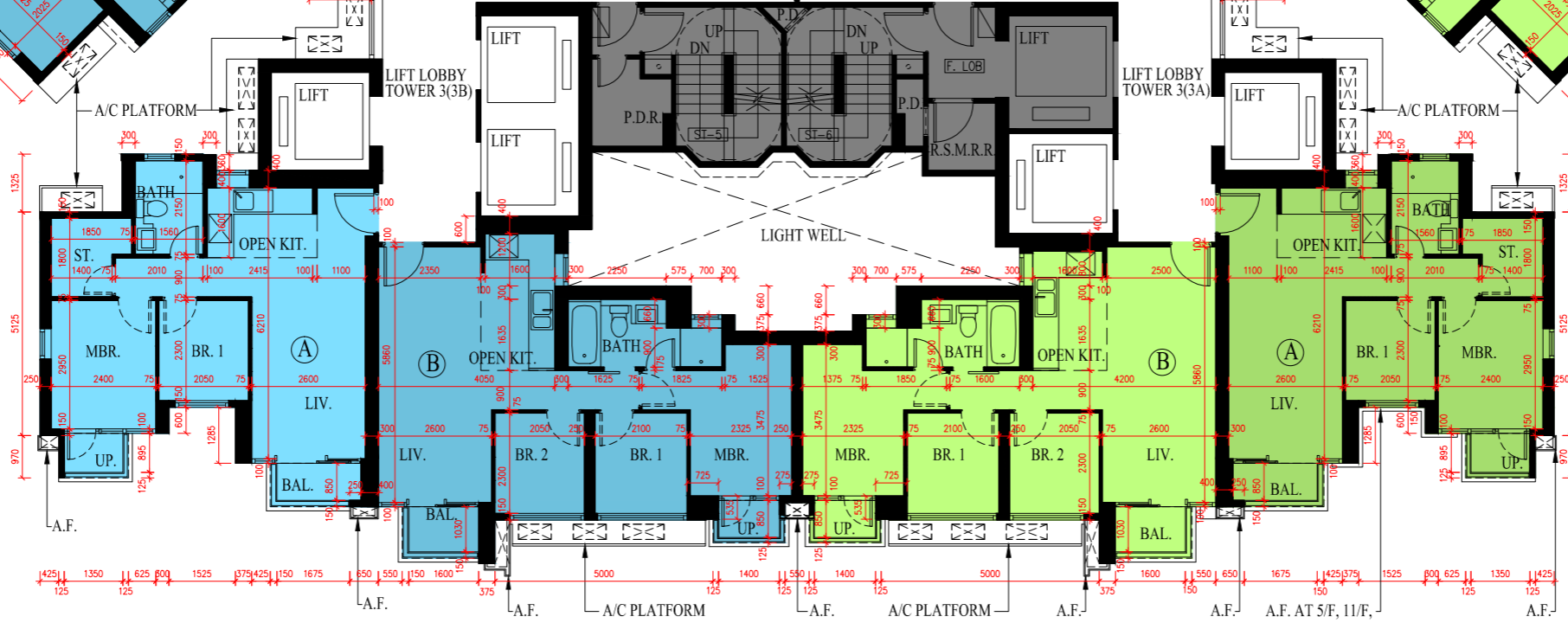


A.F. AT 5/F, 8/F, 9/F,  
12/F, 15/F, 18/F, 19/F,  
22/F, 23/F, 27/F, 28/F,  
31/F, 32/F, 36/F, 37/F,  
40/F, 41/F, 45/F, 46/F,  
49/F, 50/F, 53/F

A.F. AT 5/F, 8/F, 9/F,  
12/F, 15/F, 18/F, 19/F,  
22/F, 23/F, 27/F, 28/F,  
31/F, 32/F, 36/F, 37/F,  
40/F, 41/F, 45/F, 46/F,  
49/F, 50/F, 53/F

2/F-53/F PART PLAN  
BAL. OF TOWER 3(3B) FLAT D  
第3座(3B)2樓至53樓  
單位D露台部份平面圖

2/F-53/F PART PLAN  
BAL. OF TOWER 3(3A) FLAT D  
第3座(3A)2樓至53樓  
單位D露台部份平面圖



### Legend 圖例

- TOWER 3(3A)  
第3座(3A)
- TOWER 3(3B)  
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 3 (3A)	31/F - 33/F, 35/F - 43/F and 45/F - 52/F	150, 175	150, 175, 225	150, 175	150, 175	150	150
The 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)	第3座 (3A)	31樓至33樓, 35 樓至43樓及45 樓至52樓	3150	3150	3150	3150	3150	3150

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 3 (3B)	31/F - 33/F, 35/F - 43/F and 45/F - 52/F	150, 175	150, 175, 225	150, 175	150, 175	150	150
The 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)	第3座 (3B)	31樓至33樓, 35 樓至43樓及45 樓至52樓	3150	3150	3150	3150	3150	3150

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

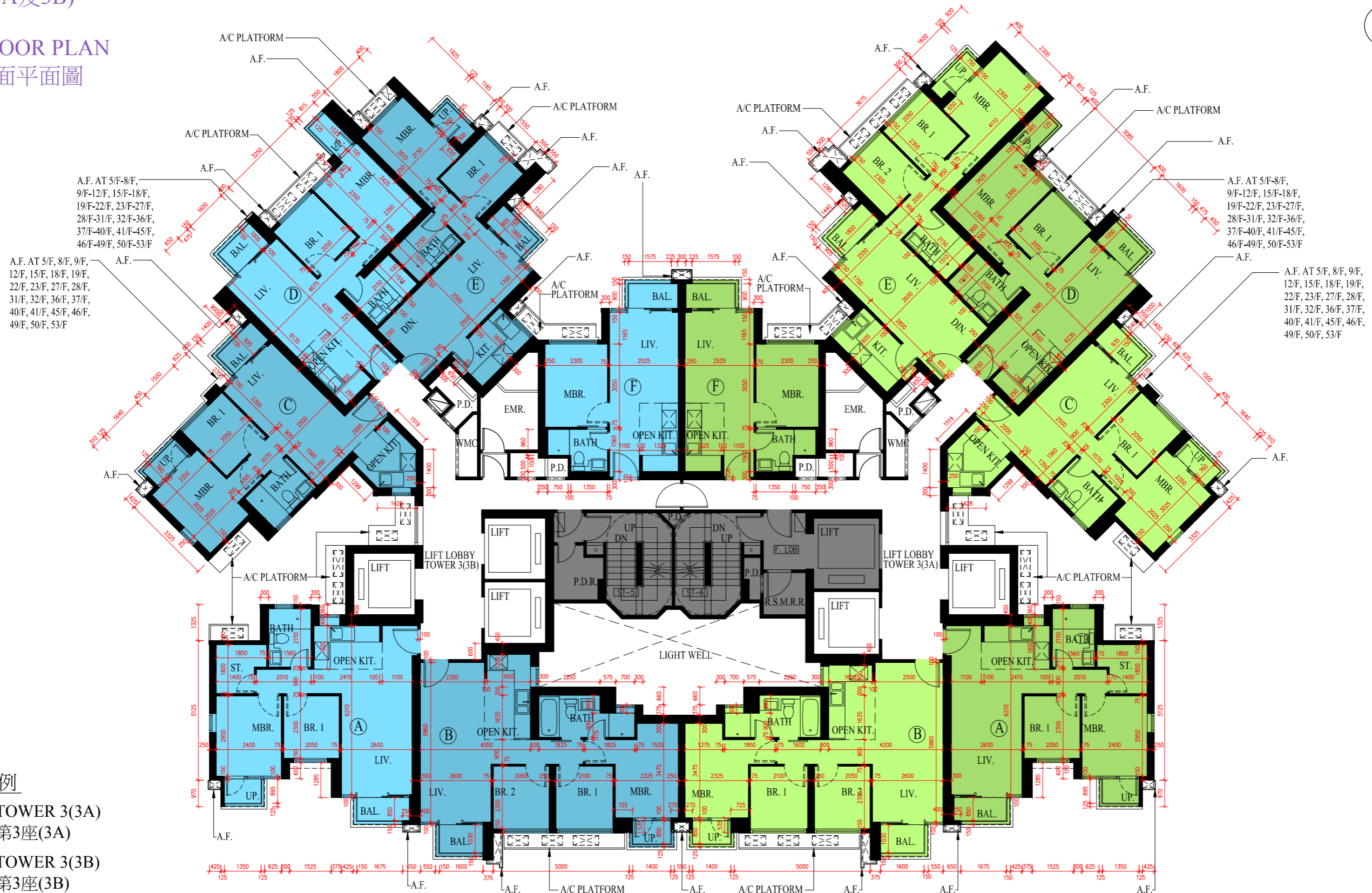
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 3(3A & 3B)

### 第3座(3A及3B)

#### 53/F FLOOR PLAN

#### 53樓樓面平面圖



#### Legend 圖例

TOWER 3(3A)  
第3座(3A)

TOWER 3(3B)  
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 3 (3A)	53/F 53樓	175	150, 175	150, 175, 200, 250	150, 175	150, 175	150
The 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)			3050, 3150, 3200, 3300, 3400, 3500, 3550	3200, 3450, 3500, 3800	3150, 3200, 3400, 3500, 3800	3150, 3200, 3500, 3750, 3800, 3850, 3950	3150, 3200, 3500	3500

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 3 (3B)	53/F 53樓	175	150, 175	150, 175, 200, 250	150, 175	150, 175, 300	150
The 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)			3050, 3150, 3200, 3300, 3400, 3500, 3550	3200, 3450, 3500, 3800	3150, 3200, 3400, 3500, 3800	3150, 3200, 3500, 3750, 3800, 3850, 3950	3150, 3200, 3500	3500

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.

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

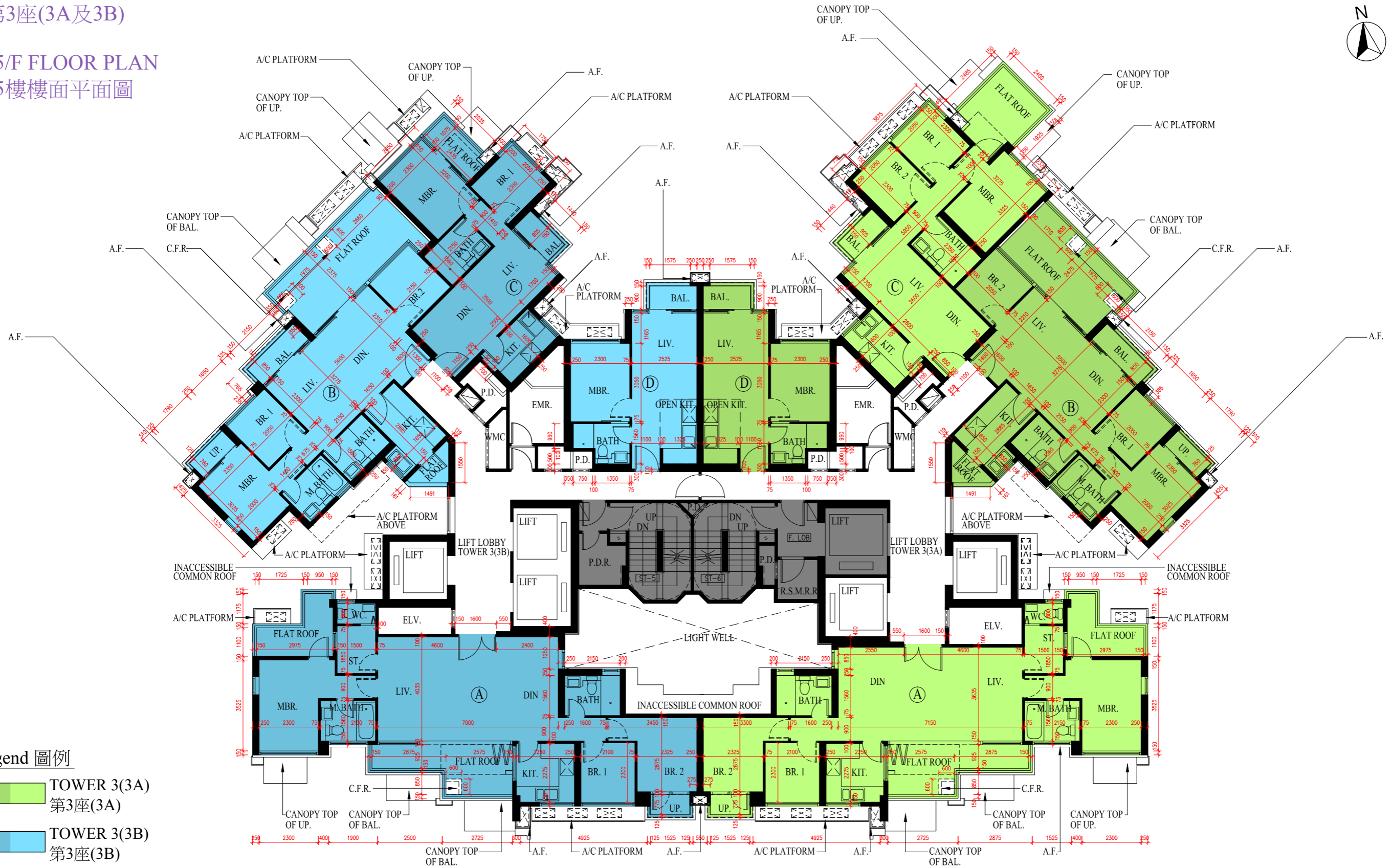
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 3(3A & 3B) 第3座(3A及3B)

### 55/F FLOOR PLAN 55樓樓面平面圖



#### Legend 圖例

TOWER 3(3A)  
第3座(3A)

TOWER 3(3B)  
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
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 3 (3A)	55/F 55樓	150, 175	150, 175	150	150
The 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)			3150, 3450, 3500, 3550	3300, 3500, 3550, 3850	3500, 3600	3500

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
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 3 (3B)	55/F 55樓	150, 175	150, 175	150	150
The 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)			3150, 3450, 3500, 3550	3300, 3500, 3550, 3850	3500, 3600	3500

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

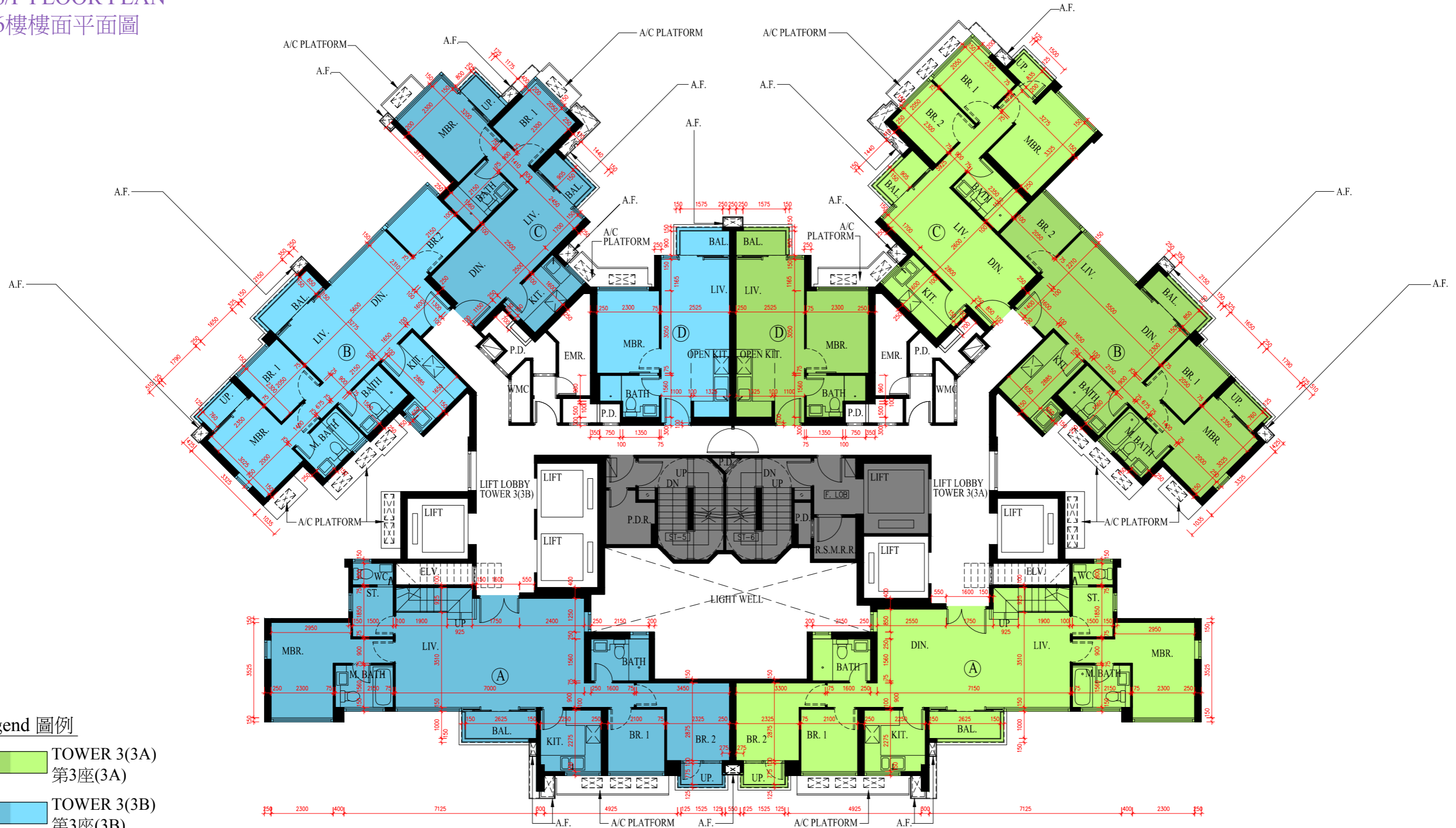
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3(3A & 3B)  
第3座(3A及3B)

56/F FLOOR PLAN  
56樓樓面平面圖



**Legend 圖例**

TOWER 3(3A)  
第3座(3A)

TOWER 3(3B)  
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
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 3 (3A)	56/F 56樓	175	175, 200	175	175, 200
The 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)			3500, 3665, 3725, 3850	3500, 3600, 3725, 3665, 3800	3500, 3665, 3725, 3750, 3850, 3950	3500, 3600, 3725, 3800, 3850

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
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 3 (3B)	56/F 56樓	175	175, 200	175	175, 200
The 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)			3500, 3665, 3725, 3850	3500, 3600, 3725, 3665, 3800	3500, 3665, 3725, 3750, 3850, 3950	3500, 3600, 3725, 3800, 3850

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.

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

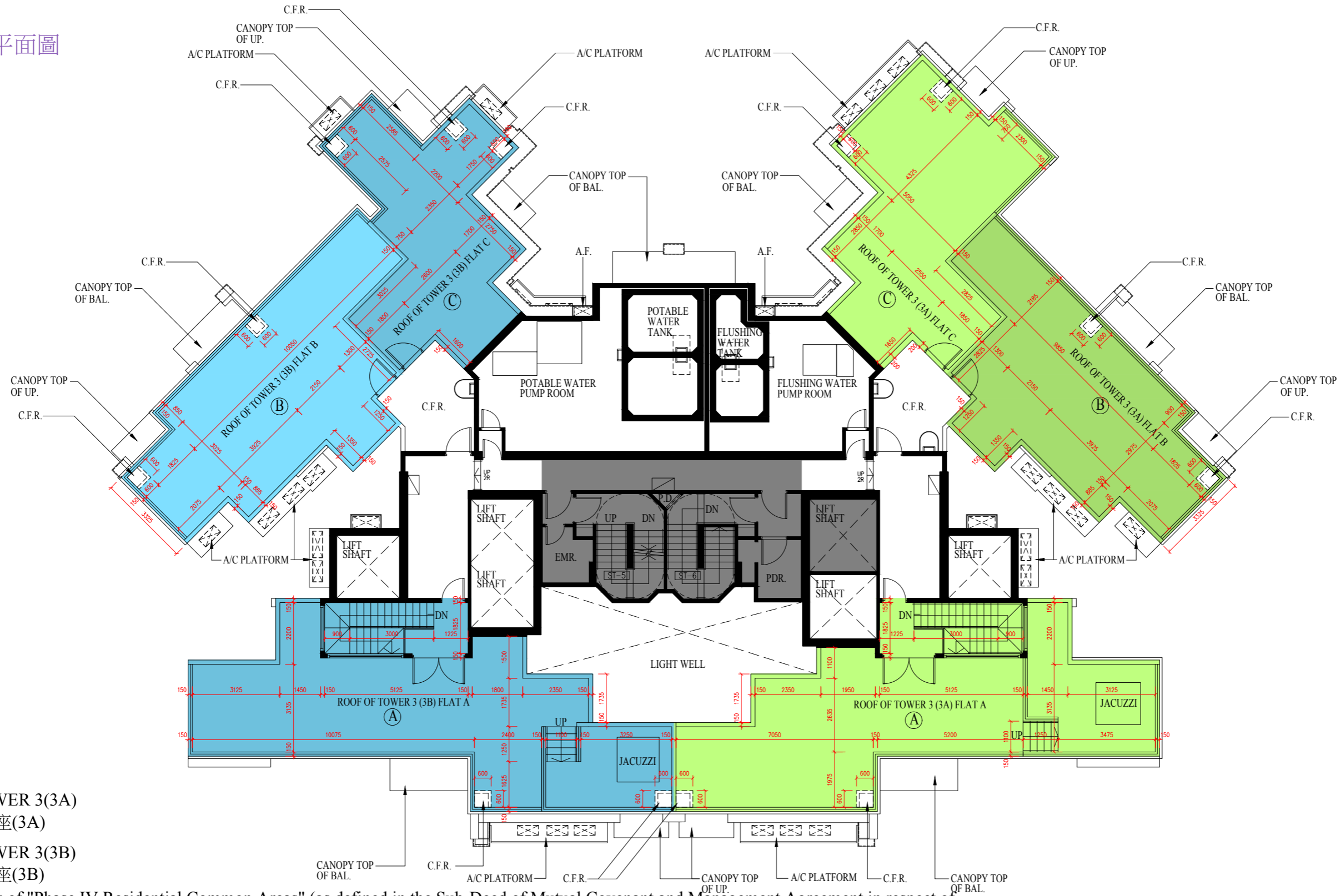
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)  
第3座(3A及3B)

R/F PLAN  
天台樓面平面圖



Legend 圖例

TOWER 3(3A)  
第3座(3A)

TOWER 3(3B)  
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位		
			A	B	C
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 3 (3A)	R/F 天台	N/A 不適用	N/A 不適用	N/A 不適用
The 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)	第3座 (3A)		N/A 不適用	N/A 不適用	N/A 不適用

	Tower 座	Floor 樓層	Flats 單位		
			A	B	C
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 3 (3B)	R/F 天台	N/A 不適用	N/A 不適用	N/A 不適用
The 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)	第3座 (3B)		N/A 不適用	N/A 不適用	N/A 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.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

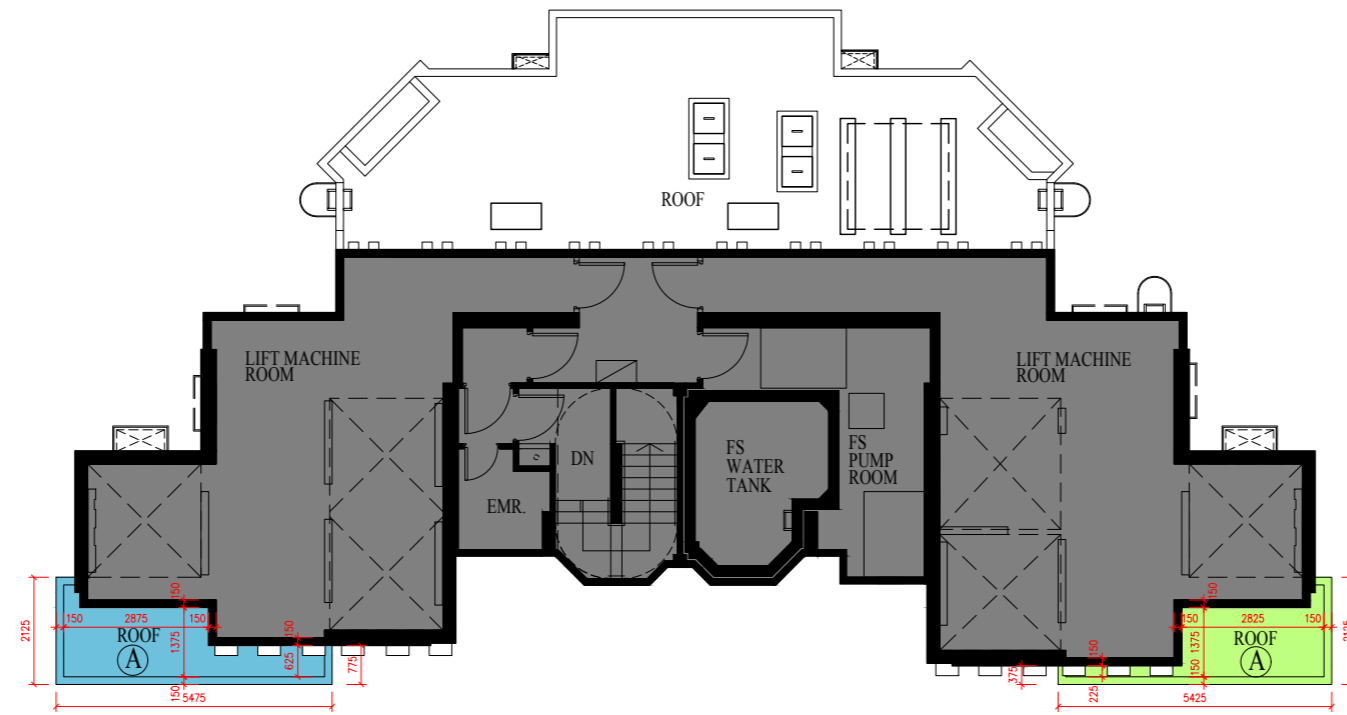
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)  
第3座(3A及3B)


UPPER ROOF FLOOR  
PLAN  
上層天台樓面平面圖




Legend 圖例

 TOWER 3(3A)  
第3座(3A)

 TOWER 3(3B)  
第3座(3B)

 Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺   
0 米/M 2 米/M 5 米/M 7.5 米/M

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位	
			A	B
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 3 (3A)	Upper Roof 上層天台	N/A 不適用	
The 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)			N/A 不適用	

	Tower 座	Floor 樓層	Flats 單位	
			A	B
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 3 (3B)	Upper Roof 上層天台	N/A 不適用	
The 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)			N/A 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.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5(5A & 5B)  
第5座(5A及5B)

2/F FLOOR PLAN  
2樓樓面平面圖



Legend 圖例

TOWER 5(5A)  
第5座(5A)

TOWER 5(5B)  
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0 米/M 2 米/M 5 米/M 7.5 米/M

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 5 (5A)	2/F 2樓	150, 175	150, 175, 225	150, 175	150, 175	150	150
The 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)			第5座 (5A)	3150, 3200, 3250	3150, 3200, 3250	3150, 3200, 3250	2700, 3150, 3200, 3250	3150, 3200, 3250

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 5 (5B)	2/F 2樓	150, 175	150, 175, 225	150, 175	150, 175	150	150
The 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)			第5座 (5B)	3150, 3200, 3250	3150, 3200, 3250	3150, 3200, 3250	2700, 3150, 3200, 3250	3150, 3200, 3250

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

備註：

1. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

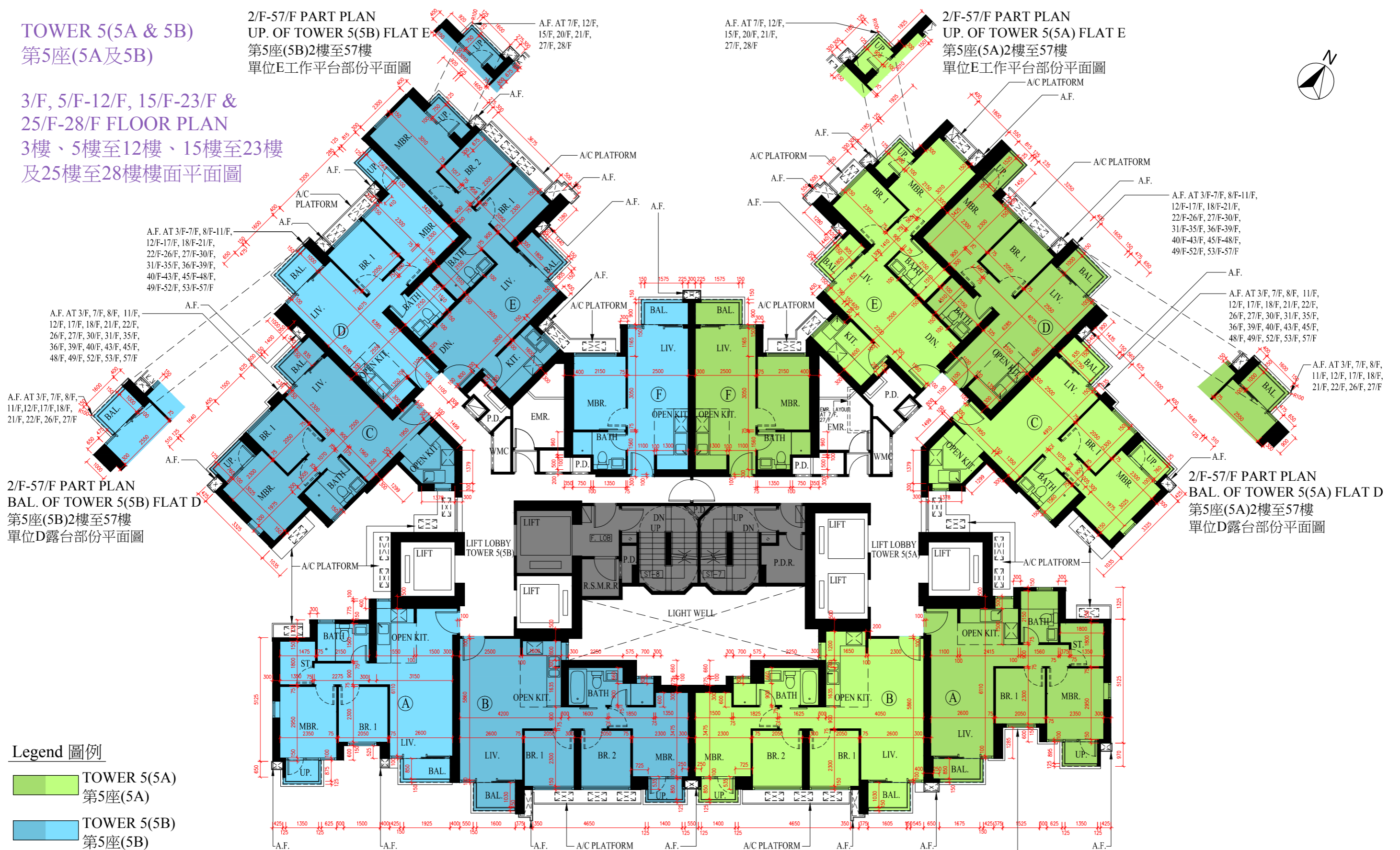
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

**TOWER 5(5A & 5B)**  
第5座(5A及5B)

**3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F FLOOR PLAN**  
3樓、5樓至12樓、15樓至23樓及25樓至28樓樓面平面圖

2/F-57/F PART PLAN  
UP. OF TOWER 5(5B) FLAT E  
第5座(5B)2樓至57樓  
單位E工作平台部份平面圖

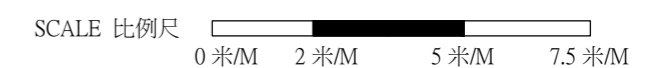
2/F-57/F PART PLAN  
UP. OF TOWER 5(5A) FLAT E  
第5座(5A)2樓至57樓  
單位E工作平台部份平面圖



**Legend 圖例**

- TOWER 5(5A)  
第5座(5A)
- TOWER 5(5B)  
第5座(5B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development

構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份





FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
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 5 (5A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至27樓	150, 175	150, 175, 225	150, 175	150, 175	150	150	28/F 28樓	150, 175	150, 175, 225	150, 175	150, 175, 200	150, 200	150
The 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)			3150	3150	3150	3150	3150	3150		3150	3150, 3400, 3500	3150, 3450	3150, 3450	3150, 3200, 3450, 3500, 3550, 3600	3150, 3200, 3400, 3450, 3550, 3650
	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
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 5 (5B)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至27樓	150, 175	150, 175, 225	150, 175	150, 175	150	150	28/F 28樓	150, 175	150, 175, 225	150, 175	150, 175, 200	150, 200	150
The 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)			3150	3150	3150	3150	3150	3150		3150	3150, 3400, 3450	3150, 3450	3150, 3450	3150, 3200, 3450, 3500, 3550, 3600	3150, 3200, 3400, 3450, 3550, 3650

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

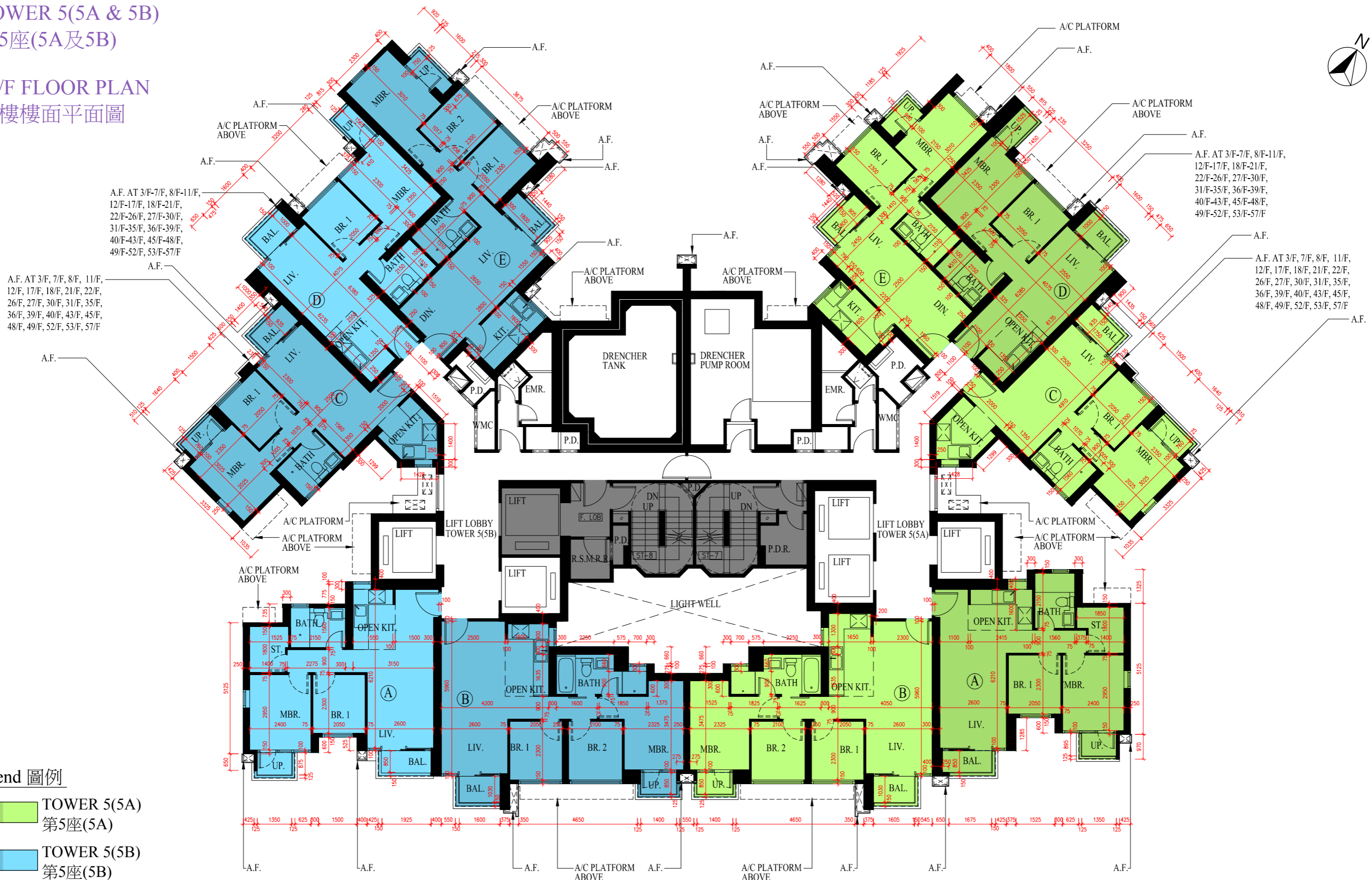
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 5(5A & 5B) 第5座(5A及5B)

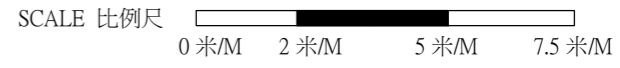
### 30/F FLOOR PLAN 30樓樓面平面圖



#### Legend 圖例

- TOWER 5(5A)  
第5座(5A)
- TOWER 5(5B)  
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份



## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位				
			A	B	C	D	E
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 5 (5A)	30/F 30樓	150, 175	150, 175, 225	150, 175	150, 175	150
The 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)			第5座 (5A)	3150	3150	3150	3150

	Tower 座	Floor 樓層	Flats 單位				
			A	B	C	D	E
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 5 (5B)	30/F 30樓	150, 175	150, 175, 225	150, 175	150, 175	150
The 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)			第5座 (5B)	3150	3150	3150	3150

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 5(5A & 5B) 第5座(5A及5B)

31/F-33/F, 35/F-43/F,  
45/F-48/F, 50/F-53/F &  
55/F-56/F FLOOR PLAN  
31樓至33樓、35樓至43樓、  
45樓至48樓、50樓至53樓  
及55樓至56樓  
樓面平面圖

2/F-57/F PART PLAN  
UP. OF TOWER 5(5B) FLAT E  
第5座(5B)2樓至57樓  
單位E工作平台部份平面圖

2/F-57/F PART PLAN  
UP. OF TOWER 5(5A) FLAT E  
第5座(5A)2樓至57樓  
單位E工作平台部份平面圖

A.F. AT 3/F, 7/F, 8/F, 11/F,  
12/F, 17/F, 18/F, 21/F, 22/F,  
26/F, 27/F, 30/F, 31/F, 35/F,  
36/F, 39/F, 40/F, 43/F, 45/F,  
48/F, 49/F, 52/F, 53/F, 57/F

A.F. AT 3/F-7/F, 8/F-11/F,  
12/F-17/F, 18/F-21/F,  
22/F-26/F, 27/F-30/F,  
31/F-35/F, 36/F-39/F,  
40/F-43/F, 45/F-48/F,  
49/F-52/F, 53/F-57/F

A.F. AT 33/F, 35/F,  
40/F, 41/F, 47/F,  
48/F, 53/F

A.F. AT 3/F-7/F, 8/F-11/F,  
12/F-17/F, 18/F-21/F,  
22/F-26/F, 27/F-30/F,  
31/F-35/F, 36/F-39/F,  
40/F-43/F, 45/F-48/F,  
49/F-52/F, 53/F-57/F

A.F. AT 3/F, 7/F, 8/F, 11/F,  
12/F, 17/F, 18/F, 21/F, 22/F,  
26/F, 27/F, 30/F, 31/F, 35/F,  
36/F, 39/F, 40/F, 43/F, 45/F,  
48/F, 49/F, 52/F, 53/F, 57/F

A.F. AT 31/F, 35/F,  
36/F, 39/F, 40/F, 43/F,  
45/F, 48/F, 49/F, 52/F,  
53/F


2/F-57/F PART PLAN  
BAL. OF TOWER 5(5B) FLAT D  
第5座(5B)2樓至57樓  
單位D露台部份平面圖

2/F-57/F PART PLAN  
BAL. OF TOWER 5(5A) FLAT D  
第5座(5A)2樓至57樓  
單位D露台部份平面圖

### Legend 圖例

 TOWER 5(5A)  
第5座(5A)

 TOWER 5(5B)  
第5座(5B)

 Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份



A.F. AT 5/F, 11/F,  
19/F, 26/F, 32/F,  
39/F, 46/F, 52/F

SCALE 比例尺   
0 米/M 2 米/M 5 米/M 7.5 米/M

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
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 5 (5A)	31/F - 33/F, 35/F - 43/F, 45/F - 47/F, 50/F - 53/F and 55/F - 56/F	150, 175	150, 175, 225	150, 175	150, 175	150	150	48/F 48樓	150, 175	150, 175	150, 175	150, 175	150, 200	150
The 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)	第5座 (5A)	31樓至33樓, 35樓至43樓, 45樓至47樓, 50樓至53樓 及55樓至56樓	3150	3150	3150	3150	3150	3150		3150, 3400, 3500	3150, 3450	3150, 3450	3150, 3400, 3500, 3600	3150, 3400, 3500, 3600	3150, 3250, 3450, 3500
	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
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 5 (5B)	31/F - 33/F, 35/F - 43/F, 45/F - 47/F, 50/F - 53/F and 55/F - 56/F	150, 175	150, 175, 225	150, 175	150, 175	150	150	48/F 48樓	150, 175	150, 175	150, 175	150, 175	150, 200	150
The 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)	第5座 (5B)	31樓至33樓, 35樓至43樓, 45樓至47樓, 50樓至53樓 及55樓至56樓	3150	3150	3150	3150	3150	3150		3150, 3400, 3450	3150, 3450	3150, 3450	3150, 3400, 3500, 3600	3150, 3400, 3500, 3600	3150, 3250, 3450, 3500

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.

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

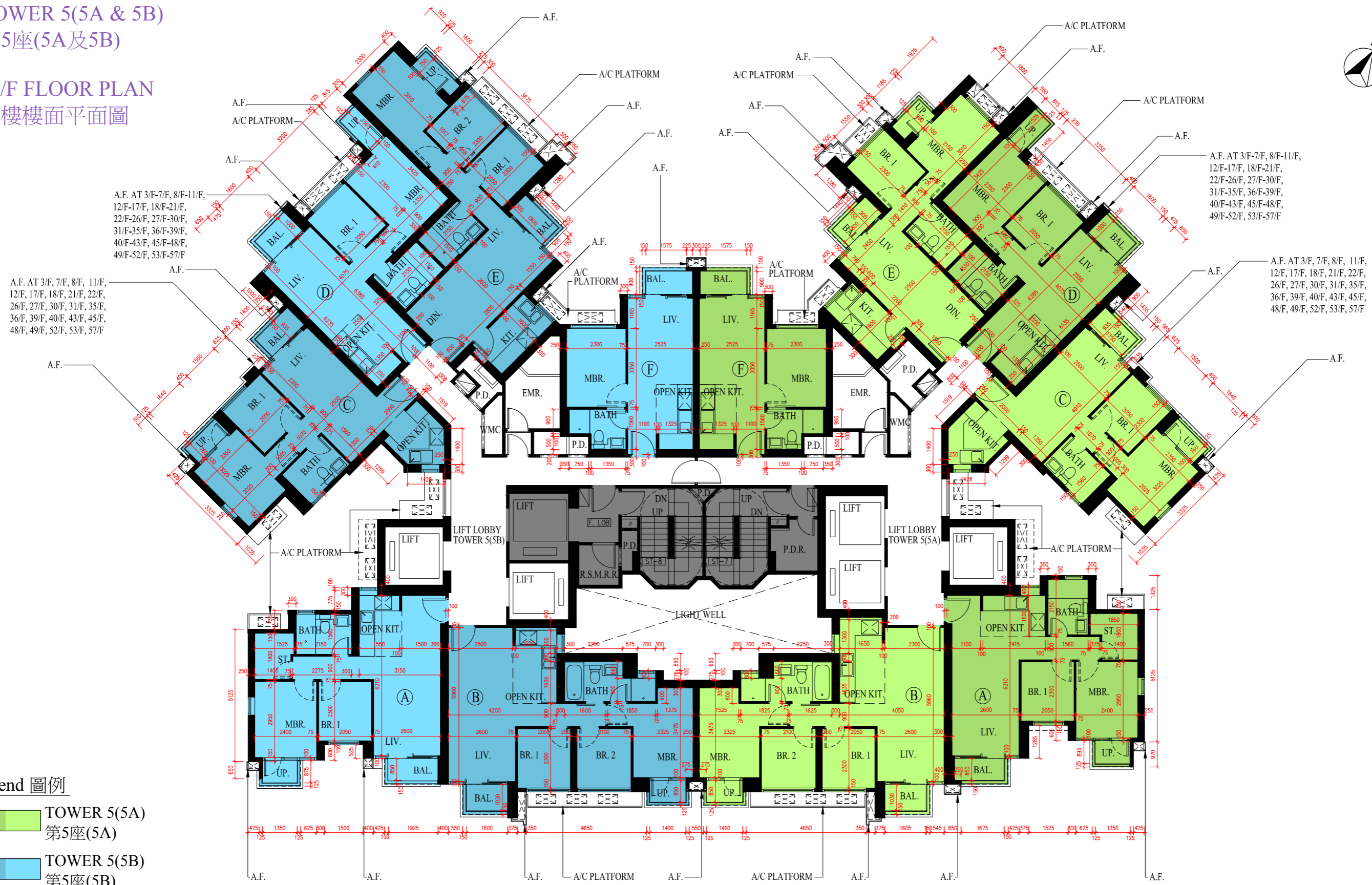
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 5(5A & 5B) 第5座(5A及5B)

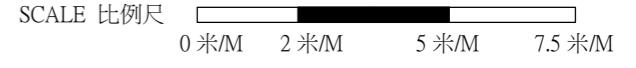
### 57/F FLOOR PLAN 57樓樓面平面圖



#### Legend 圖例

- TOWER 5(5A)  
第5座(5A)
- TOWER 5(5B)  
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 5 (5A) 第5座 (5A)	57/F 57樓	175	150, 175	150, 175, 200, 250	150, 175	150, 175, 300	150
The 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)			3050, 3150, 3200, 3300, 3400, 3500, 3550	3200, 3450, 3500, 3800	3150, 3200, 3400, 3500, 3800	3150, 3200, 3450, 3500	3450, 3500	3500

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
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 5 (5B) 第5座 (5B)	57/F 57樓	175	150, 175	150, 175, 200, 250	150, 175	150, 175	150
The 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)			3050, 3150, 3200, 3500	3200, 3450, 3500, 3800	3150, 3200, 3400, 3500, 3800	3150, 3200, 3450, 3500	3450, 3500	3500

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.

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

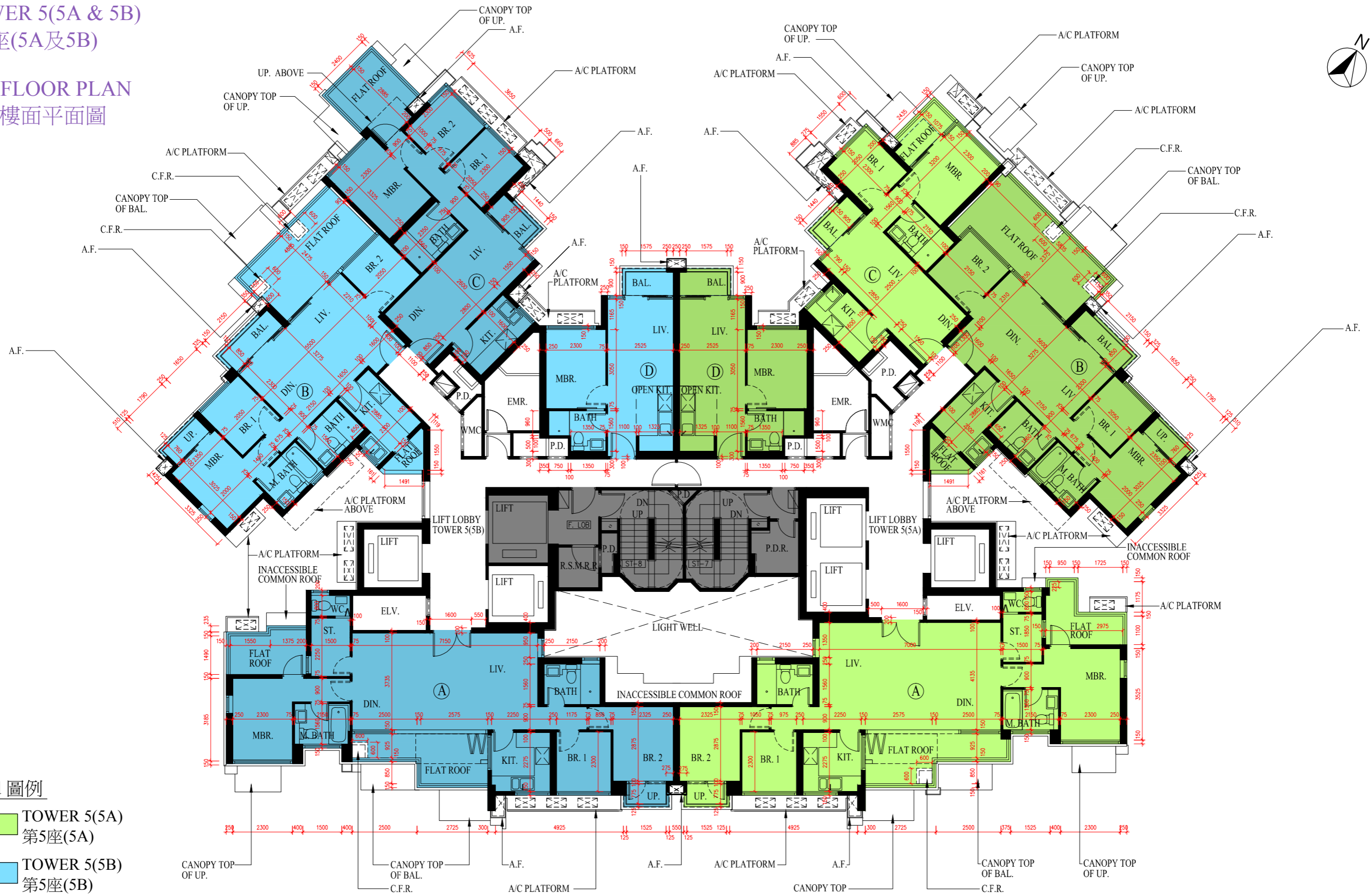
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 5(5A & 5B) 第5座(5A及5B)

### 58/F FLOOR PLAN 58樓樓面平面圖



#### Legend 圖例

TOWER 5(5A)  
第5座(5A)

TOWER 5(5B)  
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development

構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M



## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
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 5 (5A)	58/F 58樓	150, 175	150, 200	150	150
The 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)			3450, 3500, 3550	3300, 3500	3500, 3600	3500

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
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 5 (5B)	58/F 58樓	150, 175	150, 200	150	150
The 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)			3450, 3500	3300, 3500	3500, 3600	3500

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.

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

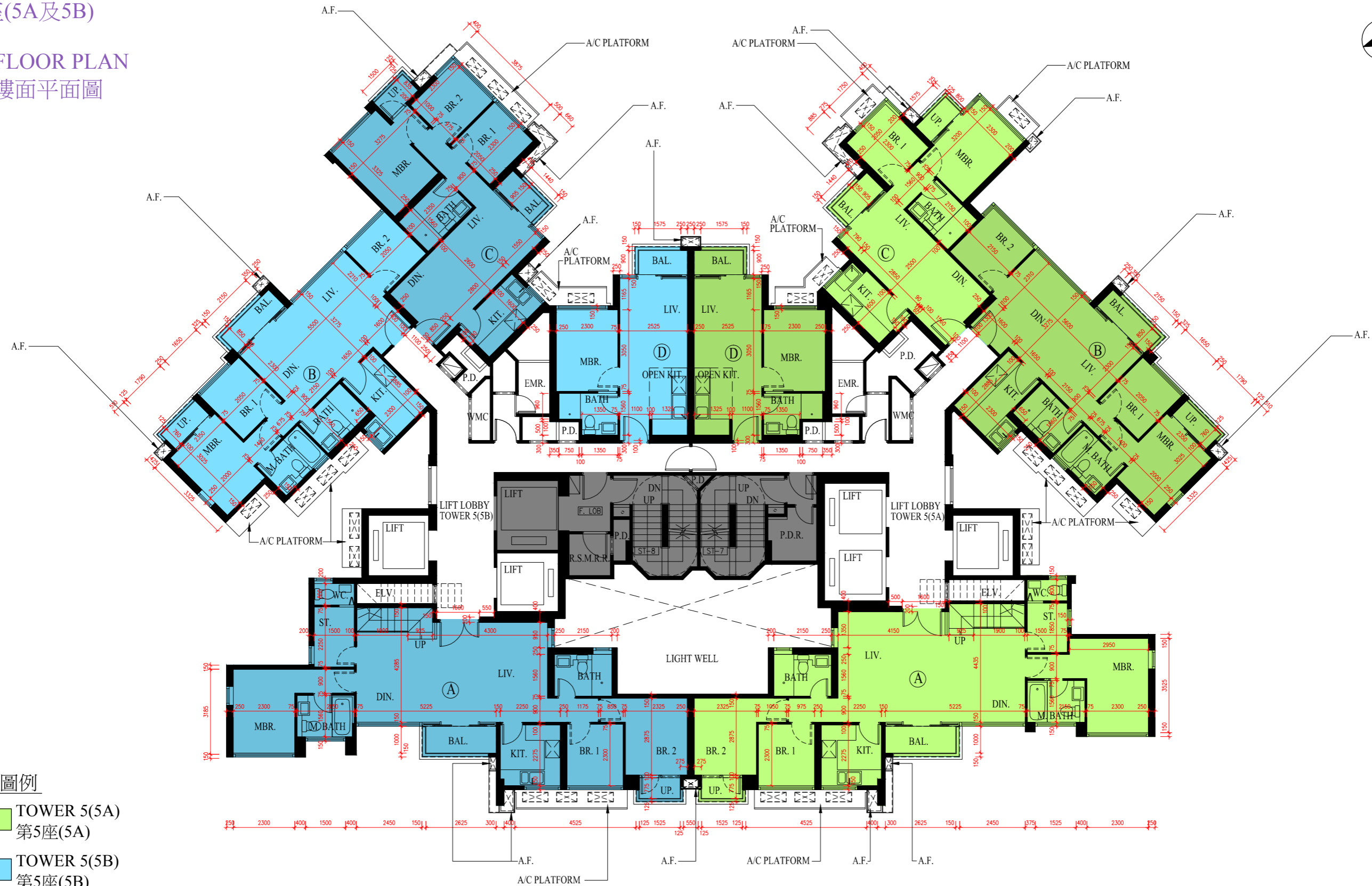
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5(5A & 5B)  
第5座(5A及5B)

59/F FLOOR PLAN  
59樓樓面平面圖



Legend 圖例

- TOWER 5(5A)  
第5座(5A)
- TOWER 5(5B)  
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
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 5 (5A) 第5座 (5A)	59/F 59樓	175	175, 200	175	175, 200
The 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)			3500, 3665, 3725, 3800, 3850	3500, 3600, 3665, 3725, 3800	3500, 3665, 3725, 3750, 3800, 3850, 3950	3500, 3600, 3725, 3800, 3850
	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
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 5 (5B) 第5座 (5B)	59/F 59樓	175	175, 200	175	175, 200
The 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)			3500, 3665, 3725, 3800, 3850	3500, 3600, 3665, 3725, 3800	3500, 3665, 3725, 3750, 3800, 3850, 3950	3500, 3600, 3725, 3800, 3850

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.

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

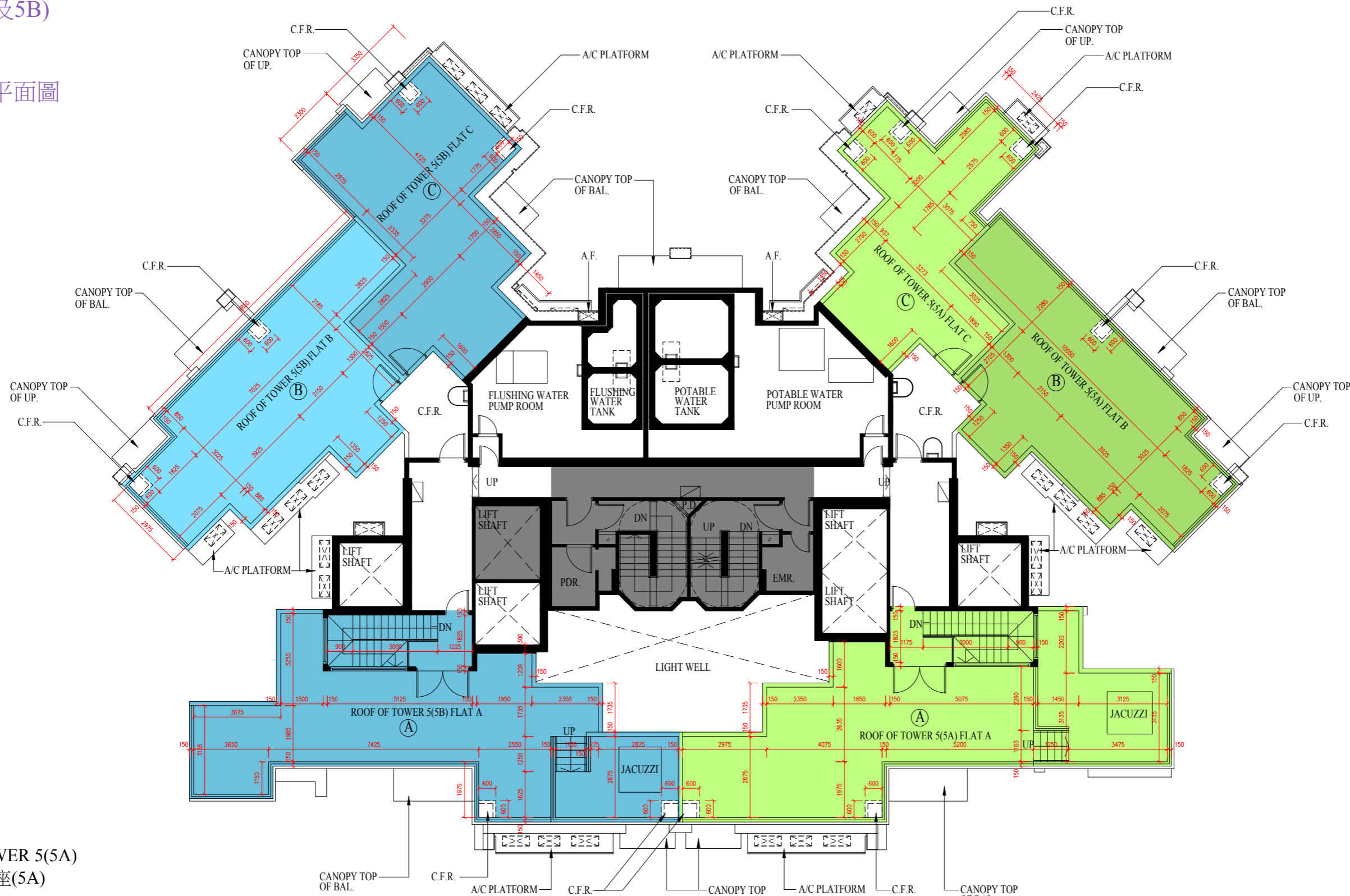
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

## TOWER 5(5A & 5B) 第5座(5A及5B)

### R/F PLAN 天台樓面平面圖



#### Legend 圖例

TOWER 5(5A)  
第5座(5A)

TOWER 5(5B)  
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺 0米/M 2米/M 5米/M 7.5米/M

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位		
			A	B	C
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 5 (5A)	R/F 天台	N/A 不適用	N/A 不適用	N/A 不適用
The 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)			N/A 不適用	N/A 不適用	N/A 不適用

	Tower 座	Floor 樓層	Flats 單位		
			A	B	C
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 5 (5B)	R/F 天台	N/A 不適用	N/A 不適用	N/A 不適用
The 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)			N/A 不適用	N/A 不適用	N/A 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.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

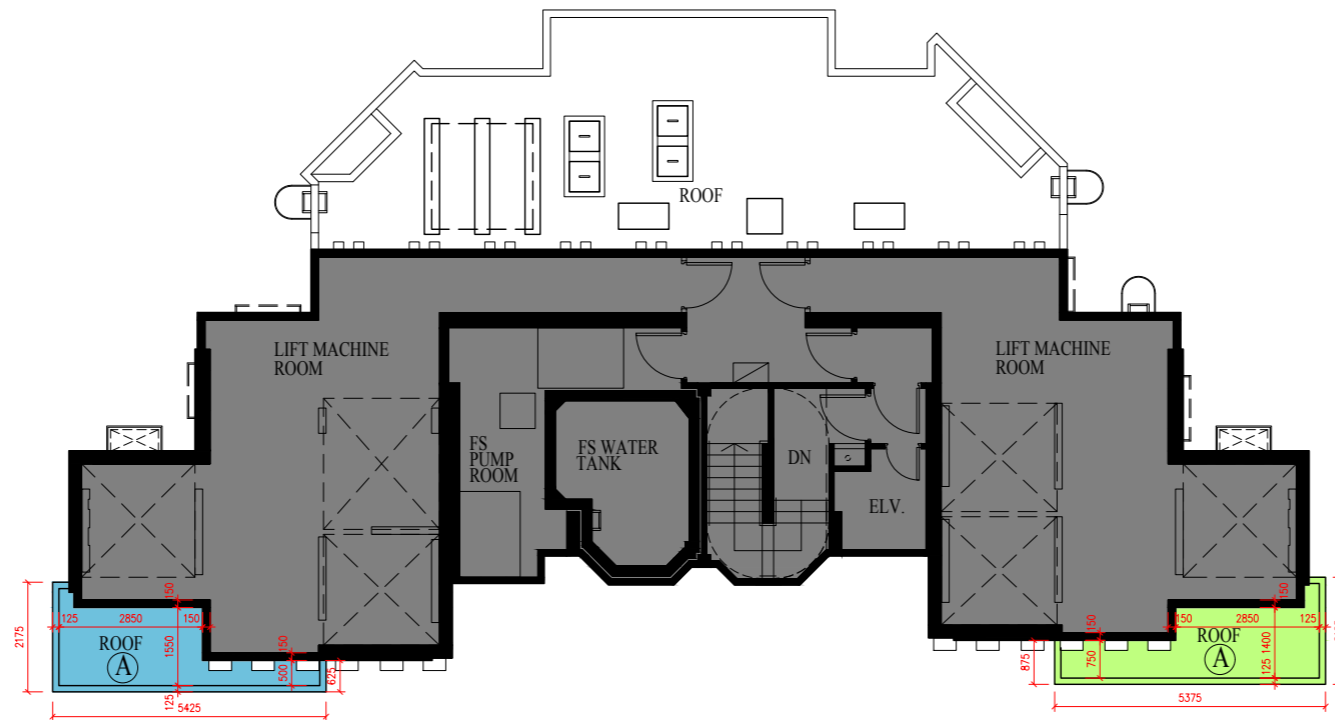
備註：

1. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)  
第5座(5A及5B)


UPPER ROOF FLOOR PLAN  
上層天台樓面平面圖




Legend 圖例

 TOWER 5(5A)  
第5座(5A)

 TOWER 5(5B)  
第5座(5B)

 Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development  
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺   
0 米/M 2 米/M 5 米/M 7.5 米/M

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位	
			A	B
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 5 (5A)	Upper Roof 上層天台	N/A 不適用	
The 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)			N/A 不適用	

	Tower 座	Floor 樓層	Flats 單位	
			A	B
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 5 (5B)	Upper Roof 上層天台	N/A 不適用	
The 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)			N/A 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.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes :

備註：

1. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)											
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有)) sq.m. (sq.ft.)		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 3 (3A) 第3座 (3A)	2/F 2樓	A	露台 Balcony : 工作平台 Utility Platform :	46.675 -	(502) -	-	-	-	22.875 (246)	-	-	-	-	-	-	
		B	露台 Balcony : 工作平台 Utility Platform :	54.314 -	(585) -	-	-	-	15.895 (171)	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	42.083 -	(453) -	-	-	-	35.588 (383)	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	40.445 -	(435) -	-	-	-	29.501 (318)	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	51.901 -	(559) -	-	-	-	21.589 (232)	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	29.837 -	(321) -	-	-	-	14.480 (156)	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.



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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3A) 第3座 (3A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12 樓、15樓至23樓 及25樓至28樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 (541) 2.038 (22) 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	57.892 (623) 2.065 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.595 (491) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	43.981 (473) 2.013 (22) 1.523 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.497 (597) 2.003 (22) 1.593 (17)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.851 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)											
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3A) 第3座 (3A)	30/F 30樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 2.038 1.505	(541) (22) (16)	-	-	-	-	-	-	-	-	-	-	
		B	露台 Balcony : 工作平台 Utility Platform :	57.892 2.065 1.513	(623) (22) (16)	-	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 2.009 1.503	(490) (22) (16)	-	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.041 2.013 1.523	(474) (22) (16)	-	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.465 2.003 1.593	(597) (22) (17)	-	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3A) 第3座 (3A)	31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓、 35樓至43樓及 45樓至52樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 (541) 2.038 (22) 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	57.892 (623) 2.065 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 (490) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.041 (474) 2.013 (22) 1.523 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.465 (597) 2.003 (22) 1.593 (17)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.851 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
- 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  - 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)											
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3A) 第3座 (3A)	53/F 53樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 2.038 1.505	(541) (22) (16)	-	-	-	-	-	-	-	-	-	-	
		B	露台 Balcony : 工作平台 Utility Platform :	57.892 2.065 1.513	(623) (22) (16)	-	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.768 2.009 1.503	(493) (22) (16)	-	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.041 2.013 1.523	(474) (22) (16)	-	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.465 2.003 1.593	(597) (22) (17)	-	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.851 2.014 -	(343) (22) -	-	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
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  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)												
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3A) 第3座 (3A)	55/F 55樓	A	露台 Balcony : 工作平台 Utility Platform :	79.513 - 1.500	(856) - (16)	-	-	-	10.157 (109)	-	-	-	-	-	-		
		B	露台 Balcony : 工作平台 Utility Platform :	60.656 2.562 1.635	(653) (28) (18)	-	-	-	11.668 (126)	-	-	-	-	-	-	-	
		C	露台 Balcony : 工作平台 Utility Platform :	53.671 2.049 -	(578) (22) -	-	-	-	5.619 (60)	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	31.790 2.036 -	(342) (22) -	-	-	-	-	-	-	-	-	-	-	-	-
Tower 3 (3A) 第3座 (3A)	56/F 56樓	A	露台 Balcony : 工作平台 Utility Platform :	85.084 3.150 1.500	(916) (34) (16)	-	-	-	-	-	65.581 (706)	9.353 (101)	-	-	-		
		B	露台 Balcony : 工作平台 Utility Platform :	60.656 2.562 1.635	(653) (28) (18)	-	-	-	-	-	-	48.086 (518)	-	-	-	-	
		C	露台 Balcony : 工作平台 Utility Platform :	55.181 2.049 1.510	(594) (22) (16)	-	-	-	-	-	-	44.387 (478)	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	31.790 2.036 -	(342) (22) -	-	-	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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- 註Note:
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  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)											
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3B) 第3座 (3B)	2/F 2樓	A	露台 Balcony : 工作平台 Utility Platform :	46.675 - -	(502) - -	-	-	-	24.520 (264)	-	-	-	-	-	-	
		B	露台 Balcony : 工作平台 Utility Platform :	54.818 - -	(590) - -	-	-	-	15.988 (172)	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	42.083 - -	(453) - -	-	-	-	32.621 (351)	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	40.739 - -	(439) - -	-	-	-	14.787 (159)	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	42.902 - -	(462) - -	-	-	-	14.515 (156)	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	29.837 - -	(321) - -	-	-	-	14.480 (156)	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3B) 第3座 (3B)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12 樓、15樓至23樓 及25樓至28樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 (541) 2.038 (22) 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.396 (629) 2.065 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.595 (491) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.278 (477) 2.013 (22) 1.526 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.408 (500) 2.003 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.851 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)												
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3B) 第3座 (3B)	30/F 30樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 2.038 1.505	(541) (22) (16)	-	-	-	-	-	-	-	-	-	-		
		B	露台 Balcony : 工作平台 Utility Platform :	58.396 2.065 1.513	(629) (22) (16)	-	-	-	-	-	-	-	-	-	-	-	
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 2.009 1.503	(490) (22) (16)	-	-	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.342 2.013 1.526	(477) (22) (16)	-	-	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.371 2.003 1.503	(499) (22) (16)	-	-	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3B) 第3座 (3B)	31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓、 35樓至43樓及 45樓至52樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 (541) 2.038 (22) 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.396 (629) 2.065 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 (490) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.342 (477) 2.013 (22) 1.526 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.371 (499) 2.003 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.851 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3B) 第3座 (3B)	53/F 53樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 2.038 1.505	(541) (22) (16)	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.396 2.065 1.513	(629) (22) (16)	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.768 2.009 1.503	(493) (22) (16)	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.342 2.013 1.526	(477) (22) (16)	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.371 2.003 1.503	(499) (22) (16)	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.851 2.014 -	(343) (22) -	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
- 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  - 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 3 (3B) 第3座 (3B)	55/F 55樓	A	露台 Balcony : 工作平台 Utility Platform :	81.955 (882)	- -	- -	- -	10.157 (109)	- -	- -	- -	- -	- -	- -	
		B	露台 Balcony : 工作平台 Utility Platform :	61.439 (661)	- -	- -	- -	13.602 (146)	- -	- -	- -	- -	- -	- -	
		C	露台 Balcony : 工作平台 Utility Platform :	43.798 (471)	- -	- -	- -	2.024 (22)	- -	- -	- -	- -	- -	- -	
		D	露台 Balcony : 工作平台 Utility Platform :	31.790 (342)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	
Tower 3 (3B) 第3座 (3B)	56/F 56樓	A	露台 Balcony : 工作平台 Utility Platform :	86.336 (929)	- -	- -	- -	- -	- -	- -	66.843 (719)	9.353 (101)	- -	- -	
		B	露台 Balcony : 工作平台 Utility Platform :	61.439 (661)	- -	- -	- -	- -	- -	- -	48.889 (526)	- -	- -	- -	
		C	露台 Balcony : 工作平台 Utility Platform :	45.321 (488)	- -	- -	- -	- -	- -	- -	- -	34.969 (376)	- -	- -	- -
		D	露台 Balcony : 工作平台 Utility Platform :	31.790 (342)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)											
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5A) 第5座 (5A)	2/F 2樓	A	露台 Balcony : 工作平台 Utility Platform :	46.675 - -	(502) - -	-	-	-	24.520 (264)	-	-	-	-	-	-	
		B	露台 Balcony : 工作平台 Utility Platform :	55.063 - -	(593) - -	-	-	-	15.902 (171)	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	42.083 - -	(453) - -	-	-	-	32.517 (350)	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	40.739 - -	(439) - -	-	-	-	14.633 (158)	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	43.336 - -	(466) - -	-	-	-	13.937 (150)	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	29.885 - -	(322) - -	-	-	-	13.754 (148)	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
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  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5A) 第5座 (5A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12 樓、15樓至23樓 及25樓至28樓	A	露台 Balcony : 工作平台 Utility Platform :	50.218 (541) 2.038 (22) 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.647 (631) 2.071 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.595 (491) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.278 (477) 2.013 (22) 1.526 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.842 (504) 2.003 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.899 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5A) 第5座 (5A)	30/F 30樓	A	露台 Balcony : 工作平台 Utility Platform :	50.203 2.038 1.505	(540) (22) (16)	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.882 2.071 1.513	(634) (22) (16)	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 2.009 1.503	(490) (22) (16)	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.342 2.013 1.526	(477) (22) (16)	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.805 2.003 1.503	(504) (22) (16)	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有)) sq.m. (sq.ft.)		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 5 (5A) 第5座 (5A)	31/F - 33/F, 35/F - 43/F, 45/F-48/F, 50/F-53/F and 55/F - 56/F 31樓至33樓、35樓至43樓、 45樓至48樓、 50樓至53樓及 55樓至56樓	A	露台 Balcony : 工作平台 Utility Platform :	50.203 (540) 2.038 (22) 1.505 (16)	-	-	-	-	-	-	-	-	-	-	
		B	露台 Balcony : 工作平台 Utility Platform :	58.882 (634) 2.071 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 (490) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.342 (477) 2.013 (22) 1.526 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.805 (504) 2.003 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.899 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
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  - 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5A) 第5座 (5A)	57/F 57樓	A	露台 Balcony : 工作平台 Utility Platform :	50.203 2.038 1.505	(540) (22) (16)	-	-	-	-	-	-	-	-	-	
		B	露台 Balcony : 工作平台 Utility Platform :	58.882 2.071 1.513	(634) (22) (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.767 2.009 1.503	(493) (22) (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.342 2.013 1.526	(477) (22) (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.805 2.003 1.503	(504) (22) (16)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.899 2.014 -	(343) (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.



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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5A) 第5座 (5A)	58/F 58樓	A	露台 Balcony : 工作平台 Utility Platform :	82.687 (890)	-	-	-	10.111 (109)	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	61.439 (661)	-	-	-	13.602 (146)	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	44.393 (478)	-	-	-	2.024 (22)	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	31.937 (344)	-	-	-	-	-	-	-	-	-	-
Tower 5 (5A) 第5座 (5A)	59/F 59樓	A	露台 Balcony : 工作平台 Utility Platform :	86.771 (934)	-	-	-	-	-	-	67.371 (725)	9.262 (100)	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	61.439 (661)	-	-	-	-	-	-	-	48.889 (526)	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.916 (494)	-	-	-	-	-	-	-	36.039 (388)	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	31.937 (344)	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq. ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)											
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5B) 第5座 (5B)	2/F 2樓	A	露台 Balcony : 工作平台 Utility Platform :	45.859 - -	(494) - -	-	-	-	37.833 (407)	-	-	-	-	-	-	
		B	露台 Balcony : 工作平台 Utility Platform :	54.539 - -	(587) - -	-	-	-	16.538 (178)	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	42.083 - -	(453) - -	-	-	-	15.736 (169)	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	40.445 - -	(435) - -	-	-	-	26.509 (285)	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	51.901 - -	(559) - -	-	-	-	19.705 (212)	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	29.818 - -	(321) - -	-	-	-	14.482 (156)	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5B) 第5座 (5B)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12 樓、15樓至23樓 及25樓至28樓	A	露台 Balcony : 工作平台 Utility Platform :	49.447 (532) 2.075 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.117 (626) 2.065 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.595 (491) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	43.981 (473) 2.013 (22) 1.523 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.497 (597) 2.003 (22) 1.593 (17)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.832 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5B) 第5座 (5B)	30/F 30樓	A	露台 Balcony : 工作平台 Utility Platform :	49.422 (532) 2.075 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.357 (628) 2.065 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 (490) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.041 (474) 2.013 (22) 1.523 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.465 (597) 2.003 (22) 1.593 (17)	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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註Note: 1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。

The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded to the nearest integer square feet;

1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5B) 第5座 (5B)	31/F - 33/F, 35/F - 43/F, 45/F-48/F, 50/F-53/F and 55/F - 56/F 31樓至33樓、 35樓至43樓、 45樓至48樓、 50樓至53樓及 55樓至56樓	A	露台 Balcony : 工作平台 Utility Platform :	49.422 (532) 2.075 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.357 (628) 2.065 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 (490) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.041 (474) 2.013 (22) 1.523 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.465 (597) 2.003 (22) 1.593 (17)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.852 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5B) 第5座 (5B)	57/F 57樓	A	露台 Balcony : 工作平台 Utility Platform :	49.422 (532) 2.075 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.357 (628) 2.065 (22) 1.513 (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.768 (493) 2.009 (22) 1.503 (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.041 (474) 2.013 (22) 1.523 (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.465 (597) 2.003 (22) 1.593 (17)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.852 (343) 2.014 (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
- 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  - 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

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) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位	實用面積 (包括露台, 工作平台及陽台 (如有))	sq.m. (sq.ft.)	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 5 (5B) 第5座 (5B)	58/F 58樓	A	露台 Balcony : 工作平台 Utility Platform :	80.096 (862)	- -	- -	- -	10.128 (109)	- -	- -	- -	- -	- -	- -	
		B	露台 Balcony : 工作平台 Utility Platform :	60.656 (653)	- -	- -	- -	11.668 (126)	- -	- -	- -	- -	- -	- -	
		C	露台 Balcony : 工作平台 Utility Platform :	53.671 (578)	- -	- -	- -	5.619 (60)	- -	- -	- -	- -	- -	- -	
		D	露台 Balcony : 工作平台 Utility Platform :	31.790 (342)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	
Tower 5 (5B) 第5座 (5B)	59/F 59樓	A	露台 Balcony : 工作平台 Utility Platform :	85.072 (916)	- -	- -	- -	- -	- -	- -	65.406 (704)	9.353 (101)	- -	- -	
		B	露台 Balcony : 工作平台 Utility Platform :	60.656 (653)	- -	- -	- -	- -	- -	- -	48.086 (518)	- -	- -	- -	
		C	露台 Balcony : 工作平台 Utility Platform :	55.181 (594)	- -	- -	- -	- -	- -	- -	- -	45.043 (485)	- -	- -	- -
		D	露台 Balcony : 工作平台 Utility Platform :	31.790 (342)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)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。

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

- 註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;  
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
  2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

Not applicable

不適用



## SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE 臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement 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。

**A. Summary of the provisions of the Principal Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No.090623030203 (“the PDMC”) and the Sub-Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No. 1911301040026 (“the SDMC”) and the Sub-Sub-Deed of Mutual Covenant registered in the Land Registry by Memorial No.20011002390021 (“the SSDMC”) that deal with the common parts of the Phase**

1. **“Common Areas”** means (i) the Non-Station Development Common Areas, (ii) the Phase I Extra-Phase Common Areas (as defined in the PDMC), (iii) the Residential Development Common Areas and (iv) those parts of Non-Station Development (as defined in the PDMC) as are designated common areas for the sole benefit of the Owners (as defined in the PDMC) of a particular Phase (as defined in the PDMC) or a group of Owners of a particular Phase in and more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant (as defined in the PDMC) or Sub-Sub-Deed of Mutual Covenant (as defined in the PDMC) or Deed Poll (as defined in the PDMC) to be executed pursuant to the PDMC including, but not limited to, communal sky gardens, communal podium gardens, mail delivery rooms with mail boxes (if any) which are green and innovative features exempted from the calculation of gross floor area or site coverage or both by the Building Authority and the Director of Lands pursuant to the Joint Practice Notes Nos.1 and 2 issued by the Buildings Department, the Lands Department and the Planning Department but excluding those parts of the Residential Development (as defined in the PDMC), the Commercial Development (as defined in the PDMC), the Car Park (as defined in the PDMC) or the Kindergartens (as defined in the PDMC) which belong to the Owner of any particular Unit (as defined in the PDMC).
2. **“Common Services and Facilities”** means (i) the Non-Station Development Common Services and Facilities, (ii) the Phase I Extra-Phase Common Services and Facilities (as defined in the PDMC), (iii) the Residential Development Common Services and Facilities and (iv) those services and facilities of the Non-Station Development as are designated common services and facilities for the sole benefit of the Owners of a particular Phase or a group of Owners of a particular Phase in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC excluding those services and facilities which belong to the Owner of any particular Unit.
3. **“Non-Station Development Common Areas”** means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space (as defined in the PDMC); the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee (as defined in the PDMC) or the Owners Corporation (as defined in the PDMC) or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of the PDMC.

4. **“Non-Station Development Common Services and Facilities”** means those services and facilities constructed or to be constructed in on or under the Development (as defined in the PDMC) and which serve the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, sewers, gutters, drains, watercourses, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, fittings, equipment and apparatus; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts; air-conditioners and fans; recycled grey water system; aerial broadcast distribution or telecommunication network facilities and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of the Non-Station Development as part of the amenities thereof and not for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Services and Facilities and those services and facilities forming parts of the Common Services and Facilities of a particular Phase designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase).
5. **“Residential Development Common Areas”** means those parts of the Non-Station Development intended for the common use and benefit of all the Owners of the Residential Development and not for the sole benefit of any Owner or group of Owners in a Phase, including but not limited to the Central Park (as defined in the PDMC), the activity green as identified on the approved landscape master plans and other areas to be designated as common areas of or for the common use and benefit by the Owners of the Residential Development as a whole by MTR (as defined in the PDMC) at any time after the date of the PDMC in and more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC.
6. **“Residential Development Common Services and Facilities”** means those services and facilities constructed or installed or to be constructed or installed in on or under the Non-Station Development and which serve the Residential Development as a whole and not for the sole benefit of any Owner or group of Owners in a Phase and any other services and facilities to be designated as common services and facilities of or for the common use and benefit by the Owners of the Residential Development as a whole by MTR at any time after the date of the PDMC in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC.
7. **“Common EV Facilities”** means all such facilities installed or to be installed within the Phase IV Car Park Common Areas for the common use and benefit of the Owners of the Phase IV Car Parking Spaces (as defined in the SDMC) 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 any of the Phase IV Car Parking Spaces; such facilities shall not serve any of the Phase IV Car Parking Spaces exclusively or belong to any of the Owners of the Phase IV Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.
8. **“Non-Station Development Common Areas within Phase IV”** means those parts of the Non-Station Development Common Areas situated within Phase IV (as defined in the SDMC ) which are intended for use by Owners of the Non-Station Development (as defined in the PDMC) and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to the box culvert running within Phase IV and Non-Station Development Common Areas within Phase IV for identification purpose only are shown on the plans annexed to the SDMC and thereon coloured Orange.

9. **“Non-Station Development Common Services and Facilities within Phase IV”** means those services and facilities forming parts of the Non-Station Development Common Services and Facilities in, on or under Phase IV and which serve the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, fire services, plumbing and drainage water pipes, electrical cables, security system and other ancillary facilities installed in the Non-Station Development Common Areas within Phase IV.
10. **“Phase IV Car Park Common Areas”** means the whole of the Phase IV Car Park (as defined in the SDMC) (except those Phase IV Car Parking Spaces and pedal-cycle parking spaces shown and delineated on the car park layout plan approved by the Building Authority), intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Car Park including, but not limited to, the Visitors’ Car Parking Spaces, parking space for disabled persons designated as Visitors’ Car Parking Spaces, entrances, ramps, driveways, parapet walls, screen walls of Phase IV Car Park Common Areas, plant rooms, fan rooms, E.M.R. rooms and Phase IV Car Park Common Areas for identification purpose only are shown on the plans annexed to the SDMC and thereon coloured Green.
11. **“Phase IV Car Park Common Services and Facilities”** means those services and facilities in on or under Phase IV and which serve the Phase IV Car Park as a whole including, but not limited to, the Common EV Facilities, the EV Facilities for Visitors’ Car Parking Spaces, plant and machinery, electrical installations fittings and equipment, barriers, collection booths and water supply apparatus but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV, the Phase IV Common Services and Facilities and the Phase IV Residential Common Services and Facilities.
12. **“Phase IV Common Areas”** means those parts of Phase IV which are intended for use by the Owners of more than one constituent parts of Phase IV, namely the Phase IV Car Park and the Phase IV Residential Development (as defined in the SDMC) and not for the sole benefit of the Owners of only one constituent part including, but not limited to, the Phase IV Covered Pedestrian Walkway, the Phase IV Noise Mitigation Measures, the pedestrian way on the Ground Floor, driveways, footpaths, pedestrian link to Site N, green roof of pedestrian link to Site N; covered landscaped areas; greenery areas; entrances, lobbies, counters, inaccessible void, lift pits, roof, canopy, staircases, ramps, landings, corridors and passages; emergency vehicular access areas, drop off areas, street fire hydrant pump room, master meter room, gas meter room, smoke seal lobbies, local T.B.E. room, water meter cabinets, emergency generator room, pump rooms, transformer rooms, switch rooms, F.S. control room, fuel tank rooms, E.M.R. rooms, pipe ducts, guard houses, plant and equipment rooms and store rooms on or in Phase IV; the smoke vents; the horizontal screens; cavity walls on B1 Floor and B2 Floor and access panels to such cavity walls; external walls below 1<sup>st</sup> Floor of the buildings erected within Phase IV (including the parapet wall); the foundations and structure of the buildings erected on Phase IV; the corbel structure of the Phase IV Covered Pedestrian Walkway; the management office(s) and any other space on or in Phase IV used for office of watchmen or caretakers or other staff employed on or in or for Phase IV; and all other common parts within Phase IV not used for the sole benefit of the Owners of any one constituent part of Phase IV only. The Phase IV Common Areas are for identification purpose only as shown on the plans annexed to the SDMC and thereon coloured Yellow, Yellow Dashed Black and Yellow Stippled Black.
13. **“Phase IV Common Services and Facilities”** means those services and facilities constructed or to be constructed in on or under Phase IV and which serve more than one constituent parts of Phase IV, namely the Phase IV Car Park and the Phase IV Residential Development including, but not limited to, sewers, gutters, drains, watercourses, water features, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, associated facilities for provision of electricity services to Phase IV, fittings, equipment and apparatus; communal aerial, satellite and cable reception, distribution and associated equipment; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts and escalators; air conditioners and fans; architectural features and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of Phase IV as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase IV only.
14. **“Phase IV Recreational Areas and Facilities”** means the covered landscape and play areas, the swimming pool, the swimming pool filtration room for recreational facilities, the club house and facilities, the gardens and grounds within Phase IV and any other recreational facilities erected within Phase IV pursuant to the provisions of Special Condition (52)(a)(i) and (iii) of the Government Grant (as defined in the PDMC) which now are or may at any time during the Term (as defined in the PDMC) be provided only for the benefit of the residents and occupiers of the Phase IV Residential Development (as defined in the SDMC) and their bona fide visitors all of which shall form part of the Private Recreational Facilities (as defined in the PDMC) and the Local Open Space (as defined in the PDMC) (as the case may be) under the PDMC.
15. **“Phase IV Residential Common Areas”** means those parts of the Phase IV Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development including, but not limited to, entrances, lobbies, lift lobbies, common flat roofs, staircases, landings, planters, view decks, corridors and passages, ramps, loading and unloading bays required to be provided pursuant to Special Condition (16)(b)(i)(xiv)(VI) of the Government Grant, lift shafts, transfer plates, refuge floors, fireman’s lift lobbies, sprinkler & drencher control valve room, switch rooms, transformer rooms, pump rooms, water tanks, air-conditioning platforms, aluminium grilles, fan rooms, T.B.E. rooms, E.M.R., E.L.V rooms, W.M.C., filtration plant rooms, emergency generator rooms, fuel tank rooms, plant and equipment rooms, pipe ducts, pipe duct rooms, architectural features, aluminium cladding, lift pit, fence walls, parapets, canopy top of balconies and utility platforms, skylights, maintenances accesses, lift machine rooms, top roofs, roofs, green roofs, inaccessible flat roofs, indoor sitting area, outdoor sitting area, covered landscaped areas, landscape podium, refuse storage and material recovery chambers and refuse collection vehicle parking spaces, office accommodation and any other space for watchmen and caretakers, all external walls of 1<sup>st</sup> Floor and above of the buildings erected within Phase IV (including any prefabricated external walls), the greenery areas located at Ground Floor, First Floor and Second Floor, the Phase IV Recreational Areas and Facilities, the pedal-cycle parking spaces in the Phase IV Car Park and all other common parts within the Phase IV Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development. The Phase IV Residential Common Areas within Phase IVA (as defined in the SDMC) are for identification purpose only as shown on the plans annexed to the SDMC and thereon coloured Indigo, Indigo Dashed Black, Indigo Stippled Black, Indigo Crossed Black and Indigo Zigzag-Hatched Black and the Phase IV Residential Common Areas within Phase IVB (as defined in the SDMC) shall be identified on plans to be annexed to the SSDMC.
16. **“Phase IV Residential Common Services and Facilities”** means those services and facilities in on or under Phase IV of the Non-Station Development and which serve more than one Phase IV Residential Unit (as defined in the SDMC) including but not limited to, emergency lighting system at escape staircases, ducting, pipes, cables, wiring, air-cool chillers, water pumps, gondolas, plant and machinery, electrical installations, associated facilities for provision of electricity services to Phase IV Residential Development, fittings, equipment and apparatus and lifts but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV, the Phase IV Common Services and Facilities and the Phase IV Car Park Common Services and Facilities.
17. **“Phase IV Residential Common Areas within Phase IVB”** means those parts of Phase IVB intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development including, but not limited to, lift lobbies, common flat roofs, staircases, landings, corridors and passages, lift shafts, lift pits, refuge floors, pump rooms, water tanks, air-conditioning platforms, aluminium grilles, fan rooms, E.M.R., E.L.V rooms, W.M.C., plant and equipment rooms, pipe ducts, pipe duct rooms, architectural features, aluminium claddings, parapets, canopy top of balconies and utility platforms, skylights, maintenances accesses, lift machine rooms, top roofs, roofs, all external walls of Tower 3 (3A & 3B) and Tower 5 (5A & 5B) (including any prefabricated external walls), and all other common parts within Phase IVB for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development. The Phase IV Residential Common Areas within Phase IVB shall form parts of the Phase IV Residential Common Areas as defined in the SDMC and are for identification purpose only as shown on the plans annexed to the SSDMC and thereon coloured Indigo, Indigo Crossed Black and Indigo Zigzag-Hatched Black.

18. **“Phase IV Residential Common Services and Facilities within Phase IVB”** means those services and facilities in Phase IVB and which serve more than one Phase IV Residential Unit including but not limited to, lifts, air-conditioning system, lighting, emergency lighting system at escape staircases, ducting, drains, pipes, cables, wiring, air-cool chillers, water pumps, gondolas, plant and machinery, electrical installations and associated facilities for provision of electricity services to Phase IV Residential Development, fire protection and fire fighting systems, security systems, equipment and apparatus and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in Phase IVB for the benefit of the Phase IV Residential Development but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV and the Phase IV Common Services and Facilities; for the avoidance of doubt, the Phase IV Residential Common Services and Facilities within Phase IVB shall form parts of the Phase IV Residential Common Services and Facilities as defined in the SDMC.
19. Subject to the Building Management Ordinance and the provisions of the PDMC, the Common Areas and the Common Services and Facilities shall be under the exclusive control of the Manager (as defined in the PDMC). The Manager shall have the powers and duties to maintain and keep in good repair and condition the Common Areas and the Common Services and Facilities.
20. Rights Easements and Privileges applicable to Owners of the Development:
- a. Full right and liberty for the Owner of the Non-Station Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repossess over and along and upon and use such part(s) of the Non-Station Development Common Areas and the Non-Station Development Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
  - b. Full right and liberty for the Owner for the time being, his agents and licensees (in common with all other persons having the like right) of a Unit in the Development to use for the purpose of recreation only and subject to the rules regulations and fees prescribed for their use by the Manager, the Private Recreational Facilities intended for use by that Owner as specified in the PDMC and any Sub-Deed of Mutual Covenant and Sub-Sub-Deed of Mutual Covenant but not any other of the Private Recreational Facilities intended for use by Owners of the other parts of the Development PROVIDED that in exercising such right no Owner shall damage or interfere with or permit or suffer to be damaged or interfered with, the general amenities, plant, equipment or services provided.
21. Rights, Easements and Privileges applicable to all Owners of the Residential Development:
- Full right and liberty (Subject Always to the rights of the Manager, FSI (as defined in the PDMC) and MTR) for the Owner of a Unit of the Residential Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repossess over and along and upon and use the Residential Development Common Areas and the Residential Development Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
22. Rights, Easements and Privileges applicable to Owners of Phase IV:
- a. Full right and liberty for the Owner for the time being, his servants, agents, licensees, tenants and lawful occupants:
    - i. of a Phase IV Residential Unit to go, pass and repossess over and along and upon the Phase IV Common Areas and the Phase IV Residential Common Areas in common with all others having the like right;
    - ii. of a Phase IV Car Parking Space to go, pass and repossess over and along and upon the Phase IV Common Areas and the Phase IV Car Park Common Areas in common with all others having the like right;

for all purposes connected with the proper use and enjoyment of his Unit.
  - b. Full right and liberty for the Owner for the time being of a Phase IV Residential Unit, his servants, agents, licensees, tenants and lawful occupants to go, pass and repossess over and along and upon the Phase IV Car Park Common Areas and to use the Phase IV Car Park Common Services and Facilities in common with all others having the like right for the purposes of access and egress to and from and use of the Visitors' Car Parking spaces in the Phase IV Car Park.
23. Exceptions and Reservations to which each Share (as defined in the PDMC) is subject:
- a. Rights of Manager
    - (i) Full right and privilege for the Manager, with or without surveyors, workmen and others, at all reasonable times on prior reasonable notice (except in case of emergency) to enter on and into each and every part of the Land (as defined in the PDMC) and the Development including each Unit other than the Station Complex (as defined in the PDMC) except with the prior consent in writing of MTR and the Government Accommodation (as defined in the PDMC) except with the prior approval (save in case of emergency) of the Owner of the Government Accommodation for the purposes of inspecting, rebuilding, repairing, renewing, replacing, renovating, maintaining, cleaning, painting or decorating the structure of the Non-Station Development, the Common Areas and Common Services and Facilities or any part of parts thereof, or any Unit in respect of which the Owner shall be in default of its obligations to repair and maintain or for abating any hazard or nuisance which does or may affect the Common Areas, the Common Services and Facilities or other Owners or for the exercise and carrying out of any of its powers and duties under the provisions of the PDMC causing as little disturbance as is reasonably practicable and making good any damage caused thereby Provided That in case of the Manager exercising its right of entry into the Government Accommodation pursuant to this Clause, such entry shall be for the purposes of maintenance and repair only and the Manager shall be liable for all costs and expenses incurred for any damage caused to the Government Accommodation.
    - (ii) The right for the Manager to authorise by way of licence, subject to the prior approval by a resolution of the Owners of the Non-Station Development at a meeting of the Owners of the Non-Station Development convened under the PDMC or a resolution of the Owners of the relevant Phase at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) and the prior written consent of the Director of Lands the use of external walls forming part of the common areas of the relevant Phase (other than the external walls of the Government Accommodation) for advertising purposes and to permit the installation or erection of posters or other advertising signs or structures (whether illuminated or not) with the right to remove, repair, maintain, service or replace the same and to obtain electricity from the building or structure (other than the Government Accommodation) nearest in proximity to such advertising posters signs and other structures Provided That the proper use and enjoyment of the Government Accommodation and the ingress to or egress from the Government Accommodation shall not be affected or interrupted.
    - (iii) The right for the Manager to authorise by way of licence, subject to the prior approval of the relevant Owners Sub-Committee (as defined in the PDMC) of the part of the Non-Station Development affected such part of the transfer plate of any residential tower forming part of the Common Areas suitable for the purposes of a patio to the Owner of the Unit of the Residential Development adjacent thereto on terms and conditions as it deems fit.

- (iv) The right for the Manager, its servants, agents, contractors and persons duly authorized on prior reasonable notice (except in case of emergency) to gain access to and enter upon any such flat roof and to remain there for such reasonable period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Common Services and Facilities in or upon the flat roof or to which access is gained via the flat roof and, on a temporary basis, to erect, place or store on any flat roof any scaffolding or other plant, equipment or materials necessary for the purpose of any works for so long as such works are being carried on.
- b. Rights of MTR
- (i) In accordance with the terms of the Government Grant or upon request by the Director of Lands, to assign the Common Areas and Common Services and Facilities or any part or parts thereof together with the Shares (as defined in the PDMC) relating thereto to the Manager, without consideration, for the general benefit of the Owners Provided that upon such assignment such areas and facilities shall be held by the Manager as trustee for all the Owners and if the Manager shall resign or be wound up or are removed in accordance with the provisions of Clause 2 of Section H of the PDMC and another manager appointed in its place, or if required by an Owners Corporation for the Development formed under the Building Management Ordinance then the Manager or its liquidator shall assign such Common Areas and Common Services and Facilities together with the Shares relating thereto (if any) to the new manager or Owners Corporation (as appropriate) upon the same trusts;
- (ii) to designate any part of the Reserved Areas (as defined in the PDMC) to be Common Areas or Common Services and Facilities subject to the prior approval by a resolution of the Owners of the Non-Station Development at a meeting of the Owners of the Non-Station Development convened under the PDMC or a resolution of the Owners of the relevant Phase at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) Provided That the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Further That any additional Common Areas or additional Common Services and Facilities so designated shall not be re-converted or re-designated to MTR's own use or benefit and MTR shall prepare or cause to be prepared a set of plans showing such additional Common Areas which shall be kept at the management office of the Non-Station Development and made available for inspection by the Owners free of costs and charges during normal office hours;
- (iii) Subject only to the provisions of Special Condition (58) of the Government Grant and obtaining the prior written consent of the Director of Lands to allocate Shares to each Phase and the Station Complex of the Development and to each Unit in and the Common Areas of that Phase and to allocate Management Units (as defined in the PDMC) to each Unit in that Phase; if on the issue of an Occupation Permit (as defined in the PDMC) for the final Phase of the Non-Station Development the Shares to be allocated to the Units in the final Phase based on the amount of the Gross Floor Area (as defined in the PDMC) of the Units in that Phase are less than the unallocated Shares at that time available the remainder of the Shares following such allocation shall be allocated by MTR to the Common Areas and to be held in trust by MTR on behalf of all Owners or assigned together with all Shares previously allocated to Common Areas to the Manager in accordance with the provisions of Paragraph 3(b) of Part II of the Second Schedule to the PDMC;
- (iv) Subject only to obtaining the prior written consent of the Director of Lands to allocate and re-allocate Shares to any particular part of the Development following the issue of an Occupation Permit in respect of that particular part and to each Unit and the Common Areas and Common Service and Facilities and to allocate and re-allocate Management Units to each Unit thereto necessitated by any change in gross floor area Provided That the allocation or re-allocation of Shares shall not affect the proportion of Shares and Management Units allocated to the Government Accommodation;
- (v) After completion of the final Phase of the Non-Station Development, to amend, vary, alter, add to, modify or substitute any part of the Common Areas and Common Services and Facilities Provided Always that the physical use and enjoyment of the Units by the Owners shall not be materially and adversely affected and the use and enjoyment of the Government Accommodation shall not be adversely affected and no such amendment, variation, alteration, addition, modification or substitution shall give to the Owners or other person having an interest in the Development or any part thereof any right of action against MTR Provided That the Common Areas and Common Services and Facilities shall not be reduced and Provided Further That notwithstanding anything contained in the foregoing, if there is any conversion of any of the Common Areas to MTR's own use for its own benefit, such conversion shall be subject to the approval of the Development Owners Committee (if any) or the relevant Owners Sub-Committee (if any) (as the case may be) and any payment paid by MTR for the approval shall be credited to the relevant Special Fund (as defined in the PDMC) and if there is any conversion or designation of any of MTR's own areas in the Land as Common Areas, such conversion or designation shall be subject to the approval by a resolution of Owners at a meeting of the Owners of the Non-Station Development convened under the PDMC or at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) and Provided Further That any additional Common Areas or additional Common Services and Facilities shall not be re-converted or re-designated to MTR's own use or benefit and MTR shall prepare or cause to be prepared a set of plans showing such additional Common Areas which shall be kept at the management office of the Non-Station Development and made available for inspection by the Owners free of costs and charges during normal office hours;
- (vi) To construct maintain lay alter remove re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other structures within the Land and the Development (other than the services and facilities solely and exclusively serving the Government Accommodation) or partly within the Land and the Development (other than the services and facilities solely and exclusively serving the Government Accommodation) and adjoining land to supply utilities services and recreational facilities to the Land and the Development and/or to any other adjoining adjacent or neighbouring lands and to grant the right so to do any of the aforesaid to any person on such terms and conditions as MTR may deem fit Provided that if the said drains, pipes, cables, sewers, installations, fittings, chambers and structures form parts of the Common Areas or the Common Services and Facilities, any consideration received for supplying of the said utilities, services and recreational facilities to the adjoining adjacent or neighbouring lands shall after deduction by MTR of the costs of the relevant works incurred by MTR be credited to the relevant Special Fund;

- (vii) Subject to the approval of the Development Owners Committee or the relevant Owners Sub-Committee (as the case may be) to grant any rights, rights of way or easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, recreational areas and facilities, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Non-Station Development Common Areas and the Non-Station Development Common Services and Facilities or the Residential Development Common Areas and the Residential Development Common Services and Facilities or any Common Areas and Common Services and Facilities of a Phase or the Private Recreational Facilities or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as MTR shall deem fit Provided that the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Always that any money received from the grant of any such rights shall form part of the Special Funds.
24. MTR shall upon execution of the SDMC assign the whole of the Shares in the Phase IV Common Areas and Phase IV Common Services and Facilities, the Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities, the Phase IV Residential Common Areas within Phase IVA and Phase IV Residential Common Services and Facilities within Phase IVA and the Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within Phase IV together with the Phase IV Common Areas and Phase IV Common Services and Facilities, the Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities, the Phase IV Residential Common Areas within Phase IVA and Phase IV Residential Common Services and Facilities within Phase IVA and the Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within Phase IV to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said areas free of costs or consideration to his successor as manager on termination of his appointment or to the Owners Corporation at any time if so required by the Owners Corporation.
25. MTR shall upon execution of the SSDMC assign the whole of the Shares in the Phase IV Residential Common Areas within Phase IVB and Phase IV Residential Common Services and Facilities within Phase IVB together with the Phase IV Residential Common Areas within Phase IVB and Phase IV Residential Common Services and Facilities within Phase IVB to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said areas free of costs or consideration to his successor as manager on termination of his appointment or to the Owners Corporation at any time if so required by the Owners Corporation.
26. (a) For the benefit of the Owners and the occupiers for the time being of the Units there shall be Building Rules (as defined in the PDMC) and Fitting Out Rules (as defined in the PDMC) regulating the use, occupation, maintenance and environmental control of the Non-Station Development as a whole and the Outside Area (as defined in the PDMC) and of the Common Areas (including the Private Recreational Facilities) and the Common Services and Facilities as a whole and the conduct of persons occupying, visiting or using the same and such Building Rules and Fitting Out Rules shall be binding on the Owners and their tenants, licensees, servants and agents (other than the Owner of the Government Accommodation).
- (b) For the benefit of the Owners and the occupiers for the time being of the Units there shall be Building Rules and Fitting Out Rules regulating the use, occupation, maintenance and environmental control of the Non-Station Development Common Areas (including the Private Recreational Facilities) and the Non-Station Development Common Services and Facilities serving some but not all the Phases of the Non-Station Development and the conduct of persons occupying, visiting or using the same and such Building Rules and Fitting Out Rules shall be binding on the Owners of the relevant Phases and their tenants, licensees, servants and agents (other than the Owner of the Government Accommodation).
- (c) The Manager shall have power from time to time to make, revoke and amend the Phase IV House Rules (as defined in the SDMC) regulating the use, occupation, maintenance and environmental control of Phase IV and the conduct of persons occupying, visiting or using the same and the Phase IV House Rules shall not be inconsistent with or contravene the provisions of the PDMC, the SDMC, the SSDMC, the Building Management Ordinance or the Government Grant Provided That if the Phase IV Owners Sub-Committee is in existence, the Phase IV House Rules shall only be made, revoked or amended by the Manager with the prior approval of the Phase IV Owners Sub-Committee.
- (d) The Phase IV House Rules set out in the Fourth Schedule to the SDMC shall be deemed to have come into force on the date of the SDMC in respect of Phase IV and shall remain in force until revoked or amended as thereafter provided.
27. Subject to the rights reserved to MTR in Part II of the Second Schedule to the PDMC and the rights granted to the Owner of the Government Accommodation in Clause 2 of Part I of the Second Schedule to the PDMC an Owner shall not without the previous written consent of the Manager which may be granted, withheld or granted subject to conditions at its absolute discretion to:
- (a) erect or build or permit or suffer to be erected or built on any roof, flat roof or any part thereof of any building, carport or other structure erected on or in the Non-Station Development, or the Common Areas any structure whatsoever whether of a temporary or permanent nature;
- (b) damage, injure or deface or permit or suffer to be damaged, injured or defaced any part of the structure, fabric or decorative features of the Common Areas including any trees, plants or shrubs in or about the Land and the Development;
- (c) damage or interfere with or permit or suffer to be damaged or interfered with the Common Services and Facilities;
- (d) encumber or obstruct or permit or suffer to be encumbered or obstructed with any boxes, dustbins, packaging goods, rubbish, chattels or other obstruction of any kind or nature any of the Common Areas and the Manager shall be entitled without notice and at the Owner's expense to remove and dispose of as they see fit any such material aforesaid and the Manager shall not thereby incur any liability to the Owner or any other person whomsoever and each and every Owner hereby agrees to keep the Manager indemnified against all losses, claims damages or expenses of and against the Manager in respect thereof;
- (e) in no event shall dogs be permitted in lifts or in any part of the Non-Station Development intended for common use unless carried or on leash and wearing mouth strap.
28. (a) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner may convert any of the Common Areas to his own use or for his own benefit unless the approval of the Development Owners Committee or the relevant Owners Sub-Committee (as the case may be) has been obtained.
- (b) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner (except MTR as the Owner of the uncompleted portion of the Non-Station Development shall have the right to designate part or parts of the uncompleted portion of the Non-Station Development to be Common Areas in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC) may convert or designate any of his own areas as Common Areas unless the approval by a resolution of Owners at a meeting of the Owners of the Non-Station Development convened under the PDMC or at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) has been obtained. No Owner nor the Manager will have the right to re-convert or re-designate the Common Areas to his or its own use or benefit.

# SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

29. The Manager shall keep at the management office of the Non-Station Development and make available for inspection by the Owners free of costs and charges during normal office hours a copy of the Common Areas plans attached to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or, where applicable, Deed Poll, relating to any Phase upon execution of the relevant Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll (as the case may be) and from time to time record plans showing those Non-Station Development Common Areas outside the boundary of any Phase formed before completion of the construction of the final Phase of the Non-Station Development and a copy of the Common Areas plans showing all the Non-Station Development Common Areas outside the boundary of any Phase upon execution of the Sub-Deed of Mutual Covenant for the final Phase of the Non-Station Development Provided that the Manager shall provide free of cost to the Owner of the Government Accommodation a copy of the said plans and any amendments thereto from time to time. The said copies of plans shall be certified as to its accuracy by or on behalf of the Authorized Person for the Non-Station Development.

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

TOWER 3 (3A)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
56/F	941	634	578	308		
55/F	798	598	532	308		
53/F	485	561	441	423	537	308
52/F	485	561	439	423	537	308
51/F	485	561	439	423	537	308
50/F	485	561	439	423	537	308
49/F	485	561	439	423	537	308
48/F	485	561	439	423	537	308
47/F	485	561	439	423	537	308
46/F	485	561	439	423	537	308
45/F	485	561	439	423	537	308
43/F	485	561	439	423	537	308
42/F	485	561	439	423	537	308
41/F	485	561	439	423	537	308
40/F	485	561	439	423	537	308
39/F	485	561	439	423	537	308
38/F	485	561	439	423	537	308
37/F	485	561	439	423	537	308
36/F	485	561	439	423	537	308
35/F	485	561	439	423	537	308

TOWER 3 (3A)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
33/F	485	561	439	423	537	308
32/F	485	561	439	423	537	308
31/F	485	561	439	423	537	308
30/F	485	561	439	423	537	
29/F REFUGE FLOOR						
28/F	485	561	439	422	537	308
27/F	485	561	439	422	537	308
26/F	485	561	439	422	537	308
25/F	485	561	439	422	537	308
23/F	485	561	439	422	537	308
22/F	485	561	439	422	537	308
21/F	485	561	439	422	537	308
20/F	485	561	439	422	537	308
19/F	485	561	439	422	537	308
18/F	485	561	439	422	537	308
17/F	485	561	439	422	537	308
16/F	485	561	439	422	537	308
15/F	485	561	439	422	537	308
12/F	485	561	439	422	537	308
11/F	485	561	439	422	537	308
10/F	485	561	439	422	537	308
9/F	485	561	439	422	537	308
8/F	485	561	439	422	537	308
7/F	485	561	439	422	537	308
6/F	485	561	439	422	537	308
5/F	485	561	439	422	537	308
3/F	485	561	439	422	537	308
2/F	490	559	457	434	541	312

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

TOWER 3 (3B)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
56/F	955	642	470	308		
55/F	823	607	429	308		
53/F	485	566	441	426	447	308
52/F	485	566	439	426	447	308
51/F	485	566	439	426	447	308
50/F	485	566	439	426	447	308
49/F	485	566	439	426	447	308
48/F	485	566	439	426	447	308
47/F	485	566	439	426	447	308
46/F	485	566	439	426	447	308
45/F	485	566	439	426	447	308
43/F	485	566	439	426	447	308
42/F	485	566	439	426	447	308
41/F	485	566	439	426	447	308
40/F	485	566	439	426	447	308
39/F	485	566	439	426	447	308
38/F	485	566	439	426	447	308
37/F	485	566	439	426	447	308
36/F	485	566	439	426	447	308
35/F	485	566	439	426	447	308
33/F	485	566	439	426	447	308
32/F	485	566	439	426	447	308
31/F	485	566	439	426	447	308
30/F	485	566	439	426	447	
29/F REFUGE FLOOR						

TOWER 3 (3B)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
28/F	485	566	439	425	447	308
27/F	485	566	439	425	447	308
26/F	485	566	439	425	447	308
25/F	485	566	439	425	447	308
23/F	485	566	439	425	447	308
22/F	485	566	439	425	447	308
21/F	485	566	439	425	447	308
20/F	485	566	439	425	447	308
19/F	485	566	439	425	447	308
18/F	485	566	439	425	447	308
17/F	485	566	439	425	447	308
16/F	485	566	439	425	447	308
15/F	485	566	439	425	447	308
12/F	485	566	439	425	447	308
11/F	485	566	439	425	447	308
10/F	485	566	439	425	447	308
9/F	485	566	439	425	447	308
8/F	485	566	439	425	447	308
7/F	485	566	439	425	447	308
6/F	485	566	439	425	447	308
5/F	485	566	439	425	447	308
3/F	485	566	439	425	447	308
2/F	492	564	454	422	444	312



SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

TOWER 5 (5A)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
59/F	958	642	477	309		
58/F	830	607	435	309		
57/F	485	571	441	426	451	309
56/F	485	571	439	426	451	309
55/F	485	571	439	426	451	309
53/F	485	571	439	426	451	309
52/F	485	571	439	426	451	309
51/F	485	571	439	426	451	309
50/F	485	571	439	426	451	309
49/F REFUGE FLOOR						
48/F	485	571	439	426	451	309
47/F	485	571	439	426	451	309
46/F	485	571	439	426	451	309
45/F	485	571	439	426	451	309
43/F	485	571	439	426	451	309
42/F	485	571	439	426	451	309
41/F	485	571	439	426	451	309
40/F	485	571	439	426	451	309
39/F	485	571	439	426	451	309
38/F	485	571	439	426	451	309
37/F	485	571	439	426	451	309
36/F	485	571	439	426	451	309
35/F	485	571	439	426	451	309
33/F	485	571	439	426	451	309
32/F	485	571	439	426	451	309
31/F	485	571	439	426	451	309
30/F	485	571	439	426	451	
29/F REFUGE FLOOR						

TOWER 5 (5A)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
28/F	485	569	439	425	451	309
27/F	485	569	439	425	451	309
26/F	485	569	439	425	451	309
25/F	485	569	439	425	451	309
23/F	485	569	439	425	451	309
22/F	485	569	439	425	451	309
21/F	485	569	439	425	451	309
20/F	485	569	439	425	451	309
19/F	485	569	439	425	451	309
18/F	485	569	439	425	451	309
17/F	485	569	439	425	451	309
16/F	485	569	439	425	451	309
15/F	485	569	439	425	451	309
12/F	485	569	439	425	451	309
11/F	485	569	439	425	451	309
10/F	485	569	439	425	451	309
9/F	485	569	439	425	451	309
8/F	485	569	439	425	451	309
7/F	485	569	439	425	451	309
6/F	485	569	439	425	451	309
5/F	485	569	439	425	451	309
3/F	485	569	439	425	451	309
2/F	492	567	454	422	447	313

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

TOWER 5 (5B)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
59/F	940	634	579	308		
58/F	804	598	532	308		
57/F	476	566	441	423	537	308
56/F	476	566	439	423	537	308
55/F	476	566	439	423	537	308
53/F	476	566	439	423	537	308
52/F	476	566	439	423	537	308
51/F	476	566	439	423	537	308
50/F	476	566	439	423	537	308
49/F REFUGE FLOOR						
48/F	476	566	439	423	537	308
47/F	476	566	439	423	537	308
46/F	476	566	439	423	537	308
45/F	476	566	439	423	537	308
43/F	476	566	439	423	537	308
42/F	476	566	439	423	537	308
41/F	476	566	439	423	537	308
40/F	476	566	439	423	537	308
39/F	476	566	439	423	537	308
38/F	476	566	439	423	537	308
37/F	476	566	439	423	537	308
36/F	476	566	439	423	537	308
35/F	476	566	439	423	537	308
33/F	476	566	439	423	537	308
32/F	476	566	439	423	537	308
31/F	476	566	439	423	537	308
30/F	476	566	439	423	537	
29/F REFUGE FLOOR						

TOWER 5 (5B)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
28/F	477	563	439	422	537	308
27/F	477	563	439	422	537	308
26/F	477	563	439	422	537	308
25/F	477	563	439	422	537	308
23/F	477	563	439	422	537	308
22/F	477	563	439	422	537	308
21/F	477	563	439	422	537	308
20/F	477	563	439	422	537	308
19/F	477	563	439	422	537	308
18/F	477	563	439	422	537	308
17/F	477	563	439	422	537	308
16/F	477	563	439	422	537	308
15/F	477	563	439	422	537	308
12/F	477	563	439	422	537	308
11/F	477	563	439	422	537	308
10/F	477	563	439	422	537	308
9/F	477	563	439	422	537	308
8/F	477	563	439	422	537	308
7/F	477	563	439	422	537	308
6/F	477	563	439	422	537	308
5/F	477	563	439	422	537	308
3/F	477	563	439	422	537	308
2/F	497	562	437	431	539	312

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

MTR Corporation Limited has been appointed as the manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area for an initial period commencing on the date of the PDMC and expiring two years after the date of the Sub-Deed of Mutual Covenant or Deed Poll in respect of the final Phase of the Non-Station Development or on the expiration of the building covenant period under the Government Grant whichever is the earlier.

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

1. The Owners (save and except the Owner of the Government Accommodation who shall contribute towards the Management Charges (as defined in the PDMC) in accordance with Clause 9(b) of Section E of the PDMC and MTR as the Owner of the Station Complex and the Reserved Areas (if any) who shall only be liable to pay contribution pursuant to Clauses 8(c), 8(d) and 8(e) of Section E of the PDMC) shall contribute towards the Management Charges in the following manner :-
  - (a) all Owners of Units in the Non-Station Development (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the Non-Station Development Common Areas and Facilities Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Non-Station Development (save and except the Government Accommodation);
  - (b) the Owners of the Units in the Residential Development shall contribute to the expenses of the Residential Development Common Areas and Facilities Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bear to the total Management Units allocated to the Residential Development; and
  - (c) the Owners of the Units in each Phase (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the relevant Phase Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to that Phase (save and except the Government Accommodation) Provided That where the Manager prepares sub-budgets for a Phase or any part of it, only the expenses which are attributable to the Phase as a whole shall be apportioned in the manner described above and the expenses of any sub-sub-budget shall be paid by the Owners of Units covered by such a sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to all Units covered by such a sub-sub-budget.
2. Under Clause 8(b) of Section E of the PDMC, the Owners (excluding the Owner of the Government Accommodation) of any Phase(s) in respect of which the Station Complex supports, shall contribute to the costs and expenses of any structural repair and maintenance in connection with the slabs between the Station Complex and any part of such Phase(s), and any structural elements and/or facilities of the Station Complex supporting or serving the Station Complex and any such Phase(s). The Owners of any such Phase(s) (save and except the Owner of the Government Accommodation) and the Owner of the Station Complex shall contribute to the said costs and expenses in the following percentage :-
  - (a) Owner of the Station Complex : 51%
  - (b) Owners of such Phase(s) (save and except the Owner of the Government Accommodation) in respect of which the Station Complex supports : 49%
3. Under Clause 8(c) of Section E of the PDMC, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:
  - (a) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a) (ii) of the Government Grant;

- (b) the Public Open Space;
  - (c) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:
    - (i) do not fall within the boundaries of any Phase;
    - (ii) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and
    - (iii) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.
4. Under Clause 8(d) of Section E of the PDMC, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of submitting the proposals for dealing with potential landfill gas and leachate migration and the implementation of the approved proposals pursuant to Special Condition (90) of the Government Grant.
  5. The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of Section E of the PDMC shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, “the Construction GFA of Station Complex and Reserved Areas”) bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being (“the Construction GFA of the Completed Non-Station Development”) plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, “the construction gross floor area of the Reserved Areas (if any)” shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and “the Construction GFA of the Completed Non-Station Development” shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

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

The amount of management fee deposit is equivalent to three months’ Management Charges.

**F. Summary of the provisions of the PDMC and the SDMC that deal with the area (if any) in the Phase retained by the owner for that owner’s own use**

There is no area in the Phase retained by the owner for that owner’s own use.

(A) 於土地註冊處註冊為「註冊摘要」第09062303030203號之主公共契約及管理協議(「主公契」)和於土地註冊處註冊為「註冊摘要」第19111301040026號之副公共契約及管理協議(「副公契」)與於土地註冊處註冊為「註冊摘要」第20011002390021號之分副公共契約(「分副公契」)關乎「期數」的公用部分之條文摘要。

1. 「公用地方」指(i)「非車站發展項目公用地方」；(ii)「第一期額外期公用地方」(釋義以「主公契」所訂為準)；(iii)「住宅發展項目公用地方」；及(iv)劃為供個別「發展期」(釋義以「主公契」所訂為準)所有「業主」(釋義以「主公契」所訂為準)或個別一組「業主」專享之公用地方並於任何「副公契」(釋義以「主公契」所訂為準)、「分副公契」(釋義以「主公契」所訂為準)或將根據「主公契」訂立的「分割契約」(釋義以「主公契」所訂為準)所夾附圖則註明的「非車站發展項目」(釋義以「主公契」所訂為準)部分，其中包括但不限於公眾空中花園、公眾平台花園、郵遞室及信箱(如有者)，即建築事務監督及地政總署署長根據屋宇署、地政總署和規劃署所發出《聯合作業備考》1號及2號而豁免計入樓面總面積或上蓋面積或兩者的環保及創新設施，但不包括屬於任何個別「單位」(釋義以「主公契」所訂為準)「業主」所有的「住宅發展項目」(釋義以「主公契」所訂為準)、「商業發展項目」(釋義以「主公契」所訂為準)、「停車場」(釋義以「主公契」所訂為準)或「幼稚園」(釋義以「主公契」所訂為準)部分。
2. 「公用服務與設施」指(i)「非車站發展項目公用服務與設施」；(ii)「第一期額外期公用服務與設施」(釋義以「主公契」所訂為準)；(iii)「住宅發展項目公用服務與設施」；及(iv)任何「副公契」、「分副公契」或將根據「主公契」訂立的「分割契約」訂明供個別「發展期」所有或個別一組「業主」專享之「非車站發展項目」公用服務與設施，但不包括屬於任何個別「單位」「業主」所有的服務與設施。
3. 「非車站發展項目公用地方」指擬供「非車站發展項目」全體「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室，以及建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的結構柱)；「公眾休憩用地」(釋義以「主公契」所訂為準)；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」(釋義以「主公契」所訂為準)、「業主立案法團」(釋義以「主公契」所訂為準)、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他地方，以及在安裝或使用天線分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據「主公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明。
4. 「非車站發展項目公用服務與設施」指現已或將會在「發展項目」(釋義以「主公契」所訂為準)內、上或下建造的服務與設施，供「非車站發展項目」整體使用而非個別「發展期」任何「業主」專享，其中包括但不限於污水渠、溝渠、排水渠、水道、井、水管及管槽；泵、水箱及衛生配件；電線、電纜、電力裝置、配件、設備與器具；防火及滅火系統、設備與器具；保安系統、設備與器具；垃圾處置設備；電梯；空調及風機；回收洗滌污水系統；天線廣播分導或電訊網絡設施，以及安裝於「非車站發展項目」內或專為該處使用或設置作生活便利設施而非個別「發展期」任何「業主」專享的任何其他裝置、系統、機器、設備、器具、配件、服務及設施(但不包括「住宅發展項目公用服務與設施」和附屬於個別「發展期」「公用服務與設施」而現已或將會在專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的服務與設施)。

5. 「住宅發展項目公用地方」指擬供「住宅發展項目」全體「業主」公用與共享而非個別「發展期」任何一名或一組「業主」專享的「非車站發展項目」部分，其中包括但不限於「中央公園」(釋義以「主公契」所訂為準)、經核准園景美化總綱圖則所示的草地球場，以及「港鐵」(釋義以「主公契」所訂為準)於主公契之日期後隨時指定供「住宅發展項目」全體「業主」公用與共享的其他公用地方，將會在根據「主公契」訂立之任何「副公契」、「分副公契」或「分割契約」所夾附圖則顯示。
6. 「住宅發展項目公用服務與設施」指現已或將會在「非車站發展項目」內、上或下建造或安裝的服務與設施，供「住宅發展項目」整體使用而非個別「發展期」任何一名或一組「業主」專享，「港鐵」於主公契之日期後隨時指定供「住宅發展項目」全體「業主」公用與共享的其他公用服務與設施，將會在根據「主公契」訂立之任何「副公契」、「分副公契」或「分割契約」註明。
7. 「電動車公用設施」指現已或將會在「第IV期停車場公用地方」內安裝供「第IV期停車位」(釋義以「副公契」所訂為準)「業主」公用與共享，以作為根據香港特別行政區法例第374章《道路交通條例》持牌而停泊於任何「第IV期停車位」之電動車或電動單車充電用途或作有關用途的設施；該等設施並非專為任何個別「第IV期停車位」服務或屬於任何「第IV期停車位」「業主」，並應包括但不限於電線、電纜、管槽、線槽、設備、器具及其他電力或與此用途有關的其他裝置。
8. 「第IV期內非車站發展項目公用地方」指位於「第IV期」(釋義以「副公契」所訂為準)擬供「非車站發展項目」(釋義以「主公契」所訂為準)「業主」使用而非個別「發展期」任何「業主」專享的「非車站發展項目公用地方」部分，其中包括但不限於「第IV期」內箱形排水管道，「第IV期非車站發展項目公用地方」在「副公契」所夾附圖則以橙色顯示，僅供識別用途。
9. 「第IV期內非車站發展項目公用服務與設施」指位於「第IV期」內、上或下附屬於「非車站發展項目公用服務與設施」一部分的服務與設施，供「非車站發展項目」使用而非個別「發展期」任何「業主」專享，其中包括但不限於消防裝置、渠務及排水管、電纜、保安系統及其他在「第IV期」內「非車站發展項目公用地方」安裝的附屬設施。
10. 「第IV期停車場公用地方」指「第IV期停車場」(釋義以「副公契」所訂為準)整體(除了「第IV期停車位」和經建築事務監督批核停車場平面佈置圖所示及劃定的單車位)，擬供「第IV期停車場」各「業主」、佔用人及受許可人公用與共享，其中包括但不限於「訪客停車位」、為傷殘人士而設並指定為「訪客停車位」的停車位、入口、斜路、行車道、護欄牆、「第IV期停車場公用地方」的幕牆、機房、風機房、電錶房，「第IV期停車場公用地方」在副公契所夾附圖則以綠色顯示，僅供識別用途。
11. 「第IV期停車場公用服務與設施」指「第IV期」內、上或下供「第IV期停車場」整體使用的服務與設施，其中包括但不限於「電動車公用設施」、「訪客停車位」之「電動車設施」、機器與機械、電力裝置配件與設備、電動閘、收費亭及供水器具，但不包括任何屬於「第IV期」內「非車站發展項目公用服務與設施」、「第IV期公用服務與設施」及「第IV期住宅公用服務與設施」的服務與設施。
12. 「第IV期公用地方」指擬供「第IV期」多個組成部分各「業主」共用而非僅單一組成部分「業主」專用的「第IV期」地方，即「第IV期停車場」及「第IV期住宅發展項目」(釋義以「副公契」所訂為準)，其中包括但不限於「第IV期」的「有蓋行人道」、「第IV期」的「減噪措施」、地下行人路、行車道、行人徑、往地盤N的行人通道、往地盤N的行人通道之環保天台；有蓋園景美化地方；綠化地方；入口、大堂、櫃檯、不可通行的中空、電梯槽、天台、簷篷、樓梯、斜路、樓梯平台、走廊及通道；緊急救援車輛通道、停車上落處、街道消防栓泵房、主要錶房、煤氣錶房、防煙大堂、鄰舍電訊及廣播器材室、水錶櫃、緊急發電機房、泵房、變壓器房、電掣房、消防控制室、燃料缸房、電錶房、水管槽、保安護衛亭、「第IV期」內機器及設備房和儲物室；排煙口；橫向屏障；於地庫1樓及地庫2樓的空腔牆及該空腔牆的工作蓋板；建於「第IV期」各建築物1樓以下的外牆(包括護欄牆)；建於「第IV期」各建築物的地基及結構項件；「第IV期」「有蓋行人道」的枕梁；「第IV期」上或內供看更、管理員或其他聘用於「第IV期」工作各人員使用的辦事處或其他地方；以及「第IV期」內並非「第IV期」個別組成部分「業主」專用之所有其他公眾地方。「第IV期公用地方」在「副公契」所夾附圖則以黃色、黃色間黑橫綫範圍及黃色加黑點範圍顯示，僅供識別用途。

13. **「第IV期公用服務與設施」**指現已或將會在「第IV期」內、上或下建造擬供「第IV期」多個組成部分共用的服務與設施，即「第IV期停車場」及「第IV期住宅發展項目」，其中包括但不限於位於污水管、溝渠、排水渠、水道、水景特色、井、水管及管槽；泵、水箱及衛生配件；電線、電纜、電力裝置、為「第IV期」提供電力服務的相關設施、配件、設備與器具；公共天線、衛星碟形天線及有線電視接收、分導和相關設備；防火及滅火系統、設備與器具；保安系統、設備與器具；垃圾處置設備；電梯及自動扶梯；空調及風機、建築特色；以及安裝於「第IV期」內或專為該處而使用或設置供「第IV期」用作生活便利設施而非「第IV期」任何單一組成部分專享的任何其他裝置、系統、機器、設備、器具、配件、服務及設施。
14. **「第IV期康樂地方與設施」**指依照「批地文件」(釋義以「主公契」所訂為準)第(52)(a)(i)及(iii)條批地特別條款之規定，在「批租年期」(釋義以「主公契」所訂為準)內現時或可能在任何時間專為「第IV期住宅發展項目」(釋義以「副公契」所訂為準)住戶及佔用人及彼等的真正訪客而設的有蓋園景區及遊樂場、游泳池、供康樂設施使用的游泳池濾水器機房、會所及設施、「第IV期」花園及地面，以及建於「第IV期」內的任何其他康樂設施並根據「主公契」構成「私家康樂設施」(釋義以「主公契」所訂為準)及「鄰舍休憩用地」(釋義以「主公契」所訂為準)(視乎情況而定)的一部分。
15. **「第IV期住宅公用地方」**指擬供「第IV期住宅發展項目」各「業主」、佔用人及受許可人公用與共享的「第IV期」部分，其中包括但不限於入口、大堂、電梯大堂、公用平台、樓梯、樓梯平台、花槽、觀賞台、走廊及通道、斜路、依照「批地文件」第(16)(b)(i)(xiv)(VI)條批地特別條款所指定提供的車輛客貨上落車位、升降機井道、轉換層、庇護層、消防員升降機大堂、消防花灑及水簾控制閥室、電掣房、變壓器房、泵房、水缸、冷氣機平台、鋁質格柵、風機房、電訊及廣播器材室、電錶房、特低壓電槽房、水錶櫃、濾水裝置機房、緊急發電機房、燃料缸房、機器及設備室、水管槽、水管槽房、建築裝飾、鋁質飾板、電梯槽、圍牆、護欄牆、露台及工作平台之簷蓬頂、天窗、維修通道、升降機機房、屋頂、天台、環保天台、不可通行的平台、室內休憩場地、室外休憩場地、有蓋園景美化地方、園景美化平台、垃圾儲存及物料回收室及垃圾車車位、寫字樓大廈及供看更和管理員使用的任何地方、建於「第IV期」內各建築物1樓及以上外牆(包括任何預製外牆)、位於地下、1樓及2樓的綠化地方、「第IV期康樂地方與設施」、「第IV期停車場」內各單車位，以及供「第IV期住宅發展項目」各「業主」、佔用人及受許可人公用與共享之所有其他公用部分。位於「第IVA期」(釋義以「副公契」所訂為準)的「第IV期住宅公用地方」在「副公契」所夾附圖則以靛色、靛色間黑橫綫範圍、靛色加黑點範圍、靛色間黑十字綫範圍以及靛色間黑「Z字形」綫範圍顯示，僅供識別用途，位於「第IVB期」(釋義以「副公契」所訂為準)的「第IV期住宅公用地方」則在「分副公契」所夾附圖則顯示。
16. **「第IV期住宅公用服務與設施」**指「第IV期」內、上或下供多個「第IV期」「住宅單位」(釋義以「副公契」所訂為準)共用的服務與設施，其中包括但不限於逃生樓梯緊急照明系統、管槽、水管、電纜、電線、氣冷式冷凍機、水泵、吊船、機器及機械、電力裝置、提供電力服務予「第IV期住宅發展項目」的相關設施、配件、設備、器具及電梯，但不包括任何屬於「第IV期」內「非車站發展項目公用服務與設施」、「第IV期公用服務與設施」及「第IV期停車場公用服務與設施」的服務與設施。
17. **「位於第IVB期的第IV期住宅公用地方」**指擬供「第IV期住宅發展項目」各「業主」、佔用人及受許可人公用與共享的「第IVB期」部分，其中包括但不限於電梯大堂、公用平台、樓梯、樓梯平台、走廊及通道、升降機井道、電梯槽、庇護層、泵房、水缸、冷氣機平台、鋁質格柵、風機房、電錶房、特低壓電槽房、水錶櫃、機器及設備室、水管槽、水管槽房、建築裝飾、鋁質飾板、護欄牆、露台及工作平台之簷蓬頂、天窗、維修通道、升降機機房、屋頂、天台、第3座(3A及3B)及第5座(5A及5B)的所有外牆(包括任何預製外牆)以及「第IVB期」內擬供「第IV期住宅發展項目」各「業主」、佔用人及受許可人公用與共享之所有其他公用部分。「位於第IVB期的第IV期住宅公用地方」應構成「第IV期住宅公用地方」(釋義以「副公契」所訂為準)的一部分，並在「分副公契」所夾附圖則以靛色、靛色間黑十字綫範圍以及靛色間黑「Z字形」綫範圍顯示，僅供識別用途。
18. **「位於第IVB期的第IV期住宅公用服務與設施」**指「第IVB期」內供多個「第IV期」「住宅單位」共用的服務與設施，其中包括但不限於電梯、冷氣機系統、照明、逃生樓梯緊急照明系統、管槽、排水渠、水管、電纜、電線、氣冷式冷凍機、水泵、吊船、機器及機械、電力裝置及提供電力服務予「第IV期住宅發展項目」的相關設施、防火及滅火系統、保安系統、設備與器具以及於「第IVB期」內安裝或使用以供「第IV期住宅發展項目」享用的任何其他裝置、系統、機器、設備、器具、配件、服務及設施，但不包括任何屬於「第IV期內非車站發展項目公用服務與設施」及「第IV期公用服務與設施」；為免生疑，「位於第IVB期的第IV期住宅公用服務與設施」應構成「第IV期住宅公用服務與設施」(釋義以「副公契」所訂為準)的一部分。
19. 遵從《建築物管理條例》及「主公契」之條款規定，「公用地方」及「公用服務與設施」將由「經理人」(釋義以「主公契」所訂為準)以專有權控制。「經理人」具有權力及職責維修和保養「公用地方」及「公用服務與設施」，以保持其維修充足及狀態良好。
20. 適用於「發展項目」「業主」的權利、地役權及特權：
- a. 「非車站發展項目」現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)擁有全權及自由權通行、進出、往返及使用「非車站發展項目公用地方」及「非車站發展項目公用服務與設施」，以作完善使用及享用其「單位」之所有用途。
- b. 每名「發展項目」「單位」現任「業主」、其代理及受許可人(與所有其他具有同等權利之人等共享)擁有全權及自由權使用「主公契」和任何「副公契」及「分副公契」訂明擬供該名「業主」使用的「私家康樂設施」，以純粹作康樂用途，但必須遵守「經理人」制訂的規則、規例及繳付指定收費，惟不可使用擬供「發展項目」其他部分「業主」使用的任何其他「私家康樂設施」。「業主」行使本項權利時，概不可損害或干預又或允許、容忍他人損害或干預在該處提供的一般生活便利設施、機器、設備或服務。
21. 適用於所有「住宅發展項目」「業主」的權利、地役權及特權：
- 每名「住宅發展項目」「單位」現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人(遵從「經理人」、「財政司司長法團」(釋義以「主公契」所訂為準)及「港鐵」享有之權利)(與所有其他具有同等權利之人等共享)擁有全權及自由權通行、進出、往返及使用「住宅發展項目公用地方」及「住宅發展項目公用服務與設施」，以作完善使用及享用其「單位」之所有用途。
22. 適用於「第IV期」「業主」的權利、地役權及特權：
- a. 每名現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人可如下享有全權及自由權：
- i. 就「第IV期住宅單位」，與所有其他具有同等權利之人等共同通行、進出及往返「第IV期公用地方」及「第IV期住宅公用地方」；
- ii. 就「第IV期停車位」，與所有其他具有同等權利之人等共同通行、進出及往返「第IV期公用地方」及「第IV期停車場公用地方」；
- 以作完善使用及享用其「單位」之所有用途。
- b. 每名「第IV期住宅單位」現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人享有全權及自由權，與所有其他具有同等權利之人等共同通行、進出及往返「第IV期停車場公用地方」及使用「第IV期停車場公用服務與設施」，以作出入和使用位於「第IV期停車場」之訪客車位之用途。

23. 每份「份數」(釋義以「主公契」所訂為準)均須遵從以下保留原權益及保留新權益：

(a) 「經理人」之權利

- (i) 「經理人」擁有全權及特權在事前發出合理通知書(緊急情況除外)後，於所有合理時間單獨或聯同測量師、工人及其他人等進入「該土地」(釋義以「主公契」所訂為準)及「發展項目」任何部分，包括任何「單位」(但不包括「車站綜合大樓」(釋義以「主公契」所訂為準)，除非事前經「港鐵」書面同意則例外，亦不包括「政府樓宇」(釋義以「主公契」所訂為準)，除非事前經「政府樓宇」業主批准則例外(緊急情況除外))，以便檢查、重建、修理、更新、更換、翻新、維修、清潔、髹漆粉飾或裝修「非車站發展項目」、「公用地方」、「公用服務與設施」或該處任何部分之結構，或「業主」失責不修理及維修之任何「單位」，又或消滅任何確實或可能影響「公用地方」、「公用服務與設施」或其他「業主」的危害或滋擾，又或行使或執行「主公契」條款賦予「經理人」的任何權力與職責。惟「經理人」必須盡量避免造成滋擾，如導致任何損害則妥善修葺。「經理人」根據本條行使權利進入「政府樓宇」，只限於執行維修和修理工程，如對「政府樓宇」造成任何損害，必須承擔所有相關費用與開支。
- (ii) 「經理人」有權透過許可，在事前經由「非車站發展項目」業主於根據「主公契」召開的「非車站發展項目」業主會議議決通過或經由相關「發展期」業主於根據相關「副公契」召開的相關「發展期」業主會議議決通過(視乎情況而定)，並在事前獲地政總署署長書面同意後，授權使用附屬於相關「發展期」公用地方的外牆(「政府樓宇」之外牆除外)作廣告用途，以及允許安裝或搭建海報或其他廣告牌或構築物(不論有照明與否)，並且有權拆除、修理、維修、保養或更換此等物件，以及從最就近的建築物或構築物(「政府樓宇」除外)取電驅動此等廣告海報、招牌或其他構築物，惟概不可影響或阻礙任何人士使用或享用及進出「政府樓宇」。
- (iii) 「經理人」有權透過許可，在事前獲受影響「非車站發展項目」部分的相關「業主小組委員會」(釋義以「主公契」所訂為準)批准後，按其視為恰當的條款與條件，授權將任何屬於「公用地方」的住宅大廈轉換層用作毗連該處「住宅發展項目」單位「業主」的庭院。
- (iv) 「經理人」、其傭僕、代理、承辦商及正式授權人等，有權在事前發出合理通知(緊急情況除外)後，通行及進入任何平台並按需要在該處逗留一段合理時間，以便檢查、重建、修理、更新、維修、清潔、髹漆粉飾或裝修平台內或上必須經由平台出入的「公用地方」及「公用服務與設施」所有或任何部分，並可於整個施工期間在平台暫時搭建、放置或存放任何棚架或其他必要機器、設備或物料，以便進行工程。

(b) 「港鐵」之權利

- (i) 遵照「批地文件」之條款規定或應地政總署署長要求，以「業主」之整體利益為本，將「公用地方」及「公用服務與設施」或其任何部分連同相關的「份數」(釋義以「主公契」所訂為準)無償地轉讓予「經理人」。此等地方與設施轉讓後，即由「經理人」以信託形式代表全體「業主」持管。如「經理人」辭職、清盤或遭革除而另行按照「主公契」H節第2條規定委任新經理人，又或根據《建築物管理條例》成立之「發展項目」業主立案法團要求，則離任「經理人」或其清盤人必須將此等「公用地方」及「公用服務與設施」連同相關「份數」(如有者)轉讓予新經理人或「業主立案法團」(視乎情況適當)，以便其以上述的信託方式持管；

- (ii) 如事前經由「非車站發展項目」業主於根據「主公契」召開的「非車站發展項目」業主會議議決批准或經由相關「發展期」業主於根據相關「副公契」召開的相關「發展期」業主會議議決批准(視乎情況而定)，將「專用地方」(釋義以「主公契」所訂為準)任何部分劃為「公用地方」或「公用服務與設施」，惟不可影響任何人士完善使用及享用「政府樓宇」。此外，任何如上劃定的附加「公用地方」或「公用服務與設施」不可重新改為或劃為「港鐵」自用或自享。「港鐵」應編製或達致編製一套圖則，顯示此等附加「公用地方」，備存於「非車站發展項目」管理處，以供「業主」免費在正常辦公時間查閱；
- (iii) 只須遵從「批地文件」第(58)條批地特別條款之規定，在事前獲地政總署署長書面同意後，分配「份數」予「發展項目」每個「發展期」及「車站綜合大樓」和每個「發展期」每個「單位」及「公用地方」，同時分配「管理份數」(釋義以「主公契」所訂為準)予該「發展期」每個「單位」。如「非車站發展項目」最後「發展期」獲發「佔用許可證」(釋義以「主公契」所訂為準)時，應根據該「發展期」各「單位」的「樓面總面積」(釋義以「主公契」所訂為準)分配予各「單位」的「份數」少於當時尚未分配的可用「份數」總額，則「港鐵」應將分配後剩餘的「份數」分配予「公用地方」，並由「港鐵」以信託方式代表全體「業主」持管，又或依照「主公契」第二附錄第II部分第3(b)段規定，連同所有之前已分配予「公用地方」的所有「份數」轉讓予「經理人」；
- (iv) 只須在事前獲地政總署署長書面同意，即可在「發展項目」個別部分獲發「佔用許可證」後分配及再分配「份數」予該部分和每個「單位」以及「公用地方」及「公用服務與設施」，並且因應樓面總面積變更所需而分配及再分配「管理份數」予該處每個「單位」，惟分配或再分配「份數」概不可影響「政府樓宇」之「份數」及「管理份數」比例；
- (v) 於「非車站發展項目」最後「發展期」落成後修改、更改、改動、加建、改造或取代「公用地方」及「公用服務與設施」的任何部分，惟此舉不可嚴重影響及妨礙「業主」實際使用和享用其「單位」，亦不可妨礙任何人士使用或享用「政府樓宇」。「業主」或擁有「發展項目」或其任何部分權益的其他人士概無權基於此等修改、更改、改動、加建、改造或取代工程向「港鐵」興訟，惟「公用地方」及「公用服務與設施」亦不可減少。此外，儘管前文有任何規定，倘「港鐵」將任何「公用地方」改為自用專享，必須經由「發展項目業主委員會」(如有者)或相關之「業主小組委員會」(如有者)(視乎情況而定)批准，「港鐵」就批准支付的任何款項一律撥入相關的「特別基金」(釋義以「主公契」所訂為準)。如「港鐵」將其擁有的任何「該土地」地方改為或劃作「公用地方」，必須經由「業主」於根據「主公契」召開的「非車站發展項目」業主會議議決通過或經由相關「發展期」業主於根據相關「副公契」召開的會議議決通過(視乎情況而定)。再者，任何附加「公用地方」或附加「公用服務與設施」均不可重新改為或劃為「港鐵」自用或專享。「港鐵」應編製或達致編製一套圖則顯示此等附加「公用地方」，並備存於「非車站發展項目」管理處，以供「業主」免費在正常辦公時間查閱；
- (vi) 建造、維修、鋪設、更改、拆除、改道分流和更新位於「該土地」及「發展項目」內(專為「政府樓宇」而設的服務與設施除外)，或部分跨越「該土地」及「發展項目」(專為「政府樓宇」而設的服務與設施除外)和任何毗連土地而專為「該土地」及「發展項目」及/或其他毗連、毗鄰或鄰近土地供應公用服務與康樂設施所裝設的排水渠、水管、電纜、污水管及其他裝置、配件、廂室及其他構築物，以及向任何人士授予前述的許可權，條款與條件按「港鐵」視作恰當為準。如上述排水渠、水管、電纜、污水管、裝置、配件、廂室及其他構築物屬於「公用地方」或「公用服務與設施」一部分，因向毗連、毗鄰或鄰近土地供應公用設施、服務及康樂設施所收取的代價扣除「港鐵」因此招致的相關工程費用後，一律撥入相關的「特別基金」；

- (vii) 如獲「發展項目業主委員會」或相關「業主小組委員會」(視乎情況而定)批准，有權向任何毗連或毗鄰土地授予「非車站發展項目公用地方」及「非車站發展項目公用服務與設施」或「住宅發展項目公用地方」及「住宅發展項目公用服務與設施」、個別「發展期」的「公用地方」及「公用服務與設施」或「私家康樂設施」之權利、通行權、地役權或準地役權(包括但不限於道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、康樂地方與設施、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水及電力儲存、變壓及供應系統之使用權)，或透過許可方式以「港鐵」視為恰當的條款與條件向其視為恰當的人等授予同類權利，然而此舉概不可妨礙任何人士完善使用及享用「政府樓宇」。任何由該等所授予權利而獲取的款項一律撥入「特別基金」。
24. 「副公契」訂立後，「港鐵」應將「第IV期公用地方」及「第IV期公用服務與設施」、「第IV期停車場公用地方」及「第IV期停車場公用服務與設施」、位於「第IVA期」的「第IV期住宅公用地方」及位於「第IVA期」的「第IV期住宅公用服務與設施」以及於「第IV期」的「非車站發展項目公用地方」及於「第IV期」的「非車站發展項目公用服務與設施」的整體「份數」，連同「第IV期公用地方」及「第IV期公用服務與設施」、「第IV期停車場公用地方」及「第IV期停車場公用服務與設施」、位於「第IVA期」的「第IV期住宅公用地方」及位於「第IVA期」的「第IV期住宅公用服務與設施」以及位於「第IV期」的「非車站發展項目公用地方」及於「第IV期」的非車站發展項目公用服務與設施，免費或無償地轉讓予「經理人」，由「經理人」作為受托人代表全體「業主」持有，而且「經理人」必須把上述「份數」連同上述地方免費或無償地轉讓予繼任「經理人」(當「經理人」的委任終止時)或「業主立案法團」(當「業主立案法團」於任何時候要求時)。
25. 「分副公契」訂立後，「港鐵」應將「位於第IVB期的第IV期住宅公用地方」及「位於第IVB期的第IV期住宅公用服務與設施」的整體「份數」，連同「位於第IVB期的第IV期住宅公用地方」及「位於第IVB期的第IV期住宅公用服務與設施」，免費或無償地轉讓予「經理人」，由「經理人」作為受托人代表全體「業主」持有，而且「經理人」必須把上述「份數」連同上述地方免費或無償地轉讓予繼任「經理人」(當「經理人」的委任終止時)或「業主立案法團」(當「業主立案法團」於任何時候要求時)。
26. (a) 茲以各「單位」現任「業主」及佔用人之利益為本，「非車站發展項目」將制訂「大廈規則」(釋義以「主公契」所訂為準)和「裝修規則」(釋義以「主公契」所訂為準)，以管制「非車站發展項目」整體及「戶外地方」(釋義以「主公契」所訂為準)、「公用地方」(包括「私家康樂設施」)及「公用服務與設施」整體之使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守。「大廈規則」及「裝修規則」將對「業主」及彼等之租客、受許可人、傭僕和代理約束(「政府樓宇」「業主」除外)。
- (b) 茲以各「單位」現任「業主」及佔用人之利益為本，「非車站發展項目公用地方」將制訂「大廈規則」及「裝修規則」，以管制只供「非車站發展項目」部分而非所有「發展期」使用之「非車站發展項目公用地方」(包括「私家康樂設施」)及「非車站發展項目公用服務與設施」的使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守。此等「大廈規則」及「裝修規則」將對相關「發展期」「業主」及彼等之租客、受許可人、傭僕和代理約束(「政府樓宇」「業主」除外)。
- (c) 「經理人」有權不時制訂、撤銷及修訂「第IV期屋苑規則」(釋義以「副公契」所訂為準)，以管制「第IV期」的使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守，惟「第IV期屋苑規則」概不可抵觸或違反「主公契」、「副公契」、「分副公契」、《建築物管理條例》或「批地文件」之條款。倘已成立「第IV期業主小組委員會」，「經理人」制訂、撤銷和修訂「第IV期屋苑規則」，事前必須徵取「第IV期業主小組委員會」的批准。
- (d) 「副公契」第四附錄所訂的「第IV期屋苑規則」將被視為已於「第IV期」「副公契」訂立日生效，並一直維持有效，直至依照下文規定撤銷或修訂為止。
27. 遵從「主公契」第二附錄第II部分訂明「港鐵」享有的保留權利，以及「主公契」第二附錄第I部分第2條授予「政府樓宇」「業主」之權利，「業主」如非事前獲「經理人」書面同意，概不可作出任何下列行動，而「經理人」可全權酌情給予或拒絕同意又或附加任何條件：
- (a) 在任何建於「非車站發展項目」或「公用地方」上或內屬於任何建築物、車庫或其他構築物的天台、平台或其任何部分搭建、建造或允許或容忍他人搭建、建造任何性質的臨時或永久性構築物；
- (b) 損害、損壞或塗污或允許或容忍他人損害、損壞、塗污「公用地方」任何部分之結構、外牆結構或裝飾特色，包括「該土地」及「發展項目」內或周圍任何樹木、植物或灌叢；
- (c) 損害、干預或允許或容忍他人損害、干預「公用服務與設施」；
- (d) 在任何「公用地方」放置任何箱、垃圾桶、包裝物品、垃圾、物品或其他妨礙物以致造成阻礙或阻塞或允許或容忍他人造成阻礙或阻塞，「經理人」有權毋須通知清理並以其視為恰當的方式處置上述物件，費用由「業主」支付。「經理人」概毋須就此向「業主」或任何其他人士承擔責任，而每名「業主」現同意向「經理人」賠償所有由此招致的損失、索償、損害或開支並確保其免責；
- (e) 於任何情況下，犬隻亦必須由人手抱或配戴狗帶及口罩，否則不可進入「非車站發展項目」的電梯或其他擬作公用的部分。
28. (a) 遵從「主公契」第二附錄第II部分第3條訂明「港鐵」享有之保留權利，如非事前獲「發展項目業主委員會」或相關「業主小組委員會」(視乎情況而定)批准，「業主」不可將任何「公用地方」改為其專用或專享。
- (b) 遵從「主公契」第二附錄第II部分第3條訂明「港鐵」享有之保留權利，任何「業主」(作為尚未落成之「非車站發展項目」部分「業主」的「港鐵」除外，「港鐵」有權於任何根據「主公契」訂立之「副公契」、「分副公契」或「分割契約」將尚未落成之「非車站發展項目」部分劃為「公用地方」)如非事前經由「非車站發展項目」「業主」於根據「主公契」召開的會議議決批准，或經由相關「發展期」「業主」於根據相關「副公契」召開的會議議決批准(視乎情況而定)，一律不可將其擁有的地方改為或劃為「公用地方」。任何「業主」或「經理人」均無權將「公用地方」重新改為或劃作其專用或專享。
29. 「經理人」應在個別「發展期」的「副公契」、「分副公契」或(如適用者)「分割契約」訂立後，在「非車站發展項目」管理處備存相關「副公契」、「分副公契」或「分割契約」(如適用者)所夾附「公用地方」的圖則，以供「業主」免費於正常辦公時間查閱，並且不時備存記錄圖則，以顯示於「非車站發展項目」最後「發展期」建成之前任何已開拓「發展期」邊界外的「非車站發展項目公用地方」，以及在「非車站發展項目」最後「發展期」的「副公契」訂立後備存一套「公用地方」的圖則，顯示任何「發展期」邊界外的所有「非車站發展項目公用地方」。「經理人」應免費向「政府樓宇」「業主」提供上述圖則及不時生效的相關修訂本。上述圖則必須由「非車站發展項目」的「認可人士」或其代表核證準確。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

(B) 分配予「期數」每個住宅物業的不分割份數數額如下：

第3座 (3A)	單位/不分割份數數額					
	A	B	C	D	E	F
56/F	941	634	578	308		
55/F	798	598	532	308		
53/F	485	561	441	423	537	308
52/F	485	561	439	423	537	308
51/F	485	561	439	423	537	308
50/F	485	561	439	423	537	308
49/F	485	561	439	423	537	308
48/F	485	561	439	423	537	308
47/F	485	561	439	423	537	308
46/F	485	561	439	423	537	308
45/F	485	561	439	423	537	308
43/F	485	561	439	423	537	308
42/F	485	561	439	423	537	308
41/F	485	561	439	423	537	308
40/F	485	561	439	423	537	308
39/F	485	561	439	423	537	308
38/F	485	561	439	423	537	308
37/F	485	561	439	423	537	308
36/F	485	561	439	423	537	308
35/F	485	561	439	423	537	308

第3座 (3A)	單位/不分割份數數額					
	A	B	C	D	E	F
33/F	485	561	439	423	537	308
32/F	485	561	439	423	537	308
31/F	485	561	439	423	537	308
30/F	485	561	439	423	537	
29/F 庇護層						
28/F	485	561	439	422	537	308
27/F	485	561	439	422	537	308
26/F	485	561	439	422	537	308
25/F	485	561	439	422	537	308
23/F	485	561	439	422	537	308
22/F	485	561	439	422	537	308
21/F	485	561	439	422	537	308
20/F	485	561	439	422	537	308
19/F	485	561	439	422	537	308
18/F	485	561	439	422	537	308
17/F	485	561	439	422	537	308
16/F	485	561	439	422	537	308
15/F	485	561	439	422	537	308
12/F	485	561	439	422	537	308
11/F	485	561	439	422	537	308
10/F	485	561	439	422	537	308
9/F	485	561	439	422	537	308
8/F	485	561	439	422	537	308
7/F	485	561	439	422	537	308
6/F	485	561	439	422	537	308
5/F	485	561	439	422	537	308
3/F	485	561	439	422	537	308
2/F	490	559	457	434	541	312



SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

第3座 (3B)	單位/不分割份數數額					
	A	B	C	D	E	F
56/F	955	642	470	308		
55/F	823	607	429	308		
53/F	485	566	441	426	447	308
52/F	485	566	439	426	447	308
51/F	485	566	439	426	447	308
50/F	485	566	439	426	447	308
49/F	485	566	439	426	447	308
48/F	485	566	439	426	447	308
47/F	485	566	439	426	447	308
46/F	485	566	439	426	447	308
45/F	485	566	439	426	447	308
43/F	485	566	439	426	447	308
42/F	485	566	439	426	447	308
41/F	485	566	439	426	447	308
40/F	485	566	439	426	447	308
39/F	485	566	439	426	447	308
38/F	485	566	439	426	447	308
37/F	485	566	439	426	447	308
36/F	485	566	439	426	447	308
35/F	485	566	439	426	447	308
33/F	485	566	439	426	447	308
32/F	485	566	439	426	447	308
31/F	485	566	439	426	447	308
30/F	485	566	439	426	447	
29/F 庇護層						

第3座 (3B)	單位/不分割份數數額					
	A	B	C	D	E	F
28/F	485	566	439	425	447	308
27/F	485	566	439	425	447	308
26/F	485	566	439	425	447	308
25/F	485	566	439	425	447	308
23/F	485	566	439	425	447	308
22/F	485	566	439	425	447	308
21/F	485	566	439	425	447	308
20/F	485	566	439	425	447	308
19/F	485	566	439	425	447	308
18/F	485	566	439	425	447	308
17/F	485	566	439	425	447	308
16/F	485	566	439	425	447	308
15/F	485	566	439	425	447	308
12/F	485	566	439	425	447	308
11/F	485	566	439	425	447	308
10/F	485	566	439	425	447	308
9/F	485	566	439	425	447	308
8/F	485	566	439	425	447	308
7/F	485	566	439	425	447	308
6/F	485	566	439	425	447	308
5/F	485	566	439	425	447	308
3/F	485	566	439	425	447	308
2/F	492	564	454	422	444	312

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

第5座 (5A)	單位/不分割份數數額					
	A	B	C	D	E	F
59/F	958	642	477	309		
58/F	830	607	435	309		
57/F	485	571	441	426	451	309
56/F	485	571	439	426	451	309
55/F	485	571	439	426	451	309
53/F	485	571	439	426	451	309
52/F	485	571	439	426	451	309
51/F	485	571	439	426	451	309
50/F	485	571	439	426	451	309
49/F庇護層						
48/F	485	571	439	426	451	309
47/F	485	571	439	426	451	309
46/F	485	571	439	426	451	309
45/F	485	571	439	426	451	309
43/F	485	571	439	426	451	309
42/F	485	571	439	426	451	309
41/F	485	571	439	426	451	309
40/F	485	571	439	426	451	309
39/F	485	571	439	426	451	309
38/F	485	571	439	426	451	309
37/F	485	571	439	426	451	309
36/F	485	571	439	426	451	309
35/F	485	571	439	426	451	309
33/F	485	571	439	426	451	309
32/F	485	571	439	426	451	309
31/F	485	571	439	426	451	309
30/F	485	571	439	426	451	
29/F庇護層						

第5座 (5A)	單位/不分割份數數額					
	A	B	C	D	E	F
28/F	485	569	439	425	451	309
27/F	485	569	439	425	451	309
26/F	485	569	439	425	451	309
25/F	485	569	439	425	451	309
23/F	485	569	439	425	451	309
22/F	485	569	439	425	451	309
21/F	485	569	439	425	451	309
20/F	485	569	439	425	451	309
19/F	485	569	439	425	451	309
18/F	485	569	439	425	451	309
17/F	485	569	439	425	451	309
16/F	485	569	439	425	451	309
15/F	485	569	439	425	451	309
12/F	485	569	439	425	451	309
11/F	485	569	439	425	451	309
10/F	485	569	439	425	451	309
9/F	485	569	439	425	451	309
8/F	485	569	439	425	451	309
7/F	485	569	439	425	451	309
6/F	485	569	439	425	451	309
5/F	485	569	439	425	451	309
3/F	485	569	439	425	451	309
2/F	492	567	454	422	447	313

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

第5座 (5B)	單位/不分割份數數額					
	A	B	C	D	E	F
59/F	940	634	579	308		
58/F	804	598	532	308		
57/F	476	566	441	423	537	308
56/F	476	566	439	423	537	308
55/F	476	566	439	423	537	308
53/F	476	566	439	423	537	308
52/F	476	566	439	423	537	308
51/F	476	566	439	423	537	308
50/F	476	566	439	423	537	308
49/F 庇護層						
48/F	476	566	439	423	537	308
47/F	476	566	439	423	537	308
46/F	476	566	439	423	537	308
45/F	476	566	439	423	537	308
43/F	476	566	439	423	537	308
42/F	476	566	439	423	537	308
41/F	476	566	439	423	537	308
40/F	476	566	439	423	537	308
39/F	476	566	439	423	537	308
38/F	476	566	439	423	537	308
37/F	476	566	439	423	537	308
36/F	476	566	439	423	537	308
35/F	476	566	439	423	537	308
33/F	476	566	439	423	537	308
32/F	476	566	439	423	537	308
31/F	476	566	439	423	537	308
30/F	476	566	439	423	537	
29/F 庇護層						

第5座 (5B)	單位/不分割份數數額					
	A	B	C	D	E	F
28/F	477	563	439	422	537	308
27/F	477	563	439	422	537	308
26/F	477	563	439	422	537	308
25/F	477	563	439	422	537	308
23/F	477	563	439	422	537	308
22/F	477	563	439	422	537	308
21/F	477	563	439	422	537	308
20/F	477	563	439	422	537	308
19/F	477	563	439	422	537	308
18/F	477	563	439	422	537	308
17/F	477	563	439	422	537	308
16/F	477	563	439	422	537	308
15/F	477	563	439	422	537	308
12/F	477	563	439	422	537	308
11/F	477	563	439	422	537	308
10/F	477	563	439	422	537	308
9/F	477	563	439	422	537	308
8/F	477	563	439	422	537	308
7/F	477	563	439	422	537	308
6/F	477	563	439	422	537	308
5/F	477	563	439	422	537	308
3/F	477	563	439	422	537	308
2/F	497	562	437	431	539	312

## (C) 「期數」經理人的委任年期

香港鐵路有限公司已獲委任為「發展項目」之經理人，以管理「非車站發展項目」及「戶外地方」整體和提供服務，首屆任期由「主公契」生效日開始，至「非車站發展項目」最後「發展期」的「副公契」或「分割契約」訂立日後兩年或「批地文件」所訂之建築規約期屆滿後(二者取其較早)終止。

## (D) 「期數」內各住宅物業的擁有人分擔管理開支的基準

1. 每名「業主」(「政府樓宇」「業主」除外，其須依照「主公契」E節第9(b)條規定攤付「管理費」(釋義以「主公契」所訂為準)；作為「車站綜合大樓」及「專用地方」(如有者)「業主」之「港鐵」除外，其須依照「主公契」E節第8(c)、8(d)及8(e)條規定攤付費用應以下列方式攤付「管理費」：

- (a) 所有「非車站發展項目」「單位」「業主」(「政府樓宇」「業主」除外)應按其「單位」之「管理份數」佔「非車站發展項目」(「政府樓宇」除外)所有「管理份數」之比例攤付「非車站發展項目公用地方與設施管理副預算案」開支；
- (b) 「住宅發展項目」「單位」「業主」應按其「單位」之「管理份數」佔「住宅發展項目」所有「管理份數」之比例攤付「住宅發展項目公用地方與設施管理副預算案」開支；
- (c) 每個「發展期」的「單位」「業主」(「政府樓宇」「業主」除外)應按其「單位」之「管理份數」佔該「發展期」(「政府樓宇」除外)所有「管理份數」的比例攤付相關「發展期管理副預算案」開支。「經理人」編製個別「發展期」或其任何部分之副預算案時，只有歸屬該「發展期」整體的開支可如上分攤。任何分副預算案的開支，將由該分副預算案相關「單位」的「業主」按其「單位」之「管理份數」佔分副預算案相關「單位」所有「管理份數」之比例攤付。

2. 根據「主公契」E節第8(b)條規定，任何由「車站綜合大樓」支撐的「發展期」之「業主」(不包括「政府樓宇」「業主」)均須分擔有關「車站綜合大樓」與此等「發展期」的任何部分之間各屏板，以及支撐或服務「車站綜合大樓」及任何此等「發展期」的任何結構項件及/或設施的任何結構性修理及維修費用與開支。任何此等「發展期」的「業主」(「政府樓宇」「業主」除外)與「車站綜合大樓」「業主」應按下列比例分擔上述費用與開支：

- (a) 「車站綜合大樓」「業主」：51%；
- (b) 由「車站綜合大樓」支撐之「發展期」的「業主」(「政府樓宇」「業主」除外)：49%。

3. 根據「主公契」E節第8(c)條規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方與設施保養、管理、修理及維修費用和保險保費：

- (a) 「批地文件」第(7)、(8)、(99)及(100)條批地特別條款根據「批地文件」第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；
- (b) 「公眾休憩用地」；

(c) 24小時有蓋行人走道(「批地文件」第(53)(b)(iv)條批地特別條款所載)、「有蓋行人天橋」(「批地文件」第(54)(a)條批地特別條款所載)、「內部交通系統」(釋義以「批地文件」第(60)(a)條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第(60)(f)條批地特別條款所載)及「照明系統」(「批地文件」第(60)(g)條批地特別條款所載)各部分。「批地文件」第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條批地特別條款分別訂明，此部分並：

- (i) 不納入任何「發展期」邊界範圍內；
- (ii) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分；及
- (iii) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」。

4. 根據「主公契」E節第8(d)條規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔遵照「批地文件」第(90)條批地特別條款規定提交潛在堆填氣體及滲漏污水遷流處理建議書和推行經核准建議的費用。

5. 「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據「主公契」E節第8(c)及(8)(d)條分擔保養、管理、修理、維修費用和保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可小於5.1%。於本款而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「非車站發展項目所有現已落成部分建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

## (E) 釐定管理費按金的基準

管理費按金的金額為三(3)個月「管理開支」。

## (F) 關乎業主於「期數」內留自用地方(如有者)的「主公契」及「副公契」條款摘要

業主並無於「發展期」保留任何地方自用。

1. The Phase is situated on Site O of The Remaining Portion of Tseung Kwan O Town Lot No.70.

2. The Remaining Portion of Tseung Kwan O Town Lot No.70 is held from the Government under New Grant No.9689 dated 16th May 2002 as varied or modified by Modification Letters dated 19th April 2005, 13th April 2006, 19th March 2008, 11th May 2009, 11th September 2012, 1st August 2014, 5th January 2015, 24th April 2015, 30th July 2015, 11th November 2015, 15th February 2016, 20th May 2016, 5th October 2016, 16th January 2017, 26th January 2017, 11th April 2019 and 28th June 2019 and registered in the Land Registry by Memorial Nos.05042602320188, 06042800110014, 08032801320019, 09051501940319, 12091403070069, 14081201890016, 15010900340012, 15042901080159, 15080701750014, 15111800950014, 16021701150013, 16052501410014, 16101102220023, 17012300360016, 17021301120016, 19041700760014 and 19071101700014 respectively (“**the Land Grant**”) for a term of 50 years from 16th May 2002 and expiring on 15th May 2052.

### 3. User

#### Special Condition No.(15)

- (a) Subject to these Conditions (as defined in General Condition No.13) and in particular subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than non-industrial (excluding hotel, petrol filling station and godown) purposes;
- (b) Site M (as defined in Special Condition No.(12)) or any part thereof or any building or part of any building erected or to be erected thereon shall not, except with the prior written approval of the Director and in conformity with Special Conditions Nos.(31)(a)(i) and (31)(a)(ii) hereof, be used for any purpose other than a Mass Transit Railway Depot and a Mass Transit Railway Station (as defined respectively in Special Conditions Nos.(31)(a)(i) and (31)(a)(ii)); and
- (c) Without prejudice to the generality of sub-clause (a) of this Special Condition and Special Condition No.(17) hereof, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than for which it is designed, constructed and intended in accordance with these Conditions, the Approved Landscaping Proposals (as defined in Special Condition No.(7)(d)) and the Approved Building Plans (as defined in Special Condition No.(13)(b)).

### 4. Indemnity by Grantee

#### General Condition No.4

By signing the Memorandum of Agreement for Lease, the Grantee (as defined in General Condition No.13) hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses and claims whatsoever arising from any damage caused to adjacent or adjoining land where such damage has, in the opinion of the Director of Lands (“**the Director**”) (whose opinion shall be final and binding upon the Grantee), arisen out of any development or redevelopment affecting the lot or part thereof or out of any other works which the Grantee is required to undertake in compliance with these Conditions.

### 5. Maintenance

#### General Condition No.7

- (a) The Grantee shall throughout the term hereby agreed to be granted, having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions:

- (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto;
- (ii) maintain all buildings erected or which may hereafter be erected in accordance with the plans approved by the Building Authority and these Conditions or any subsequent legal variation of them, in good and substantial repair and condition and in such repair and condition deliver up the buildings at the expiry of sooner determination of the term hereby agreed to be granted.

- (b) In the event of the demolition of any building then standing on the lot or any part thereof at any time during the term hereby agreed to be granted the Grantee shall replace the same either by a sound and substantial building or buildings of the same type and of no less gross floor area or by a building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.

### 6. Private streets, roads and lanes

#### General Condition No.9

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area of the lot hereby agreed to be granted as may be determined by him and in either case shall be surrendered to the Government free of costs and expenses, if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, drainage (both foul and storm water sewers), channeling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area of the lot hereby agreed to be leased, they shall be lighted, surfaced, kerbed, drained, channeled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting in the public interest as required. The Grantee shall bear the capital cost of installation of road lighting as certified by the Director and allow free ingress and egress to and from the area of the lot hereby agreed to be granted to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

### 7. Landscaping

#### Special Condition No.(7)

- (d) Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area (as defined in Special Condition No.(7)(a)) in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director;
- (e) The Grantee shall at his own expense construct and thereafter keep and maintain the landscape works in a clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

#### Special Condition No.(102)

- (b) (ii) Not less than 30% of the area of Site C1 and not less than 20% each of the respective areas of Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall be planted with trees, shrubs or other plants;

- (iii) Not less than 50% of the 30% in respect of Site C1 and not less than 50% of the 20% in respect of each of Site C2, Site G, Site H, Site I, Site J, Site N and Site O referred to in sub-clause (b)(ii) of this Special Condition (the relevant area of the respective Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall hereinafter be referred to as “**The Respective Greenery Area**”) shall be provided at such location or level as may be determined by the Director of Planning at his sole discretion so that the Respective Greenery Area of each of Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall be visible to pedestrians or accessible by any person or persons entering each of Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O;
- (v) The Director of Planning at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.
- (c) The Grantee shall at his own expense landscape Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O in accordance with their respective approved landscape master plans in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plans shall be made without the prior written consent of the Director.
- (d) The Grantee 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.

Special Condition No.(103)

No tree growing on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site K, Site L and Site N 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.

8. **Yellow Area**

Special Condition No.(7)

- (f) The Grantee shall:
  - (i) Within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area (as hereinafter defined in sub-clause (1) of this Special Condition) or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) the area shown coloured yellow on Plan I annexed to the Land Grant (“**the Yellow Area**”); and
  - (ii) at his own expense uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (h)(ii) of this Special Condition.
- (h) (ii) The Government reserves the right to take back possession of the Yellow Area or any part or parts thereof for any purpose (as to which the decision of the Director shall be final and conclusive) as and when it sees fit without any payment or compensation to the Grantee and the Yellow Area shall be re-delivered to the Government by the Grantee on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Area or any part or parts thereof. The Grantee shall remain responsible for the upkeep maintenance and repair of the Yellow Area together with all structures and services provided and installed thereon or therein as specified in sub-clause (f)(ii) of this Special Condition until possession of the Yellow Area has been re-delivered to the Government.

- (i) (I) The Grantee shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes; and
- (II) The Grantee shall not without the prior written consent of the Director of Civil Engineering and Development carry out any alteration works to the seawall erected or constructed adjoining the Yellow Area.
- (l) The Grantee shall upon demand in writing of the Director while the Grantee is in possession of the Yellow Area or any part thereof permit the Government, the Director of Civil Engineering and Development, his officers, contractors, agents and any person authorized by him the right of full and free ingress and egress at any time with or without motor vehicles, tools, equipment, plant, materials and machinery to and from the portion of the Yellow Area within the limit of works areas delineated on Plan No.209506/GZ/203 gazetted on the 10th day of May, 2013 and the 16th day of May, 2013 or any part or parts thereof (hereinafter referred to as “**the Portion of the Yellow Area**”) for the purposes of construction of the proposed Cross Bay Link, whether within the Portion of the Yellow Area or otherwise, at such location or locations and level or levels as may be determined by the Director at his absolute discretion (hereinafter referred to as “**the Right of Access to the Portion of the Yellow Area**”) until such date to be determined by the Director as specified in a written notice of termination or cessation of the Right of Access to the Portion of the Yellow Area to be issued to the Grantee by the Director. The Grantee shall co-operate fully with the Government and the Director of Civil Engineering and Development on all matters relating to the aforesaid construction works. The decisions of the Director as to the area, location and level of the Portion of the Yellow Area and the limit of works area shall be final, conclusive and binding on the Grantee.
- (m) The Government and the Director of Civil Engineering and Development and his officers, contractors, agents and any person authorized by him shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, Director of Civil Engineering and Development and his officers, contractors, agents and any person duly authorized under sub-clause (l) of this Special Condition and no claim shall be made against it or them in respect of any loss, damage, nuisance or disturbance.
- (n) The Grantee shall at all reasonable times while he is in possession of the Yellow Area permit the Government, its officers, contractors, agents and any person authorized by it the right of full and free ingress, egress and regress with or without motor vehicles, tools, equipment, plant, materials and machinery to, from and through the Yellow Area for the purpose of carrying out inspection, supervision, repair, alteration, reinstatement, making good, maintenance, upgrading or improvement works of or in connection with the Cross Bay Link, any public road or any other works which the Director may at his absolute discretion consider necessary within the Yellow Area. The Government, its officers, contractors, agents and any person authorized by it shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the right conferred under this sub-clause (n), and no claim whatsoever shall be made against it or them by the Grantee in respect of any loss, damage, nuisance or disturbance.

9. **Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area**

Special Condition No.(8)

- (b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director:-
  - (i) subject to Special Condition No.(89) hereof:

- (I) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, lay, form, provide and construct that portion of future public road shown coloured green stippled black on Plan I (hereinafter referred to as “**the Green Stippled Black Area**”) in such manner, with such installations, structures and materials, to such standard, levels, alignment, widths and design as the Director may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, pedestrian subway, viaducts, flyovers, pavements or such other structures) so that vehicular traffic may be carried thereon; and
- (II) on or before the 30th day of June, 2016 or such other date or dates as may be determined by the Director, carry out and construct those future road junction improvement works and associated works within the areas shown coloured green on Plan I (hereinafter referred to as “**the Green Area**”) in accordance with the Technical Schedules annexed hereto;
  - (ii) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, surface, kerb and channel that portion of future public road shown coloured green hatched black stippled black on Plan I (hereinafter referred to as “**the Green Hatched Black Stippled Black Area**”) and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve so that vehicular traffic may be carried thereon;
  - (iii) on or before the 30th day of June, 2012 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, ramps, pavements, cycle tracks or such other subway modification structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green hatched black on Plan I (hereinafter referred to as “**the Green Hatched Black Area**”) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the formation of the Green Hatched Black Area and if such requirement is not necessary, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2003. The Grantee shall have no right or claim to compensation against Government whatsoever including any costs or expenses incurred in connection with fulfilment of this obligation as a result of the Director’s exercising his discretion in the decision and giving of the notification under this sub-clause;
  - (iv) on or before the 31st day of December, 2020 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, pavements, cycle tracks or such other structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green cross-hatched black on Plan I (hereinafter referred to as “**the Green Cross-hatched Black Area**”);
  - (v) surface, kerb and channel the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black 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 within the respective prescribed period stated in sub-clauses (b)(i), (b)(ii), (b)(iii) and (b)(iv) of this Special Condition; and

- (vi) maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein until such time as possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area shall have been re-delivered to the Government in accordance with Special Condition No.(9)(a) hereof.

Special Condition No.(9)

- (a) For the purpose only of carrying out the necessary works specified in Special Condition No.(8) hereof, the Grantee shall on the date or dates to be specified in a letter or letters from the Director to the Grantee be granted possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area. The Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof shall be deemed to be re-delivered to the Government upon issuance of a letter or letters from the Director to the Grantee certifying the works specified in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof have been completed and upon the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area forming part or parts of the public roads. The Grantee shall at all reasonable times while he is in possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area allow free access over and along the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area for all Government and public vehicular and pedestrian traffic;
- (c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as “**the Public Roads Defects Liability period**”). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;
- (ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Special Condition No.(10)

- (a) The Grantee shall not without the prior written consent of the Director use the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area for the purpose of storage or for the erection of any temporary structure.

10. **Building Covenant**

Special Condition No.(14)

- (a) The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2025;
- (b) Notwithstanding sub-clause (a) of this Special Condition and subject to Special Conditions Nos.(16)(a)(vi) and (16)(b) hereof:
  - (i) the building or buildings or part or parts thereof erected or to be erected in respect of Site AB shall be completed and made fit for occupation on or before the 31st day of December 2013 or 96 calendar months from the Due Date for Site AB or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site AB, whichever is the later;
  - (ii) the building or buildings erected or to be erected in respect of Site C1 shall be completed and made fit for occupation on or before the 30th day of September 2022;
  - (iii) the building or buildings erected or to be erected in respect of Site C2 shall be completed and made fit for occupation on or before the 31st day of December 2025;
  - (iv) the building or buildings or part or parts thereof erected or to be erected in respect of Site D shall be completed and made fit for occupation on or before the 30th day of September, 2012 or 66 calendar months from the Due Date for Site D or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site D, whichever is the later;
  - (v) the building or buildings erected or to be erected in respect of Site E shall be completed and made fit for occupation on or before the 30th day of September 2014;
  - (vi) the building or buildings erected or to be erected in respect of Site F shall be completed and made fit for occupation on or before the 30th day of June 2011;
  - (vii) the building or buildings erected or to be erected in respect of Site G shall be completed and made fit for occupation on or before the 30th day of June 2021;
  - (viii) the building or buildings erected or to be erected in respect of Site H shall be completed and made fit for occupation on or before the 31st day of December 2021;
  - (ix) the building or buildings erected or to be erected in respect of Site I shall be completed and made fit for occupation on or before the 31st day of December 2022;
  - (x) the building or buildings erected or to be erected in respect of Site J shall be completed and made fit for occupation on or before the 30th day of September 2022;
  - (xi) the building or buildings or part or parts thereof erected or to be erected in respect of Site K shall be completed and made fit for occupation on or before the 31st day of December, 2017 or 54 calendar months from the Due Date for Site K or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site K, whichever is the later;
  - (xii) the building or buildings or part or parts thereof erected or to be erected in respect of Site L shall be completed and made fit for occupation on or before the 31st day of December, 2018 or 54 calendar months from the Due Date for Site L or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site L, whichever is the later;

(xiii) the building or buildings erected or to be erected in respect of Site N shall be completed and made fit for occupation on or before the 30th day of September 2021; and

(xiv) the building or buildings erected or to be erected in respect of Site O shall be completed and made fit for occupation on or before the 31st day of March, 2021.

11. **Development Conditions**

Special Condition No.(16)

Subject to these Conditions upon development or re-development (which terms refer solely to the redevelopment contemplated in General Condition No.7) of the lot or any part thereof:

- (a) The Grantee shall and shall only erect, construct, provide and maintain upon the lot:
  - (i) the Mass Transit Railway Complex referred to in Special Condition No.(31) hereof;
  - (ii) the Government Accommodation referred to in Special Condition No.(17) hereof;
  - (iii) an elevated building platform which shall form the structural roof of the Mass Transit Railway Depot (hereinafter referred to as “**the Depot Roof**”) not exceeding a height of 18.5 metres above the Hong Kong Principal Datum or such other height or heights as may be approved by the Director in accordance with the dimensions, levels, location and position thereof shown on the Approved Building Plans. The design, specifications and construction (including the materials to be used) of the Depot Roof and all structures ancillary or appertaining or forming part thereof shall be subject to the approval in writing of the Director and the construction thereof shall not commence until the written approval of the Director is given;
  - (iv) the Kindergartens referred to in Special Condition No.(50)(a) hereof and the Kindergartens/ Kindergarten Cum Child Care Centres referred to in Special Condition No.(50)(b) hereof respectively;
  - (vi) (I) accommodation and facilities for residential purposes (hereinafter collectively referred to as “**the Residential Accommodation**”) comprising not less than 20,000 flats and not more than 25,500 flats with a total gross floor area of not less than 1,397,500 square metres and not more than 1,612,800 square metres; and  
(II) accommodation and facilities for commercial purposes (hereinafter referred to as “**the Commercial Accommodation**”) with a total gross floor area of not less than 30,000 square metres and not more than 50,000 square metres;
- (b) (i) Notwithstanding sub-clause (a)(vi) of this Special Condition, the Grantee shall and shall only erect, construct, provide and maintain upon the lot:
  - (i) in respect of Site AB :
    - (I) the Residential Accommodation with a minimum of 2,474 flats and a maximum of 4,272 flats and with a total gross floor area of not less than 185,818 square metres and not more than 309,696 square metres;
    - (II) a total of 855 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;
    - (III) a total of 50 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;
    - (IV) a total of 91 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;



- (V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of one space for every ten residential flats or part thereof;
  - (VI) a total of 10 of those spaces stipulated in Special Condition No.(44)(b)(i) hereof; and
  - (VII) one kindergarten (of the requirements stipulated in Special Condition No.(50)(a) hereof) of 8 classrooms with a total gross floor area of not more than 800 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 3 lay-bys for the picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres;
- (ii) in respect of Site C1,
- (I) accommodation and facilities with a total gross floor area of not less than 96,050 square metres and not more than 114,760 square metres made up or to be made up as follows:
    - (A) the Residential Accommodation with a minimum of 960 flats with a total gross floor area of not less than 67,070 square metres but not more than 70,260 square metres; and
    - (B) the Commercial Accommodation with a total gross floor areas of not less than 28,980 square metres but not more than 44,500 square metres;
  - (II) a total of 180 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;
  - (III) a total of 10 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;
  - (IV) a total of 333 of those spaces stipulated in Special Condition No.(44)(a)(iii) hereof;
  - (V) a total of 19 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;
  - (VI) a total of 33 of those spaces stipulated in Special Condition No.(44)(a)(v) hereof;
  - (VII) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;
  - (VIII) a total of 2 of those bays stipulated in Special Condition No.(44)(b)(i) hereof;
  - (IX) a total of 45 of those bays stipulated in Special Condition No.(44)(b)(ii) hereof and notwithstanding Special Condition No.(44)(b) hereof, 28 of the 45 bays so provided shall have a minimum measurement of 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres;
  - (X) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(ii)(II), (b)(i)(ii)(III) and (b)(i)(ii)(IV) of this Special Condition (subject to a minimum of one space being reserved and designated); and
- (iii) in respect of Site C2,
- (I) the Residential Accommodation with a minimum of 1,217 flats with a total gross floor area of not less than 85,025 square metres and not more than 88,858 square metres;
  - (II) a total of 245 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;
  - (III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;
  - (IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(iii)(II) and (b)(i)(iii)(III) of this Special Condition;
  - (V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;
  - (VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and
  - (VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(iii)(II) and (b)(i)(iii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);
- (iv) in respect of Site D, the Residential Accommodation with a minimum of 1,217 flats with a total gross floor area of not less than 85,025 square metres;
- (v) in respect of Site E,
- (I) the Residential Accommodation with a minimum of 1,533 flats and a maximum of 1,648 flats and with a total gross floor area of not less than 111,384 square metres and not more than 128,544 square metres;
  - (II) the part or parts of the Permanent PTI (as hereafter defined in Special Condition No.(17)(a)(i) hereof);
  - (III) a total of 330 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;
  - (IV) a total of 20 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;
  - (V) a total of 35 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;
  - (VI) a total of 132 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof;
- (XI) one kindergarten or kindergarten cum child care centre (of the requirements stipulated in Special Condition No.(50)(b) hereof) of 9 classrooms with a total gross floor area of not more than 1,160 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 3 lay-bys for picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres;