THE HENLEY II

by HENDERSON LAND

售樓説明書

SALES BROCHURE

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一手住宅物業買家須知
NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

01 重要資訊

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

02 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)。

03 價單、支付條款，以及其他財務優惠

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

04 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。
- 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和內部尺寸[2]。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。

05 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。

06 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。

07 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。

08 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。

09 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），查閱牌照目錄。

12 委聘律師

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

適用於一手未落成住宅物業

13 預售樓花同意書

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

14 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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。
- 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

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 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。

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

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

For all first-hand residential properties

01 Important information

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

02 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.

03 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[1] 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.

04 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[2]. 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.

05 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";
  - 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.

06 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.

07 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.

08 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.

09 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.

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[3] 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.

For first-hand completed residential properties

16 Vendor's information form

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

17 Viewing of property

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

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

Website : www.srpa.gov.hk
Telephone : 2817 3313
Email : enquiry_srpa@hd.gov.hk
Fax : 2219 2220

Other useful contacts:

Consumer Council
Website : www.consumer.org.hk
Telephone : 2929 2222
Email : cc@consumer.org.hk
Fax : 2856 3611

Estate Agents Authority
Website : www.eaa.org.hk
Telephone : 2111 2777
Email : enquiry@eaa.org.hk
Fax : 2598 9596

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

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

1 期數的資料
INFORMATION ON THE PHASE

街道名稱及門牌號數

沐泰街7號

(此臨時門牌號數有待發展項目建成時確認。)

每幢多單位建築物的樓層總數

第1座：35層

(上述樓層數目並不包括地庫2樓、地庫1樓、庇護層、天台、位於水平基準133.75米的上層天台、位於水平基準137.30米的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1座：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40樓、天台、位於水平基準133.75米的上層天台、位於水平基準137.30米的上層天台及頂層天台

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1座：不設4樓、13樓、14樓、24樓及34樓

每幢多單位建築物內的庇護層(如有的話)

第1座：11樓

本期數屬未落成期數

(a) 由期數的認可人士提供的期數的預計關鍵日期為2022年4月30日。

(b) 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

(c) 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明該期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該期數已落成或當作已落成(視屬何情況而定)的確證。

Name of the street and street number

7 Muk Tai Street

(The provisional street number is subject to confirmation when the development is completed.)

Total number of storeys of each multi-unit building

Tower 1 : 35 storeys

(The above numbers of storeys have excluded B2/F, B1/F, refuge floor, roof, upper roof at 133.75 m.P.D., upper roof at 137.30 m.P.D. and top roof.)

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase

Tower 1 : B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F, roof, upper roof at 133.75 m.P.D., upper roof at 137.30 m.P.D. and top roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

Tower 1 : 4/F, 13/F, 14/F, 24/F and 34/F are omitted

Refuge floor (if any) of each multi-unit building

Tower 1 : 11/F

This Phase is an uncompleted phase

(a) The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 30th April 2022.

(b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

(c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

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

賣方

香港海島建設地產有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited、Broadwin Int'l Limited、Shibo Investment Limited及全茂控股有限公司)

期數的認可人士

劉榮廣伍振民建築師有限公司的劉鏡釗先生

(劉鏡釗先生為劉榮廣伍振民建築師有限公司的副董事總經理)

期數的承建商

保華建造有限公司

賣方的代表律師

胡關李羅律師行

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

星展銀行(香港)有限公司

已為期數的建造提供貸款的任何其他人

恒基兆業地產代理有限公司

Vendor

Hongkong Island Construction Properties Co., Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited, Broadwin Int'l Limited, Shibo Investment Limited and Total Thrive Holdings Limited)

Authorized Person for the Phase

Mr. Henry Lau King Chiu of DLN Architects Limited

(Mr. Henry Lau King Chiu is a Deputy Managing Director of DLN Architects Limited)

Building contractor for the Phase

Paul Y. Builders Limited

Vendor's solicitors

Woo, Kwan, Lee & Lo

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

DBS Bank (Hong Kong) Limited

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

Henderson Real Estate Agency Limited

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

(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。	否
(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。	否

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

(a)	The vendor or a building contractor for the phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the phase.	Not applicable
(b)	The vendor or a building contractor for the phase is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the phase is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the phase is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the phase is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the phase.	Not applicable
(h)	The vendor or a building contractor for the phase is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the phase.	Not applicable
(i)	The vendor or a building contractor for the phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, 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, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, 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, holding company or contractor.	No
(l)	The vendor 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 or contractor or of a holding company of that vendor.	No
(m)	The vendor 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 or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, 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, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, 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, holding company or contractor.	No
(p)	The vendor 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 or contractor or of a holding company of that vendor.	No
(q)	The vendor 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 or contractor.	Not applicable
(r)	The vendor 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 or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No

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

期數將會有構成圍封牆的一部分的非結構的預製外牆，每幢建築物的非結構的預製外牆的厚度為150毫米。
There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase. The thickness of the non-structural prefabricated external walls of each building is 150mm.

期數將會有構成圍封牆的一部分的幕牆，每幢建築物的幕牆的厚度為200毫米。
There will be curtain walls forming part of the enclosing walls of the Phase. The thickness of the curtain walls of each building is 200mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表
Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

大廈名稱 Block Name	樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	1樓 1/F	D	-	1.267
		E	-	2.171
		F	-	0.520
		G	-	0.545
		H	-	0.545
		J	0.362	0.570
	2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓及35樓至39樓 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F and 35/F - 39/F	A	0.847	2.217
		B	-	0.955
		C	0.367	0.890
		D	-	1.267
		E	-	2.171
		F	-	0.520
		G	-	0.545
		H	-	0.545
		J	0.362	0.570

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

大廈名稱 Block Name	樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	40樓 40/F	A	0.262	2.217
		D	-	1.267
		E	-	2.171
		F	-	0.520
		G	-	0.545
		H	-	0.545
		J	0.362	0.570

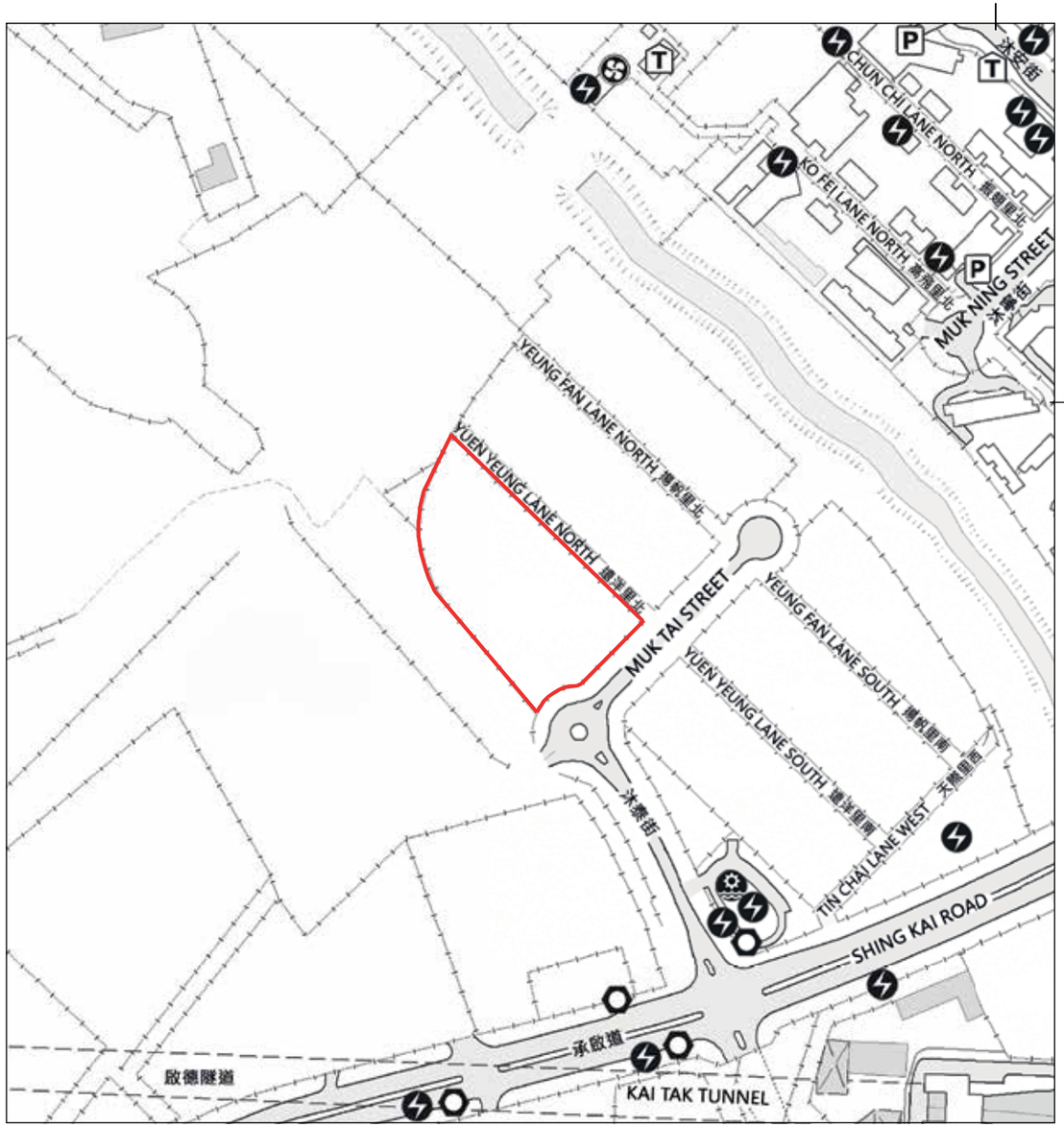
管理人

根據發展項目的公契的最新擬稿，偉邦物業管理有限公司將獲委任為期數的管理人。

Manager

Well Born Real Estate Management Limited will be appointed as the Manager of the Phase under the latest draft of Deed of Mutual Covenant in respect of the development.

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



圖例 NOTATION

- 發電廠(包括電力分站)
  Power plant (including electricity sub-stations)
- 公眾停車場（包括貨車停泊處）
  Public carpark (including lorry park)
- 公共交通總站（包括鐵路車站）
  Public transport terminal (including rail station)
- 公用事業設施裝置
  Public utility installation
- 污水處理廠及設施
  Sewage treatment works and facilities
- 香港鐵路通風井
  Ventilation shaft for the Mass Transit Railway

發展項目的位置
Location of the Development

此所在位置圖摘錄自地政總署測繪處之測繪圖編號 T11-NE-A 及 T11-NE-C，並經修正處理。
This location plan is adopted from part of the Survey Sheets of Numbers T11-NE-A and T11-NE-C, from Survey and Mapping Office of Lands Department. Adjustment is made where necessary.

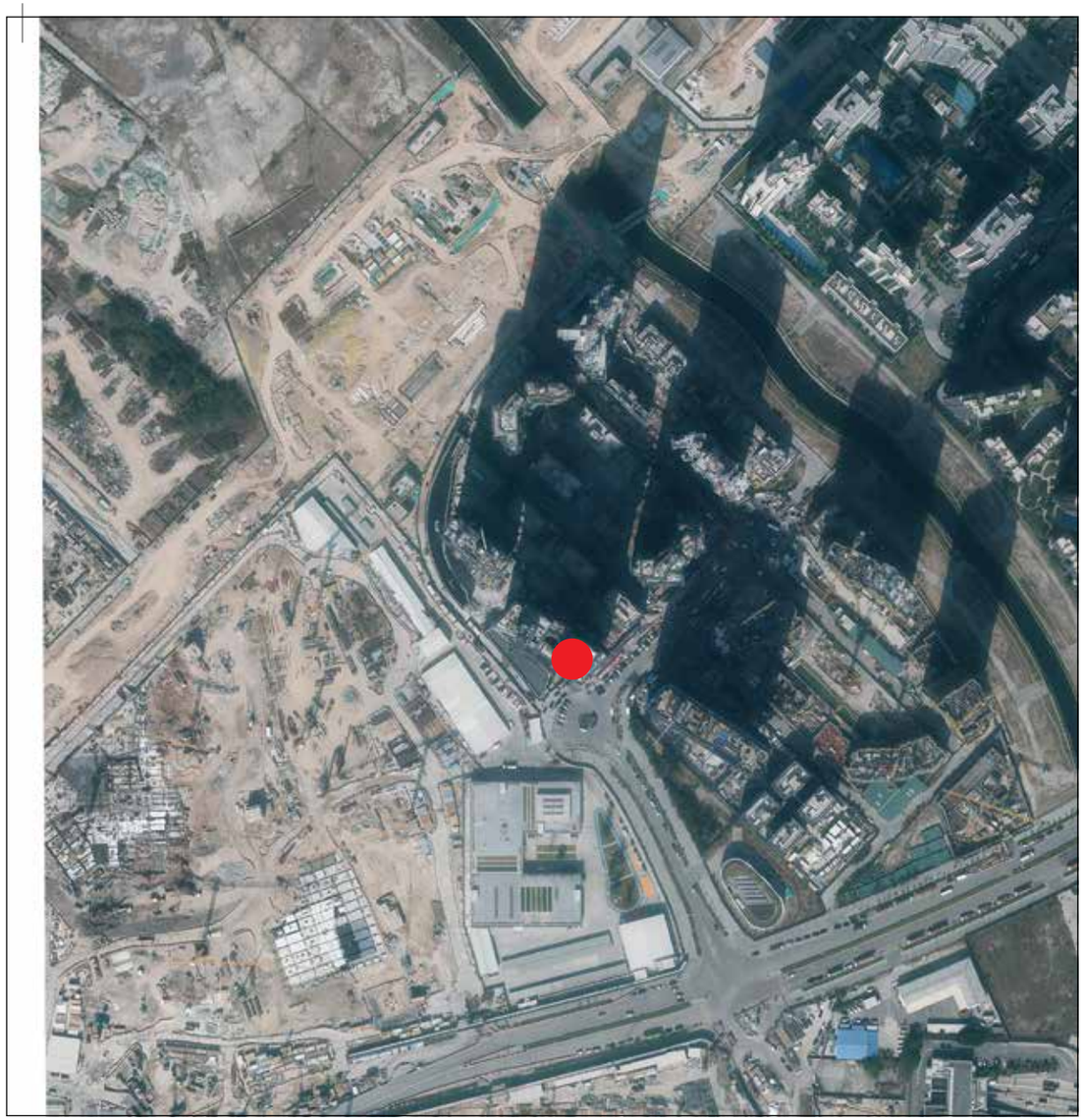
地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。
The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

比例尺 Scale
0(m) 250米(m)

備註： 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

7 期數的鳥瞰照片
AERIAL PHOTOGRAPH OF THE PHASE

THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF AERIAL PHOTOGRAPH OF THE PHASE
關乎期數的鳥瞰照片並不覆蓋本空白範圍



航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。
The Aerial Photo is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

摘錄自地政總署測繪處於2020年12月7日在啓德6,900呎飛行高度拍攝之鳥瞰照片，編號為E117248C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Kai Tak. Photo No. E117248C, dated 7th December 2020.

備註： 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

● 期數的位置
Location of the Phase

7 期數的鳥瞰照片
AERIAL PHOTOGRAPH OF THE PHASE



THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF AERIAL PHOTOGRAPH OF THE PHASE
關乎期數的鳥瞰照片並不覆蓋本空白範圍

摘錄自地政總署測繪處於2020年12月7日在啓德6,900呎飛行高度拍攝之鳥瞰照片，編號為E117249C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Kai Tak. Photo No. E117249C, dated 7th December 2020.

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Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

期數的位置
Location of the Phase

航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。
The Aerial Photo is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

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



圖例 NOTATION

地帶 ZONES

商業	C — COMMERCIAL
綜合發展區	CDA — COMPREHENSIVE DEVELOPMENT AREA
住宅(甲類)	R(A) — RESIDENTIAL (GROUP A)
住宅(乙類)	R(B) — RESIDENTIAL (GROUP B)
政府、機構或社區	G/IC — GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O — OPEN SPACE
其他指定用途	OU — OTHER SPECIFIED USES
其他指定用途(美化市容地帶)	OU(A) — OTHER SPECIFIED USES (AMENITY AREA)

交通 COMMUNICATIONS

鐵路及車站(地下)	車站 STATION — RAILWAY AND STATION (UNDERGROUND)
環保連接系統及車站	車站 STATION — ENVIRONMENTALLY FRIENDLY LINKAGE SYSTEM AND STATION
主要道路及路口	MAJOR ROAD AND JUNCTION
高架道路	ELEVATED ROAD
行人專用區或街道	PEDESTRIAN PRECINCT/ STREET

其他 MISCELLANEOUS

規劃範圍界線	BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	15 — MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
只限於指定為「商店及服務行業」和「食肆」用途的地區	AREA DESIGNATED FOR 'SHOP AND SERVICES' AND 'EATING PLACE' USES ONLY
非建築用地	NBA — NON-BUILDING AREA

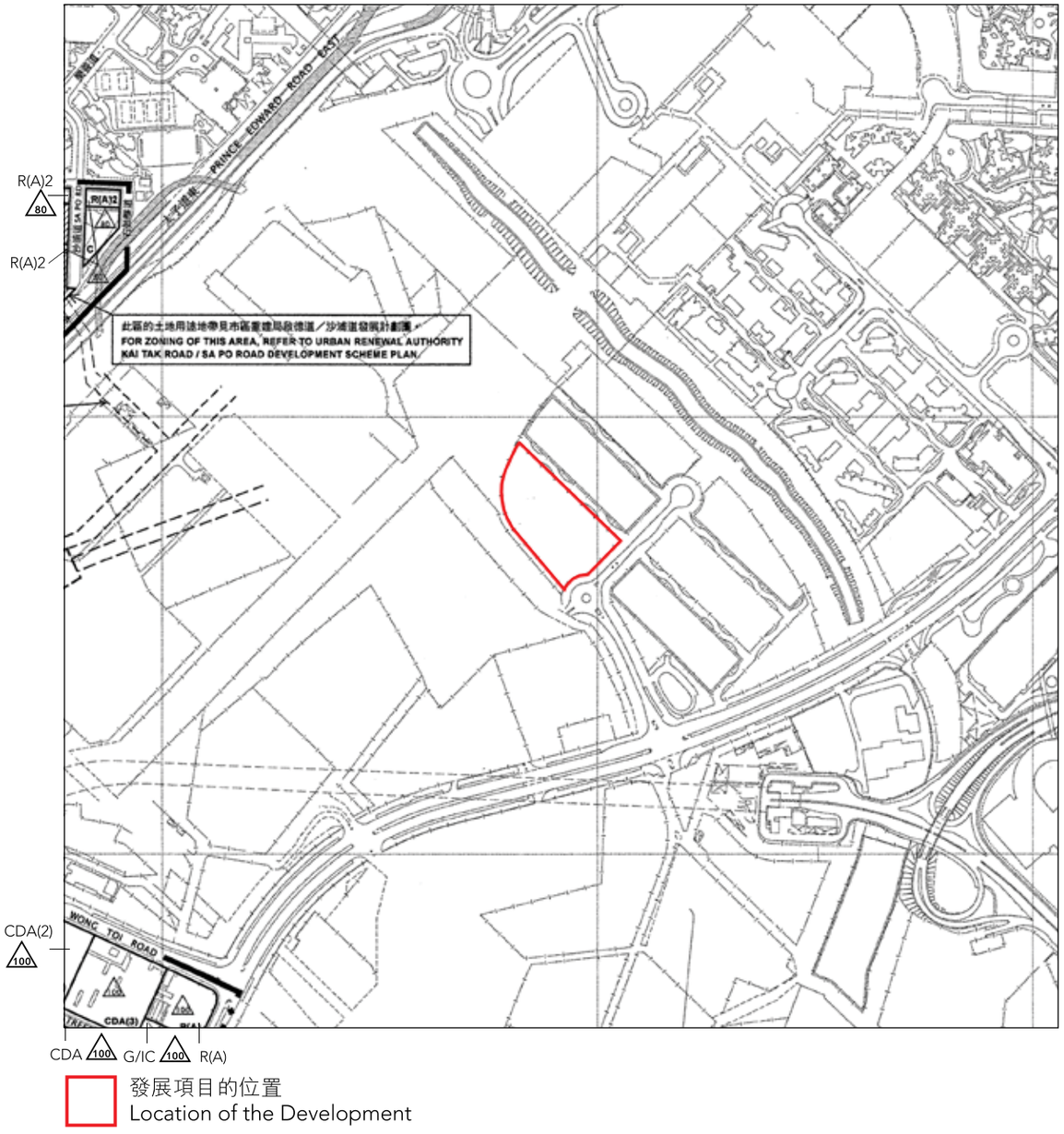
比例尺 Scale 0(m) 500米(m)

摘錄自2018年5月25日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/6。
Adopted from the approved Kai Tak Outline Zoning Plan, Plan No. S/K22/6, gazetted on 25th May 2018.

備註： 因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

* 行政長官會同行政會議於2016年1月5日根據道路(工程、使用及補償)條例(第370章)批准的中九龍幹線，有關方案所述的道路顯示在這份圖則上，只供參考之用。
THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE CENTRAL KOWLOON ROUTE AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 5.1.2016 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

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



發展項目的位置
Location of the Development

N

圖例 NOTATION

地帶

商業	C	COMMERCIAL
綜合發展區	CDA	COMPREHENSIVE DEVELOPMENT AREA
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY

交通

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

其他

規劃範圍界線		BOUNDARY OF PLANNING SCHEME
市區重建局發展計劃圖範圍		URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
最高建築物高度 (在主水平基準上若干米)	100	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度 (樓層數目)	8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

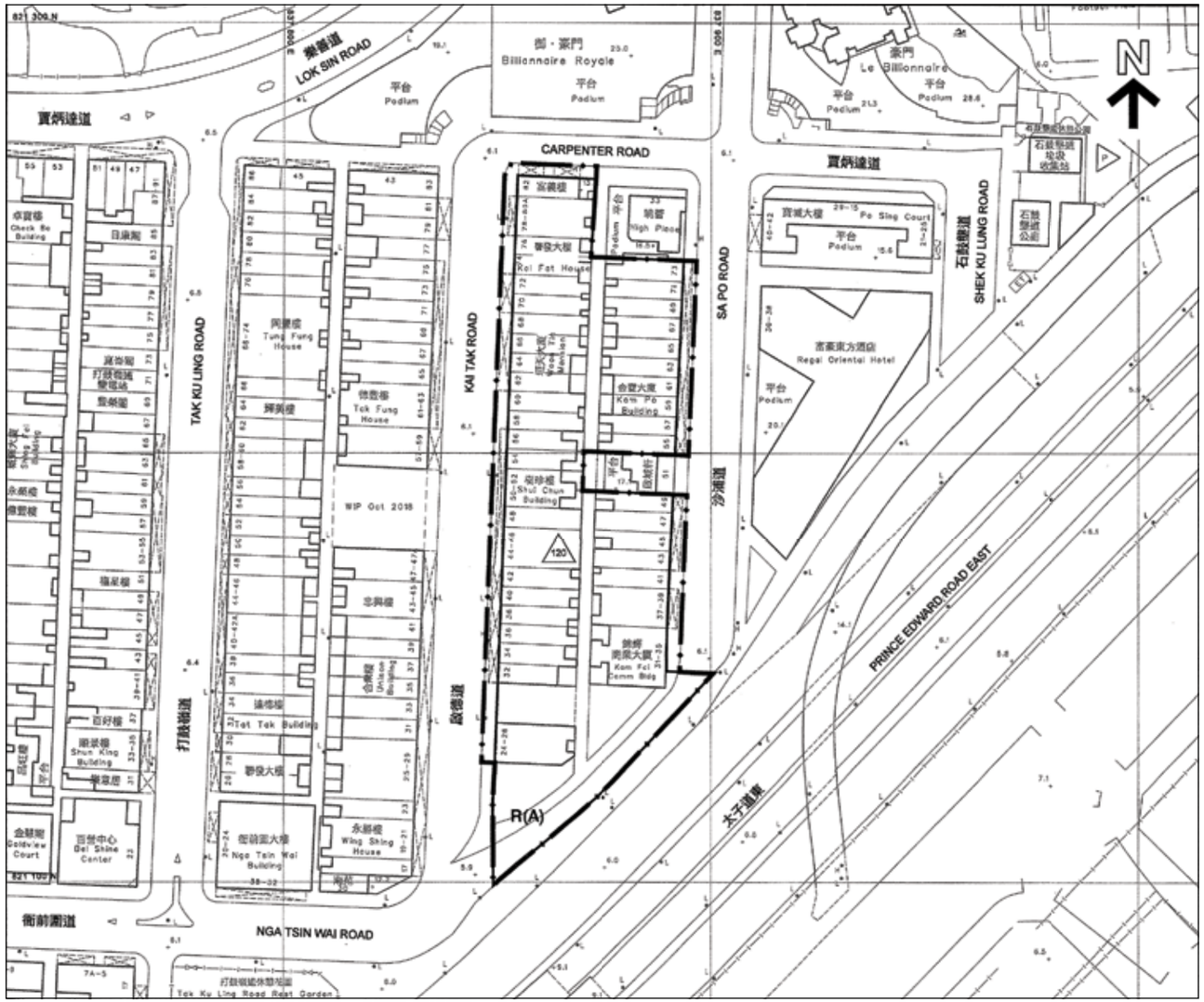
ZONES
COMMUNICATIONS
MISCELLANEOUS

比例尺 Scale
0米(m) 500米(m)

摘錄自2021年5月21日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/27。
Adopted from the draft Ma Tau Kok Outline Zoning Plan, Plan No. S/K10/27, gazetted on 21st May 2021.

備註： 因技術性問題，此分區計劃大綱草圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this draft outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



N

圖例 NOTATION

發展計劃範圍界線	BOUNDARY OF DEVELOPMENT SCHEME
住宅(甲類) R(A)	RESIDENTIAL (GROUP A)
最高建築物高度 (在主水平基準上若干米) 120	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

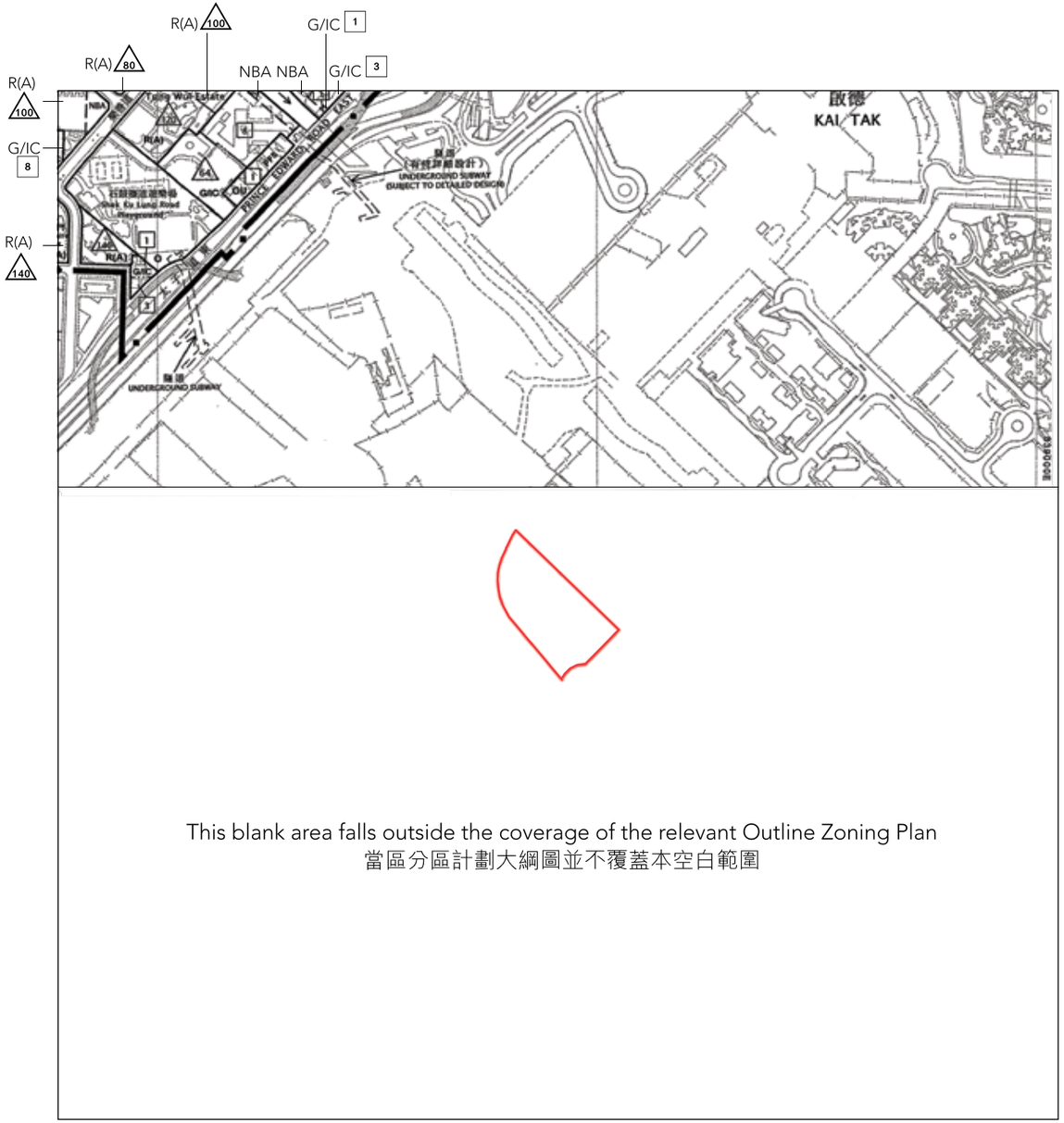
比例尺 Scale

0米(m) 100米(m)

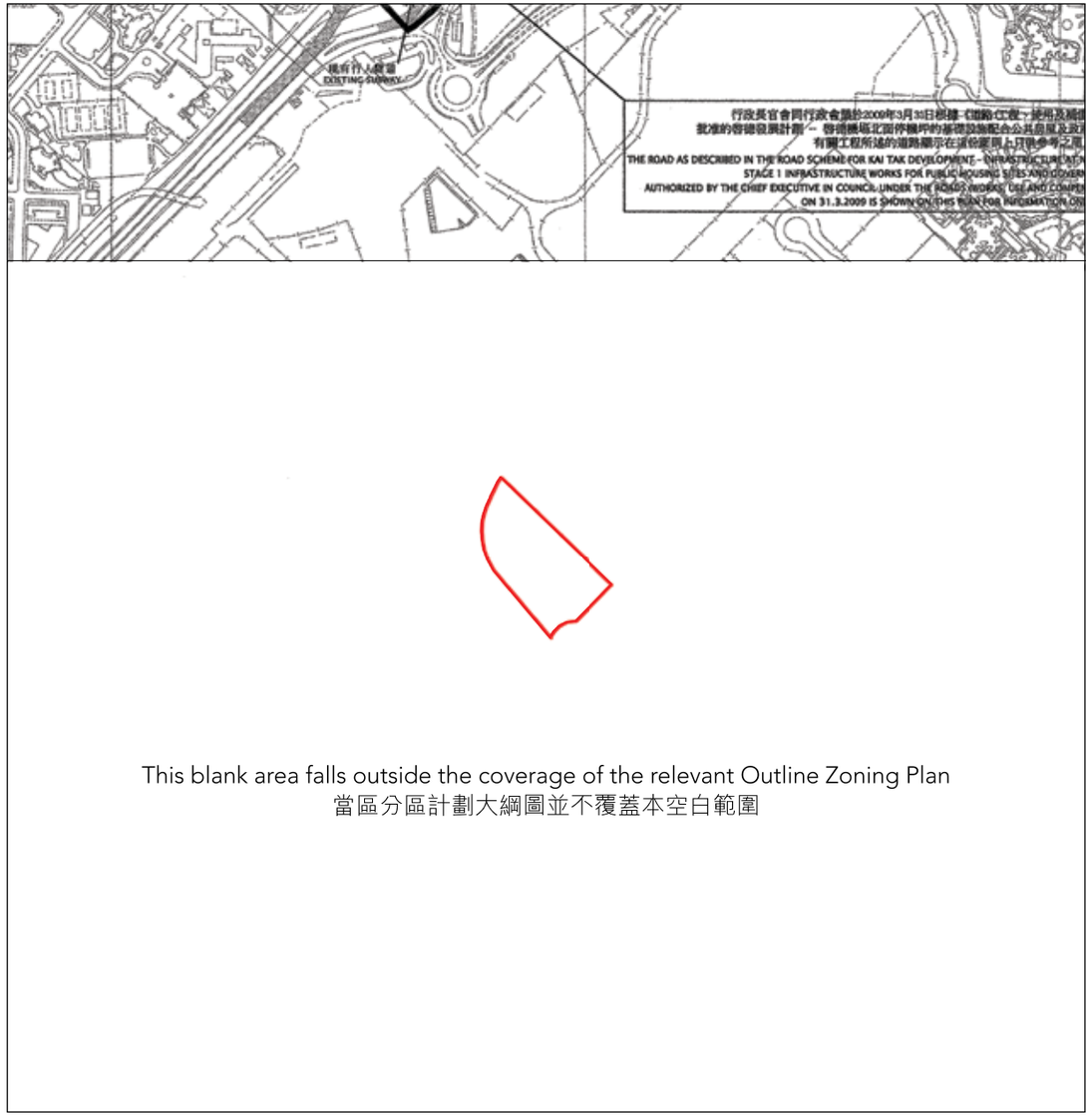
摘錄自2020年10月9日刊憲之市區重建局啟德道/沙浦道發展計劃核准圖，圖則編號為S/K10/URA1/2。
Adopted from the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme, Plan No. S/K10/URA1/2, gazetted on 9th October 2020.

備註： 因技術性問題，此發展計劃圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this development scheme plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



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



This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍

發展項目的位置
Location of the Development

N

圖例 NOTATION

交通 **COMMUNICATIONS**
高架道路 ELEVATED ROAD

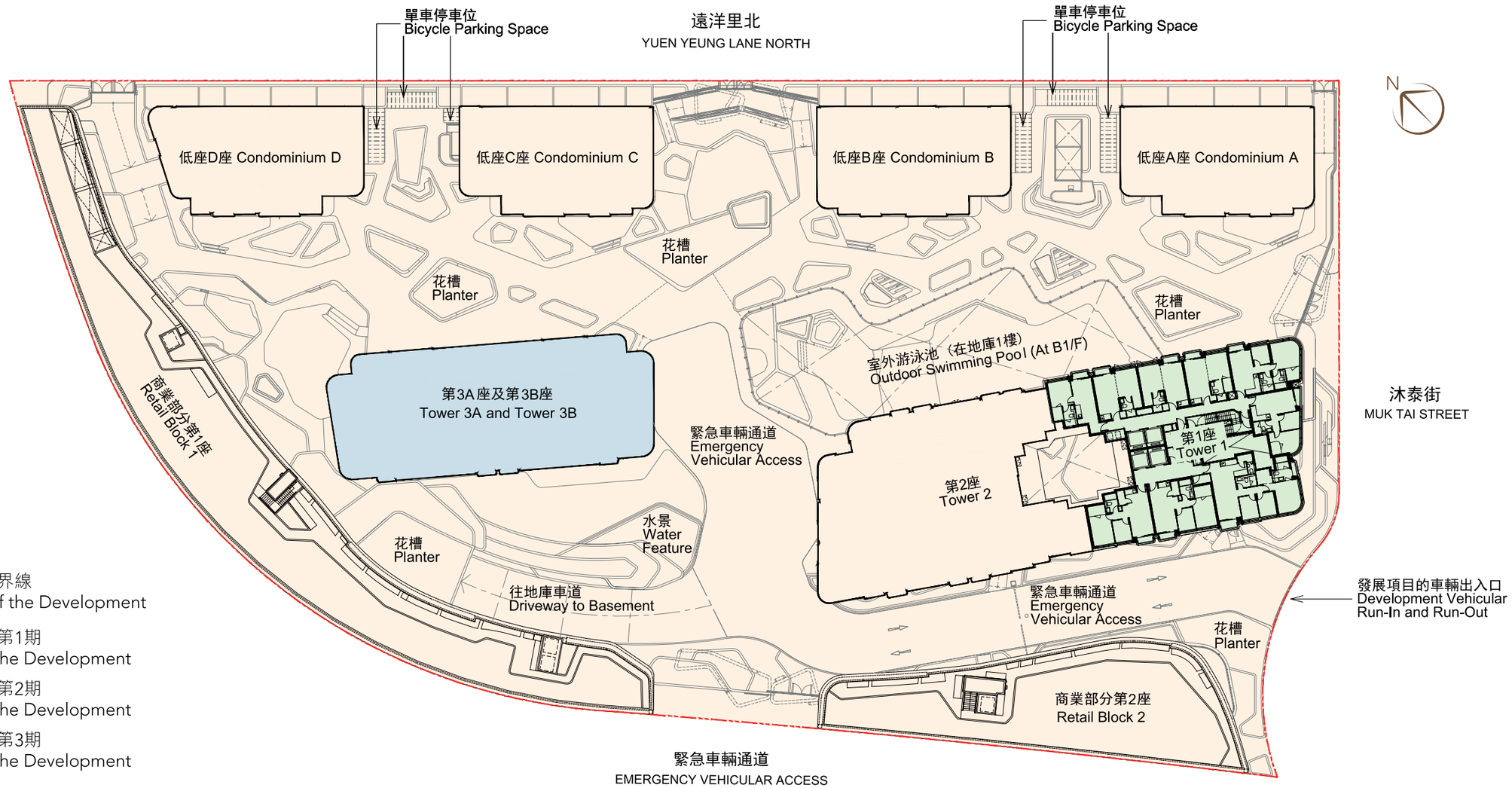
其他 **MISCELLANEOUS**
規劃範圍界線 BOUNDARY OF PLANNING SCHEME

比例尺 Scale
0米(m) 500米(m)

摘錄自2016年12月16日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/29。
Adopted from the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan, Plan No. S/K11/29, gazetted on 16th December 2016.

備註： 因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



圖例 LEGEND

- 發展項目的界線 Boundary of the Development
- 發展項目的第1期 Phase 1 of the Development
- 發展項目的第2期 Phase 2 of the Development
- 發展項目的第3期 Phase 3 of the Development

由發展項目第1、2及3期的認可人士提供的位於發展項目第1、2及3期內的建築物及設施的預計落成日期為2022年1月31日。
The estimated date of completion of these buildings and facilities within Phases 1, 2 & 3 of the Development, as provided by the Authorized Person for Phases 1, 2 & 3 of the Development is 31st January 2022.

備註：圖中所示之期數住宅物業布局是參照適用於2樓的住宅物業的樓面平面圖製作而成。
Note : The layout of the residential properties in the Phase shown in this plan is prepared based on the floor plan of residential properties applicable to 2/F.

比例尺 Scale
0米(m) 25米(m)

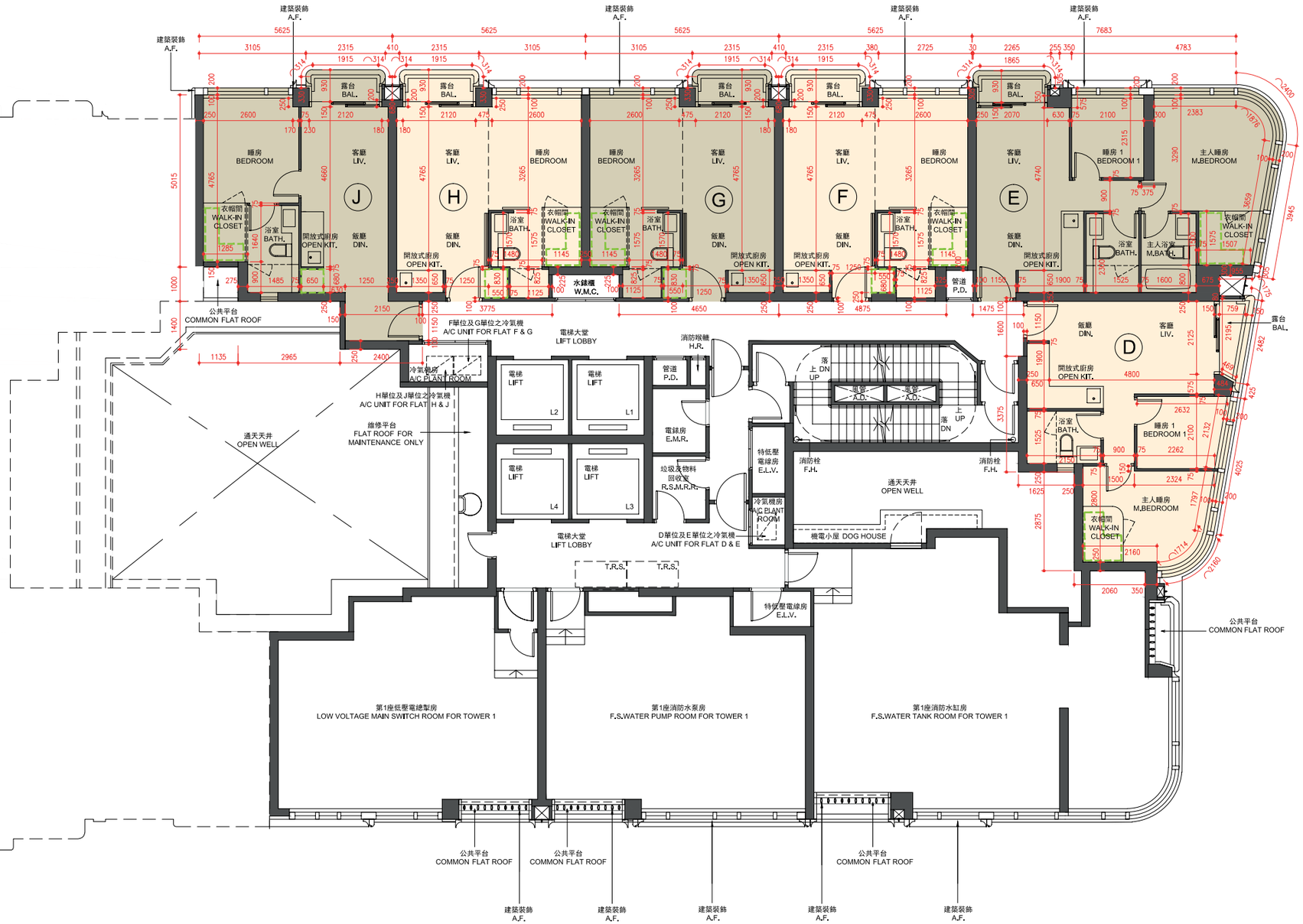
10 期數的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

1樓
1/F

N

發展項目第1期
PHASE 1 OF
THE DEVELOPMENT



備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale
0米(m) 5米(m)

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

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1					
		單位 FLAT					
		D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	1樓 1/F	150	150	150	150	150	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3060, 3110, 3310	3010, 3060, 3310	3010, 3060, 3260, 3310	3010, 3060, 3260, 3310	3010, 3060, 3260, 3310	3060, 3260, 3310

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。
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.

請參閱本售樓說明書第35頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.

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

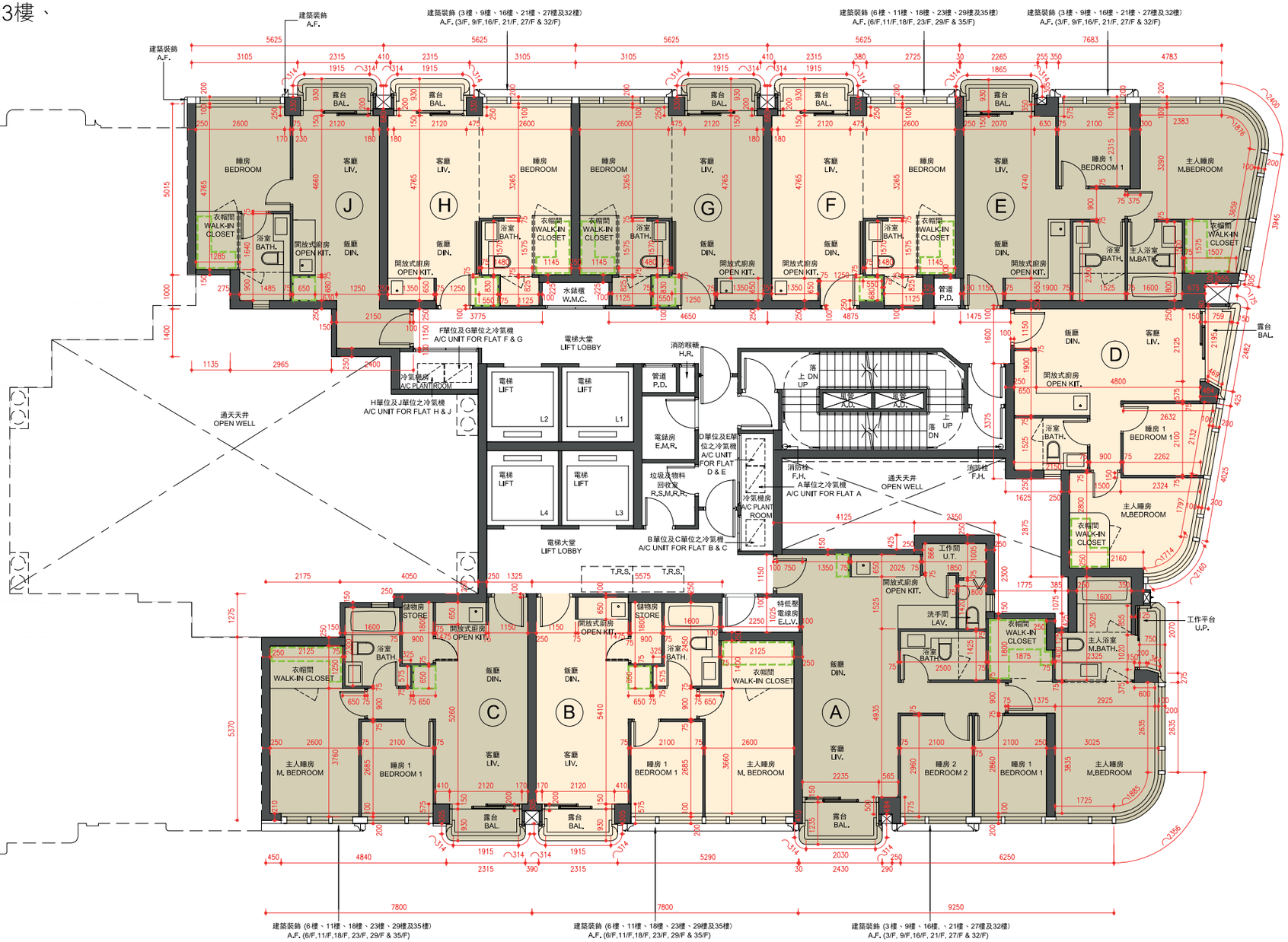
第1座 TOWER 1

2樓至3樓、5樓至10樓、12樓、15樓至23樓、
25樓至33樓及35樓至37樓

2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F,
25/F - 33/F and 35/F - 37/F

N

發展項目第1期
PHASE 1 OF
THE DEVELOPMENT



備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale
0米(m) 5米(m)

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

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1								
		單位 FLAT								
		A	B	C	D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓及35樓至37樓 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F and 35/F - 37/F	150	150	150	150	150	150	150	150	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3310	3310	3310	3310	3310	3310	3310	3310	3310

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。
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Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.

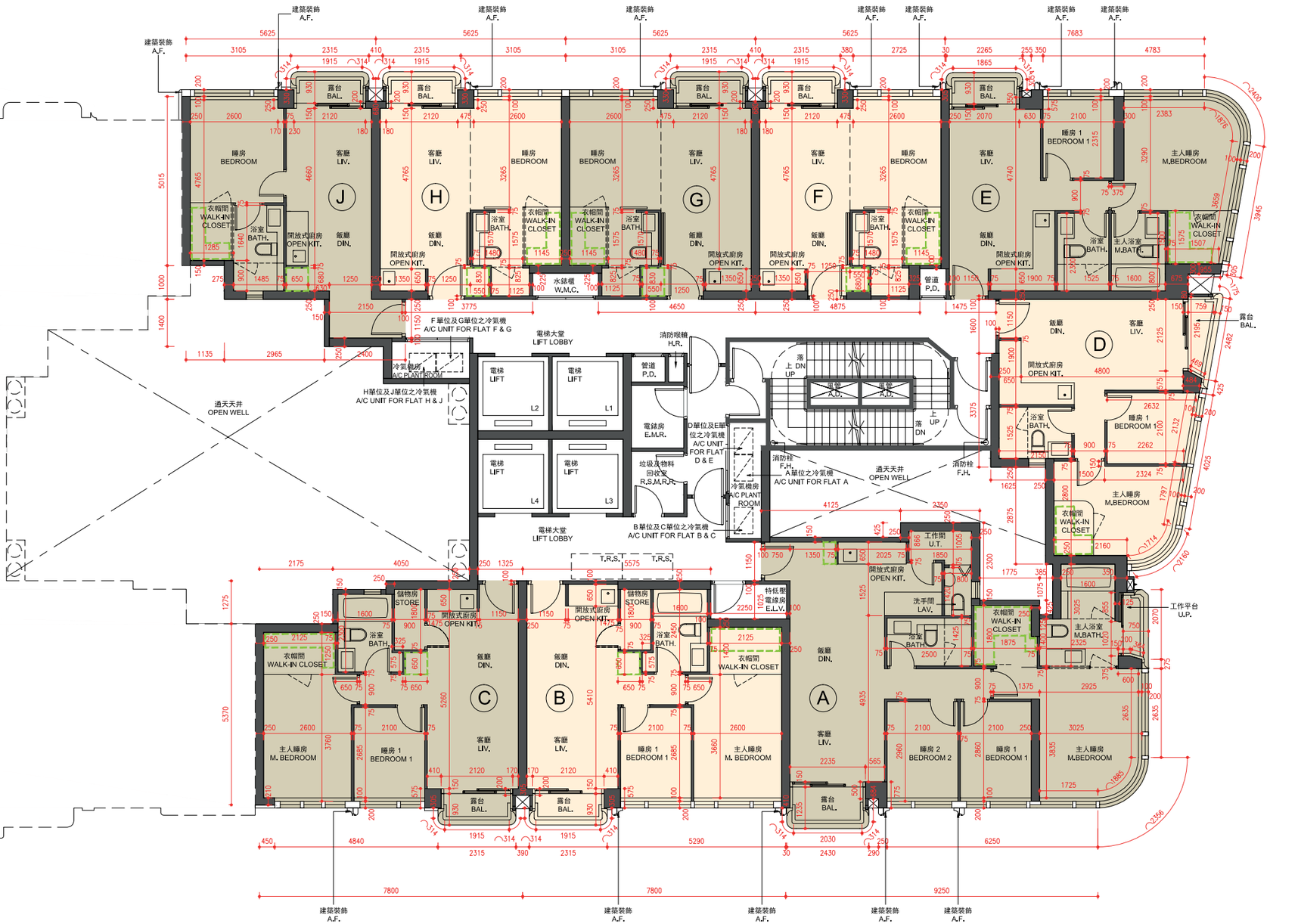
10 期數的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

38樓至39樓
38/F - 39/F

N

發展項目第1期
PHASE 1 OF
THE DEVELOPMENT



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

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

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1								
		單位 FLAT								
		A	B	C	D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	38樓 38/F	150	150	150	150	150	150	150	150	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3310	3310	3310	3310	3310	3310	3310	3310	3310

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1								
		單位 FLAT								
		A	B	C	D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	39樓 39/F	150	150, 340*	150, 340*	150	150	150	150	150	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3200, 3250, 3275, 3300, 3325, 3450, 3500	3310, 3500*	3310, 3500*	3500	3500	3500	3500	3500	3500

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

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Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.

*包括結構層上之混凝土填充層厚度(190毫米)
*Inclusive of the thickness of mass concrete fill on slab (190mm)

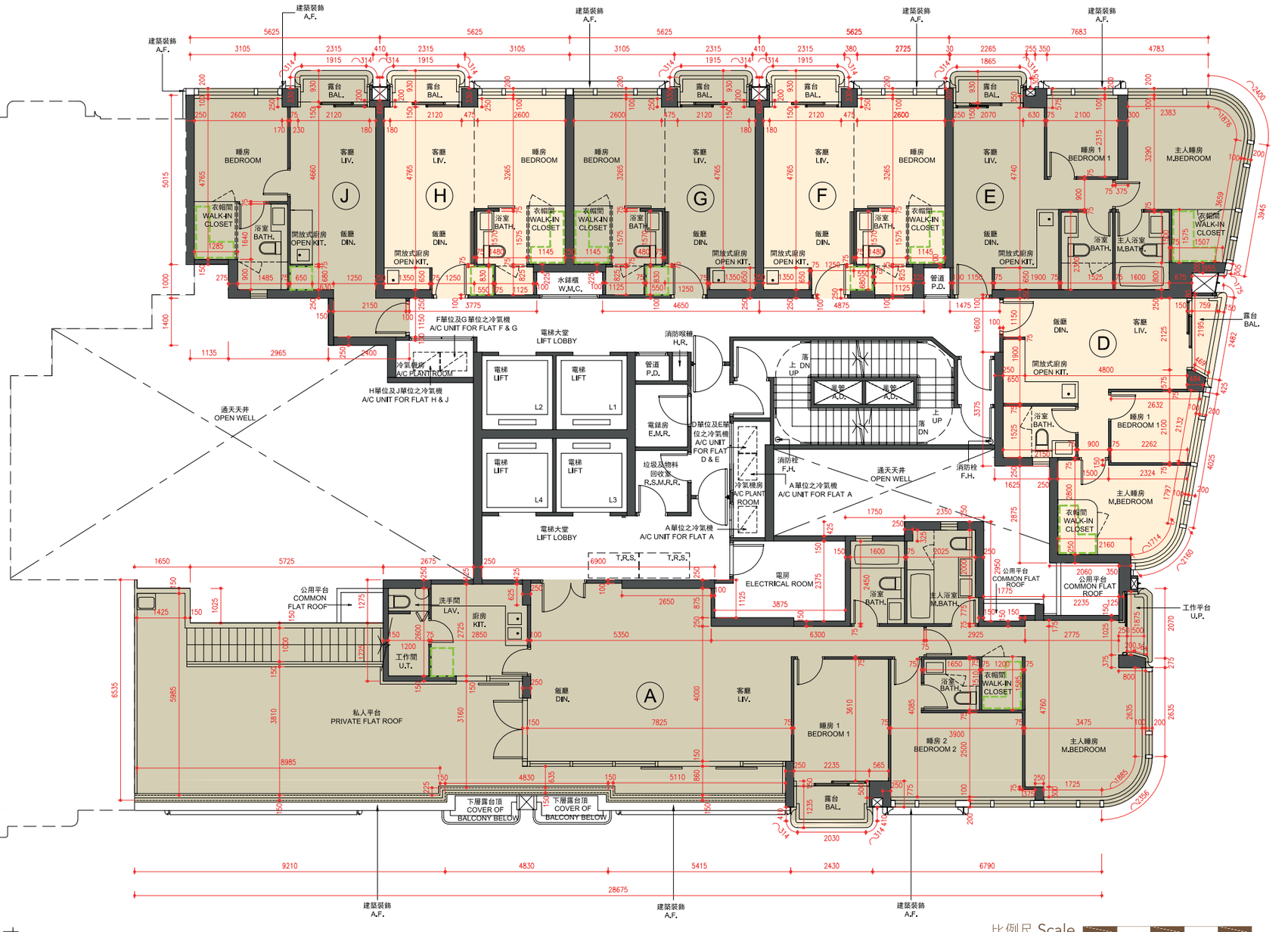
10 期數的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

40樓
40/F

N

發展項目第1期
PHASE 1 OF
THE DEVELOPMENT



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

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

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1						
		單位 FLAT						
		A	D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	40樓 40/F	150, 175, 450#, 475#	150, 300^, 450#	150, 250~, 300^, 450#	150, 250~, 450#	150, 250~, 450#	150, 250~, 300^, 450#	150, 300^
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500, 3800#	3500, 3650^, 3800#	3500, 3600~, 3650^, 3800#	3500, 3600~, 3800#	3500, 3600~, 3800#	3500, 3600~, 3650^, 3800#	3500, 3650^

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。
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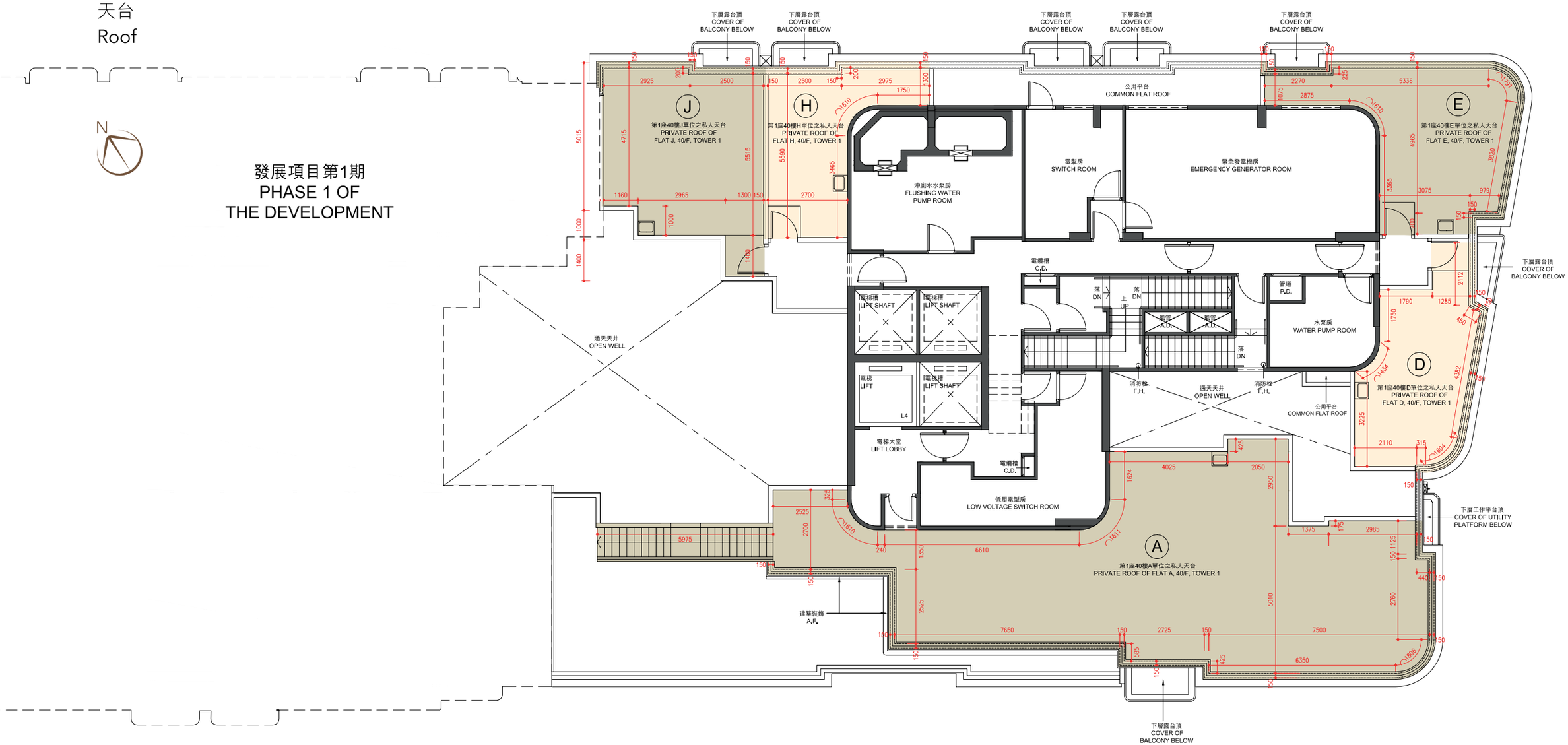
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Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.

~包括結構層上之混凝土填充層厚度(100毫米)
~Inclusive of the thickness of mass concrete fill on slab (100mm)
^包括結構層上之混凝土填充層厚度(150毫米)
^Inclusive of the thickness of mass concrete fill on slab (150mm)
#包括結構層上之混凝土填充層厚度(300毫米)
#Inclusive of the thickness of mass concrete fill on slab (300mm)

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

第1座 TOWER 1

天台
Roof



備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale
0米(m) 5米(m)

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

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1				
		單位 FLAT				
		A	D	E	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

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

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Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.

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

在本頁上之備註和圖例適用於全部的「期數的住宅物業的樓面平面圖」的頁數。
The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the Phase".

備註：
1. 部分住宅物業的露台、工作平台、私人平台、私人天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盤、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Notes:
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, private flat roof, private roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

樓面平面圖之圖例
Legends of Floor Plans

A.D.	=	風管 Air duct
A/C PLANT ROOM	=	冷氣機房 Air-conditioning plant room
A.F.	=	建築裝飾 Architectural features
BAL.	=	露台 Balcony
BATH.	=	浴室 Bathroom
C.D.	=	電纜槽 Cable duct
DIN.	=	飯廳 Dining room
DN	=	落 Down
E.L.V.	=	特低壓電線房 Extra-low voltage room
E.M.R.	=	電錶房 Electrical meter room
F.H.	=	消防栓 Fire hydrant
F.S. WATER PUMP ROOM FOR TOWER 1	=	第1座消防水泵房 Fire service water pump room for Tower 1
F.S. WATER TANK ROOM FOR TOWER 1	=	第1座消防水缸房 Fire service water tank room for Tower 1
H.R.	=	消防喉轆 Hose reel
KIT.	=	廚房 Kitchen
LAV.	=	洗手間 Lavatory
LIV.	=	客廳 Living room
M. BATH.	=	主人浴室 Master bathroom
M. BEDROOM	=	主人睡房 Master bedroom
OPEN KIT.	=	開放式廚房 Open kitchen
P.D.	=	管道 Pipe duct
R.S.M.R.R.	=	垃圾及物料回收室 Refuse storage and material recovery room
STORE	=	儲物房 Store room
T.R.S.	=	臨時庇護處 Temporary refuge space
U.P.	=	工作平台 Utility platform
U.T.	=	工作間 Utility room
W.M.C.	=	水錶櫃 Water meter cabinet
	=	隨樓附送之嵌入式裝置 Built-in fittings provided in the flats

11 期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	1樓 1/F	D	44.546 (479) 露台 Balcony: 2.090 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		E	53.421 (575) 露台 Balcony: 2.024 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		F	35.414 (381) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		G	35.334 (380) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		H	35.224 (379) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		J	38.476 (414) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
Note： Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓及35樓至39樓 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F and 35/F - 39/F	A	82.491 (888) 露台 Balcony: 2.884 (31) 工作平台 Utility Platform: 1.532 (16)	-	-	-	-	-	-	-	-	-	-
		B	51.101 (550) 露台 Balcony: 2.082 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		C	50.396 (542) 露台 Balcony: 2.082 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		D	44.258 (476) 露台 Balcony: 2.090 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		E	53.421 (575) 露台 Balcony: 2.024 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		F	35.414 (381) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		G	35.334 (380) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		H	35.224 (379) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		J	38.476 (414) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。
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Note： Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	40樓 40/F	A	126.833 (1365) 露台 Balcony: 2.884 (31) 工作平台 Utility Platform: 1.532 (16)	-	-	-	57.185 (616)	-	-	106.588 (1147)	-	-	-
		D	44.546 (479) 露台 Balcony: 2.090 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	22.969 (247)	-	-	-
		E	53.421 (575) 露台 Balcony: 2.024 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	28.935 (311)	-	-	-
		F	35.414 (381) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		G	35.334 (380) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	-	-	-	-
		H	35.224 (379) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	18.991 (204)	-	-	-
		J	38.476 (414) 露台 Balcony: 2.085 (22) 工作平台 Utility Platform: –	-	-	-	-	-	-	31.239 (336)	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
Note： Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

12 期數中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE PHASE

不適用。

Not applicable.

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

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
   (i) 該臨時買賣合約即告終止；及
   (ii) 買方支付的臨時訂金即予沒收；及
   (iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase –
   (i) that preliminary agreement for sale and purchase is terminated; and
   (ii) the preliminary deposit paid by the purchaser is forfeited; and
   (iii) the vendor (the owner) does not have any further claim against the purchaser for the failure.

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

(a)「公用地方與設施」統指「屋苑公用地方與設施」、「住宅公用地方與設施」、「停車場公用地方與設施」及其他將於副公契內界定的公用地方與設施。

(b)「屋苑公用地方與設施」指擬供屋苑整體公用及共享的屋苑地方與設施，包括但不限於斜坡及護土牆、提供安裝或使用天線廣播分導或電訊網絡設施的地方、部份綠化地方(不包括構成住宅公用地方的部份)、警衛室(不包括構成商業發展項目的部份(如有的話))、看守員及管理員辦公設施、業主立案法團/業主委員會辦公室及看守員或管理員宿舍、公共天線、所有訊號接受器、所有污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、以及機械設備和其他類似裝置、設施或設備。

(c)「住宅公用地方與設施」指擬供住宅發展項目整體公用及共享的住宅發展項目地方與屋苑設施，包括：-

(i) 住宅發展項目及屋苑其他不構成住宅單位、商業發展項目或屋苑公用地方的部分之外牆，包括其上建築特色及鰭片，但不包括(1)露台、工作平台、平台、天台或花園的玻璃 / 金屬圍欄或欄杆(上述皆構成有關住宅單位的部分)及(2)完全包圍或面向一個住宅單位的玻璃嵌板及住宅發展項目幕牆結構可開啟的部分，而上述玻璃嵌板及可開啟部分則構成有關住宅單位的部分。為免存疑，任何構成幕牆結構一部分而並非完全包圍一個住宅單位而是伸延跨越兩個或多個住宅單位的玻璃嵌板，將構成住宅公用地方的一部分；

(ii) 康樂設施；

(iii) 住宅發展項目內升降機大堂及管理員櫃台；

(iv) 住宅發展項目內消防員升降機大堂；

(v) 單車停車位；

(vi) 住宅上落貨停車位；

(vii) 訪客停車位；

(viii) 有蓋園景；

(ix) 部份綠化地方(不包括構成屋苑公用地方的部份)；

(x) 任何包圍花園、平台或天台而構成住宅單位部分及將該花園、平台或天台從屋苑其他部分分隔開的欄杆及圍牆的整個厚度；

(xi) 冷氣機房；

(xii) 根據認可人士、註冊結構工程師及註冊岩土工程師作業備考 NO.APP-93 附錄B附件1規定，用於進行檢測閉路電視(「閉路電視」)影像設備的隱蔽式排水管的進出口及工作空間；

(xiii) 為無障礙停車位(屬於訪客停車位的一部份)而設的公用上落貨區；

(xiv) 預製外牆(構成任何住宅單位一部份的部份除外)；

(xv) 隱蔽式排水管、中央冷水系統、所有機電裝置及設備、電線、電纜、管槽、水管、水渠以及所有其他專屬住宅發展項目整體的設備。

(d)「停車場公用地方」指擬供(i)停車場整體而非任何一個(受制於公契條款)供每一個住宅停車位或住宅電單車停車位業主、佔用人及使用者使用的住宅停車位或住宅電單車停車位及(ii)訪客停車位的使用者(受制於公契條款，與所有其他住宅停車位或住宅電單車停車位的業主、佔用人及使用者共用)公用及共用的停車場地方。

(e)「停車場公用設施」指擬供(i)住宅停車位及住宅電單車停車位的業主、佔用人及使用者及(ii)訪客停車位的使用者公用及共用的停車場設施。

2. 分配予期數中各住宅物業的不可分割份數的數目

大廈名稱	樓層	單位	每個單位獲分配的不可分割份數的數目
第1座	1樓	D	445
		E	534
		F	354
		G	353
		H	352
		J	384
	2樓至39樓	A	824
		B	511
		C	503
		D	442
		E	534
		F	354
		G	353
		H	352
		J	384
	40樓	A	1,431
		D	467
		E	562
		F	354
		G	353
		H	370
		J	415

備註：(1) 第1座不設4樓、13樓、14樓、24樓及34樓。
(2) 第1座避火層設於11樓。

發展項目之不可分割份數總數為540,000。

3. 發展項目的管理人的委任年期

管理人的首屆任期由公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給屋苑內所有住宅單位的總管理份數的比例相同。此外，按照一份由管理人就專供開放式廚房單位而實施及履行有關消防安全管理計劃和消防系統的各種計劃而編製的獨立管理預算案，每個開放式廚房單位的擁有人須按月向管理人繳付按照其單位所分配的管理份數比例而須繳付估算開支的份額，以實施及履行有關消防安全管理計劃和消防系統的各種計劃。截至公契日期，除第1座40樓A室和第2座40樓A室外，屋苑的所有住宅單位均為開放式廚房單位。

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳交的三個月管理費。

6. 擁有人(即賣方)在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：

1. 除本售樓說明書另有定義外，本公契的摘要中使用的定義詞語具有其在公契中的相同涵義。
2. 請查閱公契以了解全部詳情。完整的公契可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契的副本。

1. Common parts of the Development

(a) "Common Areas and Facilities" means collectively the Estate Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and other common areas and facilities to be designated in the Sub-Deed(s).

(b) "Estate Common Areas and Facilities" means those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and include but not limited to the Slopes and Retaining Walls, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities, part of the Greenery Areas (other than those forming part of the Residential Common Areas), the guard room(s) (other than those forming part of the Commercial Development (if any)), the office accommodation for watchmen and caretaker and the office for Owners' Corporation/Owners' Committee and quarters for watchmen or caretakers, communal aerial, all signal receivers and all sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services.

(c) "Residential Common Areas and Facilities" means those parts of the Residential Development and those facilities in the Estate intended for the common use and benefit of the Residential Development as a whole and include :

(i) the external walls of the Residential Development and other parts of the Estate not forming part of the Residential Units, Commercial Development or the Estate Common Areas, and including the architectural features and fins thereon BUT excluding (1) the glass/ metal balustrades or railings of the balconies, utility platforms, flat roofs, roofs or gardens which form parts of the relevant Residential Units and (2) such pieces of glass panels wholly enclosing or fronting a Residential Unit and the openable parts of the curtain wall structures of the Residential Development which said glass panels and openable parts shall form parts of the relevant Residential Units and for the avoidance of doubt, any glass panel forming part of the curtain wall structures that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;

(ii) the Recreational Facilities;

(iii) the lift lobbies and the care taker counters in the Residential Development;

(iv) the fireman's lift lobby in the Residential Development;

(v) the Bicycle Parking Spaces;

(vi) the Residential Loading and Unloading Spaces;

(vii) the Visitors Car Parking Spaces;

(viii) the Covered Landscape Areas;

(ix) part of the Greenery Areas (other than those forming part of the Estate Common Areas);

(x) the entire thickness of any parapet and any fence wall enclosing a garden, flat roof or roof held with and forming part of the Residential Unit separating that garden, flat roof or roof from other part(s) of the Estate;

(xi) A/C Rooms;

(xii) the access openings and the working spaces of the Concealed Drainage Pipes of the Residential Development for conducting closed-circuit television ("CCTV") imaging device inspection required in Annex 1 of Appendix B of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-93;

(xiii) common loading/unloading areas for those Accessible Parking Spaces forming part of the Visitors Car Parking Spaces;

(xiv) the prefabricated external walls (other than such part forming a part of any Residential Unit); and

(xv) Concealed Drainage Pipes, the Centralized Cooled-Water System, all mechanical and electrical installations, all wires, cables, ducts, pipes, drains and all other equipment exclusively for the Residential Development as a whole.

(d) "Car Park Common Areas" means all those areas of the Car Park intended for the common use and benefit of (i) the Car Park as a whole and not just any particular Residential Car Parking Space or Residential Motor Cycle Car Parking Space which are subject to the provisions of the Deed of Mutual Covenant ("DMC") to be used by each Owner, Occupier and user of the Residential Car Parking Spaces or Residential Motor Cycle Car Parking Spaces and (ii) the users of the Visitors Car Parking Spaces subject to the provisions of the DMC, in common with all other Owners, Occupiers and users of such Residential Car Parking Spaces or Residential Motor Cycle Car Parking Spaces.

(e) "Car Park Common Facilities" means all those facilities of the Car Park intended for the common use and benefit of (i) the Owners, Occupiers and users of the Residential Car Parking Spaces and the Residential Motor Cycle Parking Spaces and (ii) the users of the Visitors Car Parking Spaces.

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

Block Name	Floor	Flat	No. of Undivided Shares allocated to each Flat
Tower 1	1/F	D	445
		E	534
		F	354
		G	353
		H	352
		J	384
	2/F - 39/F	A	824
		B	511
		C	503
		D	442
		E	534
		F	354
		G	353
		H	352
		J	384
	40/F	A	1,431
		D	467
		E	562
		F	354
		G	353
		H	370
		J	415

Notes: (1) In the numbering of floors, 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1.
(2) 11/F is a refuge floor for Tower 1.

The total number of Undivided Shares of the Development is 540,000.

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

The Manager will be appointed for a term of two (2) years from the date of the DMC. The appointment is to be continued thereafter until termination of the Manager's appointment in accordance with the provisions of the DMC.

4. Basis on which the management expenses are shared among the owners of residential properties in the Development

The Owner of each Residential Unit shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the Estate.

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. All Residential Units in the Estate are Open Kitchen Units except Flat A on 40th Floor of Tower 1 and Flat A on 40th Floor of Tower 2 as at the date of the DMC.

5. Basis on which the management fees deposit is fixed

The management fee deposit is equivalent to 3 months' management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

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

Not applicable.

Notes:

1. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.
2. For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

15 批地文件的摘要 SUMMARY OF LAND GRANT

1. 發展項目位於新九龍內地段第6565號(「該地段」),於2016年11月29日根據第20283號賣地條件(「批地文件」)批出。

2. 該地段批出的年期為由2016年11月29日起計50年。

3. 批地文件特別條件第(9)條規定:

「(a) 受限於本特別條件第(b)分條,該地段或其任何部分或其上的已建或擬建一棟或多棟建築物不可作非工業(辦公室、 倉庫、酒店及加油站除外)以外的用途。

(b) 任何已建或擬建建築物或其任何部分:

(i) 在所夾附的圖則上以粉紅色顯示的部分(以下簡稱「粉紅色範圍」)不可作私人住宅以外的用途;及

(ii) 在所夾附的圖則上分別以粉紅色加黑點及粉紅色加黑點間綠色交叉斜線顯示的部分(以下分別簡稱「粉紅色加黑點範圍」及「粉紅色加黑點間綠色交叉斜線範圍」)不可作非工業(住宅、辦公室、倉庫、酒店及加油站除外)以外的用途。」

4. 批地文件特別條件第(43)條規定:

「該地段內不得興建或建造墳墓或靈灰安置所,亦不得於該地段內安葬或放置人類遺骸或動物遺骸(不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置)。」

5. 批地文件一般條件第(7)條規定:

「(a) 買方須在整個租期期間按照本賣地條件對已興建或已重建建築物(該詞指本一般條件(b)分條預期的重新開發項目):

(i) 按照已批准之設計、配置及任何已批准的建築圖則維持所有建築物,不得對其作出更改或修訂;及

(ii) 維持按照本賣地條件已興建或今後按照任何之後的合約更改而興建的所有建築物處於修繕妥當及良好的保養狀態,直至租約結束或提前終止而交還為止。

(b) 倘若在租約的任何時間清拆當時在該地段或該地段任何部分的任何建築物,買方須興建相同類型和不少於其總樓面面積的品質良好和具規模的一座或多座建築物,或署長批准的類型及價值的一座或多座建築物作為代替。如進行上述清拆,買方須在上述清拆的一個曆月內向署長申請同意進行重新開發該地段的建築工程。當收到上述同意後,買方須在三個曆月內開展重新開發的必要工程,以及在署長規定的期限內完成而須令署長滿意。」

6. 批地文件特別條件第(2)條規定:

「(a) 買方須:

(i) 於2021年12月31日#或署長可能批准的其他日期當日或之前,自費以署長批准的方式和物料,按署長批准的標準、水平、定線及設計,及按隨附工程規格附表(以下簡稱「工程規格附表」)及本協議特別條件第(7)條下批准的圖則規定鋪設、塑造於隨附圖則以黃色顯示的範圍(以下簡稱「黃色範圍」)並在該處提供路面及排水渠,致使署長在各方面滿意,以便於該處提供符合《建築物條例》、其任何附屬規例及任何修訂法例規定的緊急車輛通道;及

(ii) 自費保養黃色範圍及在該處所建造、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、標誌及照明設備,以令署長滿意,直至黃色範圍的管有權按照本協議特別條件第(3)條交回予政府。

(b) 若買方未能於本特別條件(a)款所指明的日期或署長可能批准的其他日期之前履行該款所述之責任,政府可進行所需之工程,惟費用由買方支付,就此買方須應政府要求向政府繳付一筆相等於上述工程費用之款項,該款項由署長釐定,此決定為最終決定並對買方具約束力。

(c) 因買方履行本特別條件(a)款的義務或政府行使本特別條件第(b)款的權利的原因而引致或伴隨對買方或任何其他人造成的或蒙受的任何損失、損壞、滋擾或干擾,政府概不承擔任何責任,買方亦不得就任何該等損失、損壞、滋擾或干擾向政府提出任何申索。」

7. 批地文件特別條件第(3)條規定:

「僅為了進行本協議特別條件第(2)條指明須進行的工程,買方將於署長向其發出的信件中所指明的日期被賦予黃色範圍的管有權,該日期不應遲於2019年1月1日。黃色範圍須應政府要求交回政府。」

8. 批地文件特別條件第(4)條規定:

「未經署長事先書面同意,黃色範圍不得用作緊急車輛通道之外的任何用途,並不得用作儲存用途或任何臨時構築物之建造或任何除進行本協議特別條件第(2)條指明之工程外之用途。」

9. 批地文件特別條件第(5)條規定:

「即使本協議特別條件第(4)條已有規定:

(a) 買方須在其管有黃色範圍期間內容許所有政府及公眾行人交通每天24小時免費並不受任何干擾地在黃色範圍之上或沿著黃色範圍自由出入,並確保此出入不會受進行本協議特別條件第(2)條指明之或其他工程干擾或妨礙;及

(b) 買方須在其管有黃色範圍期間的所有合理時間內允許政府、署長及其人員、承辦商及代理人及任何獲署長授權人士有權進出往返及穿越該地段及黃色範圍,以便視察、檢查及監督任何須按本協議特別條件第(2)(a)條進行的工程,及進行、視察、檢查及監督根據本協議特別條件第(2)(b)條進行的工程及任何其他署長認為有需要在黃色範圍內進行的工程。」

10. 批地文件特別條件第(7)條規定:

「(a) 買方須向署長呈交或安排呈交黃色範圍的圖則供其書面批准,圖則須包括黃色範圍的水平和設計細節及署長要求的任何其他細節。

(b) 黃色範圍的圖則獲批准後,除非獲得署長事先書面批准或應署長要求,不得修訂變更、修改或替代該圖則。

(c) 本特別條件下獲批准的黃色範圍的圖則須被視作納入任何署長其後批准或要求的修訂、更改、變更、修改或替代。

(d) 本特別條件(a)款提及的圖則獲署長書面批准前不得在黃色範圍或其任何部分開始任何建築工程,就本賣地文件而言,「建築工程」須按《建築物條例》、其附屬規例及修訂法例定義。」

備註 :#憑藉日期為2020年8月10日並於土地註冊處註冊,註冊摘要編號為20090300630084的「信函(建築規約延長寬免)」, 此日期已延至2022年6月30日。

11. 批地文件特別條件第(8)條規定：

「買方須開發該地段，在該地段興建一座或多座建築物，並於2021年12月31日#或之前完工和使其適合佔用，使其在各方面均符合本賣地條件及目前或任何時候在香港實施的有關建築、衛生及規劃之一切法例、附例及規例。」

12. 批地文件特別條件第(10)條規定：

「未經署長事先書面批准，不得移除或干擾該地段或其周圍所生長的樹木;署長於給予批准時可就移植、補償美化環境或重新栽種施加其認為合適之條件。」

13. 批地文件特別條件第(11)條規定：

「(a) 買方須自費將園景設計圖呈交署長批准，園景設計圖須標明按本特別條件第(b)分條要求而將在該地段內提供的園景工程的位置、規劃及布局。

(b) (i) 須在該地段不少於百分之三十的範圍內栽種樹木、灌木或其他植物。

(ii) 在不少於本特別條件第(b)(i)分條提及之百分之三十中之百分之六十六(以下簡稱「綠化範圍」)之範圍內，須在按署長完全酌情權決定的地點或水平提供，使綠化範圍可被行人看見或可供任何進入該地段的人士進入。

(iii)在不影響本特別條件第(b)(ii)分條的情況下，須在批地文件所夾附圖則上以粉紅色間黑斜線顯示的範圍(以下簡稱「粉紅色間黑斜線範圍」)於批地文件所夾附圖則上顯示及標示的A和B點之間的該地段的邊界的3米內的部分提供綠化範圍或其任何部分。

(iv)該地段上任何已建或擬建一棟或多棟建築物不少於百分之二十的天台範圍須構成本特別條件第(b)(i)分條提及之百分之三十。

(v) 就由買方建議的園景工程是否屬本特別條件第(b)(i)分條提及的百分之三十之內，及某範圍是否屬本特別條件第(b)(iv)分條提及的任何建築物的天台範圍，署長的決定為最終決定及對買方有約束力。

(vi)署長可行使其完全酌情權接受買方建議的其他非植物特色替代栽種樹木、灌木或其他植物。

(c) 買方須根據獲批之園景設計圖自費於地段上進行園景工程，致使署長在各方面滿意的程度。未經署長事先書面批准，不得修改、變動、更改、變更或替換獲批之園景設計圖。

(d) 買方須自費保養及維持園景工程，將之保持安全、清潔、整齊、井然及健康的狀態，致使署長滿意。

(e) 根據本特別條件而作園景美化的一個或多個區域須指定為及構成批地文件特別條件第(24)(a)(v)條中提及的公用地方及其一部分。」

14. 批地文件特別條件第(15)條規定：

「(a) 除支柱外，不得於粉紅色加黑點間綠色交叉斜線範圍內地面水平豎建或建造向上延伸不少於4.2米的高度的建築物、構築物、任何建築物或構築物的支撐或伸出物。

(b) 買方須於2021年12月31日#或之前自費以署長要求或批准的方式和物料，按署長要求或批准的標準、高度及設計，在粉紅色加黑點間綠色交叉斜線範圍的地面水平鋪設、塑造、興建及提供一條由地面水平向上延伸不少於4.2米的高度的通道(以下簡稱「公眾通道範圍」)，致使署長在各方面滿意。

(c) 買方須於批地文件年期內容許所有公眾人士每天24小時及毋須繳付任何形式的費用，為所有合法目的徒步或以輪椅自由並不受干擾地出入公眾通道範圍以及其上、其內和沿路，致使署長在各方面滿意。

(d) 公眾通道範圍不納入本協議特別條件第(12)(a)(iii)條提及的整體總樓面面積的計算。

(e) 買方須於批地文件年期內自費維修、保養、修理及管理公眾通道範圍及構成或附屬於公眾通道範圍的所有物件使其處於修葺良好堅固的狀態，並致使署長在各方面滿意。

(f) 現特此協定、宣布及提議，就向買方施加本特別條件(c)款下的義務，買方並無意圖政府亦不同意其撥出公眾通道範圍為公眾提供通行權。

(g) 現特此協定、宣布及提議，買方在本特別條件(c)款下的義務將不會引起買方對任何就額外上蓋面積或地積比率(不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文)的寬免或權利產生期望，或就其提出申索。為免生疑問，買方特此免除任何及所有就或為任何根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文額外上蓋面積或地積比率的寬免或權利的申索。

(h) 就本特別條件而言，署長就何謂本特別條件(a)及(b)款提及的地面水平的決定為最終決定及對買方有約束力。」

15. 批地文件特別條件第(18)條規定：

「(a) 獲得署長書面批准時，買方可在該地段豎設、建築及提供康樂設施及其輔助設施(以下簡稱「該設施」)。該設施的類型、面積、設計、高度及配置亦須經署長事先的書面批准。

(b) 在計算本賣地條件特別條件第(12)(a)(iii)及(12)(a)(iv)條分別訂明的總樓面面積及總上蓋面積時，除了特別條件第(42)(d)條規定外，按照本特別條件(a)分條在該地段提供的該設施之任何部分，只要該部分是供在該地段已建成或擬建的住宅大廈的所有住戶和他們的真正訪客共同使用和享用，就不須將該部分列入上述計算之內。如署長認為該設施的餘下部分不屬於上述使用，則應將該部分列入計算之內。

(c) 倘若該設施任何部分被豁免列入計算本特別條件(b)分條的總樓面面積及上蓋面積(以下簡稱「豁免設施」)內：

(i) 豁免設施須指定為並構成本批地文件特別條件第(24)(a)(v)條所提及的公用地方；

(ii) 買方須自費保養豁免設施處於修繕妥當的狀態並操作豁免設施，須令署長滿意；及

(iii) 豁免設施只提供予該地段已建成或擬建的住宅大廈的住戶及他們的真正訪客使用，而非提供予其他人使用。」

備註 ：#憑藉日期為2020年8月10日並於土地註冊處註冊，註冊摘要編號為20090300630084的「信函（建築規約延長寬免）」， 此日期已延至2022年6月30日。

16. 批地文件特別條件第(27)條規定：

「(a) (i) 須按照以下比率在該地段提供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的車輛的車位(以下簡稱「住宅停車位」)，須令署長滿意。該等車輛須屬於該地段已建成或擬建的一座或多座建築物內住宅單位的住客和他們的真正來賓、訪客或被邀請者：

(I) 須按照以下表格所列明的該地段已建成或擬建的一座或多座住宅單位(除作為或擬作為單一家庭住宅的獨立屋、半獨立屋或排屋之外)各自的面積計算出比率，除非署長同意採用不同於以下表格列出的比率和數目：

每個住宅單位的面積	提供住宅停車位的數目
少於40平方米	每22個住宅單位或其中部分配一個車位
不少於40平方米，但少於70平方米	每12個住宅單位或其中部分配一個車位
不少於70平方米，但少於100平方米	每4個住宅單位或其中部分配一個車位
不少於100平方米，但少於160平方米	每1.6個住宅單位或其中部分配一個車位
不少於160平方米	每1個住宅單位配一個車位

(II) 作為或擬作為單一家庭住宅的獨立屋、半獨立屋或排屋須按照以下比率在該地段提供車位：

(A) 每間屋樓面面積少於160平方米配一個車位；

(B) 另每間屋樓面面積不少於160平方米，但少於220平方米配1.5個車位，但是若根據本(a)(i)(II)(B)分條所提供的車位數目是小數點數字，則該數目須調整至下一個整數；及

(C) 每間屋樓面面積不少於220平方米配兩個車位。就本(a)(i)分條而言，署長就何謂獨立屋、半獨立屋或排屋，以及該屋是否構成或擬作單一家庭住宅所作的決定將為最終決定，並對買方構成約束力。

(ii) 就本特別條件(a)(i)(I)分條而言，根據本特別條件(a)(i)(I)分條擬提供的住宅停車位總數應是根據本特別條件(a)(i)(I)分條的表格列明每個住宅單位的各自面積計算出各個住宅停車位數目累積的總和。就本賣地條件而言，「每個住宅單位面積」一詞就樓面面積而言，指以下(I)及(II)的總和：

(I) 住宅單位住客所專用及獨享的住宅單位樓面面積，須從該單位的圍牆或護牆外側量度，除非該圍牆分隔兩個相連單位，在此情況下，須從該牆壁的中心點量度，並須包括該單位內的內部分隔牆及支柱。但為免生疑問，不包括該單位內所有樓面面積，而該所有樓面面積沒有計入本賣地條件特別條件第(12)(a)(iii)條指明的樓面面積; 及

(II) 住宅單位按比例分攤住宅公用地方(按下文界定)的樓面面積，在計算住宅公用地方(即在住宅單位圍牆外供該地段已建成或擬建發展項目的住宅部份的住客所公用及共享的住宅公用地方。但為免生疑問，不包括沒有計入本賣地條件特別條件第(12)(a)(iii)條指明的樓面面積(該住宅公用地方在下文簡稱「住宅公用地方」))的總樓面面積時，須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的總樓面面積} \times \frac{\text{按本特別條件(a)(ii)(I)分條計算的有關住宅單位的樓面面積}}{\text{按本特別條件 (a)(ii)(I)分條計算的所有住宅單位的總樓面面積}}$$

(iii) 受制於該地段提供最少兩個車位，須按照以下比率，提供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的車輛的額外車位，令署長滿意。該等車輛是屬於該地段已建成或擬建的一座或多座建築物內住宅單位的住客的真正來賓、訪客或被邀請者：

(I) 如果在該地段已建或擬建的任何住宅單位大廈有超過75個住宅單位，分配比率為每一棟住宅單位大廈分配3個車位; 或

(II) 署長批准的其他比率。就本特別條件(a)(iii)分條而言，擬作單一家庭住宅的獨立屋、半獨立屋或排屋均不可被視為住宅單位。署長就何謂獨立屋、半獨立屋或排屋，以及該屋是否構成或擬作單一家庭住宅所作的決定將為最終決定，並對買方構成約束力。

(iv) 根據本特別條件(a)(i)分條(可按照特別條件第(29)條調整)及(a)(iii)分條提供的車位不可用作本特別條件第(a)(i)及(a)(iii)分條指明的用途以外的任何用途，尤其是上述車位不可用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

(b) (i) 除非署長同意其他比率，該地段須設置令署長滿意的車位，分配比例為該地段已建或擬建的建築物作非工業用途(住宅、辦公室、倉庫、酒店及加油站除外)的總樓面面積的每200平方米或其中部分一個車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例領有牌照的車輛。

(ii) 就計算根據本特別條件第(b)(i)分條提供的車位數目而言，任何用作泊車及上落貨用途的樓面面積不列入計算。

(iii) 根據本特別條件(b)(i)分條(可按照本批地文件特別條件第(29)條調整)提供的車位不能用作該地段為了本特別條件第(b)(i)分條指定的目的已建或擬建的建築物佔用人和他們的真正來賓、訪客或獲邀請人停泊他們擁有按《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的車輛以外的任何用途，尤其是該車位不可用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

(c) (i) 在根據本特別條件(a)(i)(I)分條、(b)(i)分條(可按照本批地文件特別條件第(29)條調整)及(a)(iii)分條提供的車位中，買方須保留及指定按建築事務監督要求及批准的車位數目，以供根據《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛(上述保留及指定的車位以下簡稱「殘疾人士停車位」)。但是，在根據本特別條件(a)(iii)分條所設的車位中必須如此保留及指定最少一個車位。買方不可指定或保留根據本特別條件(a)(iii)分條提供的所有車位成為殘疾人士停車位。

(ii) 殘疾人士停車位不可用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士的車輛以外的任何用途，而該等車輛是屬於該地段已建成或擬建的一座或多座建築物的住客或佔用人和他們的真正來賓、訪客或被邀請者，尤其是上述車位不可用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

(d) (i) 除非署長同意其他比率，須按照以下比率提供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的電單車的車位，須令署長滿意：

(I) 該地段已建成或擬建的一座或多座建築物內每100個住宅單位或其中部分配一個車位(以下簡稱「住宅電單車停車位」)。就本(d)(i)(I)分條而言，擬作單一家庭住宅的獨立屋、半獨立屋或排屋不構成住宅單位，而署長就何謂獨立屋、半獨立屋或排屋，以及該屋是否構成或擬作單一家庭住宅所作的決定將為最終決定，並對買方構成約束力；及

(II) 本特別條件第(b)(i)分條(可按照本批地文件特別條件第(29)條調整)規定設置的車位總數的百分之十(10%)。

若根據本(d)(i)分條所提供的車位數目是小數點數字，則該數目須調整至下一個整數。

(ii) 住宅電單車停車位不可用作已建或擬建的建築物內住宅單位的住戶和他們的真正來賓、訪客或獲邀請人停泊他們擁有按《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的電單車以外的任何用途，尤其是該車位不可用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

(iii) 根據本特別條件(d)(i)(II)分條(可按照本批地文件特別條件第(29)條調整)提供的車位不能用作該地段為了本特別條件第(b)(i)分條指定的目的已建或擬建的建築物佔用人和他們的真正來賓、訪客或獲邀請人停泊他們擁有按《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的電單車以外的任何用途，尤其是該車位不可用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

(e) 該地段內須提供署長滿意的車位，以供停泊屬於該地段已建及擬建的一座或多座建築物內住宅單位的住客及他們的真正賓客、訪客或獲邀人士的單車，分配比例為每15個住宅單位或其部分設置1個車位(每個住宅單位的總樓面面積應少於70平方米)或署長批准的其他比例。就本特別條件而言，擬作單一家庭住宅用途的獨立屋、半獨立屋及排屋均不可視為一個住宅單位。署長就何謂獨立屋、半獨立屋或排屋及該屋是否構成或擬作單一家庭住宅所作的決定將作終論，並對買方具約束力。

(f) (i) 除了殘疾人士停車位外，根據本特別條件(a)(i)和(b)(i)分條(可按照本批地文件特別條件第(29)條調整)及(a)(iii)分條提供的每個車位的尺寸應為2.5米闊 x 5米長，最低淨空高度為2.4米高。

(ii) 每個殘疾人士停車位的尺寸須按建築事務監督的要求和批准。

(iii) 根據本特別條件(d)(i)分條(可按照本批地文件特別條件第(29)條調整)提供的每個車位的尺寸須為1.0米闊 x 2.4米長，最低淨空高度為2.4米或署長批准的其他高度。

(iv) 根據本特別條件(e)分條(可按照本批地文件特別條件第(29)條調整)提供的每個車位的尺寸須署長書面批准。

(g) 買方須：

(i) 在2021年12月31日#或署長可能批准的其他日期當日或之前，自費以致使機電工程署署長滿意的標準及設計，及在各方面遵守《建築物條例》及《電力條例》、其任何附屬規例及任何修訂法例：

(I) 於本特別條件第(a)、(b)、(c)及(d)分條提及的所有停車位提供及安裝電動車輛使用的充電設施，包括但不限於固定電力裝置及最終電路裝置；以及

(II) 於不少於百分之三十的於本特別條件第(a)、(b)及(c)分條提及的停車位提供及安裝電動車輛中速充電器，包括本特別條件第(g)(i)(I)分條提及的最終電路，使每個該等停車位至少有一個電動車輛中速充電器；及

(ii) 於批地文件年期內自費維修、保養、修理及管理按本特別條件第(g)(i)(I)及(g)(i)(II)分條要求而提供及安裝的充電設施及電動車輛中速充電器，使其處於維修妥當及操作良好的狀況，並致使機電工程署署長在各方面滿意。

17. 批地文件特別條件第(28)條規定：

「(a) 須按照以下比率在該地段提供停泊上落貨貨車的車位，須令署長滿意：

(i) 該地段已建成或擬建的一座或多座建築物中每800個住宅單位或其中部分配一個上落貨車位，或按照署長批准的其他比率，但必須為該地段已建成或擬建的每座住宅單位提供最少一個上落貨車位，該上落貨車位須位於每座住宅單位附近或之內。就(a)(i)分條而言，擬作為單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可被視為一座住宅單位。署長就何謂獨立屋、半獨立屋或排屋，以及該屋是否構成或擬作為單一家庭住宅所作的決定將為最終決定，並對買方構成約束力；及

(ii) 該地段已建或擬建的建築物作非工業用途(住宅、辦公室、倉庫、酒店及加油站除外)的總樓面面積的每800平方米或其中部分配一個上落貨車位，但必須至少提供一個上落貨車位。

(b) 根據本特別條件(a)(i)及(a)(ii)分條(可按照本批地文件特別條件第(29)條調整)提供的每個上落貨車位的面積應為3.5米闊 x 11.0米長 x 至少4.7米高，該等上落貨車位不可用作供有關該地段已建成或擬建的一座或多座建築物的貨車上落貨以外的任何用途。

(c) 就計算根據本特別條件第(a)(ii)分條提供的車位數目而言，任何用作泊車及上落貨用途的樓面面積不列入計算。

18. 批地文件特別條件第(31)條規定：

「(a) 儘管已遵守及履行本賣地條件，須令署長滿意，住宅停車位及住宅電單車停車位不能:

(i) 轉讓，除非：

(I) 連同給予該地段已建成或擬建的一座或多座建築物的一個或多個住宅單位的該地段不可分割份數，連同住宅單位的專用權和佔用權一起轉讓;或

(II) 轉讓予已經是該地段已建成或擬建的一座或多座建築物的一個或多個住宅單位的該地段不可分割份數的擁有人，連同住宅單位的專用權和佔用權；或

(ii) 分租，除非分租予已建成或擬建的一座或多座建築物的住宅單位的住客。但在任何情況下，不得轉讓超過3個住宅停車位及住宅電單車停車位予該地段已建成或擬建的一座或多座建築物的任何一個住宅單位的擁有人，或不得分租超過3個住宅停車位及住宅電單車停車位予該地段已建成或擬 建的一座或多座建築物的任何一個住宅單位的住戶。

(b) 儘管有本特別條件(a)分條的規定，如事先獲得署長書面同意，買方可將所有住宅停車位及住宅電單車停車位轉讓，但只限於轉讓予買方全資擁有的附屬公司。

(c) 本特別條件(a)分條不適用於轉讓、分租、按揭或抵押整個地段。

(d) 為免存疑，本特別條件(a)及(b)分條不適用於殘疾人士停車位。」

19. 批地文件特別條件第(32)條規定：

「根據特別條件第(27)(e)、(28)(a)(i)及(28)(a)(ii)條(可按照本批地文件特別條件第(29)條調整)及第 (27)(a)(iii)條於該地段提供的車位以及殘疾人士停車位須指定為並構成公用地方。」

備註 ：#憑藉日期為2020年8月10日並於土地註冊處註冊，註冊摘要編號為20090300630084的「信函（建築規約延長寬免）」， 此日期已延至2022年6月30日。

20. 批地文件特別條件第(35)條規定：

「(a) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否經署長事先書面同意，不論是否位於該地段內或任何政府土地內，亦不論進行上述工程的目的是為買方進行開拓、平整或發展工程或其於批地文件條件下需要進行的任何其他工程的目的或與其有關連的目的或任何其他目的，買方須自費進行及建造該等於當時或其後有需要之斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。買方須於批地文件年期內的所有時間自費保持上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，致使署長滿意。

(b) 本特別條件(a)分條不影響根據本批地文件，特別是本批地文件特別條件第(34)條賦予政府的權利。

(c) 若由於買方進行的開拓、平整或發展工程或其他工程或任何其他原因而導致或引起任何泥土剝落、泥石傾瀉或土地下陷於任何時間內發生，不論是否於或自該地段內的任何土地或自任何毗鄰或毗連的政府土地或出租土地，買方須自費還原和修復致使署長滿意，並須就通過或由於該等泥土剝落、泥石傾瀉或土地下陷而將會或可能造成、蒙受或招致的任何成本、費用、損害、索求及申索彌償政府、其代理人及承辦商。

(d) 除了批地文件訂明就任何違反其條款而有的權利或濟助外，署長亦有權以書面通知形式要求買方進行、興建及保養上述土地、斜坡整理工程、護土牆、或其他支撐、防護措施、及排水系統或輔助或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如買方忽略或未能在指明期限內遵行該通知致使署長滿意，署長可即執行和進行任何有需要的工程，而買方須應要求向政府歸還該工程的費用連同任何行政及專業費用和收費。」

21. 批地文件特別條件第(37)條規定：

「如在開發或重新開發該地段或其任何部分時已安裝預應力地錨樁基，買方須自費在預應力地錨樁基的使用年期定期保養和檢驗預應力地錨樁基，須令署長滿意，並在署長不時自行酌情要求時向署長提供上述檢驗工程的報告和資料。如買方疏忽或沒有進行上述檢驗工程，署長可立即執行及進行上述檢驗工程。買方須在要求時向政府歸還因此產生的費用。」

22. 批地文件特別條件第(38)條規定：

「(a) 如來自該地段或來自該地段任何發展項目影響的其他地方的泥土、泥石、碎石、建築廢物或建材(以下簡稱「廢物」)受侵蝕、沖流或傾倒在公眾巷或道路上，又或在路旁暗渠、前濱或海床、污水管、雨水渠或溝壑或其他政府產業(以下統稱「政府產業」)之內或之上，買方必須自費清理廢物及對政府產業的任何損毀修理妥善。買方並須就因該等侵蝕、沖流或傾倒導致私人物業蒙受任何損害或滋擾而產生的所有訴訟、索償及要求須向政府作出彌償。

(b) 儘管有本特別條件(a)分條的規定，署長仍可(但無責任必須)因應買方要求清理廢物並對政府產業的任何損毀修理妥善。買方須在政府要求時向政府支付有關費用。」

23. 批地文件特別條件第(39)條規定：

「買方須於任何時候，尤其是當進行建造、保養、更新或維修工程(以下簡稱「該等工程」)時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對置於或行經該地段、黃色範圍或其任何部分之上、之下或旁邊的任何政府或其他現存排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置(以下簡稱「該等服務」)造成損壞、干擾或阻礙。買方須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之現時位置及水平，及須就如何處理或會受該等工程影響之任何該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。買方須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何有需要的改道、重鋪或恢復原狀的開支。買方須自費在各方面維修、修復及還原所有因該等工程而起對該地段或黃色範圍或其任何部分或任何該等服務以任何方式造成的損壞、干擾或阻礙，致使署長滿意(溝渠、污水渠、雨水渠或主水管除外，其之修葺須由署長進行(除非署長另有決定)，且買方須應要求向政府支付上述工程之費用)。若買方未能對該地段、黃色範圍或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修葺及還原致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺及還原，且買方須應要求向政府支付上述工程之費用。」

24. 批地文件特別條件第(40)條規定：

「(a) 買方須自費建造及保養署長認為有需要的水渠及渠道(不論是否位於該地段範圍內或政府土地上)，以將落在或流經該地段上的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，致使署長滿意;且買方須就因該等雨水造成的任何損壞或滋擾而起的所有訴訟、申索及索求全數負責及彌償政府及其人員。

(b) 將該地段任何排水渠及污水渠與政府雨水渠及污水渠(若已鋪設及投入運作)連接的工程，可由署長進行，而署長對買方就任何由此而起的損失或損壞並無責任，且買方須應要求向政府支付該接駁工程之費用。另一選擇是，買方可自費進行該接駁工程致使署長滿意，而在此情況下，上述接駁工程於政府土地上的任何部分須由買方自費保養，且須應要求由買方交回政府以供政府自費進行將來的保養;買方亦須應要求向政府繳付該接駁工程技術審核的費用。若買方未能保養上述接駁工程位於政府土地內的任何部分，署長可進行該等其認為有需要的保養工程，且買方須向政府繳付該等工程的費用。」

25. 批地文件特別條件第(44)條規定：

「(a) 買方須於 2021年12月31日#或其他署長可能批准之日期當日或之前自費：

(i) 就自動讀錶系統(下稱「AMR」)外站之提供及安裝提交或促使提交書面建議書予水務監督供其批准，該建議書須包括水務監督要求之資料和詳情，包括但不限於顯示將按本特別條件(a)(ii)款提供及安裝之AMR外站位置之布局圖、組成AMR外站之AMR設備之編排和附屬詳情、及指定放置AMR設備之範圍或空間；及

(ii) 提供及安裝水務監督於本特別條件(a)(i)款下批准的AMR外站(下稱「AMR外站」，為免生疑，該表述包括必需之電線管、電線、AMR設備安裝在其中之AMR錶板及其他水務監督要求或批准的其他設施及設備)，致使水務監督於各方面滿意。

備註 ：#憑藉日期為2020年8月10日並於土地註冊處註冊，註冊摘要編號為20090300630084的「信函（建築規約延長寬免）」， 此日期已延至2022年6月30日。

(b) 直至水務監督已經批准本特別條件(a)(i)款提及之建議書，買方不得展開任何工程提供及安裝AMR外站。

(c) 買方須於批地文件年期內自費維修、保養、修理及管理AMR外站使其處於維修妥善及操作良好的狀況，直至其按本特別條件(g)款交予水務監督，致使水務監督於各方面滿意。

(d) 水務監督有權按其絕對酌情權於任何時間送達書面通知予買方要求買方拆除或移走置於指定放置AMR設備之範圍和空間上、上空或下、或堆疊在其中或其上之物件或材料及按水務監督意見(其意見屬最終及對買方有約束力)阻礙或干擾AMR外站之放置、操作和維修之物件和材料。買方於收到上述書面通知時須於上述書面通知所訂時限內自費拆除或移走該等物件或材料及將該拆除或移走工程影響之範圍或空間回復原狀及維修，致使水務監督於各方面滿意。

(e) 若買方未能履行本特別條件下之責任，水務監督可進行所需工程，費用由買方負責，買方須於水務監督要求時支付水務監督等同工程成本之金額，金額由水務監督決定，其決定屬最終及對買方有約束力。

(f) 買方須於批地文件年期內任何時候允許水務監督及其人員、承辦商、代理人及工人及任何獲水務監督授權之人士攜同或不攜同工具、設備、機器、機械或汽車就以下目的有權自由無阻進出往返及穿越該地段或其任何部分及其上已建或擬建之建築物：

(i) 檢查及審查任何按本特別條件(a)(ii)、(c)及(d)款將進行的任何工程；

(ii) 按本特別條件(e)款進行任何工程；及

(iii) 按本特別條件(g)款將AMR外站交予水務監督後，檢查、操作、保養、維修及更新AMR外站。

(g) 買方須於被水務監督要求時及於水務監督訂明之時間內將AMR外站交予水務監督而水務監督無需支付任何費用或賠償，惟水務監督並無責任於買方要求時接管AMR外站，但水務監督可於按其絕對酌情權認為合適時接管AMR外站。

(h) 就因買方履行本特別條件(a)(ii)、(c)、(d)及(f)款下的責任、或因進行、檢查、審查及監督本特別條件(e)款下之工程、或因政府、水務監督、其人員、承辦商、代理人及工人及任何獲水務監督授權之人士行使本特別條件(f)款下賦予之任何權利而起或與之有關之任何對買方造成或令買方蒙受的損失、損壞、滋擾或干擾，政府、水務監督、其人員、承辦商、代理人及工人及任何獲水務監督授權人士概不承擔任何責任，而買方亦不得針對上述任何人就該等損失、損壞、滋擾或干擾提出任何申索。

(i) 買方須於所有時間就不論直接或間接因AMR外站之提供、安裝、維修、保養、修理及管理而起或與之有關或與本特別條件(e)款下之工程有關之任何形式之責任、損失、賠償、支出、申索、成本、收費、索求、法律行動及程序彌償政府、水務監督及其人員、承辦商、代理人及工人及任何按本特別條件(h) 款獲水務監督授權之人士及使其維持獲彌償。

(j) 就本特別條件(a)、(b)、(c)及(g)款而言，「買方」一詞不包括其承讓人。」

26. 批地文件特別條件第(45)條規定：

「買方須於遵守本批地文件特別條件第(8)條時或之前，自費就該地段上的已建或擬建建築物從香港綠色建築議會或署長可批准的其他同等機構取得「暫定金級」或以上。」

備註：

1. 詳情請參考「批地文件」。「批地文件」全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
2. 除非本售樓說明書另有規定，本批地文件的摘要內所採用的詞彙與該詞彙在租契內的意思相同。

1. The Development is situated on New Kowloon Inland Lot No. 6565 ("the Lot") which is held under the Conditions of Sale No. 20283 dated 29 November 2016 ("the Land Grant").

2. The Lot is granted for a term of 50 years commencing from 29 November 2016.

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

"(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding office, godown, hotel and petrol filling station) purposes.

(b) Any building or part of any building erected or to be erected on :

(i) the area shown coloured pink on the plan annexed hereto (hereinafter referred to as "the Pink Area") shall not be used for any purpose other than for private residential purposes; and

(ii) the areas respectively shown coloured pink stippled black and pink stippled black cross-hatched green on the plan annexed hereto (hereinafter respectively referred to as "the Pink Stippled Black Area" and "the Pink Stippled Black Cross-hatched Green Area") shall not be used for any purpose other than for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes."

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

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

5. General Condition No. (7) of the Land Grant stipulates that :

"(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:

(i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto, and

(ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

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

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

"(a) The Purchaser shall :

(i) on or before the 31st day of December 2021# or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as "the Technical Schedule") and the plans approved under Special Condition No. (7) hereof and in all respects to the satisfaction of the Director lay, form, surface and drain the area shown coloured yellow on the plan annexed hereto (hereinafter referred to as "the Yellow Area") for the purpose of providing therein an emergency vehicular access in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation; and

(ii) maintain at his own expense the Yellow Area together with all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered in accordance with Special Condition No. (3) hereof.

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

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

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

"For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall be granted possession of the Yellow Area on a date to be specified in a letter from the Director, such date to be not later than the 1st day of January 2019. The Yellow Area shall be re-delivered to the Government on demand. "

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

"The Yellow Area shall not be used for any purpose other than as an emergency vehicular access and in particular the Yellow Area shall not be used for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof except with the prior written consent of the Director. "

Note: #Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

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

"Notwithstanding Special Condition No. (4) hereof :

(a) the Purchaser shall while he is in possession of the Yellow Area allow free access over and along the Yellow Area for all Government and public pedestrian traffic at all times 24 hours a day free of charge without any interruption and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise; and

(b) the Purchaser shall at all reasonable times while he is in the possession of the Yellow Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Yellow Area for purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Yellow Area. "

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

"(a) The Purchaser shall submit or cause to be submitted to the Director for his written approval plans of the Yellow Area which shall include details as to the level and design of the Yellow Area and any other details as the Director may require.

(b) Upon approval being given to the plans of the Yellow Area, no amendment, variation, alteration, modification or substitution thereto shall be made by the Purchaser except with the prior written approval of the Director or except as required by the Director.

(c) The plans of the Yellow Area approved under this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.

(d) No building works shall be commenced on or within the Yellow Area or any part thereof unless and until the plans referred to in sub-clause (a) of this Special Condition have been approved in writing by the Director, and for the purpose of these Conditions, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

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

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2021#. "

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

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

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

"(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

(b) (i) Not less than 30% of the area of the lot shall be planted with trees, shrubs or other plants.

(ii) Not less than 66% of the 30% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iii) Without prejudice to sub-clause (b)(ii) of this Special Condition, the Greenery Area or any part or parts thereof shall be provided within such portion of the area shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Black Area") located within 3 metres from the boundary of the lot between the points A and B as shown and marked on the plan annexed hereto.

(iv) Not less than 20% of the roof area of any building or buildings erected or to be erected on the lot shall form part of the 30% referred to in sub-clause (b)(i) of this Special Condition.

(v) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 30% referred to in sub-clause (b)(i) of this Special Condition and which area constitutes the roof area of any building or buildings referred to in sub-clause (b)(iv) of this Special Condition shall be final and binding on the Purchaser.

(vi) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.

(c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No.(24)(a)(v) hereof."

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

"(a) Except for the Columns, no building, structure, support for any building or structure, or projection shall be erected or constructed within the Pink Stippled Black Cross-hatched Green Area at the ground level extending upwards to a height of no less than 4.2 metres.

(b) The Purchaser shall at his own expense on or before the 31st day of December 2021# lay, form, construct and provide a passage over and along the Pink Stippled Black Cross-hatched Green Area at the ground level and extending upwards from the ground level to a height of no less than 4.2 metres (hereinafter referred to as "Public Passage Area") in such manner, with such materials and to such standards, levels and designs as the Director shall approve or require and in all respects to the satisfaction of the Director.

Note: #Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

(c) The Purchaser shall throughout the term hereby agreed to be granted and in all respects to the satisfaction of the Director allow all members of the public for all lawful purposes free and uninterrupted access at all times 24 hours a day and without payment of any nature whatsoever on foot or by wheelchairs, on, over, through and along the Public Passage Area.

(d) The Public Passage Area shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof.

(e) The Purchaser shall throughout the term hereby agreed to be granted at his own expense upkeep, maintain, repair and manage the Public Passage Area together with everything forming a part of or pertaining to the Public Passage Area in good and substantial repair and condition in all respects to the satisfaction of the Director.

(f) It is expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Public Passage Area to the public for the right of passage.

(g) It is expressly agreed, declared and provided that the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(h) For the purposes of this Special Condition, the decision of the Director as to what constitutes the ground level referred to in sub-clauses (a) and (b) of this Special Condition shall be final and binding on the Purchaser. "

15. Special Condition No. (18) of the Land Grant stipulates that :

"(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos. (12)(a)(iii) and (12)(a)(iv) hereof, subject to Special Condition No.(42)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area and the site coverage calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities") :

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(24)(a)(v) hereof;

(ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons. "

16. Special Condition No. (27) of the Land Grant stipulates that :

"(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the following rates :

(I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below :

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 22 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 12 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	One space for every residential unit

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

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

(B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and

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

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

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

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No.(12)(a)(iii) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula :

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the lot:

(I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of 3 spaces for every block of residential units, or

(II) at such other rates as may be approved by the Director. For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (29) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively set out in sub-clauses (a)(i) and (a)(iii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at a rate of one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes unless the Director consents to another rate.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clause (b)(i) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purposes stipulated in sub-clause (b)(i) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a)(i)(I) and (b)(i) (as may be varied under Special Condition No. (29) hereof) and sub-clause (a)(iii) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved or designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for Disabled Persons.

(ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate :

(I) one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot (hereinafter referred to as "the Residential Motor Cycle Parking Spaces"). For the purpose of this sub-clause (d)(i)(I), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit; and the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No. (29) hereof).

If the number of spaces to be provided under this sub-clause (d)(i) is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The spaces provided under sub-clause (d)(i)(II) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purposes stipulated in sub-clause (b)(i) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates as may be approved by the Director. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(f) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i) and (b)(i) of this Special Condition (as may be varied under Special Condition No. (29) hereof) and sub-clause (a)(iii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) The dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require and approve.

(iii) Each of the spaces provided under sub-clause (d)(i) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

(iv) Each of the spaces provided under sub-clause (e) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall be of such dimensions as may be approved in writing by the Director.

(g) The Purchaser shall :

(i) on or before the 31st day of December 2021# or such other date as may be approved by the Director, at his own expense, to such standards and design to the satisfaction of the Director of Electrical and Mechanical Services, and in all respects in compliance with the Buildings Ordinance and the Electricity Ordinance, any regulations respectively made thereunder and any amending legislation :

(I) provide and install charging facilities for electric vehicles including, but not limited to, fixed electrical installations and installation of final circuits, in all the parking spaces provided in accordance with sub-clauses (a), (b), (c) and (d) of this Special Condition; and

(II) provide and install electric vehicle medium chargers including the final circuits referred to in sub-clause (g)(i)(I) of this Special Condition in not less than 30% of the parking spaces provided in accordance with sub-clauses (a), (b) and (c) of this Special Condition with at least one electric vehicle medium charger for each of such parking spaces; and

(ii) throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services upkeep, maintain, repair and manage the charging facilities and electric vehicle medium chargers required to be provided and installed under sub-clauses (g)(i)(I) and (g)(i)(II) of this Special Condition in good repair and operational condition."

17. Special Condition No. (28) of the Land Grant stipulates that :

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units and for the purpose of this sub-clause (a)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units, and the decision of the Director as to what constitutes a detached , semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and

(ii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot for non-industrial (excluding residential, office,godown, hotel and petrol filling station) purposes subject to a minimum of one space being provided.

Note: #Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

(b) Each of the spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.

(c) For the purpose of calculating the number of spaces to be provided under sub-clause (a)(ii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded. "

18. Special Condition No. (31) of the Land Grant stipulates that :

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be :

(i) assigned except :

(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

(b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.

(d) For the avoidance of doubt, sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons. "

19. Special Condition No. (32) of the Land Grant stipulates that :

"The spaces provided within the lot in accordance with Special Conditions Nos. (27)(e), (28)(a)(i) and (28)(a)(ii) (as may be varied under Special Condition No. (29) hereof) and Special Condition No. (27)(a)(iii) hereof and the Parking Spaces for Disabled Persons shall be designated as and form part of the Common Areas."

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

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (34) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges. "

21. Special Condition No. (37) of the Land Grant stipulates that :

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

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

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

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

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

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

"(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

25. Special Condition No. (44) of the Land Grant stipulates that :

"(a) The Purchaser shall on or before the 31st day of December 2021# or such other date as may be approved by the Director, at his own expense :

(i) submit or cause to be submitted to the Water Authority for his approval in writing a proposal for providing and installing automatic meter reading (hereinafter referred to as "AMR") outstation or outstations which proposal shall contain, among others, such information and particulars as the Water Authority may require including but not limited to a layout plan showing the location of the AMR outstation or outstations to be provided and installed in accordance with sub-clause (a)(ii) of this Special Condition, the arrangement and the associated details of the AMR equipment for building up the AMR outstation or outstations, and the area or space designated for accommodating the AMR equipment; and;

(ii) provide and install the AMR outstation or outstations as approved by the Water Authority under sub-clause (a)(i) of this Special Condition (hereinafter referred to as "the AMR Outstation(s)", which expression shall, for the avoidance of doubt, include the necessary cable conduits, cables, an AMR panel in which the AMR equipment are installed and other facilities and equipment as the Water Authority may require or approve) in all respects to the satisfaction of the Water Authority.

(b) The Purchaser shall not commence any works for providing and installing the AMR Outstation(s) until the proposal referred to in sub-clause (a)(i) of this Special Condition shall have been approved by the Water Authority.

(c) The Purchaser shall throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Water Authority, upkeep, maintain, repair and manage the AMR Outstation(s) in good repair and operational condition until such time as the same shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.

Note: #Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

(d) The Water Authority shall, at any time at his absolute discretion, have the right to serve upon the Purchaser a notice in writing requiring the Purchaser to demolish or remove the objects or materials placed over, above or below, or stacked on or within, the area or space designated for accommodating the AMR Outstation(s) and such objects or materials which in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser) prevent or disrupt the accommodation, operation and maintenance of the AMR Outstation(s). The Purchaser shall upon receipt of such written notice, at his own expense, demolish or remove the objects or materials and reinstate and repair the area or space affected by the demolition or removal within such period as stipulated in such written notice and in all respects to the satisfaction of the Water Authority.

(e) In the event of non-fulfilment of any of the Purchaser's obligations under this Special Condition, the Water Authority may carry out the necessary works at the cost of the Purchaser who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Purchaser.

(f) The Purchaser shall, at all times throughout the term hereby agreed to be granted, permit the Water Authority and its officers, contractors, agents and workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon for the purposes of :

(i) inspecting and checking any works to be carried out in accordance with sub-clauses (a)(ii), (c) and (d) of this Special Condition;

(ii) carrying out any works in accordance with sub-clause (e) of this Special Condition; and

(iii) inspecting, operating, maintaining, repairing and renewing the AMR Outstation(s) after the AMR Outstation(s) shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.

(g) The Purchaser shall when called upon to do so by the Water Authority and within such time as may be specified by the Water Authority deliver the AMR Outstation(s) to the Water Authority without any payment or compensation provided always that the Water Authority shall be under no obligation to take possession of the AMR Outstation(s) at the request of the Purchaser but may do so as and when it in its absolute discretion sees fit.

(h) The Government, the Water Authority, its officers, contractors, agents and workmen and any persons authorized by the Water Authority shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (a)(ii), (c), (d) and (f) of this Special Condition or the carrying out, inspecting, checking and supervising of the works under sub-clause (e) of this Special Condition or the exercise by the Government, the Water Authority, its officers, contractors, agents and workmen and any persons authorized by the Water Authority of any of the rights conferred under sub-clause (f) of this Special Condition, and no claim whatsoever shall be made against any of them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(i) The Purchaser shall at all times indemnify and keep indemnified the Government, the Water Authority and its officers, contractors, agents and workmen and any persons authorized by the Water Authority under sub-clause (h) of this Special Condition from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the provision, installation, repair, maintenance and management of the AMR Outstation(s) or in connection with the works under sub-clause (e) of this Special Condition.

(j) For the purpose of sub-clauses (a), (b), (c) and (g) of this Special Condition, the expression "Purchaser" shall exclude his assigns. "

26. Special Condition No. (45) of the Land Grant stipulates that :

"The Purchaser shall, on or before compliance with Special Condition No. (8) hereof, at his own expense obtain a Provisional Gold Rating or above for the building or buildings erected or to be erected on the lot from the Hong Kong Green Building Council or such other equivalent bodies as may be approved by the Director. "

Notes:

1. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Government Lease.

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

1. 描述
   (a) 批地文件特別條件第(2)條所提述的黃色範圍；
   (b) 批地文件特別條件第(15)條所提述的公眾通道範圍。

2. 公眾有權按照批地文件使用該等設施。

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施

1. 描述
   批地文件特別條件第(2)條所提述的黃色範圍。

2. 公眾有權按照批地文件使用該設施。

3. 該設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，以及該等擁有人按規定須以由有關住宅物業分攤的管理開支， 應付管理、營運或維持該等設施的部分開支。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分

不適用。

E. 顯示該等設施的位置的圖則

見本節結尾所示之圖則。

F. 批地文件中關於該等設施的條文

1. 批地文件特別條件第(2)條規定：
   「(a) 買方須：
      (i) 於2021年12月31日#或署長可能批准的其他日期當日或之前，自費以署長批准的方式和物料，按署長批准的標準、水平、定線及設計，及按隨附工程規格附表(以下簡稱「工程規格附表」)及本協議特別條件第(7)條下批准的圖則規定鋪設、塑造於隨附圖則以黃色顯示的範圍(以下簡稱「黃色範圍」)並在該處提供路面及排水渠，致使署長在各方面滿意，以便於該處提供符合《建築物條例》、其任何附屬規例及任何修訂法例規定的緊急車輛通道；及
      (ii) 自費保養黃色範圍及在該處所建造、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、標誌及照明設備，以令署長滿意，直至黃色範圍的管有權按照本協議特別條件第(3)條交回予政府。
   (b) 若買方未能於本特別條件(a)款所指明的日期或署長可能批准的其他日期之前履行該款所述之責任，政府可進行所需之工程，惟費用由買方支付，就此買方須應政府要求向政府繳付一筆相等於上述工程費用之款項，該款項由署長釐定，此決定為最終決定並對買方具約束力。
   (c) 因買方履行本特別條件(a)款的義務或政府行使本特別條件第(b)款的權利的原因而引致或伴隨對買方或任何其他人造成的或蒙受的任何損失，損壞、滋擾或干擾，政府概不承擔任何責任，買方亦不得就任何該等損失、 損壞、滋擾或干擾向政府提出任何申索。」

2. 批地文件特別條件第(3)條規定：
   「僅為了進行本協議特別條件第(2)條指明須進行的工程，買方將於署長向其發出的信件中所指明的日期被賦予黃色範圍的管有權，該日期不應遲於2019年1月1日。黃色範圍須應政府要求交回政府。」

3. 批地文件特別條件第(4)條規定：
   「未經署長事先書面同意，黃色範圍不得用作緊急車輛通道之外的任何用途，並不得用作儲存用途或任何臨時構築物之建造或任何除進行本協議特別條件第(2)條指明之工程外之用途。」

4. 批地文件特別條件第(5)條規定：
   「即使本協議特別條件第(4)條已有規定：
   (a) 買方須在其管有黃色範圍期間內容許所有政府及公眾行人交通每天24小時免費並不受任何干擾地在黃色範圍之上或沿著黃色範圍自由出入，並確保此出入不會受進行本協議特別條件第(2)條指明之或其他工程干擾或妨礙；及
   (b) 買方須在其管有黃色範圍期間的所有合理時間內允許政府、署長及其人員、承辦商及代理人及任何獲署長授權人士有權進出往返及穿越該地段及黃色範圍，以便視察、檢查及監督任何須按本協議特別條件第(2)(a)條進行的工程，及進行、視察、檢查及監督根據本協議特別條件第(2)(b)條進行的工程及任何其他署長認為有需要在黃色範圍內進行的工程。」

5. 批地文件特別條件第(6)條規定：-
   「(a) 署長有權對工程規格附表作出根據其絕對酌情權視為適當之修訂、更改、變更、修改或替代。
   (b) 除非獲得署長事先書面批准，否則不得修訂、更改、變更、修改或替代工程規格附表。
   (c) 任何署長按本特別條件(a)款或買方按本特別條件(b)款獲署長批准而作出的修訂、更改、變更、修改或替代須視作被納入工程規格附表並構成其部分。
   (d) 如署長(其意見為最終意見並對買方有約束力)認為工程規格附表的條文與本條件相抵觸，以本條件為準。」

6. 批地文件特別條件第(7)條規定：
   「(a) 買方須向署長呈交或安排呈交黃色範圍的圖則供其書面批准，圖則須包括黃色範圍的水平和設計細節及署長要求的任何其他細節。
   (b) 黃色範圍的圖則獲批准後，除非獲得署長事先書面批准或應署長要求，不得修訂變更、修改或替代該圖則。
   (c) 本特別條件下獲批准的黃色範圍的圖則須被視作納入任何署長其後批准或要求的修訂、更改、變更、修改或替代。
   (d) 本特別條件(a)款提及的圖則獲署長書面批准前不得在黃色範圍或其任何部分開始任何建築工程，就本條件而言，「建築工程」須按《建築物條例》、其附屬規例及修訂法例定義。」

備註 ：#憑藉日期為2020年8月10日並於土地註冊處註冊，註冊摘要編號為20090300630084的「信函（建築規約延長寬免）」， 此日期已延至2022年6月30日。

7. 批地文件特別條件第(15)條規定：

「(a) 除支柱外，不得於粉紅色加黑點間綠色交叉斜線範圍內地面水平豎建或建造向上延伸不少於4.2米的高度的建築物、構築物、任何建築物或構築物的支撐或伸出物。

(b) 買方須於2021年12月31日#或之前自費以署長要求或批准的方式和物料，按署長要求或批准的標準、高度及設計，在粉紅色加黑點間綠色交叉斜線範圍的地面水平鋪設、塑造、興建及提供一條由地面水平向上延伸不少於4.2米的高度的通道(以下簡稱「公眾通道範圍」)，致使署長在各方面滿意。

(c) 買方須於批地文件年期內容許所有公眾人士每天24小時及毋須繳付任何形式的費用，為所有合法目的徒步或以輪椅自由並不受干擾地出入公眾通道範圍以及其上、其內和沿路，致使署長在各方面滿意。

(d) 公眾通道範圍不納入本協議特別條件第(12)(a)(iii)條提及的整體總樓面面積的計算。

(e) 買方須於批地文件年期內自費維修、保養、修理及管理公眾通道範圍及構成或附屬於公眾通道範圍的所有物件使其處於修葺良好堅固的狀態，並致使署長在各方面滿意。

(f) 現特此協定、宣布及提議，就向買方施加本特別條件(c)款下的義務，買方並無意圖政府亦不同意其撥出公眾通道範圍為公眾提供通行權。

(g) 現特此協定、宣布及提議，買方在本特別條件(c)款下的義務將不會引起買方對任何就額外上蓋面積或地積比率(不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文)的寬免或權利產生期望，或就其提出申索。為免生疑問，買方特此免除任何及所有就或為任何根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的寬免或權利的申索。

(h) 就本特別條件而言，署長就何謂本特別條件(a)及(b)款提及的地面水平的決定為最終決定及對買方有約束力。」

8. 批地文件特別條件第(39)條規定：

「買方須於任何時候，尤其是當進行建造、保養、更新或維修工程(以下簡稱「該等工程」)時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對置於或行經該地段、黃色範圍或其任何部分之上、之下或旁邊的任何政府或其他現存排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置(以下簡稱「該等服務」)造成損壞、干擾或阻礙。買方須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之現時位置及水平，及須就如何處理或會受該等工程影響之任何該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。買方須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何有需要的改道、重鋪或恢復原狀的開支。買方須自費在各方面維修、修復及還原所有因該等工程而起對該地段或黃色範圍或其任何部分或任何該等服務以任何方式造成的損壞、干擾或阻礙，致使署長滿意(溝渠、污水渠、雨水渠或主水管除外，其之修葺須由署長進行(除非署長另有決定)，且買方須應要求向政府支付上述工程之費用)。若買方未能對該地段、黃色範圍或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修葺及還原致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺或還原，且買方須應要求向政府支付上述工程之費用。」

G. 指明住宅物業的每一公契中關於該等設施的條文：

1. 公契及管理協議的定義規定：

「「黃色範圍」指特別條件第(2)(a)(i)條所定義之「黃色範圍」及按照批地文件規定在該處所已建造或將建造、安裝及提供的所有構築物、路面、溝渠、污水管、排水渠、消防栓、設備、標誌及照明設備。

……

「商業屋宇」指「屋苑」內按照「建築圖則」已建或即將建於「該地段」作為商業用途的部分，包括但不限於「商業單位」連同「商業殘障停車位」，「商業上落貨車位」及「公眾通道範圍」，上述於經「認可人士」 或代表「認可人士」之人士核正準確的「圖則」以粉紅色顯示，僅供識別。

……

「公眾通道範圍」指該條於批地文件特別條件第15(b)所稱之為「公眾通道範圍」的通道，供所有公眾人士每天24小時及毋須繳付任何形式的費用，為所有合法目的並不受干擾地使用。

2. 公契及管理協議第11 (g)條規定：

「為免存疑及儘管「本文契約」另有任何相反規定，現明確聲明，只要「商業屋宇」的業權仍在「第一業主」或單一「業主」，「商業屋宇」的管理和保養須由該「第一業主」或該單一「業主」或其委任的管理人(視乎情況而定)獨力負責。其中「公眾通道範圍」連同所有構成或屬於「公眾通道範圍」的部分須由其「業主」根據批地文件特別批地條款件第15（e）條保養。當有任何部分之「商業屋宇」的轉讓（整個「商業屋宇」的轉讓除外），該「第一業主」或該單一「業主」須以商業屋宇副公契界定商業公用地方，以遵從政府地政署所訂立的相關指引及批地文件。該商業屋宇副公契須經地政署署長事前書面批准。就「本文契約」而言，「商業屋宇的業主」指在「商業屋宇」個別出售前「第一業主」或該單一「業主」。」

3. 公契及管理協議第38(bo)條規定：

「遵從「條例」之規定，「管理人」按照本契約之規定擁有全權鑒於或因應代表所有「業主」管理「屋苑」進行所有必要或恰當的行為及事項，而每名「業主」現不可撤回地委任「管理人」為代理，以處理任何關乎「公用地方與設施」的事宜及所有其他「本契約」授權的事宜。除了「本契約」明確訂立的其他權力，「管理人」擁有全權（但受制於「條例」之規定）鑒於或因應「該地段」和「屋苑」及其管理進行所有必要或恰當的行為及事項， 尤其包括以下所述，但毋損前文之一般規定：

…

(bo) 維修「黃色範圍」，以令地政總署署長滿意，直至「黃色範圍」的管有權按照批地文件特別條件第3條交回予政府；…」

4. 公契及管理協議第97條規定：-

「直至「黃色範圍」的管有權按照批地文件特別批地條款第(3)條交回予政府前，「業主」須：

(a) 容許所有政府及公眾行人交通每天24小時免費並不受任何干擾地在「黃色範圍」之上或沿著「黃色範圍」自由出入，並確保此出入不會受進行批地文件特別批地條款第(2)條指明之或其他工程干擾或妨礙；及

(b) 在所有合理時間內允許政府、署長及其人員、承辦商及代理人及任何獲署長授權人士有權進出往返及穿越該地段及「黃色範圍」，以便視察、檢查及監督任何須按批地文件特別批地條款第(2)(a)條進行的工程，及進行、視察、檢查及監督根據批地文件特別批地條款第(2)(b)條進行的工程及任何其他署長認為有需要在「黃色範圍」內進行的工程。

備註 ：#憑藉日期為2020年8月10日並於土地註冊處註冊，註冊摘要編號為20090300630084的「信函（建築規約延長寬免）」， 此日期已延至2022年6月30日。

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

1. Description
   (a) The Yellow Area as referred to in Special Condition No. (2) of the Land Grant;
   (b) The Public Passage Area as referred to in Special Condition No. (15) of the Land Grant.
2. The general public has the right to use the facilities in accordance with the Land Grant.

B. Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

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

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

Not applicable.

E. A plan that shows the location of those facilities

See the plan at the end of this section.

F. Provisions of the land grant that concern those facilities

1. Special Condition No.(2) of the Land Grant stipulates that :
   "(a) The Purchaser shall :
      (i) on or before the 31st day of December 2021# or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels,alignment and design as the Director shall approve and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as "the Technical Schedule") and the plans approved under Special Condition No. (7) hereof and in all respects to the satisfaction of the Director lay, form, surface and drain the area shown coloured yellow on the plan annexed hereto (hereinafter referred to as "the Yellow Area") for the purpose of providing therein an emergency vehicular access in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation; and
      (ii) maintain at his own expense the Yellow Area together with all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered in accordance with Special Condition No. (3) hereof.
   (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
   (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance."
2. Special Condition No.(3) of the Land Grant stipulates that :
   "For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall be granted possession of the Yellow Area on a date to be specified in a letter from the Director, such date to be not later than the 1st day of January 2019. The Yellow Area shall be re-delivered to the Government on demand."
3. Special Condition No.(4) of the Land Grant stipulates that :
   "The Yellow Area shall not be used for any purpose other than as an emergency vehicular access and in particular the Yellow Area shall not be used for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof except with the prior written consent of the Director."
4. Special Condition No.(5) of the Land Grant stipulates that :
   "Notwithstanding Special Condition No.(4) hereof :
   (a) the Purchaser shall while he is in possession of the Yellow Area allow free access over and along the Yellow Area for all Government and public pedestrian traffic at all times 24 hours a day free of charge without any interruption and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise; and

Note: #Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

(b) the Purchaser shall at all reasonable times while he is in possession of the Yellow Area permit theGovernment, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Yellow Area."

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

"(a) The Director shall have the right to amend, vary, alter, modify or substitute the Technical Schedule as he shall in his absolute discretion deem fit.

(b) No amendment, variation, alteration, modification or substitution to the Technical Schedule shall be made by the Purchaser except with the prior written approval of the Director.

(c) Any amendment, variation, alteration, modification or substitution by the Director under sub-clause (a) of this Special Condition or by the Purchaser as approved by the Director under sub-clause (b) of this Special Condition shall be deemed to be incorporated into the Technical Schedule and form part thereof.

(d) If in the opinion of the Director (whose opinion shall be final and binding upon the Purchaser) there exists any conflict between the provisions of the Technical Schedule and these Conditions, these Conditions shall prevail."

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

"(a) The Purchaser shall submit or cause to be submitted to the Director for his written approval plans of the Yellow Area which shall include details as to the level and design of the Yellow Area and any other details as the Director may require.

(b) Upon approval being given to the plans of the Yellow Area, no amendment, variation, alteration, modification or substitution thereto shall be made by the Purchaser except with the prior written approval of the Director or except as required by the Director.

(c) The plans of the Yellow Area approved under this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.

(d) No building works shall be commenced on or within the Yellow Area or any part thereof unless and until the plans referred to in sub-clause (a) of this Special Condition have been approved in writing by the Director, and for the purpose of these Conditions, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

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

"(a) Except for the Columns, no building, structure, support for any building or structure, or projection shall be erected or constructed within the Pink Stippled Black Cross-hatched Green Area at the ground level extending upwards to a height of no less than 4.2 metres.

(b) The Purchaser shall at his own expense on or before the 31st day of December 2021# lay, form, construct and provide a passage over and along the Pink Stippled Black Cross-hatched Green Area at the ground level and extending upwards from the ground level to a height of no less than 4.2 metres (hereinafter referred to as "Public Passage Area") in such manner, with such materials and to such standards, levels and designs as the Director shall approve or require and in all respects to the satisfaction of the Director.

(c) The Purchaser shall throughout the term hereby agreed to be granted and in all respects to the satisfaction of the Director allow all members of the public for all lawful purposes free and uninterrupted access at all times 24 hours a day and without payment of any nature whatsoever on foot or by wheelchairs, on, over, through and along the Public Passage Area.

(d) The Public Passage Area shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof.

(e) The Purchaser shall throughout the term hereby agreed to be granted at his own expense upkeep, maintain, repair and manage the Public Passage Area together with everything forming a part of or pertaining to the Public Passage Area in good and substantial repair and condition in all respects to the satisfaction of the Director.

(f) It is expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Public Passage Area to the public for the right of passage.

(g) It is expressly agreed, declared and provided that the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(h) For the purposes of this Special Condition, the decision of the Director as to what constitutes the ground level referred to in sub-clauses (a) and (b) of this Special Condition shall be final and binding on the Purchaser."

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

"The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Yellow Area or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense

Note: #Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Yellow Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Yellow Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities

1. The Definitions of the Deed of Mutual Covenant incorporating Management Agreement provides that, inter alia :
   ""Yellow Area" means the "Yellow Area" as defined in Special Condition No.(2)(a)(i) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings constructed or to be constructed, installed and provided thereon or therein in accordance with the Government Grant.
   ……
   "Commercial Accommodation" means such parts of the Estate constructed or to be constructed on the Lot for commercial purposes in accordance with the Building Plans and includes but not limited to the Commercial Units, together with the Commercial Disabled Car Parking Space, the Commercial Loading and Unloading Spaces, and the Public Passage Area which are for identification purpose only shown and coloured Pink on the Plans, the accuracy of which is certified by or on behalf of the Authorized Person.
   ……
   "Public Passage Area" means the passage referred to as the "Public Passage Area" in Special Condition No.(15)(b) of the Government Grant for the use by all members of the public 24 hours a day for all lawful purposes free of charge and without any interruption.

2. Clause 11(g) of the Deed of Mutual Covenant incorporating Management Agreement stipulates that :
   "For the avoidance of doubt and notwithstanding anything to the contrary contained in this Deed, it is expressly declared that so long as ownership of the Commercial Accommodation remains vested in the First Owner or one single Owner, the management and maintenance of the Commercial Accommodation (as the case may be) shall be solely undertaken by the First Owner or such Owner or the manager(s) appointed by them (as the case may be) to do so. In particular, the Public Passage Area together with everything forming a part of or pertaining to the Public Passage Area shall be maintained by its Owner in accordance with Special Condition No.(15)(e) of the Government Grant. Upon the assignment of any part of the Commercial Accommodation (except the assignment of the Commercial Accommodation as a whole), the First Owner or such Owner shall designate the commercial common areas by way of a Sub-Deed relating to the Commercial Accommodation in compliance with the relevant guidelines set by the Lands Department of the Government and the Government Grant. The Sub-Deed relating to the Commercial Accommodation shall be subject to the prior written approval of the Director of Lands. For the purpose of this Deed, "Owner of the Commercial Accommodation" shall mean the First Owner or the one single Owner prior to the individual sale of the Commercial Accommodation."

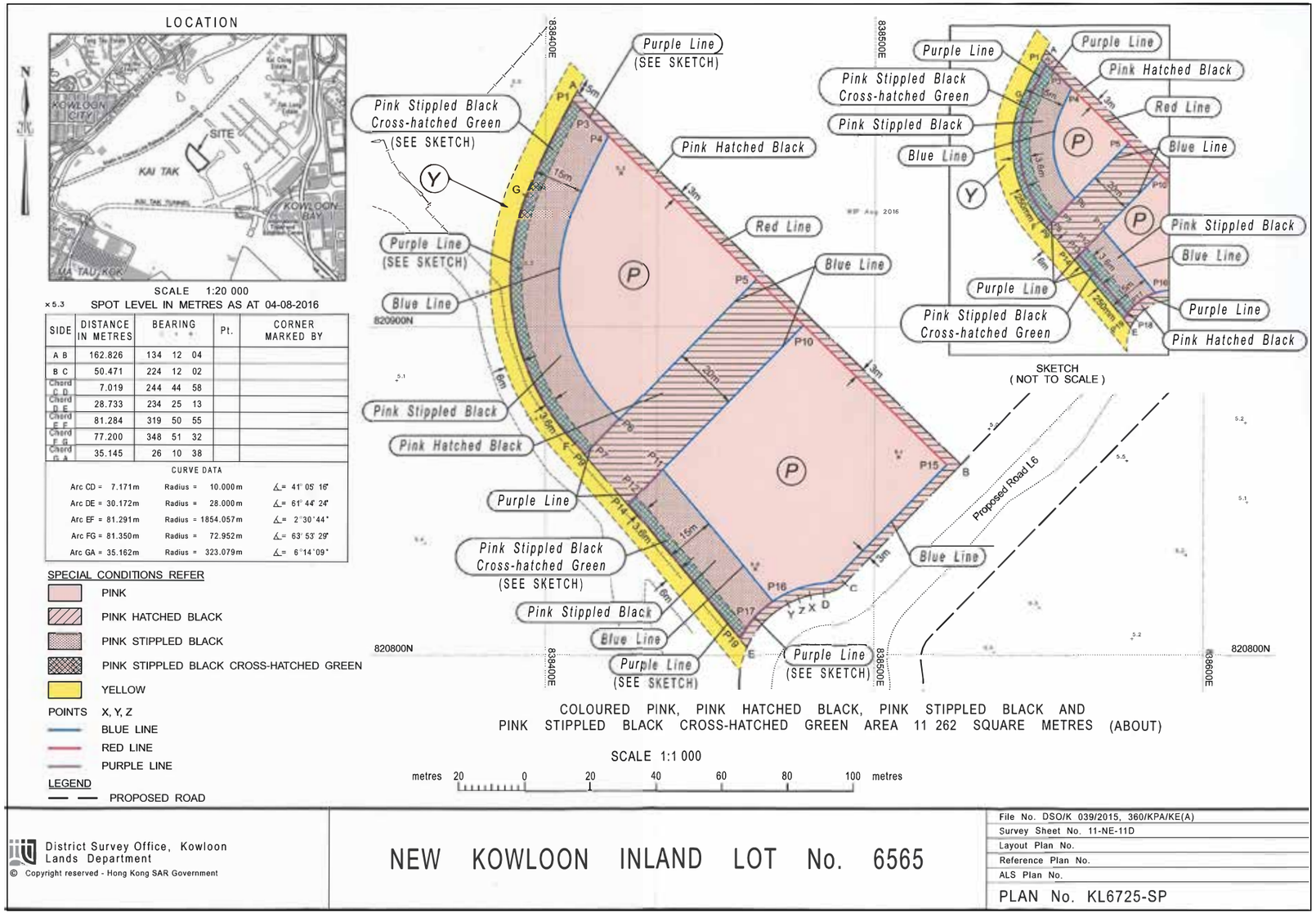
3. Clause 38 (bo) of the Deed of Mutual Covenant incorporating Management Agreement stipulates that :
   "Subject to the provisions of the Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Estate for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner irrevocably APPOINTS the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorised under this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority but subject to the provisions of the Ordinance to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing :

   (bo) To maintain the Yellow Area to the satisfaction of the Director of Lands until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No.(3) of the Government Grant ; …"

4. Clause 97 of the Deed of Mutual Covenant incorporating Management Agreement stipulates that :
   "Until such time as the possession of the Yellow Area is re-delivered to the Government in accordance with Special Condition No.(3) of the Government Grant, the Owners shall :
   (a) allow free access over and along the Yellow Area for all Government and public pedestrian traffic at all times 24 hours a day free of charge without any interruption and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(2) of the Government Grant or otherwise; and
   (b) at all reasonable times permit the Government, the Director of Lands and his officers, contractors and agents and any persons authorized by the Director of Lands the right of ingress, egress and regress to, from and through the Lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(2)(a) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(2)(b) of the Government Grant and any other works which the Director of Lands may consider necessary in the Yellow Area.

Note: #Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

摘錄自批地文件附圖（部分）
Plan extracted from the Land Grant (part)



17 對買方的警告
WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。

2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。

3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突－
   (i) 該律師事務所可能不能夠保障你的利益；及
   (ii) 你可能要聘用一間獨立的律師事務所。

4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.

2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.

3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you –
   (i) that firm may not be able to protect your interests; and
   (ii) you may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

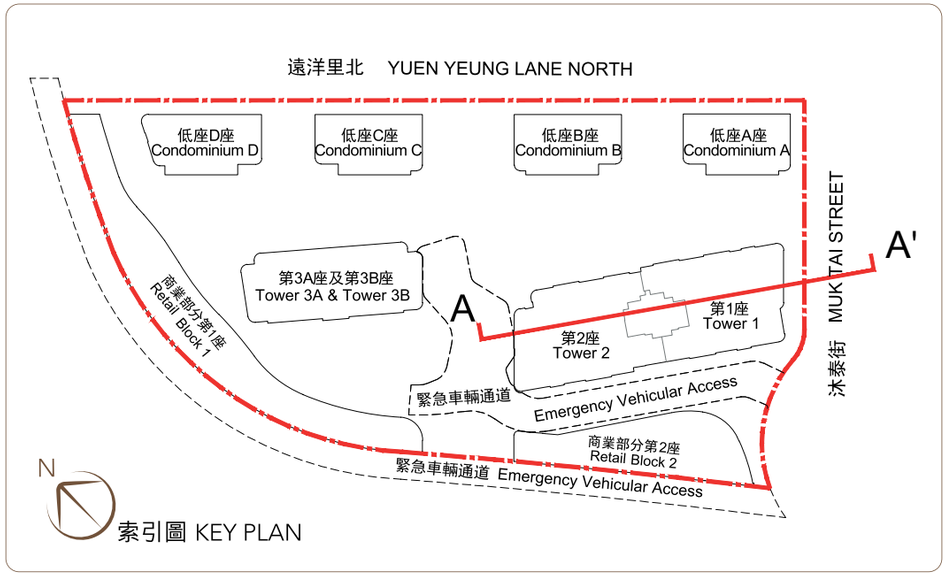
18 期數中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

第1座 TOWER 1

橫截面圖 A-A'
CROSS - SECTION PLAN A-A'

1. 毗鄰第2座的一段緊急車輛通道為香港主水平基準以上5.90米至6.10米。
2. 毗鄰第1座的一段沐泰街為香港主水平基準以上6.22米至6.65米。

1. The part of the Emergency Vehicular Access adjacent to Tower 2 is 5.90 metres to 6.10 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Muk Tai Street adjacent to Tower 1 is 6.22 metres to 6.65 metres above the Hong Kong Principal Datum (m.P.D.).

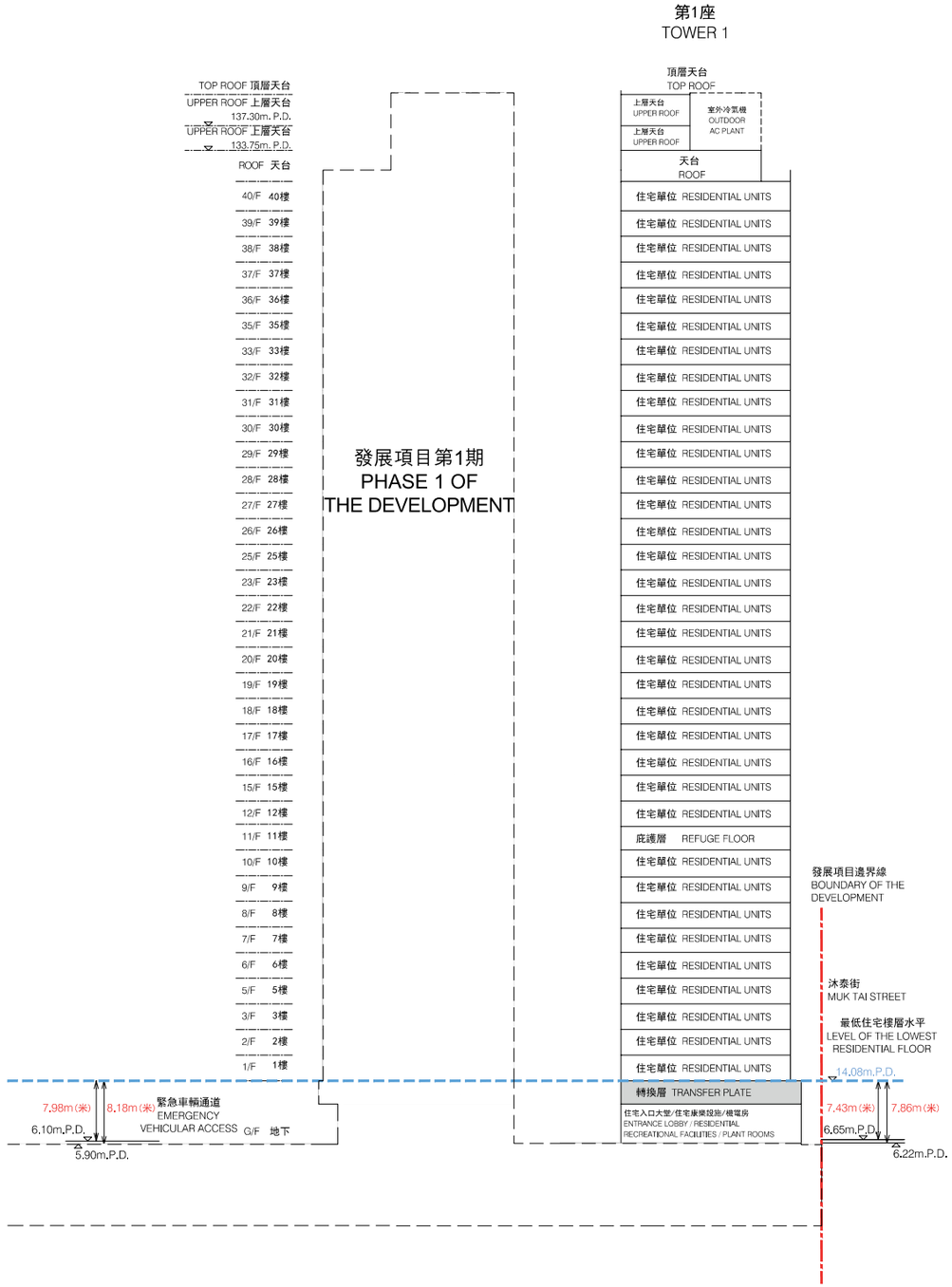


圖例 LEGEND

發展項目邊界線
Boundary of the Development

香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)

虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building

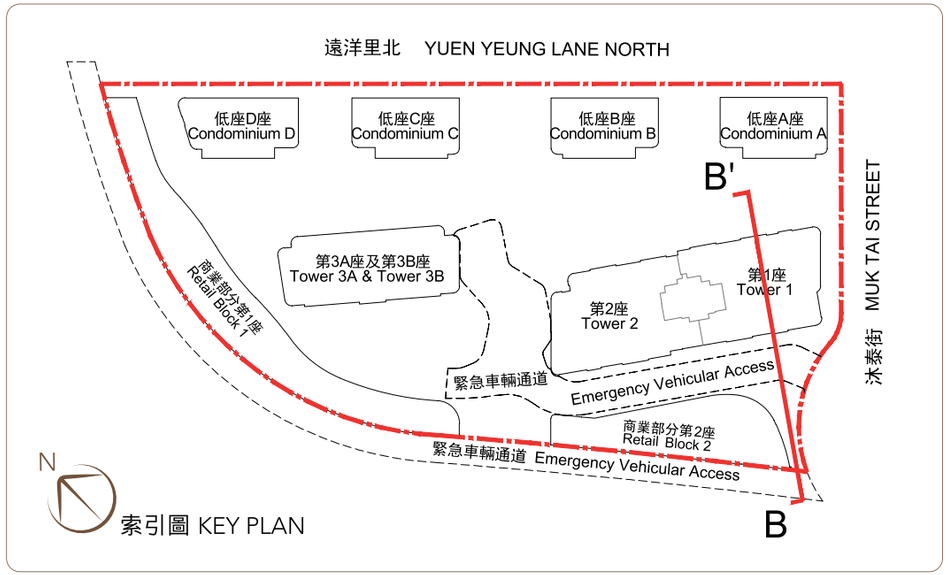


第1座 TOWER 1

橫截面圖 B-B'
CROSS - SECTION PLAN B-B'

1. 毗鄰發展項目邊界線的一段緊急車輛通道為香港主水平基準以上5.90米。
2. 毗鄰第1座的一段緊急車輛通道為香港主水平基準以上5.90米至6.23米。
3. 毗鄰第1座的一段園林小徑為香港主水平基準以上5.99米。

1. The part of the Emergency Vehicular Access adjacent to Boundary of the Development is 5.90 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of the Emergency Vehicular Access adjacent to Tower 1 is 5.90 metres to 6.23 metres above the Hong Kong Principal Datum (m.P.D.).
3. The part of Landscape Path adjacent to Tower 1 is 5.99 metres above the Hong Kong Principal Datum (m.P.D.).



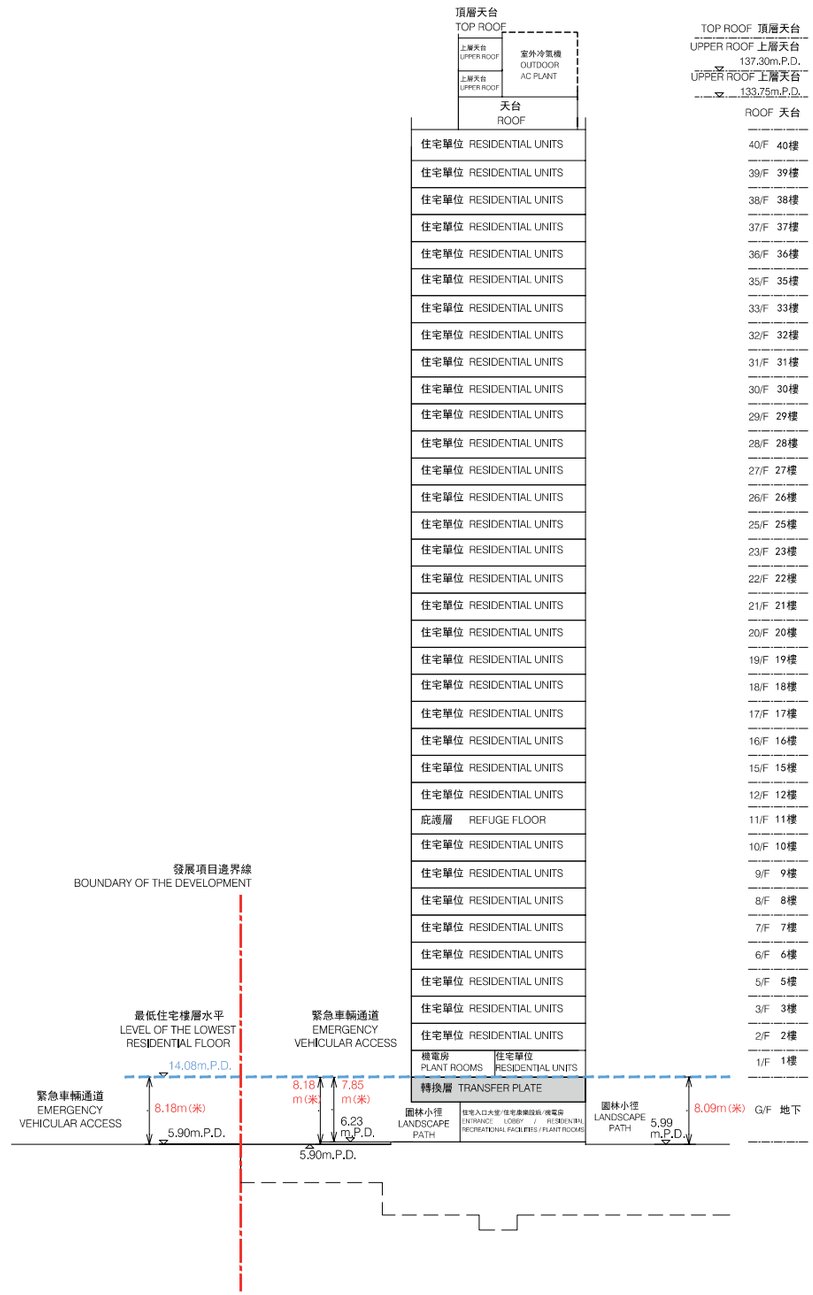
圖例 LEGEND

發展項目邊界線
Boundary of the Development

香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)

虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building

第1座
TOWER 1



19 立面圖 ELEVATION PLAN

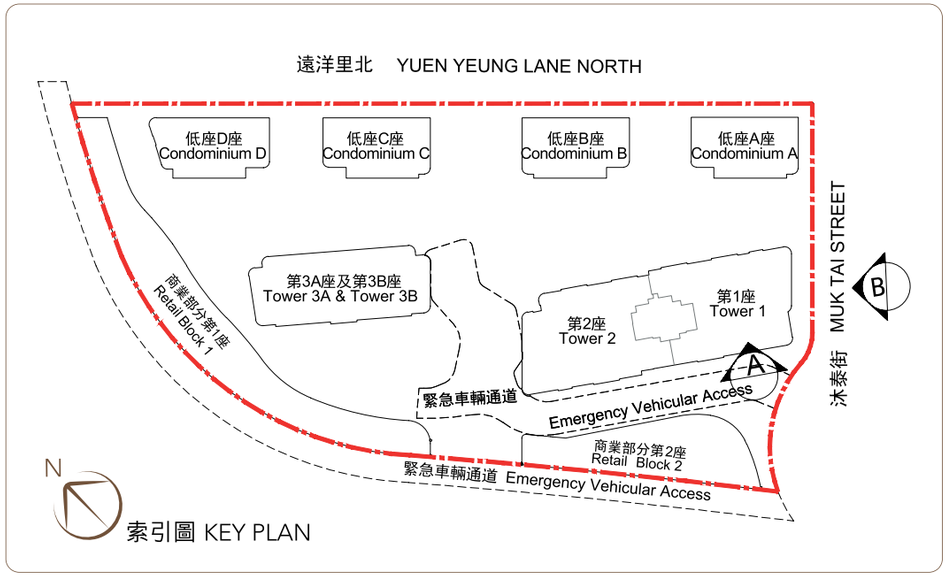
第1座 TOWER 1

期數的認可人士已證明本圖所顯示的立面：

1. 以2021年5月14日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

Authorized Person for the Phase certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Phase as of 14th May 2021; and
2. are in general accordance with the outward appearance of the Phase.



圖例 LEGEND

發展項目邊界線
Boundary of the Development



立面圖 A
ELEVATION PLAN A

立面圖 B
ELEVATION PLAN B

19 立面圖 ELEVATION PLAN

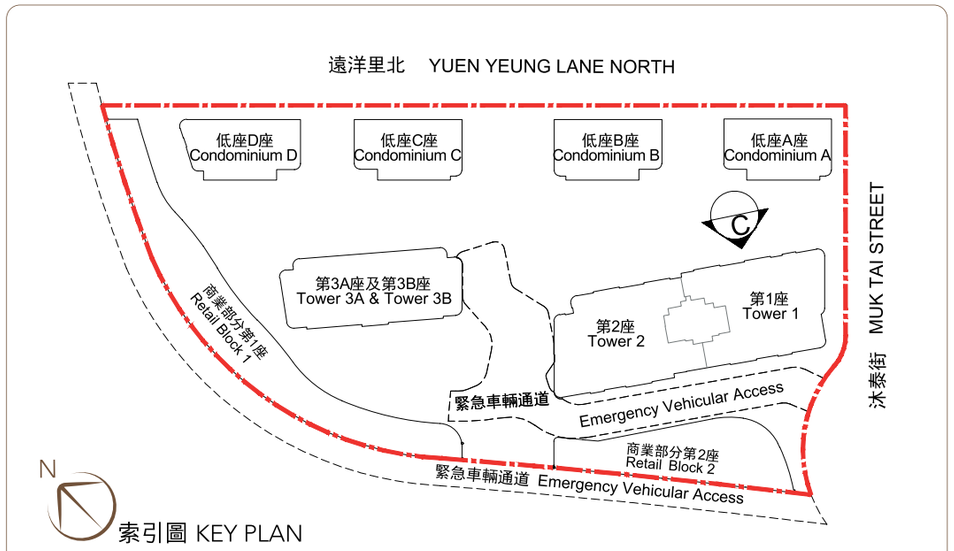
第1座 TOWER 1

期數的認可人士已證明本圖所顯示的立面：

1. 以2021年5月14日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

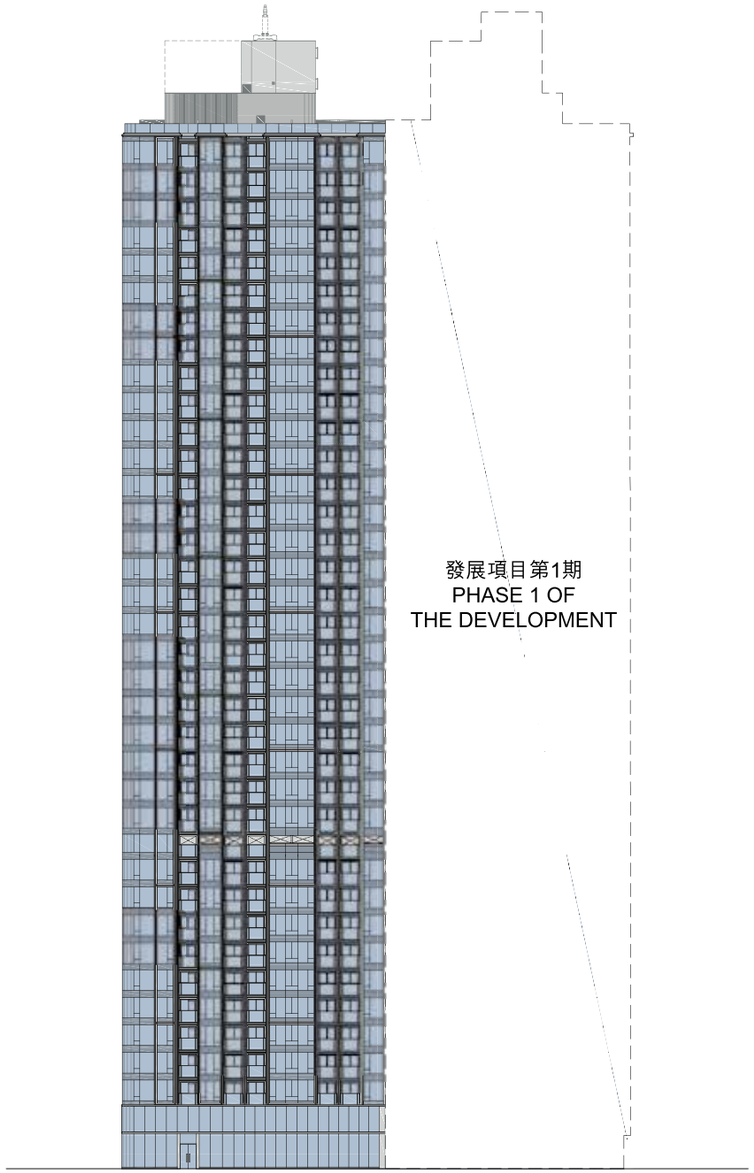
Authorized Person for the Phase certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Phase as of 14th May 2021; and
2. are in general accordance with the outward appearance of the Phase.



圖例 LEGEND

發展項目邊界線
Boundary of the Development



立面圖 C
ELEVATION PLAN C

20 期數中的公用設施的資料
INFORMATION ON COMMON FACILITIES IN THE PHASE

公用設施 Common Facilities	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.
(a) 住客會所(包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	不適用 Not applicable					
(b) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise)	不適用 Not applicable					
(c) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise)	不適用 Not applicable					

21 閱覽圖則及公契
INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
   本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。
   (b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -
   the latest draft of every deed of mutual covenant as in respect of the residential property at the date on which the residential property is offered to be sold.
   (b) The inspection is free of charge.

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

1. 外部裝修物料

		描述	
(a)	外牆	裝修物料的類型	鋁質飾板、鋁金屬百葉、瓷磚、玻璃幕牆、外牆漆、玻璃飾板、金屬裝飾及石材幕牆
(b)	窗	框的用料	鋁質氟碳噴塗窗框
		玻璃的用料	客廳 / 飯廳、睡房、睡房1、睡房2及主人睡房窗為雙層中空玻璃 浴室窗為鋼化磨沙玻璃（如適用）
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	(i) 裝修物料的類型	i) 露台：裝有夾層玻璃欄河及金屬鋁框 地台：瓷磚及天然石 牆身：鋁質飾板 天花：鋁質假天花 ii) 陽台：不適用
		(ii) 是否有蓋	i) 露台：設有上蓋 ii) 陽台：不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

		描述			
(a)	大堂		牆壁	地板	天花板
		地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石、玻璃及金屬	天然石	石膏板假天花及木製燈槽表面髹上乳膠漆
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌天然石、玻璃、膠板飾面及金屬	天然石、瓷磚及金屬	石膏板假天花及木製燈槽表面髹上乳膠漆
(b)	內牆及天花板		牆壁	天花板	
		客廳的裝修物料的類型	乳膠漆	乳膠漆、石膏板假天花及木製燈槽表面髹上乳膠漆	
		飯廳的裝修物料的類型	乳膠漆	乳膠漆、石膏板假天花及木製燈槽表面髹上乳膠漆	
		睡房的裝修物料的類型	乳膠漆	乳膠漆	

2. 室內裝修物料

		描述			
(c)	內部地板		地板		牆腳線
		客廳的用料	以下之住宅單位鋪砌複合木地板，另通往露台的室內地台圍邊部分鋪砌天然石： 第1座 1樓D及E單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A、B、C、D及E單位 40樓D及E單位		木腳線
			第1座40樓A單位鋪砌天然石及複合木地板		
			除上述住宅單位外之其他住宅單位則鋪砌瓷磚，另通往露台的室內地台圍邊部分鋪砌天然石		
		飯廳的用料	以下之住宅單位鋪砌複合木地板： 第1座 1樓D及E單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A、B、C、D及E單位 40樓D及E單位		
			第1座40樓A單位鋪砌天然石		
			瓷磚(除上述住宅單位外)		
		睡房的用料	以下之住宅單位鋪砌複合木地板，另通往露台/工作平台的室內地台圍邊部分鋪砌天然石： 第1座 1樓D及E單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A、B、C、D及E單位 40樓A、D及E單位		
			瓷磚(除上述住宅單位外)		
(d)	浴室		牆壁	地板	天花板
		(i) 裝修物料的類型	以下之住宅單位的浴室的外露牆身鋪砌天然石及玻璃飾面： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	以下之住宅單位的外露地板鋪砌天然石： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	以下之住宅單位的石膏板假天花表面髹上乳膠漆及鋪砌鋁質天花面板： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位之主人浴室 40樓A單位位於走廊之浴室
			以下之住宅單位的主人浴室的外露牆身鋪砌天然石： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位		
			外露之牆身鋪砌瓷磚及玻璃飾面(除上述住宅單位外)	外露之地板鋪砌瓷磚及天然石(除上述住宅單位外)	鋁質面板(除上述住宅單位外)
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

2. 室內裝修物料

		描述				
			牆壁	地板	天花板	灶台
(e)	廚房	(i) 裝修物料的類型	以下之住宅單位的外露牆身鋪砌天然石、金屬及玻璃飾面： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A單位	以下之住宅單位的外露地板鋪砌複合木地板，另由大門至開放式廚房的位置鋪砌天然石： 第1座 1樓及40樓D及E單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A、B、C、D及E單位	石膏板假天花表面髹上乳膠漆	以下之住宅單位之灶台以天然石鋪砌： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位
			以下之住宅單位的外露牆身鋪砌天然石及金屬飾面： 第1座 40樓A單位	外露之地板鋪砌天然石（只適用於第1座40樓A單位）		人造石 （除上述住宅單位外）
			外露之牆身鋪砌瓷磚及金屬飾面 （除上述住宅單位外）	外露之地板鋪砌瓷磚（除上述住宅單位外）		
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

		描述			
			用料	裝修物料	配件
(a)	門	單位大門	防火實心木掩門	木飾面	電子門鎖、隱藏式氣鼓、防盜眼及門擋
		睡房/睡房1/睡房2/主人睡房門	以下之住宅單位設鑽孔實心木掩門： 第1座 1樓D、E、J單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A、B、C、D、E及J單位 40樓A、D、E及J單位	木飾面	金屬門框連橡膠墊、磁性門鎖、橡膠下垂式密封條及門檔
			以下之住宅單位設中空木趟門： 第1座 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓F、G及H單位	木飾面及金屬	門鎖

3. 室內裝置

		描述			
			用料	裝修物料	配件
(a)	門	浴室門	以下之住宅單位設蜂窩芯木掩門： 第1座 1樓D、E及J單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A、B、C、D、E及J單位 40樓A、D、E及J單位	木飾面及金屬	金屬門框連橡膠墊、 磁性門鎖及門檔
			以下之住宅單位設中空木趟門： 第1座 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓F、G及H單位	木飾面及金屬	門鎖
		主人浴室門	以下之住宅單位設金屬框玻璃掩門： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	玻璃	金屬門框連橡膠墊、 金屬拉手及門檔
			以下之住宅單位設蜂窩芯木掩門： 第1座 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓E單位	木飾面及金屬	金屬門框連橡膠墊、磁性門鎖及門擋
		廚房門	以下之住宅單位設防火實心木門連防火玻璃視窗： 第1座 40樓A單位	木飾面及防火玻璃	拉手、氣鼓及門擋
		衣帽間門	以下之住宅單位設金屬框玻璃掩門： 第1座 1樓D、E、F、G、H及J單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓B、C、D、E、F、G、H及J單位 40樓A、D、E、F、G、H及J單位	玻璃	金屬門框連橡膠墊及金屬拉手 （第1座1樓至3樓、5樓至10樓、12樓、 15樓至23樓、25樓至33樓、 35樓至40樓E單位另設門擋）
			以下之住宅單位設金屬框玻璃趟門： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A單位	玻璃	金屬門框及金屬拉手
		儲物房門	以下之住宅單位設中空木掩門： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓B及C單位	膠板飾面及金屬	門鎖

3. 室內裝置

		描述			
(a)	門		用料	裝修物料	配件
		工作間門	以下之住宅單位設中空木掩門： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	膠板飾面及金屬	門鎖
		洗手間門	以下之住宅單位設鋁框玻璃摺門： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	鋁質及半透明玻璃	門鎖
		露台門	有色鋼化玻璃趟門	氟化碳塗層鋁框	門鎖
		工作平台門	有色鋼化磨沙玻璃趟門（第1座40樓A單位除外） 有色鋼化玻璃趟門（只適用於第1座40樓A單位）	氟化碳塗層鋁框	門鎖
		私人平台門	雙層中空玻璃趟門及鋼化玻璃掩門	氟化碳塗層鋁框	門鎖
		私人天台門	金屬掩門	氟化碳塗層	門鎖
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	檯面	以下之住宅單位的浴室櫃檯面以天然石鋪砌： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、 25樓至33樓、35樓至40樓A單位之浴室及主人浴室
					人造石（除上述住宅單位外）
				洗手盆櫃	木製櫃配木飾面、膠板飾面及金屬
				櫃	木製櫃配木飾面、膠板飾面及金屬
			潔具	廁紙架	鍍鉻
				洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷（第1座所有A單位之主人浴室除外） 鋼釉（只適用於第1座所有A單位之主人浴室）
				座廁	搪瓷
				淋浴間	強化玻璃
			設備	設備之品牌及型號，請參閱「設備説明表」	

3. 室內裝置

		描述			
(b)	浴室		裝置及設備	類型	用料
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	隔熱絕緣保護之銅喉
		(iii) 沐浴設施的類型及用料 （包括花灑或浴缸，（如適用的話））	花灑	花灑水龍頭及花灑套裝	鍍鉻
			浴缸	以下之住宅單位的浴室設浴缸水龍頭及浴缸： 第1座 1樓及40樓E單位之主人浴室 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓B及C單位之浴室及A及E單位之主人浴室 40樓A單位之浴室及主人浴室（睡房2之浴室除外）	鍍鉻及鋼釉
		(iv) 浴缸大小（如適用的話)		長1500 x 闊700 x 高410 毫米	
(c)	廚房		用料		
		(i) 洗滌盆的用料	不銹鋼		
		(ii) 供水系統的用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉		
			用料	裝修物料	
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	焗漆、膠板飾面及金屬（以下住宅單位除外）	
				以下之住宅單位的廚櫃為玻璃飾面、膠板飾面及金屬： 第1座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至39樓A單位	
				以下之住宅單位的廚櫃為焗漆、玻璃飾面、膠板飾面及金屬： 第1座 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓D、E 及J單位 40樓A單位	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭（第1座40樓A單位除外）	
			其他裝置	不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭	
			其他設備	設備之品牌及型號，請參閱「設備説明表」	

3. 室內裝置

		描述			
				類型	用料
(d)	睡房	裝置的類型及用料(包括嵌入式衣櫃)	嵌入式衣櫃	以下之住宅單位設衣櫃： 第1座 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、 35樓至40樓F、G、H及J單位之睡房 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、 35樓至40樓D及E單位之主人睡房 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、 35樓至39樓A、B及C單位之主人睡房 40樓A單位之主人睡房	塑合板配三聚氰胺飾面
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目			
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	單相電力並裝妥微型斷路器配電箱(第1座所有A單位除外) 三相電力並裝妥微型斷路器配電箱(只適用於第1座所有A單位)	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露[1]		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(h)	氣體供應	類型	煤氣		
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐		
		位置	請參閱「機電裝置位置及數量說明表」		
(i)	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」		
		設計	設有洗衣機來水及去水接駁喉位		

3. 室內裝置

		描述	
(j)	供水	(i) 水管的用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉
		(ii) 水管是隱藏或外露	冷熱水喉是部分隱藏及部分外露[2]
		(iii) 有否熱水供應	所有廚房及浴室供應熱水

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

4. 雜項

		描述					
(a)	升降機			住宅升降機			
		(i) 品牌名稱及產品型號	品牌名稱	迅達			
			產品型號	5500MMR			
		(ii) 升降機的數目及到達的樓層	升降機的數目	4			
			到達的樓層	大廈名稱	升降機編號	產品型號	升降機到達的樓層
				第1座	L1	5500MMR	地庫2樓至40樓(4樓、11樓、13樓、14樓、24樓及34樓除外)
					L2		
					L3		
					L4		地庫2樓至天台(4樓、11樓、13樓、14樓、24樓及34樓除外)
(b)	信箱	用料	金屬				
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾				
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾房及地庫1樓設有中央垃圾房				

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

4. 雜項

		描述			
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公共水錶櫃	每層之公共電錶房	以下之住宅單位的氣體錶設於工作平台的假天花內： <u>第1座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位
					除以上之住宅單位外，所有其他住宅單位的氣體錶均設於露台的假天花內
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施

	描述	
保安系統及設備	入口通道控制及保安系統	所有住宅大樓之地下住宅入口大堂設有門禁系統(使用八達通、藍芽或二維碼)連視像對講機
	閉路電視	閉路電視設於地下住宅入口大堂、所有升降機內及公用空間，並直接連接地下接待處及地庫1樓之管理處
嵌入式的裝備的細節	各住宅單位均設有視像對講機，並直接連接地下住宅入口大堂之視像對講機系統	
嵌入式裝備的位置	請參閱「機電裝置位置及數量說明表」	

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

1. Exterior Finishes

		Description	
(a)	External wall	Type of finishes	Aluminium cladding, aluminium louvres, ceramic tiles, curtain wall, external texture paint, glass cladding, metal feature and stone cladding
(b)	Window	Material of frame	Aluminium window frames finished with fluorocarbon coating
		Material of glass	Insulated Glass Unit (IGU) for windows of living room / dining room, bedroom, bedroom 1, bedroom 2 and master bedroom Ceramic frit tempered glass for windows of bathroom (if applicable)
(c)	Bay window	Material	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	(i) Type of finishes	i) Balcony: Installed with laminated glass balustrade and aluminium metal frame Floor: Homogeneous tiles and natural stone Wall: Aluminium cladding Ceiling: Aluminium false ceiling system ii) Verandah: Not applicable
		(ii) Whether it is covered	i) Balcony: Covered ii) Varandah: Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

		Description			
(a)	Lobby		Wall	Floor	Ceiling
		G/F residential entrance lobby finishes	Natural stone, glass and metal for the exposed surface	Natural stone	Gypsum board false ceiling and wooden light trough with emulsion paint
		Lift lobby finishes for residential floors	Natural stone, glass, plastic laminate and metal for the exposed surface	Natural stone, ceramic tiles and metal	Gypsum board false ceiling and wooden light trough with emulsion paint
(b)	Internal wall and ceiling		Wall	Ceiling	
		Living room finishes	Emulsion paint	Emulsion paint, gypsum board false ceiling and wooden light trough with emulsion paint	
		Dining room finishes	Emulsion paint	Emulsion paint, gypsum board false ceiling and wooden light trough with emulsion paint	
		Bedroom finishes	Emulsion paint	Emulsion paint	

2. Interior Finishes

		Description			
(c)	Internal floor		Floor		Skirting
		Material for living room	Engineered timber flooring and natural stone border along inside edge of floor in front of door opening to balcony for the following residential units: Tower 1 Flats D and E of 1/F Flats A, B, C, D and E of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F Flats D and E of 40/F		Timber skirting
			Natural stone and engineered timber flooring for Flat A of 40/F, Tower 1		
			Ceramic tile flooring and natural stone border along inside edge of floor in front of door opening to balcony (except the above residential units)		
		Material for dining room	Engineered timber flooring for the following residential units: Tower 1 Flats D and E of 1/F Flats A, B, C, D and E of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F Flats D and E of 40/F		
			Natural stone for Flat A of 40/F, Tower 1		
			Ceramic tiles (except the above residential units)		
		Material for bedroom	Engineered timber flooring and natural stone border along inside edge of floor in front of door opening to balcony / utility platform for the following residential units: Tower 1 Flats D and E of 1/F Flats A, B, C, D and E of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F Flats A, D and E of 40/F		
			Ceramic tiles (except the above residential units)		
(d)	Bathroom		Wall	Floor	Ceiling
		(i) Type of finishes	Natural stone and glass for the exposed surface of the bathroom for the following residential units: Tower 1 Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Natural stone for the exposed surface of the following residential units: Tower 1 Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Gypsum board false ceiling with emulsion paint and aluminium panel for the following residential units: Tower 1 Master bathroom of Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F Bathroom at the corridor of Flat A of 40/F

2. Interior Finishes

<table>
<tr><th colspan="3"></th><th colspan="5">Description</th></tr>
<tr><td rowspan="4">(d)</td><td rowspan="4">Bathroom</td><td></td><td>Wall</td><td>Floor</td><td colspan="2">Ceiling</td></tr>
<tr><td rowspan="2">(i) Type of finishes</td><td>Natural stone for the exposed surface of the master bathroom for the following residential units:
<u>Tower 1</u>
Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F</td><td rowspan="2">Ceramic tiles and natural stone for the exposed surface (except the above residential units)</td><td colspan="2" rowspan="2">Aluminium panel
(except the above residential units)</td></tr>
<tr><td>Ceramic tiles and glass for the exposed surface (except the above residential units)</td></tr>
<tr><td>(ii) Whether the wall finishes run up to the ceiling</td><td colspan="4">Up to the bottom level of false ceiling</td></tr>
<tr><td colspan="2"></td><td></td><td>Wall</td><td>Floor</td><td>Ceiling</td><td>Cooking Bench</td></tr>
<tr><td rowspan="4">(e)</td><td rowspan="4">Kitchen</td><td rowspan="3">(i) Type of finishes</td><td>Natural stone, metal and glass for the exposed surface of the following residential units:
<u>Tower 1</u>
Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F</td><td>Engineered timber flooring for the exposed surface and natural stone from the main entrance door to the open kitchen area of the following residential units:
<u>Tower 1</u>
Flats D and E of 1/F, 40/F
Flats A, B, C, D and E of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F</td><td rowspan="3">Gypsum board false ceiling with emulsion paint</td><td>Natural stone for the following residential units:
<u>Tower 1</u>
Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F</td></tr>
<tr><td>Natural stone and metal for the exposed surface of the following residential units:
<u>Tower 1</u>
Flat A of 40/F</td><td>Natural stone for the exposed surface (for Flat A of 40/F, Tower 1 only)</td><td rowspan="2">Reconstituted stone
(except the above residential units)</td></tr>
<tr><td>Ceramic tiles and metal for the exposed surface (except the above residential units)</td><td>Ceramic tiles for the exposed surface (except the above residential units)</td></tr>
<tr><td>(ii) Whether the wall finishes run up to the ceiling</td><td colspan="4">Up to the bottom level of false ceiling</td></tr>
</table>

3. Interior Fittings

		Description			
			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire rated solid core timber swing door	Wood veneer	Digital lockset, concealed door closer, eye viewer and door stopper
		Bedroom / Bedroom 1 / Bedroom 2 / Master bedroom door	Perforated solid core timber swing door for the following residential units: Tower 1 Flats D, E and J of 1/F Flats A, B, C, D, E and J of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F Flats A, D, E and J of 40/F	Wood veneer	Metal door frame with rubber gasket, magnetic lockset, rubber drop-seal and door stopper
			Hollow core timber sliding door for the following residential units: Tower 1 Flats F, G, and H of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Wood veneer and metal	Lockset
		Bathroom door	Honeycomb core timber swing door for the following residential units: Tower 1 Flats D, E and J of 1/F Flats A, B, C, D, E and J of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F Flats A, D, E and J of 40/F	Wood veneer and metal	Metal door frame with rubber gasket, magnetic lockset and door stopper
			Hollow core timber sliding door for the following residential units: Tower 1 Flats F, G, and H of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Wood veneer and metal	Lockset

3. Interior Fittings

		Description			
			Material	Finishes	Accessories
(a)	Doors	Master bathroom door	Metal framed glass swing door for the following residential units: Tower 1 Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Glass	Metal door frame with rubber gasket, metal handle and door stopper
			Honeycomb core timber swing door for the following residential units: Tower 1 Flats E of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Wood veneer and metal	Metal door frame with rubber gasket, magnetic lockset and door stopper
		Kitchen door	Fire rated solid core timber door with fire rated glass vision panel for the following residential units: Tower 1 Flat A of 40/F	Wood veneer and fire rated glass	Door handle, door closer and door stopper
		Walk-in closet door	Metal framed glass swing door for the following residential units: Tower 1 Flats D, E, F, G, H and J of 1/F Flats B, C, D, E, F, G, H and J of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F Flats A, D, E, F, G, H and J of 40/F	Glass	Metal door frame with rubber gasket and metal handle (Flats E of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F of Tower 1 provided with door stopper)
			Metal framed glass sliding door for the following residential units: Tower 1 Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F	Glass	Metal door frame and metal handle
		Store room door	Hollow core timber swing door for the following residential units: Tower 1 Flats B and C of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F	Plastic laminate and metal	Lockset
		Utility room door	Hollow core timber swing door for the following residential units: Tower 1 Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Plastic laminate and metal	Lockset
		Lavatory door	Aluminium framed folding door with translucent glass for the following residential units: Tower 1 Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Aluminium and translucent glass	Lockset

3. Interior Fittings

		Description			
(a)	Doors		Material	Finishes	Accessories
		Balcony door	Tinted tempered glass sliding door	Fluorocarbon coated aluminium frame	Lockset
		Utility platform door	Ceramic frit tinted tempered glass sliding door (except Flat A of 40/F, Tower 1) Tinted tempered glass sliding door (for Flat A of 40/F, Tower 1 only)	Fluorocarbon coated aluminium frame	Lockset
		Private flat roof door	Insulated Glass Unit (IGU) sliding door and tempered glass swing door	Fluorocarbon coated aluminium frame	Lockset
		Private roof door	Metal swing door	Fluorocarbon coated	Lockset
(b)	Bathroom	(i) Type and material of fittings and equipment	Fittings and Equipment	Type	Material
			Cabinet	Countertop	Natural stone for the countertop of bathroom cabinet for the following residential units: <u>Tower 1</u> Bathroom and master bathroom of Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F
					Reconstituted stone (except the above residential units)
				Basin cabinet	Timber cabinet with wood veneer, plastic laminate and metal
				Cabinet	Timber cabinet with wood veneer, plastic laminate and metal
			Bathroom fittings	Paper holder	Chrome plated
				Wash basin mixer	Chrome plated
				Wash basin	Vitreous china (except the master bathroom of all Flats A of Tower 1) Steel enamel (for the master bathroom of all Flats A of Tower 1 only)
				Water closet	Vitreous china
				Shower compartment	Tempered glass
			Appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. Interior Fittings

		Description			
(b)	Bathroom		Fittings and Equipment	Type	Material
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome plated
			Bath tub	Bath mixer and bathtub of the following residential units: <u>Tower 1</u> Master bathroom of Flats E of 1/F, 40/F Bathroom of Flats B and C, and master bathroom of Flats A and E of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F Bathroom and master bathroom of Flat A of 40/F (except bathroom of bedroom 2)	Chrome plated and steel enamel
		(iv) Size of bath tub, if applicable		L1500 x W700 x H410 mm	
(c)	Kitchen		Material		
		(i) Material of sink unit	Stainless steel		
		(ii) Material of water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with timber door panel	Lacquer paint, plastic laminate and metal (except the following residential units)	
				Glass panel, plastic laminate and metal for the kitchen cabinet of the following residential units: <u>Tower 1</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F	
				Lacquer paint, glass panel, plastic laminate and metal for the kitchen cabinet of the following residential units: <u>Tower 1</u> Flats D, E and J of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F Flat A of 40/F	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen (except Flat A of 40/F, Tower 1)	
			Other fittings	Stainless steel sink and chrome plated sink mixer	
			Other equipment	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. Interior Fittings

		Description			
				Type	Material
(d)	Bedroom	Types and material of fittings (including built-in wardrobe)	Built-in wardrobe	Wardrobe of the following residential units: Tower 1 Bedroom of Flats F, G, H and J of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F Master bedroom of Flats D and E of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F Master bedroom of Flats A, B and C of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F Master bedroom of Flat A of 40/F	Particle board with melamine surface finish
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board (except all Flats A of Tower 1) Three phases electricity supply with miniature circuit breaker distribution board (for all Flats A of Tower 1 only)	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(h)	Gas supply	Type	Towngas		
		System	Gas supply pipe is provided and connected to gas hob and gas water heater		
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
		Design	Drain point and water point are provided for washing machine		

3. Interior Fittings

		Description	
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply
		(ii) Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed[2]
		(iii) Whether hot water is available	All kitchens and bathrooms are supplied with hot water

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

4. Miscellaneous

		Description					
(a)	Lifts			Residential Lift			
		(i) Brand name and model number	Brand Name	Schindler			
			Model Number	5500MMR			
		(ii) Number and floors served by them	Number of lifts	4			
			Floor served by the lifts	Block Name	Lift Number	Model Number	Floors Served
				Tower 1	L1	5500MMR	B2/F to 40/F (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)
					L2		
					L3		
					L4		B2/F to Roof (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)
(b)	Letter box	Material	Metal				
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners				
		(ii) Location of refuse room	Refuse room is provided in the common area of each residential floor and refuse collection chamber is located on B1/F				

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

4. Miscellaneous

		Description			
(d)	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		(i) Location	Common water meter cabinet on each floor	Common electrical meter room on each floor	Inside the false ceiling at the utility platform for the following residential units: <u>Tower 1</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F
					Inside the false ceiling at the balcony for all residential units, except the above
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security Facilities

	Description	
Security system and equipment	Access control and security system	Access control system (using Octopus card, Bluetooth or QR code) with video intercom is installed at G/F residential entrance lobby of all residential towers
	CCTV	CCTV system is provided at G/F residential entrance lobby, all lifts and common areas, connecting directly to the caretaker's counter on G/F and management office on B1/F
Details of built-in provisions	Video door phone in each residential unit is connected to the visitor panel at G/F residential entrance lobby	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第1座 TOWER 1																				
					1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
					D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(a)	客廳 / 飯廳 Living Room / Dining Room	高效能冷暖水源分體機(室內機) High efficiency dual water source air-conditioner (indoor unit)	大金 Dakin	FXSP56BA	√	√	√	√	√	√	-	√	√	√	√	√	√	√	√	-	√	√	√	√	√	√
				FXSP71BA	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(b)	睡房# Bedroom#			FXSP36BA	-	-	√	√	√	√	-	-	-	-	-	√	√	√	√	-	-	-	√	√	√	√
(c)	睡房1* Bedroom 1*			FXAQ25AVM	√	√	-	-	-	-	√	√	√	√	√	-	-	-	-	-	√	√	-	-	-	-
				FXSP36BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(d)	睡房2 Bedroom 2			FXAQ25AVM	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				FXSP36BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(e)	主人睡房^ Master Bedroom^			FXSP36BA	√	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	√	-	-	-	-	-
				FXSP56BA	-	√	-	-	-	-	√	-	-	-	√	-	-	-	-	-	-	√	-	-	-	-
				FXSP71BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

備註： ^第1座1樓D單位主人睡房之高效能冷暖水源分體機(室內機)設於走廊。
第1座2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外)B、C及D單位主人睡房之高效能冷暖水源分體機(室內機)設於走廊。
第1座40樓A單位主人睡房之高效能冷暖水源分體機(室內機)設於睡房2之浴室內。
第1座40樓D單位主人睡房之高效能冷暖水源分體機(室內機)設於走廊。
第1座1樓至40樓(4樓、11樓、13樓、14樓、24樓及34樓除外)E單位主人睡房之高效能冷暖水源分體機(室內機)設於主人浴室內。
* 第1座40樓A單位睡房1之高效能冷暖水源分體機(室內機)設於走廊。
第1座1樓至40樓(4樓、11樓、13樓、14樓、24樓及34樓除外)F、G、H及J單位睡房之高效能冷暖水源分體機(室內機)設於浴室內。

Notes: ^ The high efficiency dual water source air-conditioner (indoor unit) for master bedroom of Flat D, 1/F of Tower 1 is located at the corridor.
The high efficiency dual water source air-conditioner (indoor unit) for master bedroom of Flats B, C and D, 2/F - 39/F (except 4/F, 11/F, 13/F,14/F, 24/F and 34/F) of Tower 1 is located at the corridor.
The high efficiency dual water source air-conditioner (indoor unit) for master bedroom of Flat A, 40/F of Tower 1 is located at the bathroom of bedroom 2.
The high efficiency dual water source air-conditioner (indoor unit) for master bedroom of Flat D, 40/F of Tower 1 is located at the corridor.
The high efficiency dual water source air-conditioner (indoor unit) for master bedroom of Flats E, 1/F - 40/F (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F) of Tower 1 is located at the master bathroom.
* The high efficiency dual water source air-conditioner (indoor unit) for bedroom 1 of Flat A, 40/F of Tower 1 is located at the corridor.
The high efficiency dual water source air-conditioner (indoor unit) for bedroom of Flats F, G, H and J, 1/F - 40F (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F) of Tower 1 is located at the bathroom.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第1座 TOWER 1																				
					1樓 1/F						2樓至39樓（4樓、11樓、13樓、14樓、24樓及34樓除外） 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
					D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(f)	廚房 / 開放式廚房 Kitchen/ Open Kitchen	高效能冷暖水源分體機（室內機） High efficiency dual water source air-conditioner (indoor unit)	大金 Dakin	FXSP28BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(g)	主人浴室 Master Bathroom			FXSP28BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(h)	儲物房 Store Room			FXAQ25AVM	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-
(i)	工作間 Utility Room			FXAQ25AVM	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(j)	公用冷氣機房 Common Air-conditioning Plant Room	高效能冷暖水源分體機（主機） High efficiency dual water source air-conditioner (main unit)		RWXYQ4AAV	-	-	√	√	√	√	-	-	-	-	-	√	√	√	√	-	-	-	√	√	√	√
				RWXYQ5AAV	√	√	-	-	-	-	-	-	-	√	√	-	-	-	-	-	√	√	-	-	-	-
				RWXYQ6AAV	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-
				RWXYQ8BY1C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
				RWXYQ10BY1	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第1座 TOWER 1																				
					1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
					D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(a)	客廳 / 飯廳 Living Room / Dining Room	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI24LV20HK	-	-	√	√	√	√	-	-	-	-	-	√	√	√	√	-	-	-	√	√	√	√
			Miele	KFNS 37232 iD	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-
		嵌入式微波爐 Built-in microwave oven	Miele	M 2234 SC	-	-	√	√	√	√	-	-	-	-	-	√	√	√	√	-	-	-	√	√	√	√
(b)	廚房 / 開放式廚房 Kitchen / Open Kitchen	炒鑊氣體煮食爐 Wok-burner gas hob	Miele	CS 1018 G	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		雙頭氣體煮食爐 2-burner gas hob	Miele	CS 1013 -1	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
		燒烤爐 Barbecue grill	Miele	CS 1312 BG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		抽油煙機 Cooker hood	Miele	DA 3466 HP	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√	√	√
			Miele	DA 4298 W	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		嵌入式雪櫃 Built-in fridge	Miele	KFNS 37232 iD	√	√	-	-	-	-	√	-	-	√	√	-	-	-	-	-	√	√	-	-	-	-
			Sub Zero	ICBIT-30CIID	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		嵌入式微波爐 Built-in microwave oven	Miele	M 2234 SC	√	√	-	-	-	-	-	√	√	√	√	-	-	-	-	-	√	√	-	-	-	-

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第1座 TOWER 1																				
					1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
					D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(b)	廚房 / 開放式廚房 Kitchen / Open Kitchen	嵌入式蒸焗爐 Built-in steam combination oven	Miele	DGC 7640	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		嵌入式蒸爐連微波爐 Built-in steam oven with microwave	Miele	DGM 7640	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		嵌入式焗爐 Built-in oven	Miele	H 7660 BP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		洗衣乾衣機 Washer dryer	西門子 Siemens	WK14D 321HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√	√	√
			Miele	WTH 120 WPM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		嵌入式酒櫃 Built-in wine conditioning unit	Gorenje	WCIU2090A1	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			Miele	KWT 6322 UG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		天花暗藏式抽氣扇 Ceiling type ventilation fan	奧斯博格 Ostberg	LPK 200 A1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		電熱水爐 Electric water heater	斯寶亞創 Stiebel Eltron	DHM 6	-	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	√	-	-	-	-

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第1座 TOWER 1																				
					1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
					D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(c)	浴室 Bathroom	浴室寶 Thermo ventilator	樂聲 Panasonic	FV-30BG3H	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
		天花暗藏式抽氣扇 Ceiling type ventilation fan	奧斯博格 Ostberg	LPK 125 A1	-	√	√	√	√	-	√	√	-	-	√	√	√	√	-	-	-	√	√	√	√	-
		煤氣熱水爐 Gas water heater	TGC	TRJW 222TFQL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(d)	睡房2之浴室 Bathroom of Bedroom 2	浴室寶 Thermo ventilator	樂聲 Panasonic	FV-30BG3H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		天花暗藏式抽氣扇 Ceiling type ventilation fan	奧斯博格 Ostberg	LPK 125 A1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(e)	主人浴室 Master Bathroom	浴室寶 Thermo ventilator	樂聲 Panasonic	FV-40BE3H2	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
				FV-30BG3H	-	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	√	-	-	-	-	-
		煤氣熱水爐 Gas water heater	TGC	TRJW 222TFQL	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		天花暗藏式抽氣扇 Ceiling type ventilation fan	奧斯博格 Ostberg	LPK 125 A1	-	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	√	-	-	-	-
(f)	衣帽間 Walk-in Closet	空氣淨化系統 Air cleaning system	LEMA	Not applicable	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第1座 TOWER 1																				
					1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
					D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(f)	衣帽間 Walk-in Closet	護膚品雪櫃 Cosmetic cooler	Biszet	B7	√	√	-	-	-	-	√	√	√	√	√	-	-	-	-	√	√	√	-	-	-	-
		保險箱 Safety box	Dometic	MDT 400X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
(g)	洗手間 Lavatory	天花暗藏式抽氣扇 Ceiling type ventilation fan	奧斯博格 Ostberg	LPK 125 A1	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
		電熱水爐 Electric water heater	斯寶亞創 Stiebel Eltron	DHB-E 18/21/24 SLi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
(h)	露台 Balcony	煤氣熱水爐 Gas water heater	TGC	RBOX16QR/ RBOX16QL	√	√	√	√	√	√	-	√	√	√	√	√	√	√	√	-	√	√	√	√	√	√

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																				
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
(b)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		視像對講機 Video door phone		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	1	-	-	-	-	1	1	-	-	1	-	-	-	-	1	-	1	-	-	-	-
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
		電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
		光纖插座 Fibre outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		網路插座 Internet outlet		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 **Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units**

位置 Location		描述 Description		第1座 TOWER 1																					
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(b)	客廳 / 飯廳 Living Room / Dining Room	13A單位插座 13A single socket outlet	設於假陣內，適用於智能家居或網路設備 Inside bulkhead, for home automation or internet services	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
			適用於雪櫃 For fridge	-	-	1	1	1	1	-	1	1	-	-	1	1	1	1	-	-	-	1	1	1	1
			適用於微波爐 For microwave oven	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1
				-	-	1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-
		13A單位插座 (附有USB插頭) 13A single socket outlet (with USB port)		-	-	1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-
		13A雙位插座 13A twin socket outlet		2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2
		13A 雙位插座 (附有USB插頭) 13A twin socket outlet (with USB port)		1	1	-	-	-	1	1	1	1	1	1	-	-	-	1	2	1	1	-	-	-	1
		熔斷器的接線座 Fused connection unit	預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-
			適用於天花暗藏燈 For cove lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																					
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(b)	客廳 / 飯廳 Living Room / Dining Room	熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	2	1	1	1	1	1	1	2	2	2	1	1	1	1	1	3	2	1	1	1	1	1
			適用於廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1
		燈掣 Lighting switch		10	10	6	6	6	6	10	10	10	10	10	6	6	6	6	17	10	10	6	6	6	6
(c)	廚房 / 開放式廚房 Kitchen / Open Kitchen	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A single socket outlet	適用於洗衣乾衣機、雪櫃、煤氣煮食爐、抽油煙機及酒櫃 For washer dryer, fridge, gas hob, cooker hood and wine conditioning unit	-	-	-	-	-	-	6	-	-	-	-	-	-	-	-	6	-	-	-	-	-	-
			適用於洗衣乾衣機、微波爐、煤氣煮食爐及抽油煙機 For washer dryer, microwave oven, gas hob and cooker hood	-	-	-	-	-	-	-	4	4	-	-	-	-	-	-	-	-	-	-	-	-	-
			適用於洗衣乾衣機、微波爐、雪櫃、煤氣煮食爐及抽油煙機 For washer dryer, microwave oven, fridge, gas hob and cooker hood	5	5	-	-	-	-	-	-	-	5	5	-	-	-	-	-	5	5	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																					
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(c)	廚房 / 開放式廚房 Kitchen / Open Kitchen	13A單位插座 13A single socket outlet	適用於洗衣乾衣機、煤氣煮食爐及抽油煙機 For washer dryer, gas hob and cooker hood	-	-	3	3	3	3	-	-	-	-	-	3	3	3	3	-	-	-	3	3	3	3
		13A雙位插座 13A twin socket outlet	一般用途 For general use	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
		來水及去水位 Water and drain points	適用於洗衣乾衣機 For washer dryer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		總電掣箱 Minature circuit breaker distribution board		1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於廚櫃燈 For kitchen cabinet light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於天花暗藏燈 For cove lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於私人平台之牆燈 For wall light of private flat roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																				
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(c)	廚房 / 開放式廚房 Kitchen / Open Kitchen	雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1
		雙極接線座 Double pole connection unit	適用於蒸焗爐 For steam combination oven	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			適用於蒸爐連微波爐、焗爐及燒烤爐 For steam oven with microwave, oven and barbecue grill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-
			適用於電熱水爐 For electric water heater	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-
(d)	睡房 Bedroom	雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	-	1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-
		電視 / 電台天線插座 TV / FM outlet		-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1
		網路插座 Internet outlet		-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1
		13A雙位插座 13A twin socket outlet		-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																					
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(d)	睡房 Bedroom	13A雙位插座（附有USB插頭） 13A twin socket outlet (with USB port)		-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1
		燈掣 Lighting switch		-	-	3	3	3	3	-	-	-	-	-	3	3	3	3	-	-	-	3	3	3	3
(e)	睡房 1 Bedroom 1	電視 / 電台天線插座 TV / FM outlet		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
		網路插座 Internet outlet		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
		13A單位插座 13A single socket outlet		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
		13A雙位插座 13A twin socket outlet		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	-	1	1	-	-	-	-
			預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		燈掣 Lighting switch		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	2	1	1	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																				
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(f)	睡房 2 Bedroom 2	電視 / 電台天線插座 TV / FM outlet		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		網路插座 Internet outlet		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		13A單位插座 13A single socket outlet		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		13A雙位插座 13A twin socket outlet		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																						
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(g)	主人睡房 Master Bedroom	電視 / 電台天線插座 TV / FM outlet		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
		網路插座 Internet outlet		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
		13A單位插座 13A single socket outlet		1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
		13A雙位插座 13A twin socket outlet		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
		13A雙位插座 (附有USB插頭) 13A twin socket outlet (with USB port)		1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	2	1	1	-	-	-	-
		雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	-	1	-	-	-	-	1	-	-	-	1	-	-	-	-	1	-	1	-	-	-	-
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			適用於天花暗藏燈 For cove lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																				
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(g)	主人睡房 Master Bedroom	熔斷器的接線座 Fused connection unit	適用於層板暗藏燈 For shelf board concealed lighting	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
		燈掣 Lighting switch		4	4	-	-	-	-	6	2	2	4	4	-	-	-	-	6	4	4	-	-	-	-
(h)	衣帽間 Walk-in Closet	13A單位插座 13A single socket outlet	設於假陣內，適用於空氣淨化系統 Inside bulkhead and for air cleaning system	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			適用於護膚品雪櫃 For cosmetic cooler	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	-	-	-	-
				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於衣帽間之櫃燈 For walk-in closet cabinet light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
(i)	浴室 Bathroom	接線座 Connection unit	適用於浴室寶 For thermo ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	1	1	1	1	-	1	1	-	-	1	1	1	1	-	-	-	1	1	1	1	-
			適用於鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																					
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(i)	浴室 Bathroom	熔斷器的接線座 Fused connection unit	適用於天花暗藏燈 For cove light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於煤氣熱水爐 For gas water heater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-
			適用於私人天台之牆燈 For wall light of private roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-
		煤氣熱水爐遙控器 Gas water heater remote control		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A單位插座（附有USB插頭） 13A single socket outlet (with USB port)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
(j)	睡房2之浴室 Bathroom of Bedroom 2	接線座 Connection unit	適用於浴室寶 For thermo ventilator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於鏡櫃燈 For mirror cabinet light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 **Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units**

位置 Location		描述 Description		第1座 TOWER 1																				
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(j)	睡房2之浴室 Bathroom of Bedroom 2	煤氣熱水爐遙控器 Gas water heater remote control		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		13A單位插座(附有USB插頭) 13A single socket outlet (with USB port)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
(k)	主人浴室 Master Bathroom	接線座 Connection unit	適用於浴室寶 For thermo ventilator	-	1	-	-	-	-	1	-	-	-	1	-	-	-	-	1	-	1	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於鏡櫃燈 For mirror cabinet light	-	1	-	-	-	-	1	-	-	-	1	-	-	-	-	1	-	1	-	-	-	-
			適用於天花暗藏燈 For cove lighting	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於煤氣熱水爐 For gas water heater	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			適用於冷氣機之室內機 For air-conditioner indoor unit	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	1	-	-	-	-
			預留電動窗廉接駁點 Provision for electric curtain's connection point	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																					
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(k)	主人浴室 Master Bathroom	熔斷器的接線座 Fused connection unit	適用於工作平台之牆燈 For wall light of utility platform	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		煤氣熱水爐遙控器 Gas water heater remote control		-	1	-	-	-	-	1	-	-	-	1	-	-	-	-	1	-	1	-	-	-	-
		13A單位插座 13A single socket outlet	適用於霧化玻璃 For smart film	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		13A單位插座（附有USB插頭） 13A single socket outlet (with USB port)		-	1	-	-	-	-	1	-	-	-	1	-	-	-	-	1	-	1	-	-	-	-
(l)	儲物房 Store Room	熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
		13A單位插座 13A single socket outlet		-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
		總電掣箱 Minature circuit breaker distribution board		-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																				
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(l)	儲物房 Store Room	雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
(m)	工作間 Utility Room	熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-
			適用於電熱水爐 For electric water heater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		13A單位插座 13A single socket outlet		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-
		總電掣箱 Minature circuit breaker distribution board		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
(n)	洗手間 Lavatory	熔斷器的接線座 Fused connection unit	適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		三極開關掣 Triple pole switch	適用於電熱水爐 For electric water heater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																				
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(o)	露台 Balcony	熔斷器的接線座 Fused connection unit	適用於牆燈 For wall light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			適用於私人平台之牆燈 For wall light of private flat roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1
(p)	公用冷氣機房 Common Air-conditioning Plant Room	雙極開關掣 Double pole switch	適用於冷氣機之主機 For air-conditioner main unit	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1
		四極開關掣 Four pole switch		-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-
(q)	私人平台 Private Flat Roof	13A單位防水插座 13A single waterproof socket outlet		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-
		來水及去水位 Water and drain points	適用於洗手盆 For sink	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
(r)	私人天台 Private Roof	13A 單位防水插座 13A single waterproof socket outlet		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1	1	-	-	1	1
		熔斷器的接線座 Fused connection unit	適用於牆燈 For wall light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第1座 TOWER 1																					
				1樓 1/F						2樓至39樓(4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 39/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)									40樓 40/F						
				D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	D	E	F	G	H	J
(r)	私人天台 Private Roof	來水及去水位 Water and drain points	適用於洗手盆 For sink	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	-	-	1	1
		煤氣位 Gas point		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	2	2	-	-	2	2
(s)	工作平台 Utility Platform	熔斷器的接線座 Fused connection unit	適用於牆燈 For wall light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-

23 服務協議 SERVICE AGREEMENTS

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

賣方已與 Towngas Telecommunications Fixed Network Limited 簽訂協議，以向期數的住宅單位免費提供家居寬頻及無線上網服務，服務期由住宅單位擁有人啟用該服務起計24個曆月(而不管各擁有人的啟用日期，免費家居寬頻及無線上網服務將於首個住宅單位交付日期的第48個曆月後終止)。儘管如此，各擁有人可自行向任何服務供應商申請家居寬頻及無線上網服務。

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

The Vendor has signed an agreement with Towngas Telecommunications Fixed Network Limited to provide free home broadband and Wi-Fi services to the residential units in the Phase for 24 calendar months from the date of activation of services by the owner of the residential unit (in which the period of free home broadband and Wi-Fi services would end after the 48th calendar month from the date of the first handover of residential unit regardless of the date of activation by individual owner). Nonetheless, subscription of home broadband and Wi-Fi services to any other service providers shall be subject to individual owner's discretion.

24 地税 GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地税直至住宅物業買賣完成日(包括該日)為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

25 買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓説明書印製日尚未決定。

備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note : The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal fee.

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

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

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

27 斜坡維修
MAINTENANCE OF SLOPES

不適用。

Not applicable.

28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

29 申請建築物總樓面面積寬免的資料
INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積（平方米）
1.(#)	停車場及上落客貨地方（公共交通總站除外）	不適用
2.	**機房及相類設施**	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	144.711
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	643.818
2.3(#)	非強制性或非必要機房， 例如空調機房、風櫃房等	195.748
根據聯合作業備考第1及第2號提供的環保設施		面積（平方米）
3.(#)	露台	334.384
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.(#)	非結構預製外牆	65.973
9.(#)	工作平台	26.282
10.	隔音屏障	不適用

備註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

適意設施		面積（平方米）
11.(#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	2.500
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	不適用
13.(#)	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障 / 有蓋人行道、花棚	不適用
15.(#)	擴大升降機井道	224.658
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽	117.683
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		面積（平方米）
23.(#)	庇護層，包括庇護層兼空中花園	359.193
24.(#)	其他伸出物	不適用
25.	公共交通總站	不適用
26.(#)	共用構築物及樓梯	不適用
27.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	231.940
28.(#)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		面積（平方米）
30.	額外總樓面面積	不適用

有關建築物的環境評估



發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督有關發展項目的公用部分的預計能量表現或消耗的最近期資料：

第 I 部分	
提供中央空調	是
提供具能源效益的設施	是
擬安裝的具能源效益的設施	(1) 設計建築物方向以減少太陽熱能吸收 (2) 高能源效益的空調系統 (3) 降低窗牆比例

第 II 部分：擬興建樓宇/部分樓宇之預計每年能源消耗量(註腳1)						
發展項目類型	位置	使用有關裝置的內部樓面面積（平方米）	基線樓宇每年能源消耗量(註腳2)		擬興建樓宇每年能源消耗量	
			電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
住用發展項目（不包括酒店）	中央屋宇裝備裝置(註腳3)	26,850	167.15	0.02	142.35	0.01
非住用發展項目（包括酒店）(註腳4)	平台（中央屋宇裝備裝置）	2,300	363.48	不適用	331.74	不適用

註腳：
1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣 / 石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
   (a)“每年能源消耗量”與新建樓宇BEAM Plus 標準(現行版本)第4 節及附錄8 中的「年能源消耗」具有相同涵義；及
   (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基線樓宇”與新建樓宇BEAM Plus 標準(現行版本)第4 節及附錄8 中的“基準建築物模型(零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與機電工程署發出的《 屋宇裝備裝置能源效益實務守則》中的涵義相同。
4. 平台一般指發展項目的最低部分(通常為發展項目最低15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計			
裝置類型		電力裝置	是
照明裝置	是	升降機及自動梯的裝置	是
空調裝置	是	以總能源為本的方法	不適用

29 申請建築物總樓面面積寬免的資料
INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m^2)
1.(#)	Carpark and loading / unloading area excluding public transport terminus	Not applicable
2.	**Plant rooms and similar services**	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	144.711
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	643.818
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	195.748
Green Features under Joint Practice Notes 1 and 2		Area (m^2)
3.(#)	Balcony	334.384
4.	Wider common corridor and lift lobby	Not applicable
5.	Communal sky garden	Not applicable
6.	Acoustic fin	Not applicable
7.	Wing wall, wind catcher and funnel	Not applicable
8.(#)	Non-structural prefabricated external wall	65.973
9.(#)	Utility platform	26.282
10.	Noise barrier	Not applicable
Amenity Features		Area (m^2)
11.(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	2.500
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	Not applicable
13.(#)	Covered landscaped and play area	Not applicable
14.	Horizontal screens/covered walkways, trellis	Not applicable
15.(#)	Larger lift shaft	224.658
16.	Chimney shaft	Not applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not applicable
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	117.683
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not applicable
21.	Void in duplex domestic flat and house	Not applicable
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not applicable
Other Exempted Items		Area (m^2)
23.(#)	Refuge floor including refuge floor cum sky garden	359.193
24.(#)	Other projections	Not applicable
25.	Public transport terminus	Not applicable
26.(#)	Party structure and common staircase	Not applicable
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	231.940
28.(#)	Public passage	Not applicable
29.	Covered set back area	Not applicable
Bonus GFA		Area (m^2)
30.	Bonus GFA	Not applicable

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

The Environmental Assessment of the Building



Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochure:

Part I	
Provision of Central Air Conditioning	Yes
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed	(1) Design building orientation for reducing solar heat gain (2) Select more energy-efficient air-conditioning units (3) Reduce the window-to-wall ratio

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)

Type of Development	Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m^2 / annum	Town Gas / LPG unit / m^2 / annum	Electricity kWh / m^2 / annum	Town Gas / LPG unit / m^2 / annum
Domestic Development (excluding Hotel)	Central building services installation (Note 3)	26,850	167.15	0.02	142.35	0.01
Non-domestic Development (including Hotel) (Note 4)	Podium(s) (central building services installation)	2,300	363.48	Not applicable	331.74	Not applicable

Notes:
1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where: –
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and
   (b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.
4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not Applicable

1. 建築裝飾

部份住宅單位外設有建築裝飾。此等建築裝飾可能對部份單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

2. 喉管

發展項目部分住宅單位的私人平台及/或露台及/或工作平台及/或私人花園及/或私人天台的外牆或毗鄰住宅單位的私人平台及/或露台及/或工作平台及/或私人花園及/或私人天台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新批准建築圖則。

3. 大廈保養系統操作

在管理人安排為發展項目的外牆及公用地方與設施進行定期及特別安排的檢查、清潔、保養及/或維修期間，大廈保養系統包括但不限於吊船或類似裝置(不論其裝置是永久或臨時)可能會安裝及/或停泊在住宅單位的平台及/或天台上，並在住宅單位的平台、天台及/或花園上空操作，以及在住宅單位的窗外及露台及/或工作平台外操作。

根據公契，管理人有權進入建有露台、工作平台、花園、平台及/或天台的住宅單位(不論是否連同管理人的代理、工人及職員，又或是否携帶用具、工具及物料)操作大廈保養系統。

4. 燈飾

發展項目部分住宅單位及商業發展項目的外牆及/或建築裝飾裝置外牆裝飾燈，該等裝飾燈可能不時開啟。毗連發展項目游泳池的會所玻璃外牆上，在高度達至5米裝置泛光燈，以供游泳池照明。

外牆裝飾燈及泛光燈的照明可能對發展項目住宅物業的享用，諸如景觀、光或對周邊環境的其他方面造成影響。

5. 避雷針

在發展項目第1座、第3A座及第3B座的最高天台層提供及裝置各一支避雷針，其高度達香港主水平基準以上約147.20米。避雷針可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

6. 水冷式空調機（亦稱為高效能冷暖水源分體機）

根據公契，除安裝於空調機室內管理人就每個住宅單位指定位置的水冷式空調機(亦稱為高效能冷暖水源分體機)，不得安裝獨立室外空調機(不論是窗口式或分體式空調機)。每個住宅單位擁有人需自費聘請或僱用合資格技師或根據製造商指引批准人士以保持及保養僅服務其住宅單位的水冷式空調機(亦稱為高效能冷暖水源分體機)及輔助喉管及裝置於修繕良好的狀態。

7. 附近的其他地段

賣方的有聯繫公司(「聯繫公司」)已購入及正在發展發展項目附近的地段，即新九龍內地段第6562號(「毗鄰地段」)。

初步擬建於毗鄰地段上的一座樓高31層大樓及四座樓高5層公寓的建築圖則已於2020年11月3日獲屋宇署批准。該等建築圖則可能會作出修改，而在毗鄰地段的建築物的設計及布局亦可能改變。賣方及聯繫公司並不就毗鄰地段任何現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。聯繫公司明確保留所有與毗鄰地段有關的權利，包括但不限於其使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

1. Architectural features

Some architectural features are installed outside some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. Pipes

Some pipes are located on the external walls at or adjacent to the private flat roofs and/or balconies and/or utility platforms and/or private gardens and/or private roofs of some residential units of the development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the pipes, please refer to the latest approved building plans of the development.

3. Operation of Building Maintenance System

During the regular and specially arranged inspection, cleaning, maintenance and/or repairing of the external walls and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or rested on the flat roof(s) and/or roof(s) and operated in air space directly above the flat roof(s), roof(s) and/or garden(s) as well as outside the windows and the balcony(ies) and/or utility platform(s) of the residential units.

Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential units consisting balcony(ies), utility platform(s), garden(s), flat roof(s) and/or roof(s) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system.

4. Lighting

Facade lighting is installed on the external walls and/or architectural features of some residential units and the Commercial Accommodation of the development and may be turned on from time to time. Floodlights are installed at the external glass wall of the clubhouse adjoining the swimming pool of the development reaching a height of about 5 metres for lighting of the swimming pool.

The illumination of the facade lighting and the floodlights may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

5. Lightning Poles

One lightning pole reaching a height of approximately 147.20 m.P.D. provided and installed at each of the top roof floor of Tower 1, Tower 3A and Tower 3B of the development. The existence of the lightning poles may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

Note: "m.P.D." means metre above the Hong Kong Principal Datum.

6. Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units)

Under the Deed of Mutual Covenant, no individual air-conditioning outdoor units (irrespective of whether window type or split-type air conditioning units) shall be installed other than the Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units) at such location(s) in the A/C Rooms as may be designated by the Manager for each residential unit. Every owner of the residential unit shall at his own cost and expense engage or employ qualified technicians or approved persons pursuant to the manufacturer's guidelines so as to keep and maintain the Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units) and the ancillary pipes and equipment serving exclusively his residential unit in good repair and condition.

7. Other Lot Nearby

An associate corporation of the Vendor ("Associate Corporation") has acquired and is in the course of developing New Kowloon Inland Lot No.6562 ("Adjacent Lot") near the development.

The general building plans of a 31-storey tower and four 5-storey mansions preliminarily intended to be constructed on the Adjacent Lot were approved by the Buildings Department on 3 November 2020. The general building plans are subject to amendments and the design and layout of the building(s) on the Adjacent Lot may be subject to change. The Vendor and the Associate Corporation give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise in respect of the Adjacent Lot. The Associate Corporation expressly reserves all rights in respect of the Adjacent Lot including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

31 按地政總署署長於預售樓花同意書要求列出的一些資料
SOME INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER THE PRESALE CONSENT

1. 買方須與賣方於正式買賣合約協議須同意，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽立轉讓契之前，以任何方式或訂立任何協議，以達至提名任何人士接受轉讓正式買賣合約所指定的住宅物業，或轉讓該住宅物業，或轉移該住宅物業的正式買賣合約的權益。

2. 如正式買賣合約的買方有此要求，並獲賣方(按其自己的酌情決定)同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業總售價百份之五的款項。同時買方亦須額外付予賣方或付賣方(視屬何情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。

3. 賣方將會支付或已經支付(視屬何情況而定)由批地文件之日期起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建的發展項目所處地段的地稅。

4. 已簽署正式買賣合約的買方有權要求獲得一份有關完成興建期數所需的建築費用及專業費用總額的最新資料，以及直至該要求提出時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於該要求提出及在支付不超過港幣一百元象徵式費用後獲得提供該資料的副本。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase ("ASP") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit specified in the ASP, sub-sell that Residential Unit or transfer the benefit of the ASP of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the ASP and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the ASP.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

賣方就期數指定的互聯網網站的網址：
The address of the website designated by the vendor for the Phase :
www.thehenley.com.hk

期數及其周邊地區日後可能出現改變。
There may be future changes to the Phase and the surrounding areas.

本售樓説明書印製日期：2022年2月7日。 Date of printing of this Sales Brochure : 7th February 2022

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