KOKO RESERVE

SALES BROCHURE 售樓説明書

Phase 2 of KOKO HILLS Development
KOKO HILLS 發展項目第2期

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KOKO HILLS 發展項目第2期

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[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.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the

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.

Land Registry will not be regarded as "relevant information";

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in

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.

writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/ are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
July 2021

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[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。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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[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。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

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

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

[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。

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611
地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596
香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2021 年 7 月

2 INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development:

KOKO HILLS Development ("Development"), the Phase 2 of which is called "KOKO RESERVE" (the "Phase")

Name of the street at which the Phase is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase :

8 Ko Ling Road

Total number of storeys of each multi-unit building :

Tower 1 - 16 storeys

Note:

- The above number of storeys of Tower 1 includes podium floors. The above number of storeys of Tower 1 includes G/F.
- The above number of storeys does not include transfer plate, Roof and Upper Roof

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

Tower 1 - G/F, 1/F-3/F, 5/F-12/F, 15/F-18/F, Roof and Upper 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 and 14/F

Refuge floors of each multi-unit building:

No refuge floor in each tower

Estimated material date for the Phase as provided by the authorized person for the Phase :
14 September 2022

The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the 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).

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

發展項目的期數的名稱:

KOKO HILLS發展項目（「發展項目」）的第2期稱為「KOKO RESERVE」（「期數」）

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

高嶺道8號

每幢多單位建築物的樓層的總數:

第1座 — 16層

備註:

- 上述第1座的樓層數目包括平台樓層。上述第1座的樓層數目包括地下。
- 上述樓層數目不包括轉換層、天台及上層天台

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 — 地下、1樓至3樓、5樓至12樓、15樓至18樓、天台及上層天台

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 — 4樓、13樓及14樓

每幢多單位建築物內的庇護層:

每座大廈不設庇護層

由期數的認可人士提供的期數的預計關鍵日期: 2022年9月14日

上述預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明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，即為期數已落成或當作已落成(視屬何情況而定)的確證。

備註:「關鍵日期」指批地文件的條件就期數而獲符合的日期。

Vendor
Golden Centurion Limited

Holding companies of the Vendor
Wheelock and Company Limited
Wheelock Investments Limited
Myers Investments Limited
Wheelock Properties Limited
Seareef Holdings Limited

Authorized Person for the Phase
Chu Hok Wang Clement

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

Building contractor for the Phase
Hip Hing Construction Company Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase
Baker & McKenzie

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
BNP Paribas
MUFG Bank, Ltd.
DBS Bank Ltd., Hong Kong Branch
Hang Seng Bank Limited
The Hongkong and Shanghai Banking Corporation Limited
Standard Chartered Bank (Hong Kong) Limited
Mega International Commercial Bank Co., Ltd., Hong Kong Branch
Nanyang Commercial Bank, Limited

Any other perosn who has made a loan for the construction of the Phase
Wheelock Finance Limited

賣方
Golden Centurion Limited

賣方的控權公司
會德豐有限公司
Wheelock Investments Limited
Myers Investments Limited
會德豐地產有限公司
Seareef Holdings Limited

期數的認可人士
朱學宏

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
胡周黃建築設計(國際)有限公司

期數的承建商
協興建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
貝克・麥堅時律師事務所

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
法國巴黎銀行
三菱UFJ銀行
DBS Bank Ltd., Hong Kong Branch
恒生銀行有限公司
香港上海滙豐銀行有限公司
渣打銀行（香港）有限公司
兆豐國際商業銀行股份有限公司香港分行
南洋商業銀行有限公司

已為期數的建造提供貸款的任何其他人
Wheelock Finance Limited

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

(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	No 否
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	No 否
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	No 否
(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; 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；	No 否
(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; 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；	No 否
(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; 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；	No 否
(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; 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；	Not applicable 不適用
(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; 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；	No 否
(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; 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；	No 否
(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; 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；	No 否
(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; 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；	Not applicable 不適用
(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; 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；	No 否
(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. 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。	No 否

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

The thickness of the non-structural prefabricated external walls of Tower 1 of the Phase is 150mm.
期數的第1座的非結構的預製外牆之厚度為150毫米。

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

Tower 座數	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 1 第1座	1/F & 2/F 1樓及2樓	B	-
	1/F 1樓	A	0.218
		C	-
		D	-
	2/F 2樓	A	0.218
		C	-
		D	-
	3/F 3樓	A	0.218
		B	0.240
		C	-
		D	-
		E	0.236
		F	0.352
	5/F-10/F 5樓至10樓	A	0.218
		B	0.240
		C	-
		D	-
		E	0.236
		F	0.352
Tower 1 第1座	11/F-12/F, 15/F-16/F 11樓至12樓， 15樓至16樓	A	0.218
		B	0.240
		C	-
		D	-
		E	0.236
		F	0.352
		G	0.218
	17/F & 18/F 17樓及18樓	A	-
		B	-
		C	-
		E	-
		G	-

There are curtain walls forming part of the enclosing walls for the Phase.
期數有構成圍封牆的一部份的幕牆。

The thickness of curtain walls of Tower 1 of the Phase is 200mm.
期數的第1座的幕牆之厚度為200毫米。

Schedule of Total Area of the Curtain Walls of Each Residential Property

每個住宅物業的幕牆的總面積表

Tower 座數	Floor 樓層	Unit 單位	Total Area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積（平方米）
Tower 1 第1座	1/F & 2/F 1樓及2樓	B	2.740
	1/F 1樓	A	1.551
		C	0.745
		D	1.040
	2/F 2樓	A	2.150
		C	0.909
		D	1.187
	3/F 3樓	A	2.150
		B	1.528
		C	0.909
		D	1.204
		E	1.472
		F	1.399
	5/F-10/F 5樓至10樓	A	2.150
		B	1.528
		C	0.909
		D	1.204
		E	1.652
		F	1.687
Tower 1 第1座	11/F-12/F, 15/F-16/F 11樓至12樓， 15樓至16樓	A	2.150
		B	1.528
		C	0.909
		D	1.204
		E	1.652
		F	1.687
		G	1.564
	17/F & 18/F 17樓及18樓	A	3.994
		B	3.070
		C	4.160
		E	4.682
		G	4.253

Harriman Property Management Limited is appointed as the Manager of the Phase under the latest draft deed of mutual covenant.

根據有關公契的最新擬稿，獲委任為該期數的管理人為夏利文物業管理有限公司。

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



This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. T11-NE-D dated 28th March 2022 and No.T11-SE-B dated 17th March 2022 from Survey and Mapping Office of the Lands Department.

此位置圖是參考2022年3月28日及2022年3月17日出版之地政總署測繪處之測繪圖，圖幅編號T11-NE-D及T11-SE-B，並由賣方擬備。

NOTATION 圖例

- 發電廠 (包括電力分站) Power plant (including electricity sub-stations)
- 垃圾收集站 Refuse collection point
- 公眾停車場 (包括貨車停泊處) Public carpark (including lorry park)
- 公廁 Public convenience
- 公共交通總站 (包括鐵路車站) Public transport terminal (including rail station)
- 社會福利設施 (包括老人中心及弱智人士護理院) Social welfare facilities (including elderly centre and home for the mentally disabled)
- 宗教場所 (包括教堂、廟宇及祠堂) Religious institution (including church, temple and Tsz Tong)
- 公用事業設施裝置 Public utility installation
- 學校 (包括幼稚園) School (including kindergarten)
- 公園 Public park
- 體育設施 (包括運動場及游泳池) Sports facilities (including sports ground and swimming pool)

LOCATION OF THE DEVELOPMENT
發展項目的位置

Scale: 比例：0 50 100 150 200 250 M/米

N

Notes:
1. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR Licence No. 100/2020.

附註：
1. 賣方建議準買家到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此所在位置圖所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示之範圍。
3. 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號100/2020。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E117103C, date of flight: 7th December 2020.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E117103C，飛行日期：2020年12月7日。

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

● LOCATION OF THE PHASE
期數的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR ©Copyright reserved - reproduction by permission only.

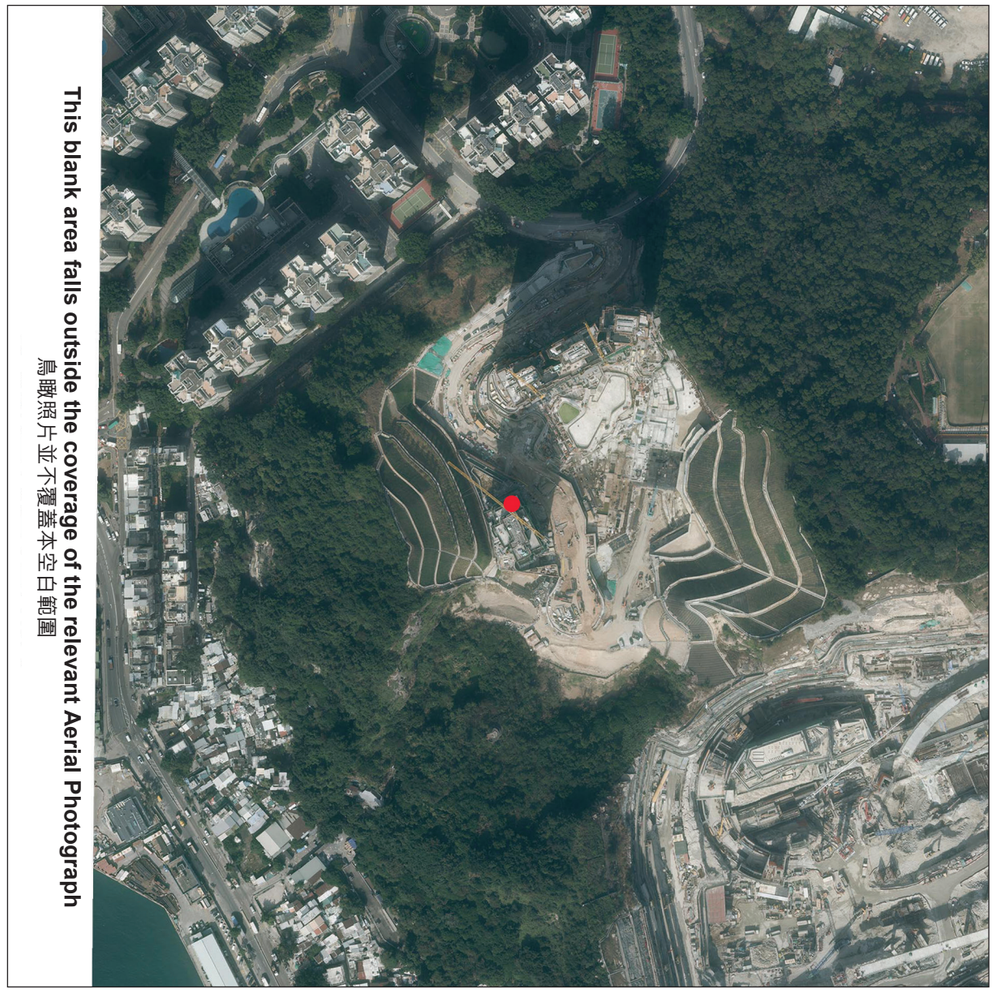
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Notes:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales offices during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示之範圍

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E117104C, date of flight: 7th December 2020.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E117104C，飛行日期：2020年12月7日。

● LOCATION OF THE PHASE
期數的位置

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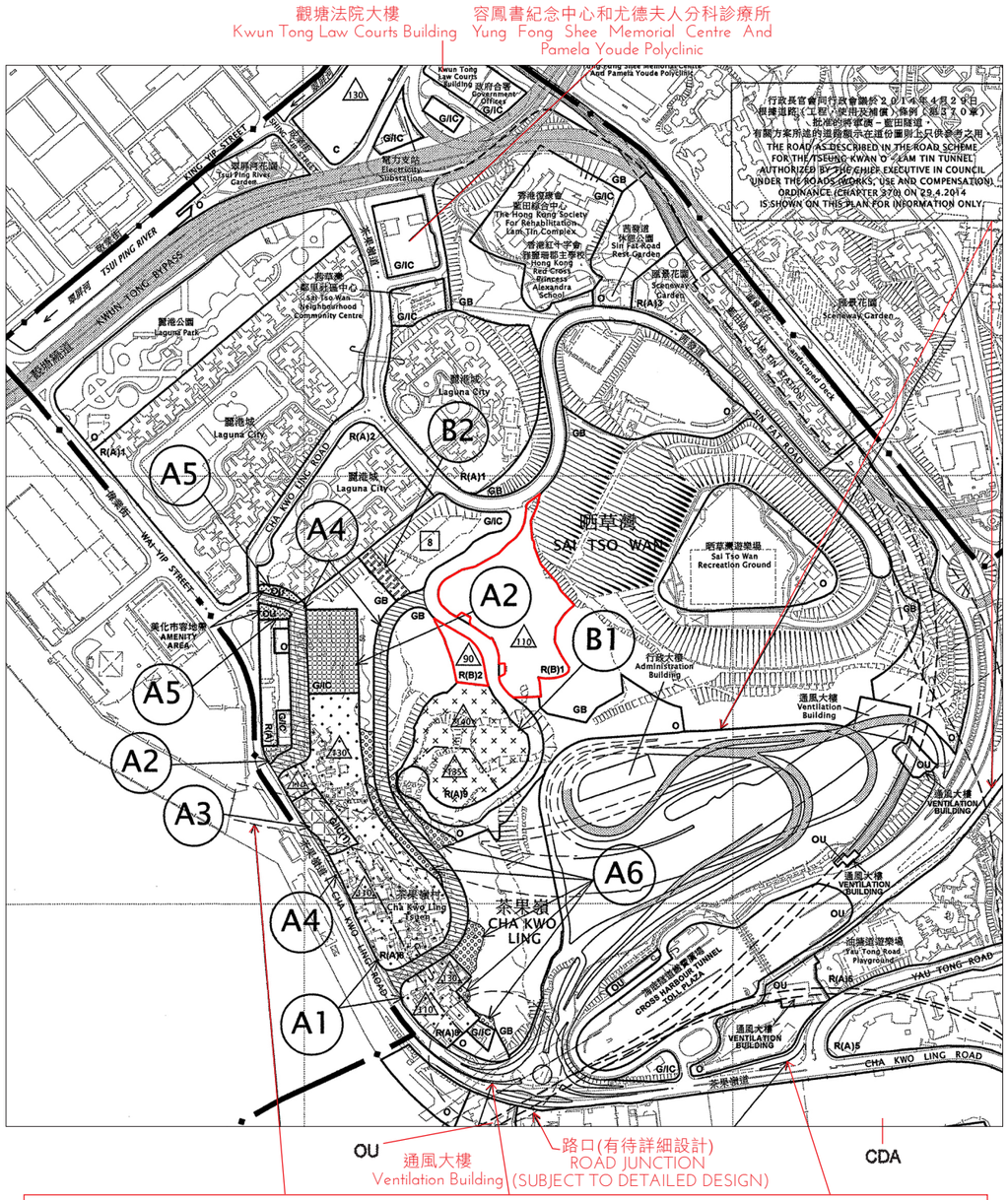
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Notes:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales offices during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示之範圍。

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



THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE TSEUNG KWAN O - LAM TIN TUNNEL AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 29.4.2014 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

行政長官會同行政會議於2014年4月29日根據道路（工程，使用及補償）條例（第370章）批准的將軍澳－藍田隧道，有關方案所述的道路顯示在這份圖則上只供參考之用。

LOCATION OF THE DEVELOPMENT
發展項目的位置

Scale: 比例：0 100 200 300 400 500 M/米

Part of the Draft Cha Kwo Ling, Yau Tong and Lei Yue Mun Outline Zoning Plan, Plan No. S/K15/26, gazetted on 3rd December 2021.

摘錄自2021年12月03日刊憲之茶果嶺、油塘及鯉魚門分區計劃大綱草圖，圖則編號為S/K15/26。

NOTATION 圖例

ZONES 地帶

- Commercial 商業 — C
- Comprehensive Development Area 綜合發展區 — CDA
- Residential (Group A) 住宅（甲類） — R(A)
- Residential (Group B) 住宅（乙類） — R(B)
- Government, Institution or Community 政府、機構或社區 — G/IC
- Open Space 休憩用地 — O
- Other Specified Uses 其他指定用途 — OU
- Green Belt 綠化地帶 — GB

COMMUNICATIONS 交通

- Railway and Station 鐵路及車站 — 車站 STATION
- Railway and Station (Underground) 鐵路及車站（地下） — 車站 STATION
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度（在主水平基準上若干米） — 100
- Maximum Building Height (in number of storeys) 最高建築物高度（樓層數目） — 10

AMENDMENTS TO APPROVED PLAN NO. S/K15/25 核准圖編號S/K15/25的修訂

Amendments Exhibited Under Section 5 of the Town Planning Ordinance
按照城市規劃條例第5條展示的修訂

- Amendments Item A1 修訂項目A1項
- Amendments Item A2 修訂項目A2項
- Amendments Item A3 修訂項目A3項
- Amendments Item A4 修訂項目A4項
- Amendments Item A5 修訂項目A5項
- Amendments Item A6 修訂項目A6項
- Amendments Item B1 修訂項目B1項
- Amendments Item B2 修訂項目B2項

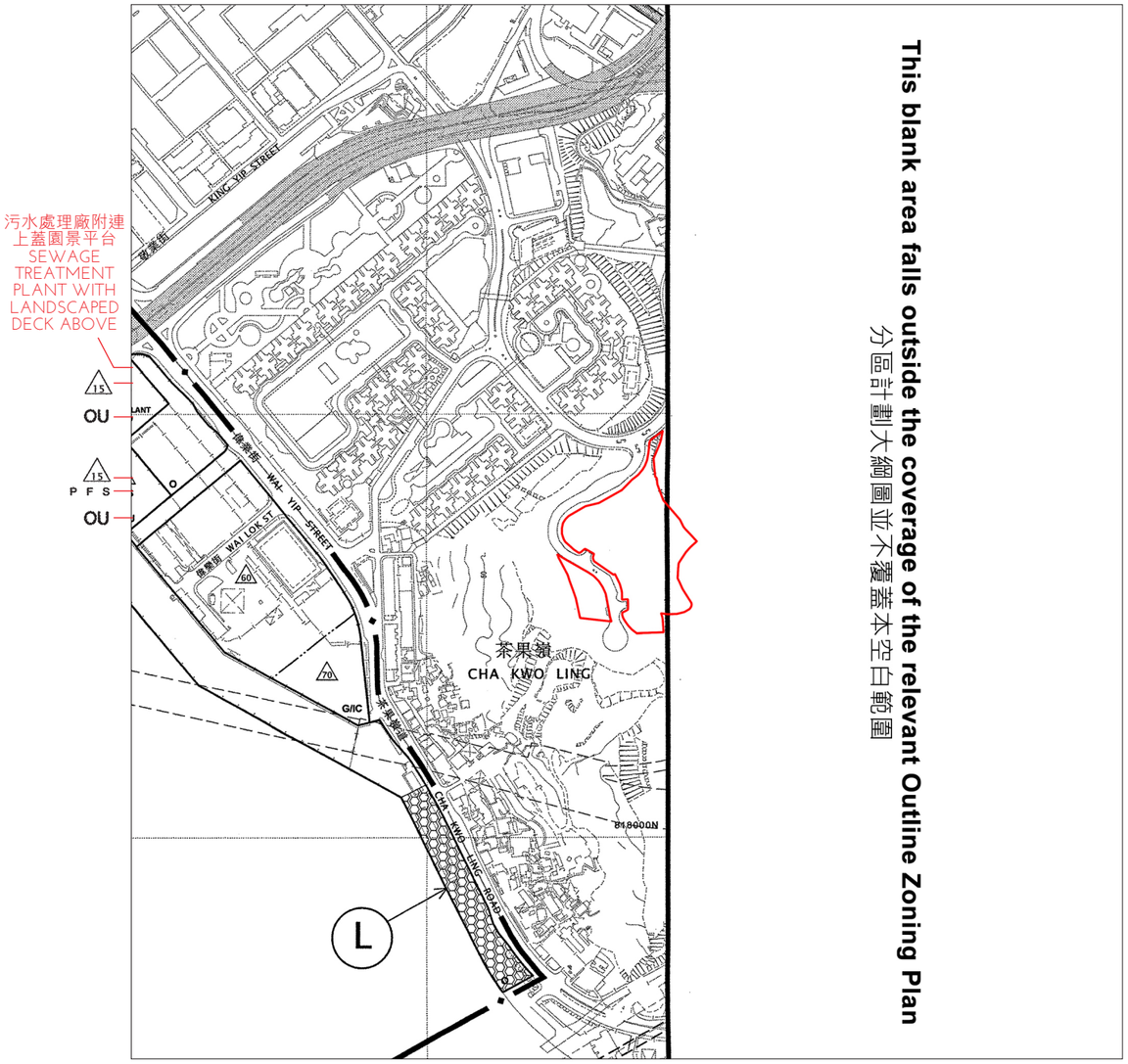
Notes :

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Phase during opening hours.
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
5. Please refer to the Outline Zoning Plan, the Note and Explanatory Statement thereto for details of those Amendment Items.

附註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於期數的售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示之範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
5. 修訂項目之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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



LOCATION OF THE DEVELOPMENT
發展項目的位置

Scale:
比例：0 100 200 300 400 500 M/米

N

Part of the Draft Kai Tak Outline Zoning Plan, Plan No. S/K22/7, gazetted on 10th December 2021.

摘錄自2021年12月10日刊憲之啟德分區計劃大綱草圖，圖則編號為S/K22/7。

NOTATION 圖例

ZONES 地帶

Government, Institution or Community 政府、機構或社區 — G/IC

Open Space 休憩用地 — O

Other Specified Uses 其他指定用途 — OU

COMMUNICATIONS 交通

Major Road and Junction 主要道路及路口

Elevated Road 高架道路

MISCELLANEOUS 其他

Boundary of Planning Scheme 規劃範圍界線

Building Height Control Zone Boundary 建築物高度管制區界線

Maximum Building Height (In Metres Above Principal Datum)
最高建築物高度（在主水平基準上若干米） — 15

Petrol Filling Station 加油站 — P F S

AMENDMENTS TO APPROVED PLAN NO. S/K22/6 核准圖編號S/K22/6的修訂

Amendments Exhibited Under Section 5 of the Town Planning Ordinance
按照城市規劃條例第5條展示的修訂

Amendments Item L 修訂項目L項

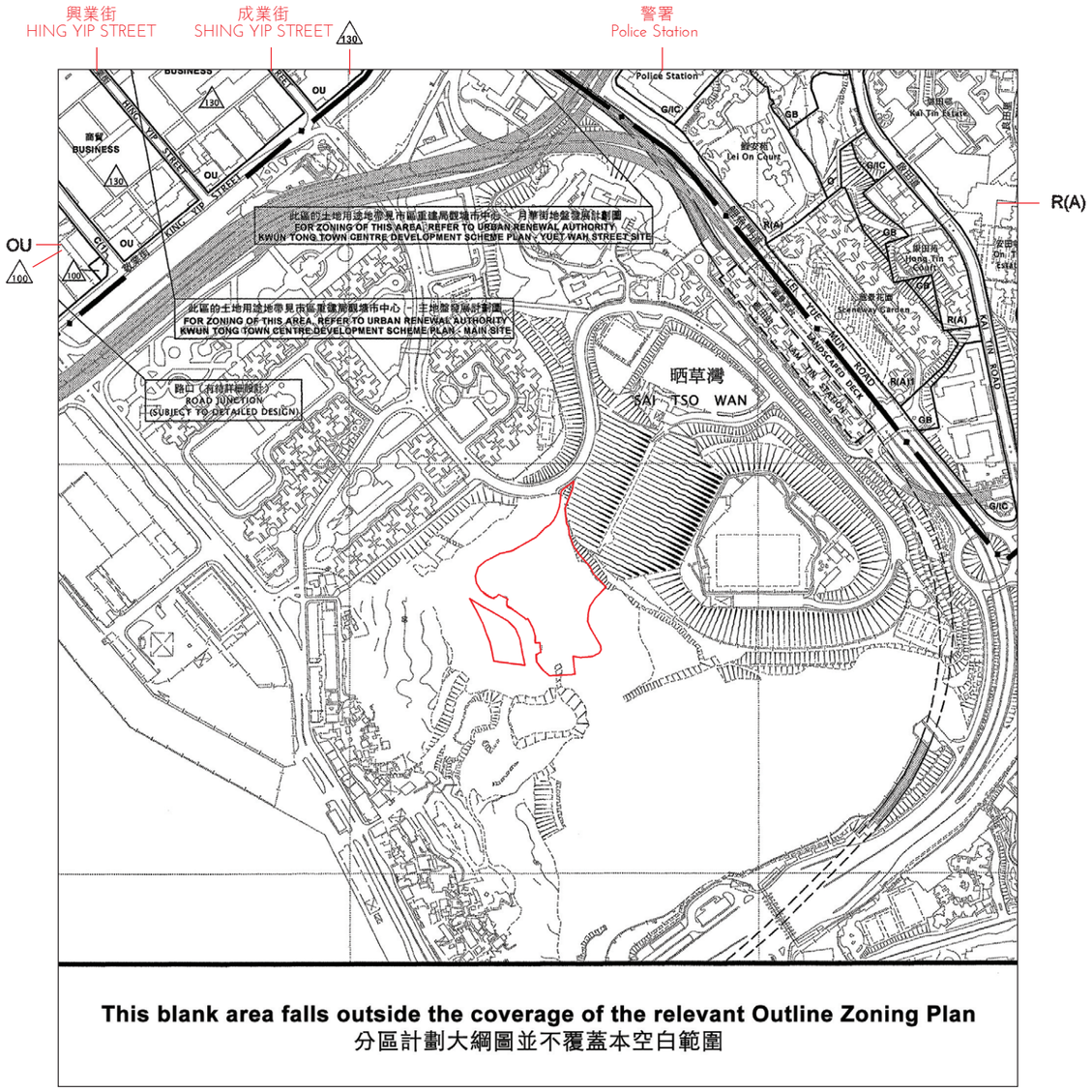
Notes :

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Phase during opening hours.
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.
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5. Please refer to the Outline Zoning Plan, the Note and Explanatory Statement thereto for details of those Amendment Items.

附註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於期數的售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示之範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
5. 修訂項目之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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



LOCATION OF THE DEVELOPMENT
發展項目的位置

Scale: 比例：0 100 200 300 400 500 M/米

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Part of the approved Kwun Tong (South) Outline Zoning Plan, Plan No. S/K14S/24, gazetted on 25th March 2022.

摘錄自2022年3月25日刊憲之觀塘南部分區計劃大綱核准圖，圖則編號為S/K14S/24。

NOTATION 圖例

ZONES 地帶

- Commercial 商業 — C
- Residential (Group A) 住宅（甲類） — R(A)
- Government, Institution or Community 政府、機構或社區 — G/IC
- Open Space 休憩用地 — O
- Other Specified Uses 其他指定用途 — OU
- Green Belt 綠化地帶 — GB

COMMUNICATIONS 交通

- Railway and Station (Elevated) 鐵路及車站（高架）
- Railway and Station (Underground) 鐵路及車站（地下）
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度（在主水平基準上若干米） — 100

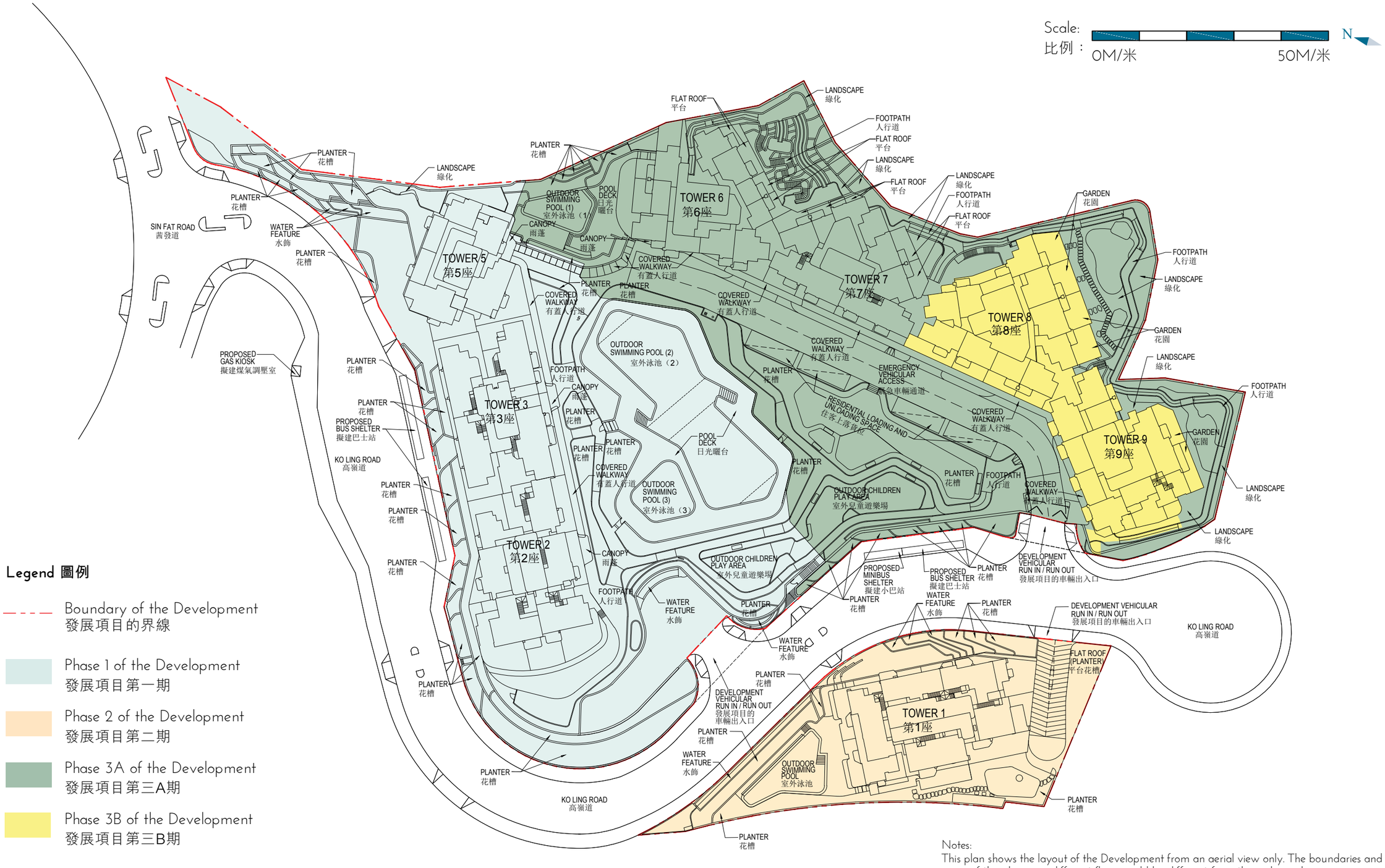
Notes :

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Phase during opening hours.
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

附註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於期數的售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示之範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Legend 圖例

- Boundary of the Development 發展項目的界線
- Phase 1 of the Development 發展項目第一期
- Phase 2 of the Development 發展項目第二期
- Phase 3A of the Development 發展項目第三A期
- Phase 3B of the Development 發展項目第三B期

Estimated date of completion of the buildings and facilities, as provided by the Authorized Person for the Development: Phase 3A is 31 August 2023 and Phase 3B is 31 August 2023.

由發展項目的認可人士提供的建築物或設施的預計落成日期: 第三A期為2023年8月31日和第三B期為2023年8月31日。

Notes:
This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here.

備註：
本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。

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

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

NOTATION 圖例

A/C OUTDOOR UNIT PLATFORM = AIR CONDITIONER OUTDOOR UNIT PLATFORM = 空調機室外機平台

A/C OUTDOOR UNIT PLINTH = AIR CONDITIONER OUTDOOR UNIT PLINTH = 空調機室外機底座

A.F. = ARCHITECTURAL FEATURE = 建築裝飾

A.F. FOR R.W.P. = ARCHITECTURAL FEATURE FOR RAIN WATER PIPE = 雨水管道槽之建築裝飾

BAL. = BALCONY = 露台

BATH = BATHROOM = 浴室

B.R. = BEDROOM = 睡房

DIN. = DINING ROOM = 飯廳

E.A.D. = EXHAUST AIR DUCT = 排風管

E.D. = ELECTRICAL DUCT = 電線槽

E.L.V. = EXTRA LOW VOLTAGE ELECTRICAL = 特低壓電錶櫃

E.M.R. = ELECTRICAL METER ROOM = 電錶房

H.R. = HOSE REEL = 消防喉轆

KIT. = KITCHEN = 廚房

LIV. = LIVING ROOM = 客廳

M.BATH = MASTER BATHROOM = 主人浴室

M.B.R. = MASTER BEDROOM = 主人睡房

OPEN KIT. = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道

R.S.M.R.RM. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收室

R.W.P. = RWP = RAIN WATER PIPE = 雨水管

STORE = STORE ROOM = 儲物房

STORE (U.S.) = STORE (UNDER STAIRCASE) = 樓梯底下儲物房

STUDY = STUDY ROOM = 書房

T.R.S. = TEMPORARY REFUGE SPACE = 臨時庇護處

U.P. = UTILITY PLATFORM = 工作平台

UTIL. = UTILITY ROOM = 工作間

W.M.C. = WATER METER CABINET = 水錶櫃

Notes applicable to the floor plans of this section:

1. There are architectural features, metal grilles and/ or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to the balcony, utility platform and/or roof and/or flat roof and/ or air-conditioning platform and/ or external wall of some residential units. For details, please refer to the latest approved building plans and/ or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and/ or ceiling bulkheads for the airconditioning fittings and/ or mechanical & electrical services at some residential units.
4. Balconies and utility platforms are non-enclosed areas.
5. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bathtubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.
6. There are exposed pipes mounted at part of flat roof and roof of each Tower in the Phase. Only part of the exposed pipes are covered by aluminium cladding.
7. For some residential units, the air-conditioner platform(s) outside the residential unit will be placed with outdoor air-conditioner unit(s) belonging to its unit and / or other units. The placement of these air-conditioner unit(s) may have heat and/ or sounds.

適用於本章節所有平面圖的備註：

1. 部份樓層外牆設有建築裝飾金屬格柵及/或外露喉管。 詳情請參閱售樓說明書。
2. 部份單位的露台及/或工作平台及/或天台及/或平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。詳細資料請參考最新批准的建築圖則及/或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及/或假天花內裝置空調裝備及/或其他機電設備。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
6. 期數內的每座大樓的部份平台及天台上裝設有外露喉管，只有部份外露喉管被鋁質飾板所覆蓋。
7. 部份住宅單位外的冷氣機平台將會放置其單位及/或其他單位的一部或多部冷氣戶外機。該等冷氣機的位置可能發出熱力及/或聲音。

TOWER 1 1/F FLOOR PLAN
第1座 1樓 樓面平面圖

Scale: 0M/米 5M/米



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

	Tower 座數	Floor 樓層	Units 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	1/F 1樓	150	150, 250	150	150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3450, 3550###, 3600###, 3650###	3100, 3450, 3600###, 3950###	3450, 3600###, 3650###	3450, 3600###, 3650###

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: 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。（註：不適用）

Notes :

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

Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

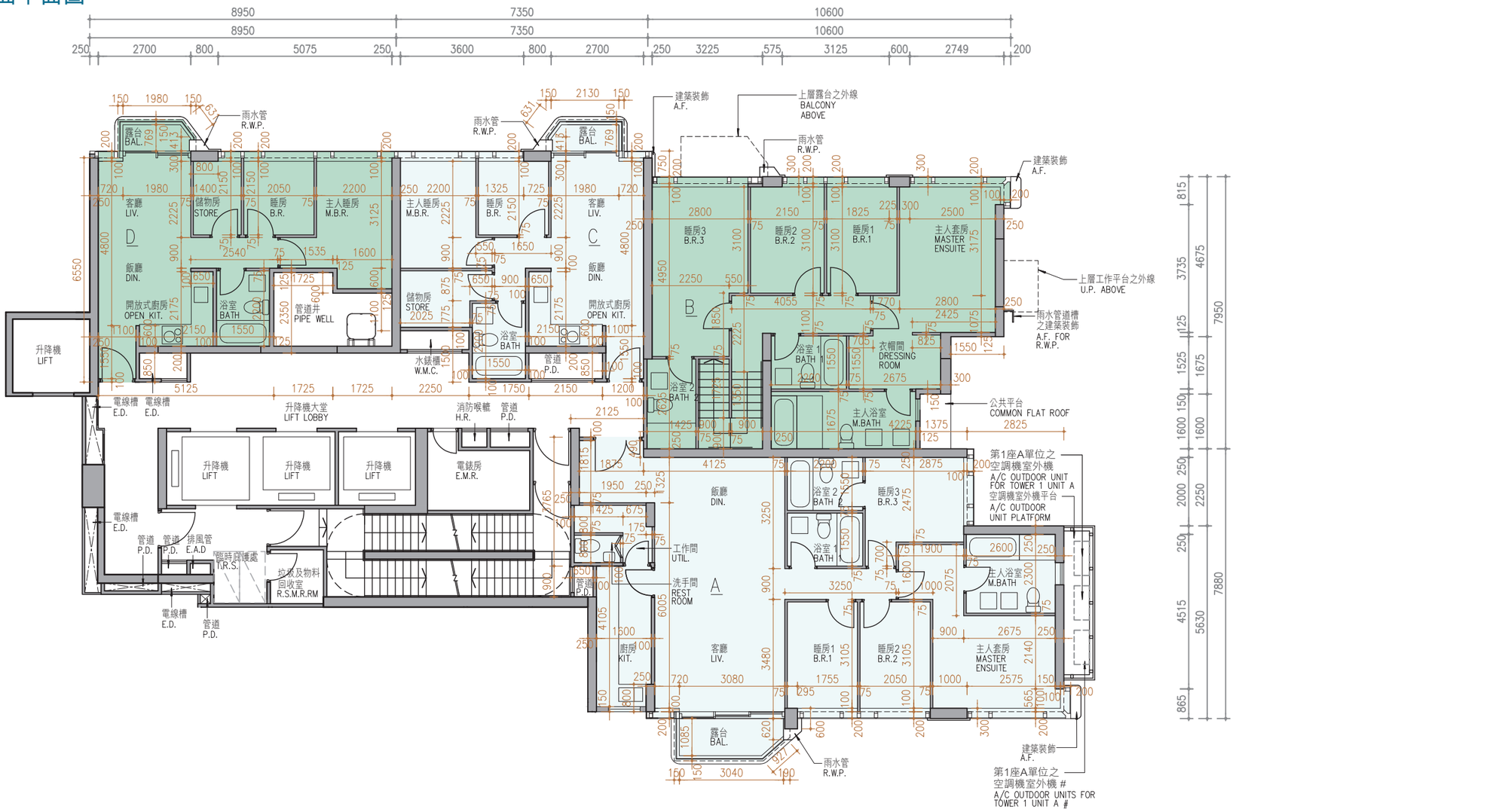
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

包括本層地台跌級樓板之跌級深度 (500毫米)

TOWER 1 2/F FLOOR PLAN
第1座 2樓 樓面平面圖

Scale: 0M/米 5M/米
比例：



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

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

	Tower 座數	Floor 樓層	Units 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	2/F 2樓	150	150, 250	150	150, 200, 300
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3450, 3450#, 3450**, 3450^^	3100, 3150, 3450, 3450**, 3500**, 3800**	3450, 3450#, 3450**	3450, 3450#, 3450**

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. (Note: 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。（註：不適用）

Notes :

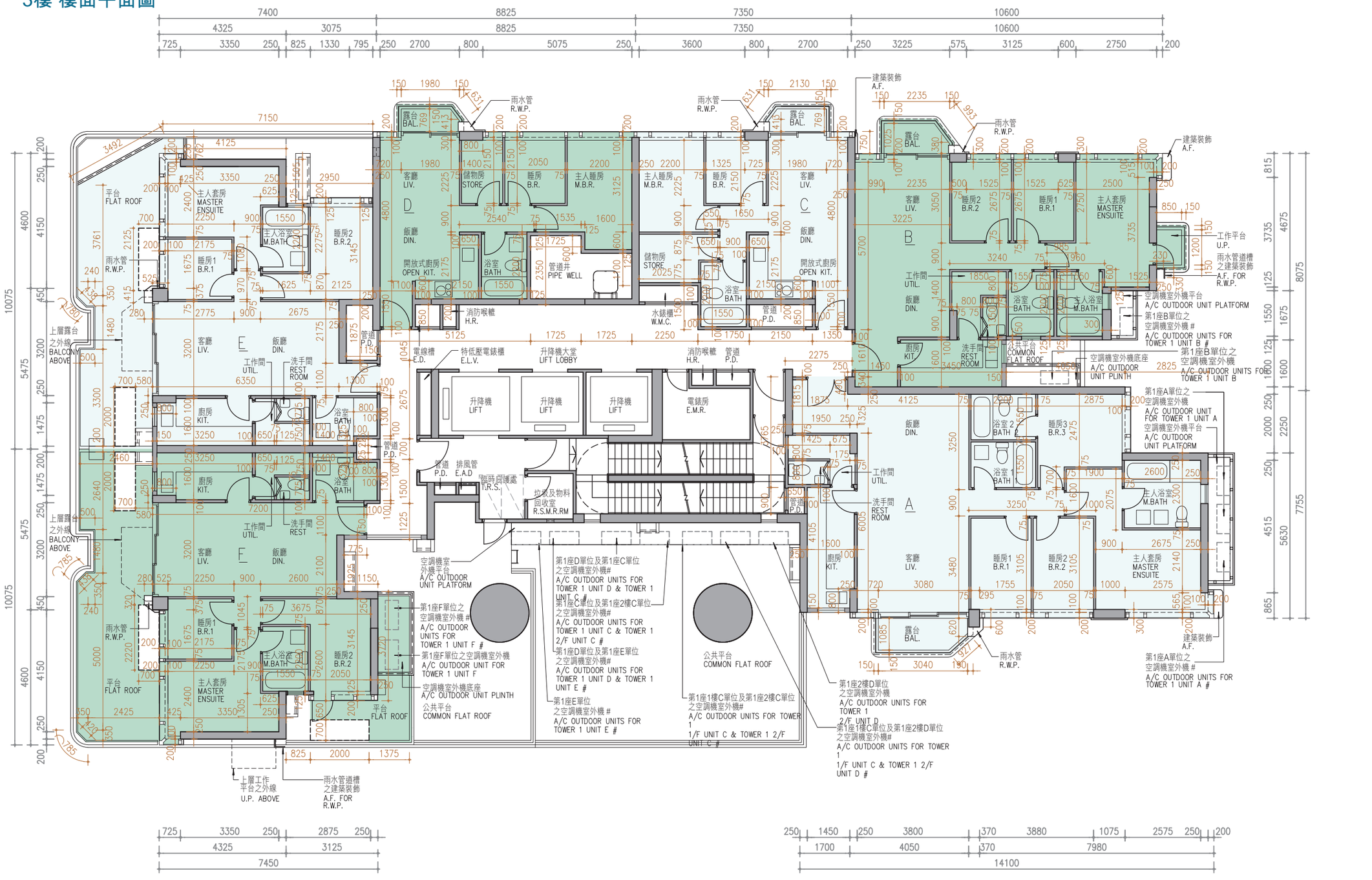
1. The dimensions in the floor plans are all structural dimensions in millimetre.
Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
** Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
^^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
包括本層地台跌級樓板之跌級深度 (300毫米)
** 包括本層地台跌級樓板之跌級深度 (350毫米)
^^ 包括本層地台跌級樓板之跌級深度 (400毫米)

TOWER 1 3/F FLOOR PLAN
第1座 3樓 樓面平面圖

Scale: 0M/米 5M/米
比例：



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

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

	Tower 座數	Floor 樓層	Units 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	3/F 3樓	150	150	150	150	150	150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3200, 3200#, 3200**, 3250^^, 3550**, 3600^^	2850, 3200, 3200#, 3200**, 3500#, 3550**	2900, 3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	2850, 3200, 3200#, 3200**, 3550**

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. (Note: 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。（註：不適用）

Notes :

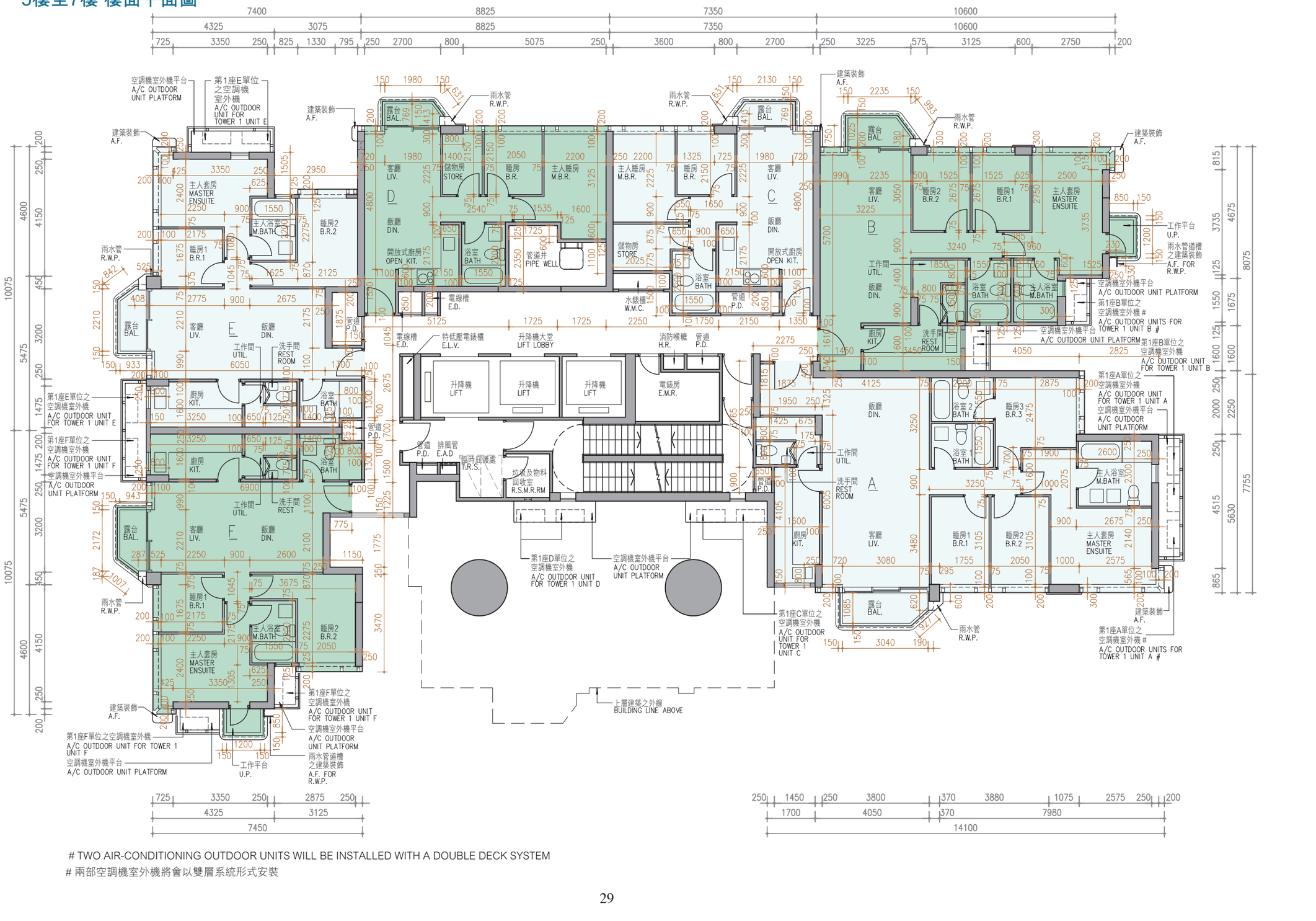
1. The dimensions in the floor plans are all structural dimensions in millimetre.
Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
** Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
^^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
包括本層地台跌級樓板之跌級深度 (300毫米)
** 包括本層地台跌級樓板之跌級深度 (350毫米)
^^ 包括本層地台跌級樓板之跌級深度 (400毫米)

TOWER 1 5/F-7/F FLOOR PLAN
第1座 5樓至7樓 樓面平面圖

Scale:
比例：0M/米 5M/米



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

	Tower 座數	Floor 樓層	Units 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	5/F-7/F 5樓至7樓	150	150	150	150	150	150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: 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。（註：不適用）

Notes :

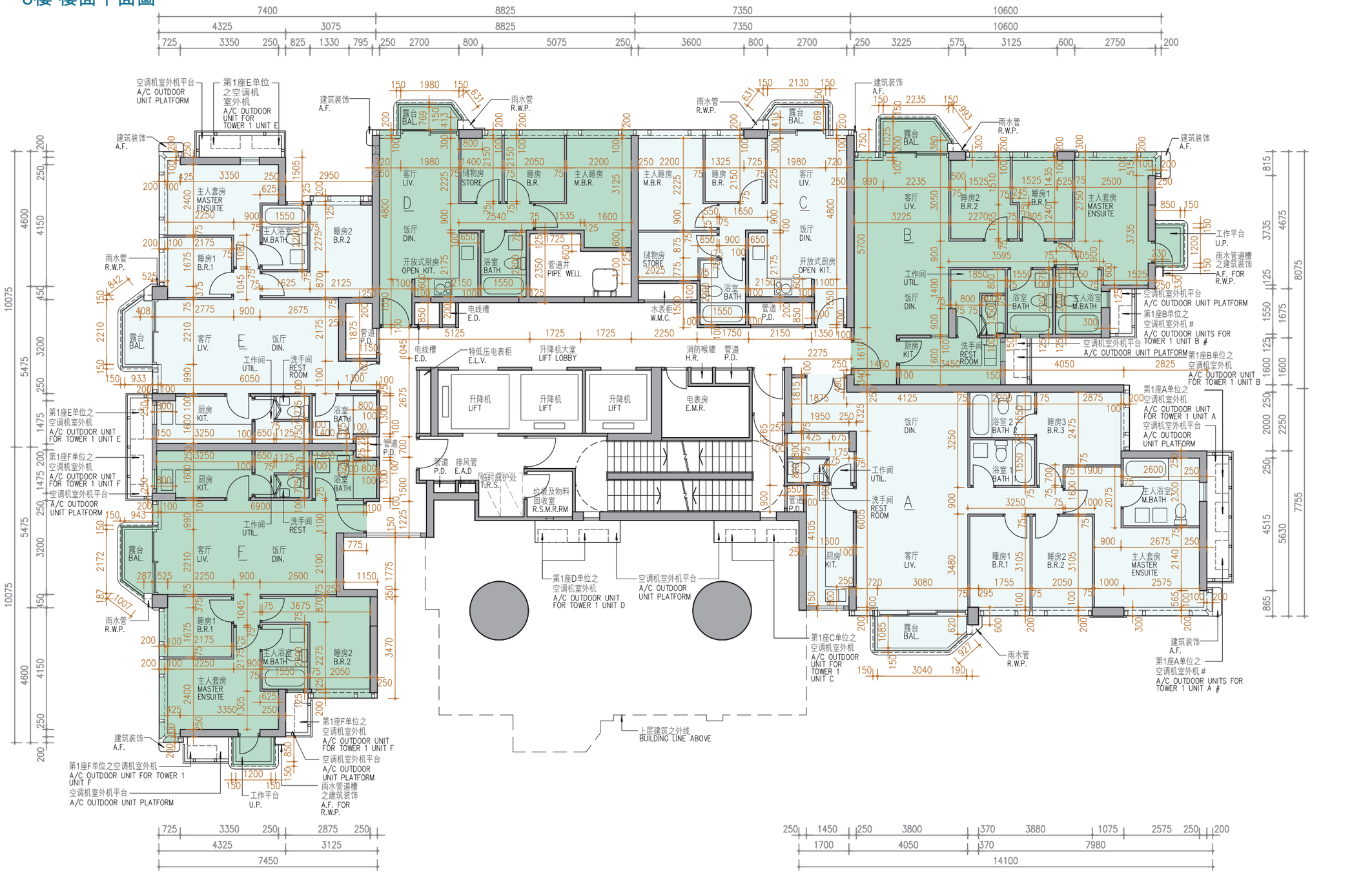
1. The dimensions in the floor plans are all structural dimensions in millimetre.
Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
** Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
包括本層地台跌級樓板之跌級深度 (300毫米)
** 包括本層地台跌級樓板之跌級深度 (350毫米)

TOWER 1 8/F FLOOR PLAN
第1座 8樓 樓面平面圖

Scale: 比例：0M/米 5M/米



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

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

	Tower 座數	Floor 樓層	Units 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	8/F 8樓	150	150	150	150	150	150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: 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。（註：不適用）

Notes :

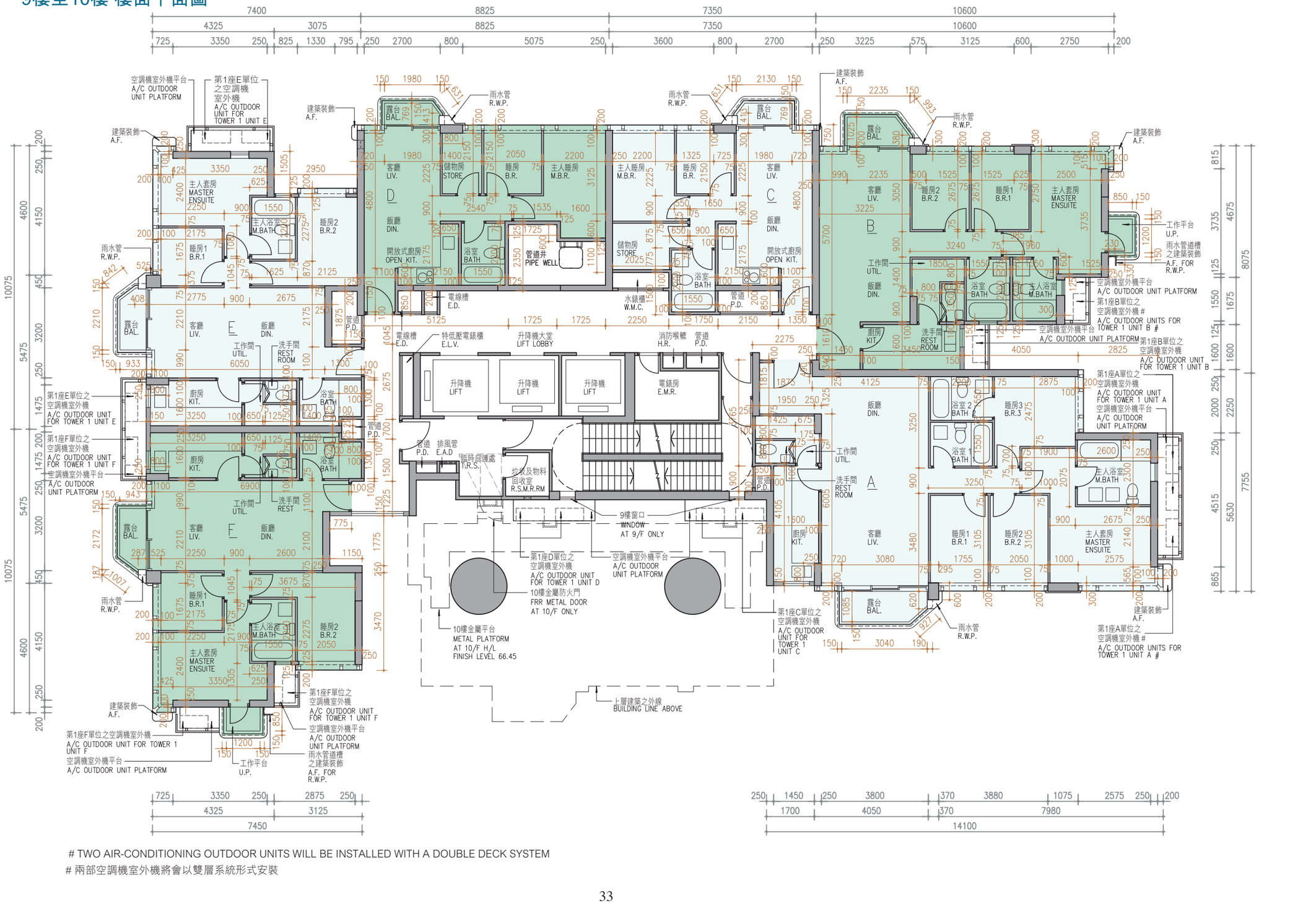
1. The dimensions in the floor plans are all structural dimensions in millimetre.
Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
** Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
包括本層地台跌級樓板之跌級深度 (300毫米)
** 包括本層地台跌級樓板之跌級深度 (350毫米)

TOWER 1 9/F-10/F FLOOR PLAN
第1座 9樓至10樓 樓面平面圖

Scale:
比例：0M/米 5M/米



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

	Tower 座數	Floor 樓層	Units 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	9/F-10/F 9樓至10樓	150	150	150	150	150	150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: 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。（註：不適用）

Notes :

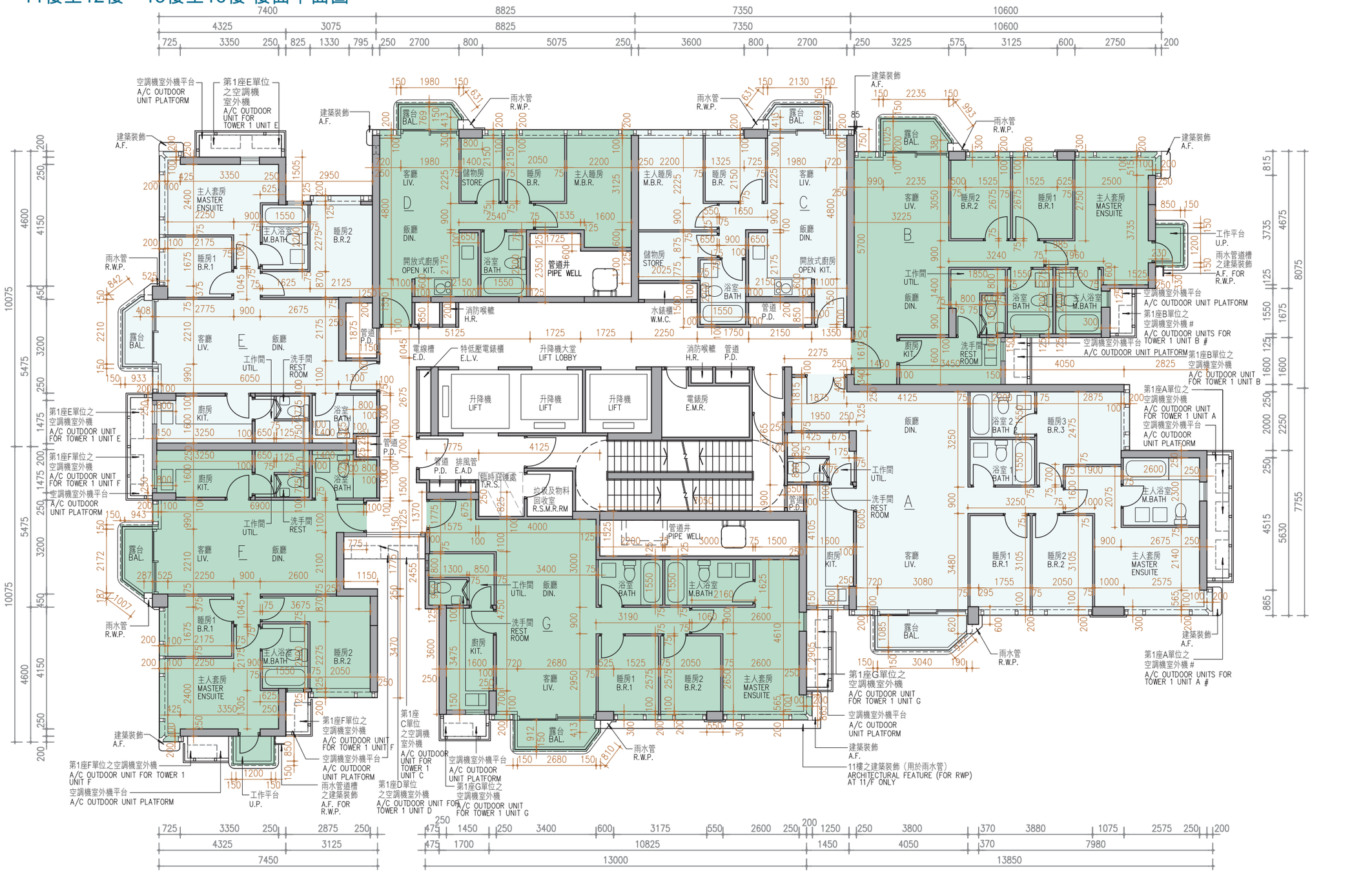
1. The dimensions in the floor plans are all structural dimensions in millimetre.
Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
** Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
包括本層地台跌級樓板之跌級深度 (300毫米)
** 包括本層地台跌級樓板之跌級深度 (350毫米)

TOWER 1 11/F-12/F, 15/F-16/F FLOOR PLAN
第1座 11樓至12樓，15樓至16樓 樓面平面圖

Scale: 0M 5M
比例：0M/米 5M/米



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

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

	Tower 座數	Floor 樓層	Units 單位						
			A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	11/F 11樓	150	150	150	150	150	150	150, 400
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3350###, 3400###
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）		12/F & 15/F 12樓及15樓	150	150	150	150	150	150	150, 400
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**	3200, 3200#, 3200**
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）		16/F 16樓	150	150	150	150	150	150	150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3100, 3150, 3450, 3450**, 3500**, 3750#, 3800**	3100, 3150, 3450, 3450#, 3450**, 3750#, 3800**	2950, 3100, 3150, 3300**, 3400#, 3450 , 3750#, 3800**,	3450, 3750#, 3800**	2950, 3100, 3150, 3300**, 3450, 3450#, 3750#, 3800**	3150, 3450, 3450#, 3500**, 3750#, 3800**	3100, 3150, 3450, 3750#, 3800**

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. (Note: 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。（註：不適用）

Notes :

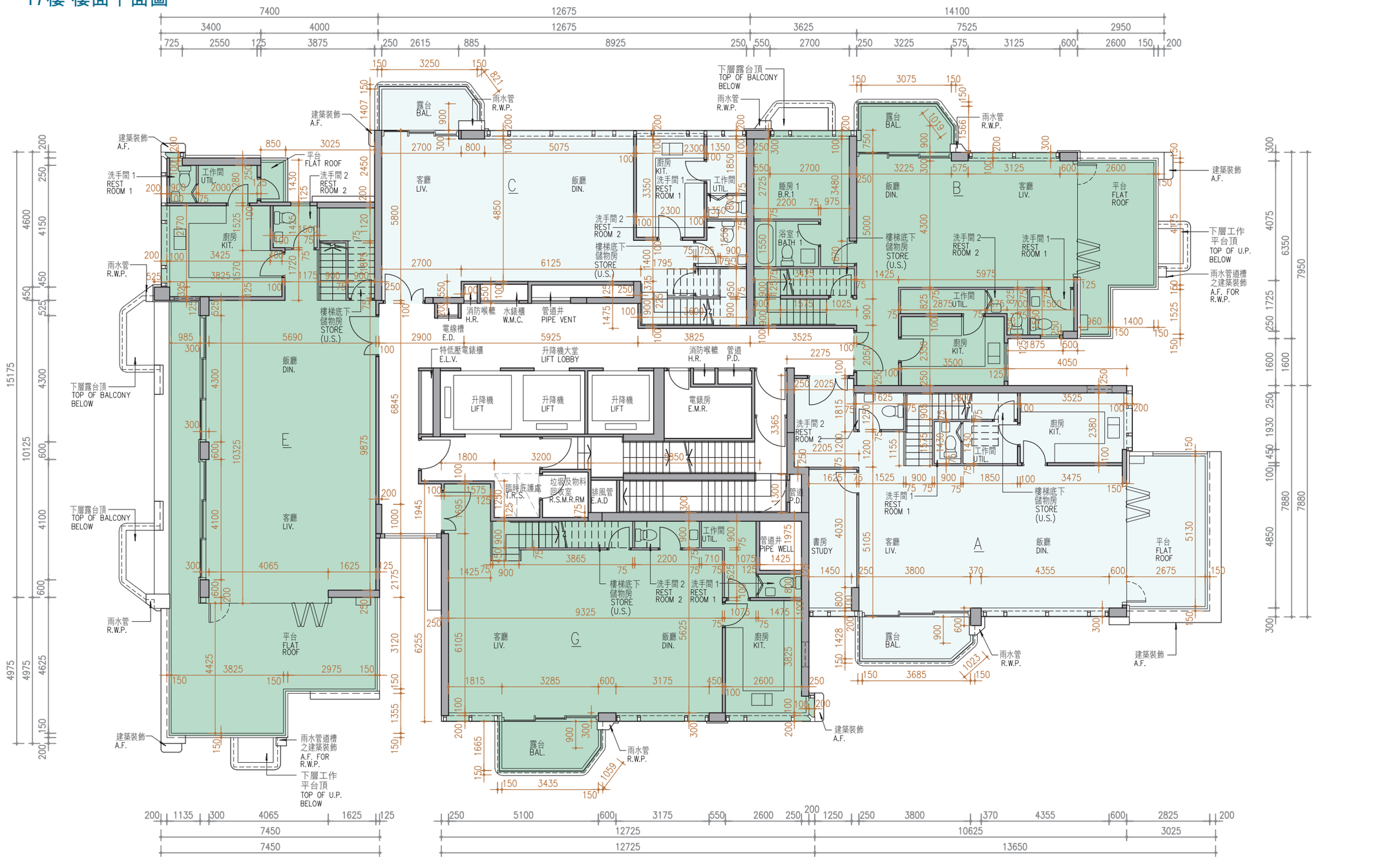
1. The dimensions in the floor plans are all structural dimensions in millimetre.
Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
** Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
包括本層地台跌級樓板之跌級深度 (300毫米)
** 包括本層地台跌級樓板之跌級深度 (350毫米)
包括本層地台跌級樓板之跌級深度 (500毫米)

TOWER 1 17/F FLOOR PLAN
第1座 17樓 樓面平面圖

Scale:
比例：0M/米 5M/米



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

	Tower 座數	Floor 樓層	Units 單位				
			A	B	C	E	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	17/F 17樓	150, 300	150, 200	150, 300	150, 300	150, 325
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3150, 3350, 3450, 3450#, 3650#, 3750#, 3800**	3150, 3350, 3450, 3500**, 3750#, 3800**	3450, 3650###, 3750#, 3800**, 3950###	3150, 3350, 3450, 3650###, 3800**, 3950###	3150, 3350, 3450, 3450**, 3750#, 3800**

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. (Note: 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。（註：不適用）

Notes :

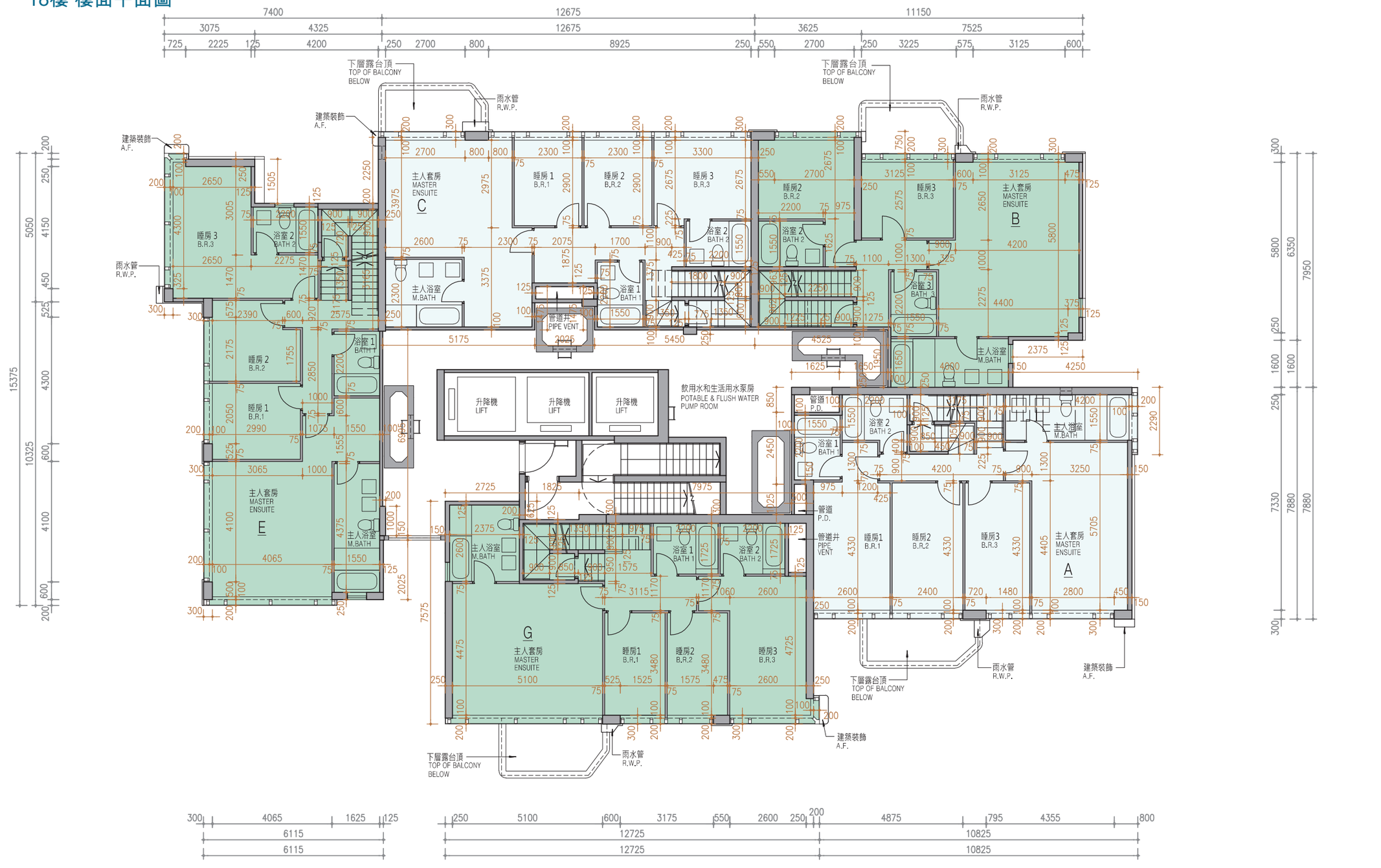
1. The dimensions in the floor plans are all structural dimensions in millimetre.
Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
** Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
包括本層地台跌級樓板之跌級深度 (300毫米)
** 包括本層地台跌級樓板之跌級深度 (350毫米)
包括本層地台跌級樓板之跌級深度 (500毫米)

TOWER 1 18/F FLOOR PLAN
第1座 18樓 樓面平面圖

Scale:
比例：0M/米 5M/米



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

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

	Tower 座數	Floor 樓層	Units 單位				
			A	B	C	E	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	18/F 18樓	150, 200	150, 200	150, 200	150, 200	150, 200
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3450, 3550*, 3750#	3450, 3550*, 3750#	3450, 3550*, 3750#	3450, 3550*, 3750#	3450, 3550*, 3750#

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. (Note: 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。（註：不適用）

Notes :

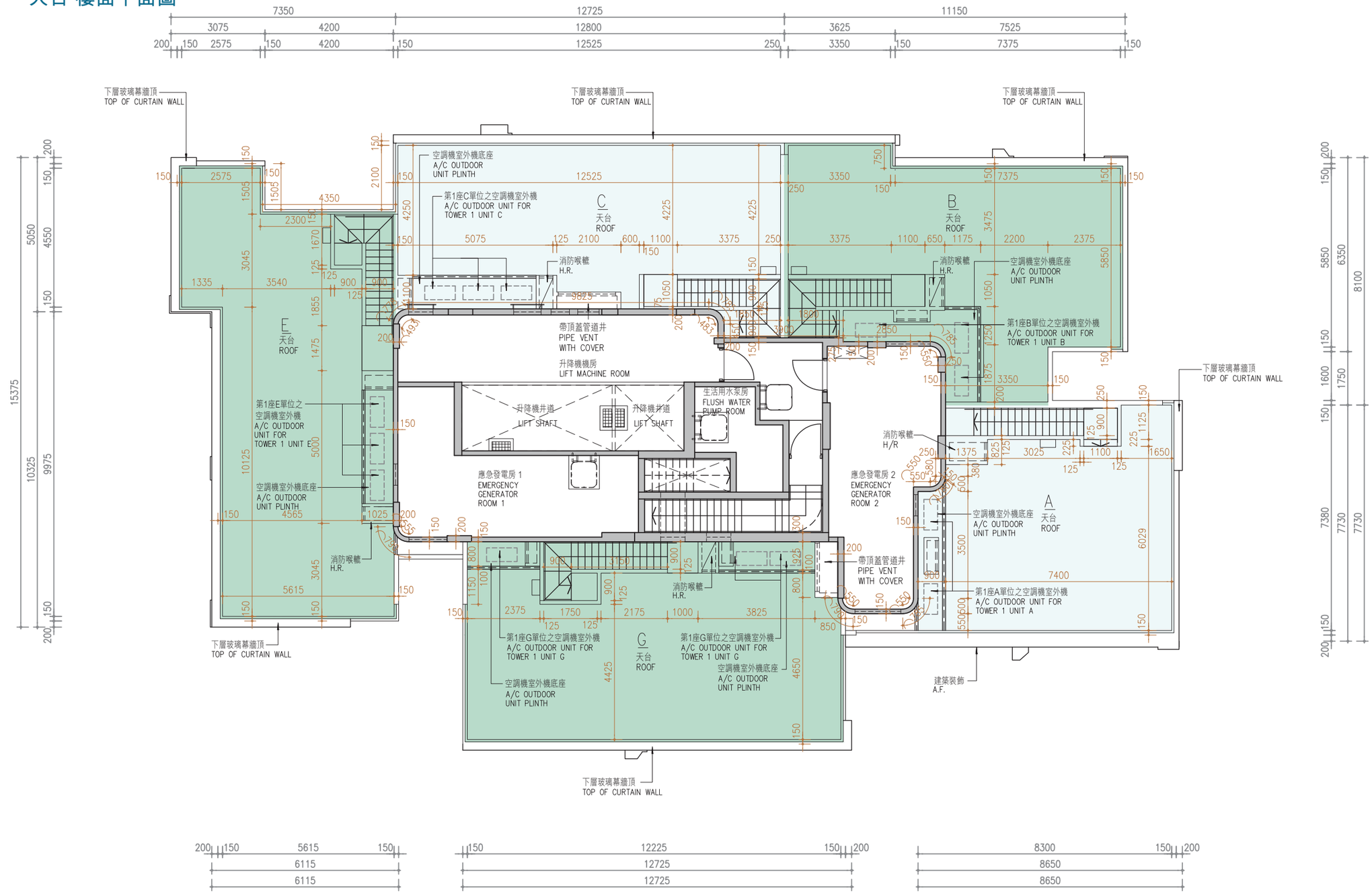
1. The dimensions in the floor plans are all structural dimensions in millimetre.
* Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
\# Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
* 包括本層地台跌級樓板之跌級深度 (100毫米)
\# 包括本層地台跌級樓板之跌級深度 (300毫米)

TOWER 1 R/F FLOOR PLAN
第1座 天台 樓面平面圖

Scale:
比例：0M/米 5M/米



TWO AIR-CONDITIONING OUTDOOR UNITS WILL BE INSTALLED WITH A DOUBLE DECK SYSTEM
兩部空調機室外機將會以雙層系統形式安裝

	Tower 座數	Floor 樓層	Units 單位				
			A	B	C	E	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1 第1座	Roof 天台	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: 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。（註：不適用）

Notes :

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

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積(包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	1/F & 2/F 1樓及2樓	B	156.770 (1687) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	48.786 (525)	-	-	-	-	-	-
	1/F 1樓	A	104.185 (1121) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	65.276 (703)	-	-	-	-	-	-
		C	44.829 (483) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	6.527 (70)	-	-	-	-	-	-
		D	46.746 (503) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	8.223 (89)	-	-	-	-	-	-
	2/F 2樓	A	108.769 (1171) 露台 Balcony: 3.863 (42) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		C	46.778 (504) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.746 (525) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
2. There is no verandah in the residential properties in the Phase.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積(包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	3/F 3樓	A	109.138 (1175) 露台 Balcony: 3.863 (42) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B	76.930 (828) 露台 Balcony: 2.742 (30) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	46.829 (504) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.287 (520) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		E	68.472 (737) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	21.429 (231)	-	-	-	-	-	-
		F	68.094 (733) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	28.564 (307)	-	-	-	-	-	-

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

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
2. There is no verandah in the residential properties in the Phase.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積(包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	5/F-10/F 5樓至10樓	A	109.138 (1175) 露台 Balcony: 3.863 (42) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B	76.930 (828) 露台 Balcony: 2.742 (30) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	46.829 (504) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.287 (520) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		E	71.032 (765) 露台 Balcony: 2.548(27) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		F	72.097 (776) 露台 Balcony: 2.502 (27) 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
2. There is no verandah in the residential properties in the Phase.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積(包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓	A	108.910 (1172) 露台 Balcony: 3.863 (42) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B	76.930 (828) 露台 Balcony: 2.742 (30) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	46.829 (504) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	48.287 (520) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		E	71.032 (765) 露台 Balcony: 2.548 (27) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		F	72.097 (776) 露台 Balcony: 2.502 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	83.261 (896) 露台 Balcony: 3.008 (32) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
2. There is no verandah in the residential properties in the Phase.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積(包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	17/F & 18/F 17樓及18樓	A	182.535 (1965) 露台 Balcony: 5.983 (64) 工作平台 Utility Platform: - (-)	-	-	-	13.635 (147)	-	-	58.199 (626)	-	-	-
		B	166.132 (1788) 露台 Balcony: 5.542 (60) 工作平台 Utility Platform: - (-)	-	-	-	12.438 (134)	-	-	71.089 (765)	-	-	-
		C	163.017 (1755) 露台 Balcony: 5.366 (58) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	67.611 (728)	-	-	-
		E	185.105 (1992) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	37.413 (403)	-	-	81.634 (879)	-	-	-
		G	181.769 (1957) 露台 Balcony: 5.998 (65) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	77.582 (835)	-	-	-

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

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
2. There is no verandah in the residential properties in the Phase.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 期數住宅物業並無陽台。

G/F CAR PARK FLOOR PLAN
地下停車場平面圖

Boundary of the Phase
期數的界線

Scale:
比例：0M/米 25M/米
N



Residential Car Parking Spaces
住宅停車位

Residential Motor Cycle Parking Space
住客電單車停車位

Visitor's Parking Spaces
訪客停車位

Residential Loading and Unloading Space
住客上落貨位

Accessible Visitor's Parking Space
傷健人士訪客停車位

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

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

Floor 樓層	Category of parking space 停車位類別	Parking Space Number 停車位編號	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
G/F 地下	Residential Car Parking Spaces 住宅停車位	BR1-BR29 BR1至BR29	29	5 x 2.5	12.5
	Accessible Visitor's Parking Space 傷健人士訪客停車位	BV1(D1)	1	5 x 3.5	17.5
	Residential Motor Cycle Parking Space 住客電單車停車位	BRM01	1	2.4 x 1	2.4
	Visitor's Parking Spaces 訪客停車位	BV2-BV5 BV2至BV5	4	5 x 2.5	12.5
	Residential Loading and Unloading Space 住客上落貨位	BL1	1	11 x 3.5	38.5

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

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

1. 在簽署臨時買賣合約時須支付款額為售價之5% 的臨時訂金；
2 買方在簽署臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有；
3. 如買方沒有於訂立臨時合約的日期之後5個工作日內簽立買賣合約-
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. Common Parts of the Phase

(a) Under the Principal Deed of Mutual Covenant of the Development (the "PDMC"), Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Remaining Portion of New Kowloon Inland Lot No.6584 (the "Land"):

(i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;

(ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344); or

(iii) which are from time to time designated by an owner to be Common Parts in accordance with the PDMC.

These include Greenery Areas, Recreational Facilities, Visitors' Parking Space, Parking Spaces for the Disabled Persons and loading and unloading spaces.

Under the Sub-Deed of Mutual Covenant of the Phase (the "SDMC"), Phase 2 Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, Conduits or other matters in the Phase:

(i) which are intended for the common use and benefit of different Owners, occupiers, licensees or invitees of the Land or any part thereof; or

(ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344).

Phase 2 Common Parts forms part of Common Parts of the Development under the PDMC.

(b) Under the PDMC Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of different Flats and Parking Spaces) (and this includes the Development Common Parts in the Phase), Residential Common Parts (provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Flats) (and this includes the Residential Common Parts in the Phase) and Parking Common Parts (provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Parking Spaces and Residential Common Parking Spaces) (and this includes the Parking Common Parts in the Phase).

(c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.

(d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.

(f) The owners may not alter the Common Parts or do anything which may interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.

(g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

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

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

Tower	Floor	Unit	No. of Undivided Shares allocated to each Unit
Tower 1	1/F & 2/F	B	162
	1/F	A	111
		C	45
		D	48
	2/F	A	109
		C	47
		D	49
	3/F	A	109
		B	77
		C	47
		D	48
		E	71
		F	71
	5/F-10/F	A	109
		B	77
		C	47
		D	48
		E	71
		F	72
	11/F-12/F & 15/F-16/F	A	109
		B	77
		C	47
		D	48
		E	71
		F	72
		G	83
	17/F & 18/F	A	190
		B	174
		C	170
		E	197
		G	190

a) First residential floor starts on 1/F and there is no designation of 4/F, 13/F & 14/F.

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

The Manager will be appointed from the date of the PDMC for an initial term of two years commencing on the date of the PDMC until terminated in accordance with the PDMC. The appointment of the Manager may be terminated according to the provisions of the PDMC.

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

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's Remuneration) in such manner, amount and proportion as provided in the PDMC by reference to the Management Shares allocated to his Unit. In general,

(a) the owners of Units shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units;

(b) the owners of Flats shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their Flats; and

(c) the owners of Flats shall contribute towards the Parking B Percentage of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to their Flats.

"Parking B Percentage" means:

$$\frac{\text{Residential Common Parking Spaces Lump Sum}}{\text{Parking Spaces Lump Sum + Residential Common Parking Spaces Lump Sum}} \times 100\%$$

"Residential Common Parking Spaces Lump Sum" means:

(i) the total number of Residential Common Parking Spaces in all Completed Phases having a size of 12.5 square metres; PLUS

(ii) 1.4 times total number of those Residential Common Parking Spaces in all Completed Phases having a size of 17.5 square metres (1.4 being the ratio of 17.5 square metres to 12.5 square metres).

Parking Spaces Lump Sum" means:

(i) the total number of Car Parking Spaces (each of them having a size of 12.5 square metres) in all Completed Phases; PLUS

(ii) 0.192 times the total number of Motorcycle Parking Spaces (each of them having a size of 2.4 square metres, while 0.192 being the ratio of 2.4 square metres to 12.5 square metres) in all Completed Phases.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Phase is different from the total number of Management Shares in the Phase. The total number of Management Shares in the Phase is 6,866. The total number of Management Shares in a subsequent phase of the Development is to be set out in the Sub-Deed of Mutual Covenant of that subsequent phase.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months' monthly management fee.

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

There is no area in the Phase which is retained by the owner for that owner's own use as referred to in section 14(2) (f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

1. 期數的公用部分

(a) 在發展項目主公契（「主公契」）下，公用部分指所有在新九龍內地第6584號餘段（「該土地」）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：

(i) 該部分為該土地或其任何部分之不同業主、佔用人、被許可人或被邀請人共同使用與享用；

(ii) 該部分符合《建築物管理條例》（第344章）第2條中「公用部分」的定義；或

(iii) 該部分由業主不時根據主公契指定為公用部分。

上述包括綠化面積、休憩設施、訪客停車位、傷殘人士停車位及上落客貨車位等。

在期數副公契（「副公契」）下，第二期公用部分指所有在期數內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：

(i) 該部分為該土地或其任何部分之不同業主、佔用人、被許可人或被邀請人共同使用與享用；或

(ii) 該部分符合《建築物管理條例》（第344章）第2條中「公用部分」的定義。

第二期公用部分屬主公契下發展項目公用部分的一部分。

(b) 主公契下公用部分分為發展項目公用部分（提供或安裝給所有不同住宅單位及停車位業主、佔用人、被許可人或被邀請人共同使用與享用）（此包括期數內的發展項目公用部分）、住宅公用部分（提供或安裝給不同住宅單位的業主、佔用人、被許可人或被邀請人共同使用與享用）（此包括期數內的住宅公用部分）及停車場公用部分（提供或安裝給不同停車位及住宅公用停車位的業主、佔用人、被許可人或被邀請人共同使用與享用）（此包括期數內的停車場公用部分）。

(c) 業主有權為了所有有關正當使用與享用其單位的目的使用公用部分。

(d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供其個人使用或享用。

(e) 業主不得阻塞公用部分，亦不得在或對該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。

(f) 業主不得更改公用部分或作出任何事情，以干涉或損壞公用部分或對公用部分的正常運作有不利影響。

(g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予期數中各住宅物業的不分割份數的數目

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

座數	樓層	單位	每個單位獲分配的不分割份數數目
第1座	1樓及2樓	B	162
	1樓	A	111
		C	45
		D	48
	2樓	A	109
		C	47
		D	49
	3樓	A	109
		B	77
		C	47
		D	48
		E	71
		F	71
	5樓至10樓	A	109
		B	77
		C	47
		D	48
		E	71
		F	72
	11樓至12樓及15樓至16樓	A	109
		B	77
		C	47
		D	48
		E	71
		F	72
		G	83
	17樓及18樓	A	190
		B	174
		C	170
		E	197
		G	190

a) 首個住宅樓層由1樓開始及不設4樓、13樓及14樓。

3. 期數的管理人的委任年期

管理人的首屆任期為由「主公契」生效日開始起計兩年，直至按主公契所訂終止。管理人的委任可按主公契的條文終止。

4. 在期數中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按主公契指明的方式、金額及比例分擔的管理開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

(a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；

(b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支；及

(c) 住宅物業業主須按分配到其住宅物業之管理份數之「乙停車場百分比」分擔有關停車場公用部分之管理開支。

「乙停車場百分比」是指：

$$\frac{\text{住宅公用停車位總數}}{\text{停車位總數} + \text{住宅公用停車位總數}} \times 100\%$$

「住宅公用停車位總數」是指：

(i) 在所有已完成期數內面積為12.5平方米的住宅公用停車位總數；加以

(ii) 在所有已完成期數內面積為17.5平方米的住宅公用停車位總數乘以1.4倍（1.4為17.5平方米比12.5平方米之比例）。

「停車位總數」是指：

(i) 在所有已完成期數內停車位總數（每一該停車位的面積為12.5平方米）；加以

(ii) 在所有已完成期數內的電單車停車位總數乘以0.192倍（每一該電單車停車位的面積為2.4平方米，而0.192為2.4平方米比12.5平方米之比例）。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯期數不分割份數總數與期數管理份數總數不同。期數之管理份數總數為6,866。發展項目期後之期數之管理份數總數將在該期後之期數之分公契中列出。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人（即賣方）在期數中保留作自用的範圍（如有的話）

本期數並無《一手住宅物業銷售條例》（第621章）附表1第1部第14(2)(f)條所提及之擁有人在期數中保留作自用的範圍。

1. The lot number of the land on which the Phase is situated:

   The Remaining Portion of New Kowloon Inland Lot No. 6584

2. The term of years under the lease:

   A term of 50 years from 13 December 2016.

3. The user restrictions applicable to that land:

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

   (b) 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.

   (c) Notwithstanding the user restriction stipulated in the Land Grant, no air sensitive uses including but not limited to domestic use and outdoor recreational facilities such as exercise area, gardens with seats, playground, swimming pool and ball courts shall be erected, constructed or provided on, over or within those portions of the lot shown edged purple on the plan annexed to the Land Grant. For the purpose of paragraph 3(c), the decision of the Director of Environmental Protection as to what constitutes air sensitive uses shall be final and binding on the grantee.

4. The facilities that are required to be constructed and provided for the Government, or for public use:

   (a) Such portions shown coloured green on the plan annexed to the Land Grant ("the Green Area") which are required to be laid and formed by the grantee and the associated slopes, retaining structures and platforms; and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("the Director") may at his sole discretion require which are required to be provided and constructed by the grantee (collectively "the Green Area Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Area.

   (b) Such portion shown coloured yellow on the plan annexed to the Land Grant ("the Yellow Area") and the associated slopes, retaining structures and platforms which are required to be laid, formed, surfaced and drained by the grantee for the purpose of carrying out and completing the slope works thereon; all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings as the Director may require to be constructed, installed and provided by the grantee within the Yellow Area ; and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings constructed, installed and provided thereon or therein to be maintained by the grantee.

   (c) The portions of the lot shown coloured pink hatched blue and pink hatched black hatched blue on the plan annexed to the Land Grant which are required to be laid, formed, surfaced, kerbed and channelled by the grantee (those portions of the lot are respectively referred to as "the Pink Hatched Blue Area" and "the Pink Hatched Black Hatched Blue Area" and collectively referred to as "the Pedestrian Crossing"); and such culverts, pavements or such other structures ("the Pedestrian Crossing Structures") as the Director may at his sole discretion require which are required to be provided and constructed by the grantee so that pedestrian and vehicular traffic may be carried on the Pedestrian Crossing; and such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require to be constructed, installed and provided on the Pedestrian Crossing; and the Pedestrian Crossing together with the Pedestrian Crossing Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to be maintained by the grantee.

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

   (a) The Development is required to be completed and made fit for occupation on or before 31 March 2026 (Note: that date has been extended to 30 September 2026).

   (b) The grantee shall throughout the tenancy: (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 in good and substantial repair and condition in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

   (c) (i) The grantee shall :

      (I) on or before 31 March 2021 (Note: that date has been extended to 30 September 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 all respects to the satisfaction of the Director :

         (1) (A) carry out and complete such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director in his absolute discretion may require on the Green Area; and

            (B) lay and form the Green Area and the associated slopes, retaining structures and platforms;

         in compliance with the Building Ordinance, any regulations made thereunder and any amending legislation; and

         (2) provide and construct the Green Area Structures

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

      (II) on or before 31 March 2021 (Note: that date has been extended to to 30 September 2021) or such other dates as may be approved by

the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such water mains, utilities, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, traffic signals, street furniture, road markings and plant as the Director may require; and

(III) maintain at his own expense the Green Area together with the Green Area Structures and all structures, surfaces, water mains, utilities, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, traffic signals, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with the Land Grant.

(ii) In the event of the non-fulfilment of the grantee's obligations under paragraph 5(c)(i) 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 grantee 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 should be final and shall be binding upon the grantee.

(iii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of grantee's obligations under paragraph 5(c)(i) or the exercise of the rights by the Government under paragraph 5(c)(ii) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(iv) (I) In the event that any landslip or subsidence or falling away occurs within the Green Area prior to re-delivery of possession of the Green Area to the Government in accordance with paragraph 5(d), the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the grantee), have also been affected.

(II) The grantee shall at all times indemnify and keep indemnified the Government, its agents and contractors from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of the landslip, subsidence or falling away referred to in paragraph 5(c)(iv)(I).

(III) The grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Area and, subject to the prior written approval of the Director, the grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping.

(IV) In addition to paragraph 5(c)(ii) and any other rights or remedies the Government may have in respect of any breach of the conditions under the Land Grant, the Director may at any time by notice in writing call upon the grantee to carry out geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by the landslip, subsidence or falling away referred to in paragraph 5(c)(iv)(I), and if the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may execute and carry out the required works at the cost of the grantee 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 on the grantee.

(d) For the purpose only of carrying out the necessary works specified in paragraph 5(c), the grantee shall on the date of the Land Grant be granted possession of the Green Area. The Green Area as a whole shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the grantee on the date of a letter from the Director indicating that the conditions under the Land Grant have been complied with to his satisfaction. The grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under paragraph 5(c) or otherwise.

(e) The grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in paragraph 5(c) .

(f) The grantee shall at all reasonable times while he is in possession of the Green Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area for the purposes of inspecting, checking and supervising any works to be carried out in compliance with paragraph 5(c)(i), paragraph 5(c)(iv)(I) and paragraph 5(c)(iv)(III) and the carrying out, inspecting, checking and supervising of the works under paragraph 5(c)(ii) and paragraph 5(c)(iv)(IV) and any other works with the Director may consider necessary in the Green Area.

(g) (i) The grantee shall :

(I) on or before 31 March 2021 (Note: that date has been extended to 30 September 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 in all respects to the satisfaction of the Director:

(1) carry out and complete such geotechnical investigation, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require (collectively the "slope works") on the Yellow Area; and

(2) lay, form, surface and drain the Yellow Area and the associated slopes, retaining structures and platforms for the purpose of carrying out and completing the slope works,

in compliance with the Building Ordinance, any regulations made thereunder and any amending legislation; and

(II) on or before 31 March 2021 (Note: that date has been extended to 30 September 2021) or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director construct, install and provide within the Yellow Area such structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings as the Director may require; and

(III) 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 to the Government in accordance with paragraph 5(h).

(ii) In the event of the non-fulfilment of the grantee's obligations under paragraph 5(g)(i) 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 grantee 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 should be final and shall be binding on the grantee.

(iii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of the grantee's obligations under paragraph 5(g)(i) or the exercise of the rights by the Government under paragraph 5(g)(ii) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(iv) (I) In the event that any landslip, subsidence or falling away occurs within the Yellow Area or any part or parts thereof prior to re-delivery of possession of the whole of the Yellow Area to the Government in accordance with paragraph 5(h), the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the grantee), have also been affected.

(II) The grantee shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of the landslip, subsidence or falling away referred to in paragraph 5(g)(iv)(I).

(III) The grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Yellow Area or any part or parts thereof and, subject to the prior written approval of the Director, the grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping.

(IV) In addition to paragraph 5(g)(ii) and any other rights or remedies the Government may have in respect of any breach of the conditions of Land Grant, the Director may at any time by notice in writing call upon the grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by the landslip, subsidence or falling away referred to in paragraph 5(g)(iv)(I), and if the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may execute and carry out the required works at the cost of the grantee 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 on the grantee.

(h) For the purpose only of carrying out the necessary works specified in paragraph 5(g), the grantee shall on the date of the Land Grant be granted possession of the Yellow Area. The Yellow Area, or any part or parts of the Yellow Area as the Director may at his sole discretion specify or require, shall be re-delivered by the grantee to the Government on demand of the Director at any time or times.

(i) The grantee shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in paragraph 5(g).

(j) The grantee shall at all reasonable times prior to the re-delivery of the whole of the Yellow Area to the Government permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Yellow Area for the purposes of inspecting, checking and supervising any works to be carried out in compliance with paragraph 5(g)(i), 5(g)(iv)(I) and 5(g)(iv)(III) and the carrying out, inspecting, checking and supervising of the works under paragraph 5(g)(ii) and paragraph 5(g)(iv)(IV) and any other works which the Director may consider necessary in the Yellow Area.

(k) The grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with the conditions of the Land Grant 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 31 March 2026 (Note: that date has been extended to 30 September 2026).

(l) Except with the prior written consent of the Director, no building, structure, support for any building(s) or structure(s), or projection shall be erected or constructed or placed on, over, above, under, below or within the Pedestrian Crossing except:

(i) the structure(s) provided or constructed in accordance with paragraph 5(m); and

(ii) regarding the Pink Hatched Black Hatched Blue Area, or the structure(s) referred to in the Land Grant.

(m) (i) The grantee shall:

(I) on or before 31 March 2021 (Note: that date has been extended to 30 September 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 all respects to the satisfaction of the Director:

(1) lay and form the Pedestrian Crossing; and

(2) provide and construct the Pedestrian Crossing Structures

so that vehicular and pedestrian traffic may be carried on the Pedestrian Crossing;

(II) on or before 31 March 2021 (Note: that date has been extended to 30 September 2021) or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Pedestrian Crossing and construct, install and provide thereon or therein such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and

(III) maintain at his own expense the Pedestrian Crossing together with the Pedestrian Crossing Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as the Pedestrian Crossing has been surrendered to the Government in accordance with the Land Grant.

(ii) In the event of the non-fulfilment of the grantee's obligations under paragraph 5(m)(i) 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 grantee 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 should be final and shall be binding upon the grantee.

(iii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of grantee's obligations under paragraph 5(m)(i) or the exercise of the rights by the Government under paragraph 5(m)(ii) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(n) The grantee shall at all reasonable times prior to the surrender of the whole of the Pedestrian Crossing to the Government in accordance with paragraph 5(o)(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot including the Pedestrian Crossing for the purposes of inspecting, checking and supervising any works to be carried out in compliance with paragraph 5(m)(i) and the carrying out, inspecting, checking and supervising of the works under paragraph 5(m)(ii) and any other works with the Director may consider necessary in the Pedestrian Crossing.

(o) (i) The grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up to the Government vacant possession of the Pedestrian Crossing or any part or parts thereof as the Director may at his sole discretion specify together with the whole or such part or parts of the Pedestrian Crossing Structures and the whole or such part or parts of all structures, facilities, services and installations as referred to in paragraph 5(m)(i)(III) as the Director may at his sole discretion specify except the Approved Structures referred to in paragraph 5(t), if any, erected or constructed with the prior written consent of the Director given under the Land Grant but otherwise and free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the grantee provided always that the Government shall be under no obligation to accept surrender of the Pedestrian Crossing or any part or parts thereof at the request of the grantee, but may do so as and when the Government sees fit. For this purpose, the grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require.

(ii) The grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings erected or to be erected on the lot or enter into any agreement so to do prior to the surrender of the whole of the Pedestrian Crossing to the Government in accordance with paragraph 5(o)(i) unless and until the grantee has at his own expense carved out the Pedestrian Crossing from the lot to the satisfaction of the Director provided that this paragraph 5(o)(ii) shall not apply to a building mortgage as provided in the Land Grant. Prior to the said carving out, the grantee shall at his own expense submit the carving out document to the Director for his written approval.

(p) (i) (I) The grantee shall not use the Pedestrian Crossing or any part or parts thereof for any purpose other than vehicular traffic and public pedestrian passage on foot or by wheelchair or such other purposes as the Director at his sole discretion may approve.

(II) Without prejudice to the generality of paragraph (5)(p)(i)(I), no goods or vehicles shall be stored or parked within the Pedestrian Crossing or any part or parts thereof.

(ii) The grantee shall after the works referred to in paragraph (5)(m)(i)(I) & paragraph 5(m)(i)(II) have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pedestrian Crossing to the Government in accordance with paragraph 5(o)(i), permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the Pedestrian Crossing.

(iii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of the grantee's obligation under paragraph (5)(p)(ii) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(q) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the grantee contained in paragraph (5)(p)(ii) neither the grantee intends to dedicate nor the Government consents to any dedication of Pedestrian Crossing or any part or parts thereof to the public for the right of passage.

(r) (i) It is expressly agreed and declared that the obligation on the part of the grantee contained in paragraph 5(p)(ii) 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 grantee 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.

(ii) It is further expressly agreed and declared that the obligation on the part of the grantee contained in paragraph 5(o)(i) 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(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor, or otherwise and for the avoidance of doubt the grantee 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(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(s) The grantee agrees and accepts that upon development or redevelopment of the lot or any part thereof, after the surrender of the Pedestrian Crossing or any part of parts thereof pursuant to paragraph 5(o)(i), due to the reduction in the area of the lot or otherwise, he may not be able to attain the maximum gross floor area permitted under the Land Grant. The Government shall have no liability and the grantee shall have no claim for compensation or refund of premium or otherwise whatsoever against the Government, if the maximum gross floor area permitted under the Land Grant cannot be attained.

(t) Where structure or structures has or have been erected or constructed with the prior written consent of the Director given under the Land Grant (the "Approved Structures"):

(i) no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Building Ordinance, any regulations made thereunder and any amending legislation) shall be made to the Approved Structures or any part or parts thereof except with the prior written approval of the Director;

(ii) the Government shall have no responsibility or liability for or in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person by reasons of the Approved Structures or otherwise, whether before or after the surrender of the Pedestrian Crossing or any part or parts thereof to the Government pursuant to paragraph 5(o)(i), and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance;

(iii) without prejudice to any other rights of the Government, the Director shall at any time and at his absolute discretion have the right to serve upon the grantee a written notice of not less than three calendar months requiring the grantee to demolish and remove the Approved Structures or any part or parts thereof as the Director may specify without giving any reason therefor and the Government shall not be responsible for or in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the demolition or removal of the Approved Structures or any part or parts thereof or otherwise, and the grantee shall not be entitled to any claim whatsoever against the Government or any compensation whatsoever, whether in respect of any such loss, damage, nuisance, disturbance or otherwise;

(iv) the grantee shall at all times, at his own expense, maintain the Approved Structures in good and substantial repair and condition, and carry out maintenance (including but not limited to all necessary repairs, cleaning and any other works as may be required by the Director) of and to the Approved Structures, in all respect to the satisfaction of the Director until the demolition or the removal of the Approved Structures; and

(v) the grantee shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, presence, removal or demolition of the Approved Structures or the state and condition of the Approved Structures or the lack of repair or maintenance of the Approved Structures or otherwise in respect of the Approved Structures.

(u) Any private streets, roads and lanes which by the conditions under the Land Grant are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased

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

(v) The grantee shall at his own expense maintain those parts of recreational facilities provided within the lot and facilities ancillary thereto which are exempted from the gross floor area calculation pursuant to the Land Grant ("the Exempted Facilities") in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the residential block(s) in the Development and their bona fide visitors and by no other person or persons.

(w) (i) The grantee 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 paragraph (5)(w)(ii).

(ii) (I) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.

(II) Not less than 50% of such 20% referred to in paragraph (5)(w)(ii)(I) above ("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) The decision of the Director as to which landscaping works proposed by the grantee constitutes the 20% referred to in paragraph (5)(w)(ii)(I) above shall be final and binding on the grantee.

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

(iii) The grantee 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.

(iv) The grantee 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.

(x) (i) Spaces shall be provided within Site A (as defined under the Land Grant) to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate ("the Site A Residential Parking Spaces").

(ii) 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 building(s) erected or to be erected on the lot shall be provided according to a prescribed rate ("the Site A Visitors' Parking Spaces).

(iii) Out of the spaces referred to in paragraph 5(x)(i) (as may be varied under the Land Grant) and paragraph 5(x)(ii) , the grantee shall reserve and designate such number of spaces for the parking of motor vehicles in Site A by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation as the Building Authority may require and approve ("the Site A Parking Spaces for the Disabled Persons").

(iv) Spaces shall be provided within Site A to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate ("the Site A Motor Cycle Parking Spaces").

(v) Spaces shall be provided within Site A to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate ("the Site A Loading and Unloading Spaces").

(y) (i) Spaces shall be provided within Site B (as defined under the Land Grant) to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate ("the Site B Residential Parking Spaces").

(ii) 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 building(s) erected or to be erected on the lot shall be provided according to a prescribed rate ("the Site B Visitors' Parking Spaces").

(iii) Out of the spaces referred to in paragraph 5(y)(i) (as may be varied under the Land Grant conditions) and paragraph 5(y)(ii), the grantee shall reserve and designate such number of spaces for the parking of motor vehicles in Site B by disabled

persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation as the Building Authority may require and approve ("the Site B Parking Spaces for the Disabled Persons").

(iv) Spaces shall be provided within Site B to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate ("the Site B Motor Cycle Parking Spaces").

(v) Spaces shall be provided within Site B to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate ("the Site B Loading and Unloading Spaces").

(z) The grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except as provided for in paragraph 5(c), paragraph 5(g) and paragraph 5(ac) or with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

(aa) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the grantee under the conditions of the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant 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. In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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. In addition to any other rights or remedies provided in the Land Grant for breach of any of the conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

(ab) Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director. If the grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the grantee shall on demand pay to the Government the cost thereof.

(ac) (i) The grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works on the area shown coloured green hatched black on the plan annexed to the Land Grant ("the Green Hatched Black Areas") as the Director at his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Areas at any time during the term of the Land Grant, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining area which, in the opinion of the Director (whose opinion shall be final and binding on the grantee), have also been affected. The grantee shall at all times indemnify and keep indemnified the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions of the Land Grant, the Director may at any time by notice in writing call upon the grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may execute and carry out the required works at the cost of the grantee who shall on demand pay to the Government the cost thereof.

(ii) Notwithstanding paragraph 5(ac)(i), the obligations and rights of the grantee in respect of the Green Hatched Black Areas or any part thereof shall absolutely determine upon the Government giving

to the grantee notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officer by the grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of paragraph 5(ac)(i).

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

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

(ae)(i) The grantee expressly acknowledges and accepts that the Affected Areas (as defined in the Land Grant) fall within the 250-metre consultation zone of the restored Sai Tso Wan Landfill ("the Landfill"). The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the presence, use or operation of the Landfill, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(ii) The grantee shall on or before 31 March 2018 or such other date approved by the Director of Environmental Protection, at his own expense and in all respects to the satisfaction of the Director of Environmental Protection, submit or cause to be submitted to the Director of Environmental Protection for his written approval a qualitative landfill gas assessment report in respect of the Landfill ("the LG Report") which shall:

(I) be duly prepared by a competent professional person in accordance with the requirement as the Director of Environmental Protection may from time to time at his absolute discretion specify or require, including but not limited to the Landfill Gas Hazard Assessment Guidance Note and the Professional Persons Environmental Consultative Committee Practice Note No. 3/96, both issued by the Environmental Protection Department, and any amendment thereto or substitution therefor; and

(II) contain, among others, such information and particulars as the Director of Environmental Protection may require, identify all potential landfill gas problems and hazards as may arise from the development of the lot, and propose precautionary and protection measures to mitigate the potential landfill gas problems and hazards so identified and such other problems or hazards as may be identified by the Director of Environmental Protection ("the Mitigation Measures").

(iii) The grantee shall, at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement all the Mitigation Measures proposed in the LG Report as approved by the Director of Environmental Protection under paragraph 5(ae)(ii) ("the Approved LG Mitigation Measures") in all respects to the satisfaction of Director of Environmental Protection.

(iv) Upon completion of implementation of all the Approved LG Mitigation Measures, the grantee shall, at his own expense, prepare and submit to the Director of Environment Protection a written confirmation prepared by a competent professional person representing the grantee, who shall confirm to the Director of Environment Protection that all the Approved LG Mitigation Measures have been properly implemented, provided that nothing in this paragraph 5(ae)(iv) shall prejudice the provisions under paragraph 5(ae)(iii) and paragraph 5(ae)(vi) or the Government's rights under the Land Grant.

(v) No building works, site formation works or any other works whatsoever, whether or not required or permitted to be constructed or carried out under the conditions of the Land Grant, shall be commenced on the Affected Areas or any part thereof until the LG Report shall have been approved in writing by the Director of Environmental Protection under paragraph 5(ae)(ii).

(vi) The grantee shall have the sole responsibility at his own expense to carry out and implement the Approved LG Mitigation Measures in all respects to the satisfaction of Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the grantee for any loss, damage, nuisance or disturbance caused to or suffered by the grantee whether arising out of or incidental to the fulfilment of the grantee's obligations under this paragraph 5(ae)(vi) or otherwise, and no claim whatsoever shall be made against the Government or its officers by the grantee in respect of any such loss, damage, nuisance or disturbance.

(vii) For the purpose of paragraph 5(ae)(ii) and paragraph 5(ae)(iv), the decision of the Director of Environment Protection as to whether a person is a competent professional person shall be final and binding on the grantee.

(af) (i) The grantee shall on or before 30 September 2017 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director, submit or cause to be submitted to the Director for his written approval a noise impact assessment ("the NIA") on the development of the lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts on the development of the lot and proposals for appropriate noise mitigation measures ("the Noise Mitigation Measures").

(ii) The grantee shall, at his own expense and within such time limit as shall be stipulated by the Director carry out and implement all the Noise Mitigation Measures contained in the NIA as approved by the Director under paragraph 5(af)(i) ("the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.

(iii) No building works (except ground investigation and site formation works) shall be commenced on the lot or any part thereof until the NIA submitted in accordance with paragraph 5(af)(i) shall have been approved in writing by the Director under paragraph 5(af)(i).

(iv) The grantee shall have the sole responsibility at his own expense to carry out and implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the grantee for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee whether arising out of or incidental to the fulfilment of the grantee's obligations under paragraph 5(af) or otherwise and no claim whatsoever shall be made against the Government or its officers by the grantee in respect of any such loss, damage, nuisance or disturbance.

(ag) In the event that the Approved Noise Mitigation Measures comprise the erection or construction of a noise barrier or noise barriers on the lot with projection extending beyond the boundary of the lot and over and above any portion of the adjoining Government land ("the Noise Barrier"), the following conditions shall apply:

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

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

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

(iv) the grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this paragraph 5(ag)(iv), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

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

(vi) subject to the prior written approval of the Director, the grantee, his contractors, workmen or any other persons authorized by the grantee shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this paragraph 5(ag)(vi);

(vii) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in paragraph 5(ag)(vi) and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance;

(viii) the grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;

(ix) the Director shall, at any time and at his absolute discretion, have the right to serve upon the grantee a written notice requiring the grantee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

(x) in the event of the non-fulfilment of any of the grantee's obligations under paragraph 5(ag), the Director may carry out the necessary works and the grantee shall pay to the Director on demand the cost of such works, such sum to be determined by the Director whose determination shall be final and shall be binding upon the grantee;

(xi) the grantee shall at all times permit the Director, his officers, contractors, his or their workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking, and supervising any works to

be carried out in accordance with paragraph 5(ag)(i), paragraph 5(ag)(iv) and paragraph 5(ag)(ix) and carrying out any works in accordance with paragraph 5(ag)(x) or any other works which the Director may consider necessary;

(xii) neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of the grantee's obligations under paragraph 5(ag), the exercise by the Director of the right of entry under paragraph 5(ag)(xi) or the carrying out of any works under paragraph 5(ag)(x) and the grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers or any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and

(xiii) the grantee shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, claims, losses, costs, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under paragraph 5(ag)(x).

(ah)(i) The grantee shall on or before 30 September 2017 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his written approval a sewage impact assessment ("the SIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works ("the SIA Mitigation Measures").

(ii) The grantee shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement all the SIA Mitigation Measures contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.

(iii) The technical aspects of the SIA shall, at the grantee's own expense and in all respects to the satisfaction of Director of Environmental Protection and the Director of Drainage Services, be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(iv) No building works (except ground investigation and site formation works) shall be commenced on the lot or any part thereof until the SIA submitted in accordance with paragraph 5(ah)(i) shall have been approved in writing by the Director of Environmental Protection under paragraph 5(ah)(i).

(v) The grantee shall have the sole responsibility at his own expense to carry out and implement the Approved SIA Mitigation Measures in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the grantee for any cost, damage or loss caused to or suffered by the grantee whether arising out of or incidental to the fulfilment of the grantee's obligations under this paragraph 5(ah) or otherwise, and no claim whatsoever shall be made against the Government or its officers by the grantee in respect of any such cost, damage or loss.

(ai)(i) The grantee expressly acknowledges and accepts that the lot, the Green Area, the Green Hatched Black Areas and the Yellow Area (collectively "the Affected Areas") are within the influence zone of the Tseung Kwan O - Lam Tin Tunnel project ("the Project") and that the Affected Areas will be affected by the blasting works in connection with the Project ("blasting works"), which blasting works will last and subsist for at least forty-eight calendar months from the date of the Land Grant or such longer period as may be required by the Director ("the Relevant Period"). The grantee shall at all times during the Relevant Period, at his own expense, take all possible steps, measures and precautions to ensure the structural integrity and safety of all his works and the building works carried out or to be carried out within the Affected Areas and safety of the grantee, his employees and agents, contractors and sub-contractors, and his and their officers and workmen (collectively "the Grantee's personnel") and any other persons, whether or not employed to work within the Affected Area, including but not limited to the vacation and evacuation of the Grantee's personnel and any other persons from the Affected Areas as may be required by the Director of Civil Engineering and Development at all times between 5:00 p.m. to 7:00 p.m. on each day on which blasting works are actually carried out (each such day is a "blasting day").

(ii) Without prejudice to grantee's obligation under paragraph 5(ai)(i) and paragraph 5(ai)(iii), during the Relevant Period, the Director of Civil Engineering and Development, his officers, contractors or agents, or any persons authorized by the Director of Civil Engineering and Development may, but shall not be obliged to, provide a three days' advance notice before each blasting day, or such shorter period of advance notice as the Director of Civil Engineering and Development may at his absolute discretion decide, of the scheduled blasting works to be carried out on that blasting day.

(iii) The grantee shall not, throughout the Relevant Period, construct or suffer or allow to be constructed any site office or any other structure for accommodation of the Grantee's personnel or any other persons within the area as shown edged blue on the plan annexed to the Land Grant. For the purpose of this paragraph 5(ai)(iii), the decision of the Director as to what constitutes a site office and a structure for accommodation shall be final and binding on the grantee.

(iv) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the blasting works, the Project, the fulfilment of the grantee's obligation under paragraph 5(ai)(i) or

the exercise of the rights under paragraph 5(ai)(ii) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(v) The grantee shall at all times indemnify and keep indemnified the Government, the Director and his officers, contractors and agents and persons authorized by the Directors, against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reasons of, or arising whether directly or indirectly out of or in connection with, any non-fulfilment of the grantee's obligation under paragraph 5(ai)(i) or any non-compliance with paragraph 5(ai)(iii), or any damage, disturbance or obstruction caused to or by the Grantee's personnel or any other persons or by the blasting works or otherwise in respect of or in relation to the blasting works or the Project or both.

6. The lease conditions that are onerous to a purchaser:

(a) No trees 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.

(b) The Site A Residential Parking Spaces, the Site B Residential Parking Spaces, the Site A Motor Cycle Parking Spaces and the Site B Motor Cycle Parking Spaces shall not be:

(i) assigned except :

(I) together with a residential unit in the Development; or

(II) to a person who is already the owner of a residential unit in the Development; or

(ii) underlet except to residents of the residential units in the Development.

Provided that in any event not more than three in number of the total of the Site A Residential Parking Spaces, the Site B Residential Parking Spaces, the Site A Motor Cycle Parking Spaces and the Site B Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the Development.

(c) (i) The Site A Residential Parking Spaces and Site B Residential Parking Spaces 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 residents of the residential units in the Development 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.

(ii) The Site A Visitors' Parking Spaces and the Site B Visitors' Parking Spaces 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 bona fide guests, visitors or invitees of the residents of the building(s) erected or to be erected on the lot 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 Site A Parking Spaces for the Disabled Persons and the Site B Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building(s) 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.

(iv) The Site A Motor Cycle Parking Spaces and the Site B 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 building(s) 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.

(v) The Site A Loading and Unloading Parking Spaces and the Site B Loading and Unloading Spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the Development. Each of the said spaces provided shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres.

(d) In the event of earth, spoil, debris, construction waste or building materials ("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 ("the Government properties"), the grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The grantee shall indemnify 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. The Director may (but is not obliged to), at the request of the grantee, remove the waste from and make good any damage done to the Government properties and the grantee shall pay to the Government on demand the cost thereof.

(e) The grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("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 Green Area, the Green Hatched Black Areas or the Yellow Area or any part thereof ("the Services"). The grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Area, the Green Hatched Black Areas or the Yellow Area or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the grantee shall pay to the Government on demand the cost of such works). If the grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Area, the Green Hatched Black Areas or the Yellow Area or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the grantee shall pay to the Government on demand the cost of such works.

(f) Upon any failure or neglect by the grantee to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works on the lot or any part thereof. Upon re-entry: (a) the rights of the grantee under the Land Grant on the part of the lot re-entered shall absolutely cease and determine; (b) the grantee shall not be entitled to any refund of premium, any payment or compensation whatsoever in respect of the value of the land or any building(s) erected thereon or any amount expended by the grantee in the preparation, formation or development of the lot or any part thereof; but (c) the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the Land Grant are not to be thereby prejudiced.

(g) Except with the prior written consent of the Director and inconformity with any conditions imposed by him, no building, structure, support for any building or buildings or structure or structures, or projection shall be erected or constructed or placed within those portions of the lot as respectively shown coloured pink cross-hatched black and pink cross-hatched black stippled black on the plan annexed to the Land Grant ("the Building Set Back Areas") at the ground level(s) or within the air space above the Building Set Back Areas extending upwards from such ground level(s) to a height of 5.1 metres.

(h) The grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in paragraph 5(c).

(i) The grantee shall at reasonable times while he is in possession of the Green Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free an unrestricted ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with paragraph 5(c)(i), paragraph 5(c)(iv)(I) and paragraph 5(c)(iv)(III) and the carrying out, inspecting, checking and supervising of the works under paragraph 5(c)(ii) and paragraph 5(c)(iv)(IV) and any other works which the Director may consider necessary in the Green Area.

(j) (i) There is excepted and reserved unto the Government for the purpose of laying, constructing, developing, operating, using, inspecting, maintaining, repairing, altering, renewing and reconstructing the Sewage Tunnel as marked "SEWAGE TUNNEL" on the plan annexed to the Land Grant ("the Sewage Tunnel") and carrying out any other works which the Director may consider necessary for or in connection with the Sewage Tunnel the stratum of land between the levels at 74.7 metres below the Hong Kong Principal Datum and 79.0 metre below the Hong Kong Principal Datum within the area as shown coloured pink circled black on the plan annexed to the Land Grant ("the Sewage Tunnel Stratum").

(ii) The grantee shall have no right of or title to the ownership, possession or use of the Sewage Tunnel or the Sewage Tunnel Stratum and no building or structure shall be erected or constructed by the grantee within the Sewage Tunnel Stratum.

(iii) The grantee expressly acknowledges and accepts that part of the lot is within the Harbour Area Treatment Scheme Tunnel Protection Area as shown by a pair of broken line marked "HARBOUR AREA TREATMENT SCHEME TUNNEL PROTECTION AREA" on the plan annexed to the Land Grant and the Harbour Area Treatment Scheme Tunnel Outer Protection Area as shown by another pair of broken lines marked HARBOUR AREA TREATMENT SCHEME TUNNEL OUTER PROTECTION AREA on the plan annexed to the Land Grant (collectively "the Tunnel Protection Area").

(iv) Without prejudice to paragraph 6(j)(ii), the grantee shall not excavate, lay or maintain within the Tunnel Protection Area any footings or foundations, whether of concrete, steel, brick, stone or otherwise, except with the prior written approval of the Director who may, at his sole discretion, give his approval subject to such terms and conditions as he may at his absolute discretion impose, including the condition that the grantee shall, subject to paragraph 6(j)(ii), ensure and demonstrate to the satisfaction of the Director that such works will not affect the Sewage Tunnel or any other installations and structures erected or to be erected within the Tunnel Protection Area.

(v) There are reserved unto the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen, the Government's lessees, tenants and licensees, and the owner and occupier for the time being of the Sewage Tunnel and the Sewage Tunnel Stratum or any part of any of them, the rights of shelter, support and protection from the lot for the Sewage Tunnel and the Tunnel Protection Area.

(vi) The Government, the Director and his officers, contractors, agents and any persons authorized by the Director, his or their workmen, without tools without tools, equipment, machinery or motor

vehicles, shall at all times have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of laying, constructing, developing, operating, using, inspecting, maintaining, repairing, altering, renewing and reconstructing the Sewage Tunnel or other installations or structures erected or to be erected within the Sewage Tunnel or the Tunnel Protection Area or both, and for the carrying out of any other works which the Director may consider necessary for or in connection with Sewage Tunnel or the Tunnel Protection Area or both.

(vii) Without prejudice to paragraph 6(j)(ii) and the Government's right or remedies in respect of any breach of the conditions in the Land Grant, any damage or obstruction which in the opinion of the Director (whose opinion shall be final and binding on the grantee) has been caused by the grantee, his employees, agents, contractors or sub-contractors, or his or their officers or workmen, to the Sewage Tunnel, the Tunnel Protection Area or any part of any of them or any structures or installations or services thereof, whether in carrying out works pursuant to paragraph 6(j)(iv) or otherwise, shall be made good by the grantee at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director.

(viii) In the event of the non-fulfilment of the grantee's obligations under paragraph 6(j)(vii) within the time limit specified by the Director, the Government may carry out the necessary works at the cost of the grantee who shall pay to the Government on demand the cost of such works, such sum to be determined by the Director whose determination shall be final and shall be binding upon the grantee.

(ix) (I) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of the grantee's obligation under paragraph 6(j)(vii) or or the exercise of the rights under paragraph 6(j)(vi) and paragraph 6(j)(viii) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(II) Without prejudice to paragraph 6(j)(ix)(I), neither the grantee nor any other person shall make any objection or have any right to object or make any claim for compensation whatsoever against the Government whether under any enactment or otherwise in respect of the exception and reservations under paragraph 6(j)(i) and paragraph 6(j)(v) or the exercise of the rights under paragraph 6(j)(vi) and paragraph 6(j)(viii) or for any loss, damage, nuisance, annoyance or detriment of any kind whatsoever in respect of or as a consequence of the presence of the Sewage Tunnel or the Tunnel Protection Area, or the laying, construction, development, operation, use, inspection, maintenance, repair, alteration, renewal and reconstruction of the Sewage Tunnel or other installations or structures erected or to be erected within the Sewage Tunnel or the Tunnel Protection Area or both, or the carrying out of any other works which the Director may consider necessary for or in connection with the Sewage Tunnel or the Tunnel Protection Area or both.

(x) The grantee shall indemnify and keep indemnified the Government, the Director and his officers, contractors and agents and persons authorized by the Director, his or their workmen from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the damage or obstruction referred to in paragraph 6(j)(vii) or otherwise in respect of or in relation to the Sewage Tunnel or any other installations or structures erected or to be erected within the Sewage Tunnel or the Tunnel Protection Area or both.

(k) See 5 above.

Note: The expression "grantee" as mentioned in this section means the "Purchaser" under the Land Grant, and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

1. 期數所位於的土地的地段編號：

新九龍內地段第6584號餘段。

2. 有關租契規定的年期：

由2016年12月13日起計50年。

3. 適用於該土地的用途限制：

(a) 該地段或其任何部分或其上已建或擬建建築物除私人住宅用途外，不得用作其他用途；及

(b) 該地段內不得興建或建造墳墓或靈灰安置所，亦不得於該地段其上或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）。

(c) 不管批地文件內規定的用途限制，不得在批地文件夾附的圖則上以紫色界線顯示該地段的部份之上、上面或內興建、建造或提供用作易受空氣污染影響的用途，包括但不限於住宅用途及戶外康樂設施例如操場、設置座椅的花園、遊樂場、游泳池及球場。就第 3(c) 段而言，環境保護署署長對何謂易受空氣污染影響的用途之決定為最終決定並對承授人具約束力。

4. 按規定須興建並提供予政府或供公眾使用的設施：

(a) 在批地文件所夾附的圖則上以綠色顯示並須由承授人鋪設、塑造的部分（「綠色範圍」），及相關斜坡，護土構築物及平台；以及地政總署署長（「署長」）全權酌情要求須由承授人提供及建造的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「綠色範圍構築物」），致使綠色範圍上可建造建築物及供車輛和行人往來。

(b) 在批地文件所夾附的圖則上以黃色顯示的部分（「黃色範圍」），以及其上的相關斜坡、護土構築物及平台並須由承授人鋪設、塑造、鋪平、排乾，以便進行及完成該處上之斜坡工程；以及署長所要求須由承授人於黃色範圍內建造、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；以及其上或內所建造、安裝及提供並須由承授人保養之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、標誌及照明設備。

(c) 批地文件所夾附的圖則上以粉紅色間藍斜線及粉紅色間黑斜線間藍斜線顯示的部分（分別稱為「粉紅色間藍斜線範圍」及「粉紅色間黑斜線間藍斜線範圍」，統稱「行人過路處」）並須由承授人鋪設、塑造、鋪設路面、路邊石及管道；以及署長全權酌情要求須由承授人提供及建造之溝渠、行人路或其他構築物（統稱「行人過路處構築物」），供車輛和行人往來行人過路處；以及署長要求須由承授人於行人過路處上建造、安裝及提供之溝渠、污水管、排水渠、有管道接駁水管的消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物；以及須由承授人保養之行人過路處連同行人過路處構築物及其上或內所建造、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、街燈、交通標誌、街道設施、道路標記及植物。

5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：

(a) 發展項目須於2026年3月31日（註：該日期已延至2026年9月30日）或之前建成至適宜佔用。

(b) 承授人須於批地文件年期內：（i）按經批准之設計及規劃及經批准之建築圖則維持所有建築物，不得有變更或改動；及（ii）保持所有已建建築物修葺良好堅固，並於年期屆滿或終止時將其在同樣的修葺狀態下交回政府。

(c) (i) 承授人須：

(I) 於2021年3月31日（註：該日期已延至2021年9月30日）（或經署長批准的其他日期）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，致使署長在各方面滿意；及

(1) (A) 進行並完成岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，以及署長全權酌情要求於綠色範圍上進行的地盤平整工程、岩土及斜坡工程；及

(B) 鋪設並塑造綠色範圍及相關斜坡，護土構築物及平台

並符合《建築物條例》、於其下訂立的任何規則及任何修訂法例；及

(2) 提供及建造綠色範圍構築物；

致使綠色範圍上可建造建築物及供車輛和行人往來。

(II) 於2021年3月31日（註：該日期已延至2021年9月30日）（或經署長批准的其他日期）或之前，自費於綠色範圍上鋪設路面、路邊石及管道，並為其提供署長所要求的水管、公用設施、溝渠、污水道、排水渠、有管道接駁水管的消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意；及

(III) 自費保養綠色範圍連同綠色範圍構築物及其上或內所建造、安裝及提供之所有構築物、路面、水管、公用設施、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至綠色範圍的管有權按照批地文件交回予政府。

(ii) 若承授人未能於第 5(c)(i) 段所訂日期（或經署長批准的其他日期）或之前履行該段下之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(iii) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 5(c)(i) 段的責任或政府行使第 5(c)(ii) 段的權利或其他原因而引起或附帶發生，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(iv) (I) 若於整個綠色範圍的管有權按第 5(d) 段交回予政府之前，有或曾有任何泥石傾瀉或土地下陷或任何泥土剝落於綠色範圍內發生，承授人須自費還原和修復該等及任何署長認為受影響的毗鄰或毗連範圍（此決定為最終決定並對承授人具約束力），致使署長滿意。

(II) 承授人須就通過或由於第 5(c)(iv)(I) 段提及之泥石傾瀉、土地下陷或泥土剝落而將會或可能造成、蒙受或招致的任何責任、損害、賠償、申索、開支、成本、費用、索求、司法程序和訴訟彌償政府、其代理及承建商，並使其維持獲彌償。

(III) 承授人須確保於任何時間綠色範圍內沒有非法挖掘或傾倒廢物，在經署長事先書面批准下，承授人可興建圍牆或其他障礙物以防止非法挖掘或傾倒廢物。

(IV) 除了第 5(c)(ii) 段和政府就違反批地文件任何條款而有的任何其他權利或濟助外，署長亦可隨時以書面通知形式要求承授人進行岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，及署長全權酌情要求進行的地盤平整工程、岩土及斜坡工程，及保養、還原和修復受第 5(c)(iv)(I) 段提及之泥石傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程；且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，政府可即執行和進行任何有需要的工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(d) 僅為了進行第 5(c) 段指明須進行的工程，承授人將於批地文件日期被賦予綠色範圍的管有權。綠色範圍須應政府要求交回予政府，且不論任何情況，綠色範圍會被視為於署長發出信件表示批地文件各項條件已妥為履行致使其滿意的當天由承授人交回予政府。承授人須在其管有綠色範圍期間的所有合理時間內容許政府及公眾車輛及行人自由出入綠色範圍，並確保通道不受工程干擾或阻礙，不論是根據分段第 5(c) 段進行之工程或其他工程。

(e) 除非經署長事先書面同意，承授人不得使用綠色範圍作為儲存用途或任何臨時構築物之建造或任何除進行第 5(c) 段指明之工程外之用途。

(f) 承授人須在其管有綠色範圍期間的所有合理時間內允許政府、署長及其官員、承建商及代理及任何獲署長授權人士有權自由無阻進出、往返及穿越該地段及綠色範圍，以便視察、檢查及監督任何須按第 5(c)(i) 段、第5(c)(iv)(I) 段及第5(c)(iv)(III) 段進行的工程，及進行、視察、檢查及監督根據第5(c)(ii) 段及第5(c)(iv)(IV) 段進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程。

(g) (i) 承授人須：

(I) 於2021年3月31日（註：該日期已延至2021年9月30日）（或經署長批准的其他日期）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，致使署長在各方面滿意：

(1) 進行並完成岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，以及署長全權酌情要求於黃色範圍內進行的地盤平整工程、岩土及斜坡工程（統稱「斜坡工程」）；及

(2) 鋪設、塑造、鋪平並排乾黃色範圍及相關斜坡，護土構築物及平台以便進行及完成斜坡工程

並符合《建築物條例》、於其下訂立的任何規則及任何修訂法例；及

(II) 於2021年3月31日（註：該日期已延至2021年9月30日）（或經署長批准的其他日期）或之前自費於黃色範圍上建造、安裝並提供署長所要求之構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、標誌及照明設備，致使署長滿意；及

(III) 自費保養黃色範圍及其上或內所建造、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，致使署長滿意，直至黃色範圍的管有權按照第5(h) 段交回予政府。

(ii) 若承授人未能於第 5(g)(i) 段所訂日期（或經署長批准的其他日期）或之前履行該段下之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(iii) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 5(g)(i) 段的責任或政府行使第5(g)(ii) 段的權利或其他原因而引起或附帶發生，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(iv) (I) 若於整個黃色範圍的管有權按第 5(h) 段交回予政府之前，有或曾有任何泥石傾瀉或土地下陷或任何泥土剝落於黃色範圍或其任何部分內發生，承授人須自費還原和修復該等及任何署長認為受影響的毗鄰或毗連範圍（此決定為最終決定並對承授人具約束力），致使署長滿意。

(II) 承授人須就通過或由於第 5(g)(iv)(I) 段提及之泥石傾瀉、土地下陷或泥土剝落而將會或可能造成、蒙受或招致的任何責任、損害、賠償、申索、成本、費用、索求、司法程序和訴訟彌償政府、其代理及承建商，並使其維持獲彌償。

(III) 承授人須確保於任何時間黃色範圍或其任何部分內沒有非法挖掘或傾倒廢物，在經署長事先書面批准下，承授人可興建圍牆或其他障礙物以防止非法挖掘或傾倒廢物。

(IV) 除了第 5(g)(ii) 段和政府就違反批地文件任何條款而有的任何其他權利或濟助外，署長亦可隨時以書面通知形式要求承授人進行岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，及署長全權酌情要求進行的地盤平整工程、岩土及斜坡工程，及保養、還原和修復受第 5(g)(iv)(I) 段提及之泥土剝落、泥石傾瀉或土地下陷影響的任何土地、構築物或工程；且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，政府可即執行和進行任何有需要的工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(h) 僅為了進行第 5(g) 段指明須進行的工程，承授人於批地文件日期被賦予黃色範圍的管有權。黃色範圍或其任何署長全權酌情指明或要求之部分，須於任何時間應署長要求由承授人交回予政府。

(i) 除非經署長事先書面同意，承授人不得使用黃色範圍或其任何部分作為儲存用途或任何臨時構築物之建造或任何除進行第 5(g) 段指明之工程外之用途。

(j) 承授人須於整個黃色範圍的管有權交回予政府之前的所有合理時間內允許政府、署長及其官員、承建商及代理及任何獲署長授權人士有權自由無阻進出、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第5(g)(i) 段、第5(g)(iv)(I) 段及第5(g)(iv)(III) 段進行的工程，及進行、視察、檢查及監督根據第5(g)(ii) 段及第5(g)(iv)(IV) 段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。

(k) 承授人應發展該地段，即全面遵照批地文件條款和在任何時間於香港生效的所有建築、衛生及規劃條例、附例和規例，在該處建造一座或多座建築物。上述的一座或多座建築物應在2026年3月31日（註：該日期已延至2026年9月30日）或之前建成並適宜居住。

(l) 除非經署長事先書面同意，不得於行人過路處上、上面、上空、下、地底或內興建、建造或放置任何建築物或構築物、任何建築物或構築物之支承物、或伸出物，以下情形除外：

(i) 依第 5(m) 段提供或建造之構築物；及

(ii) 有關粉紅色間黑斜線間藍斜線範圍，或批地文件中提及的構築物。

(m) (i) 承授人須：

(I) 於2021年3月31日（註：該日期已延至2021年9月30日）（或經署長批准的其他日期）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，致使署長在各方面滿意：

(1) 鋪設並塑造行人過路處；及

(2) 提供並建造行人過路處構築物

供車輛和行人往來行人過路處。

(II) 於2021年3月31日（註：該日期已延至2021年9月30日）（或經署長批准的其他日期）或之前，自費於行人過路處上鋪設路面、路邊石及管道，以及署長所要求於其上或內建造、安裝並提供的溝渠、污水管、排水渠、有管道接駁水管的消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意；及

(III) 自費保養行人過路處連同行人過路處構築物及其上或內所建造、安裝及提供在的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至行人過路處之管有權按批地文件交還政府為止。

(ii) 若承授人未能於第 5(m)(i) 段所訂日期（或經署長批准的其他日期）或之前履行該段下之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(iii) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 5(m)(i) 段的責任或政府行使第 5(m)(ii) 段的權利或其他原因而引起或附帶發生的，政府概不承擔任何責任；承授人亦不得向政府就該等損失、損壞、滋擾或干擾提出任何申索。

(n) 承授人須於按第 5(o)(i) 段交回整個行人過路處予政府以前，允許政府、署長及其官員、承建商、代理及任何獲署長授權人士攜同或不攜同工具、設備、機器、機械或汽車有權自由無阻進出往返及穿越該地段包括行人過路處以便視察、檢查及監督任何須按第 5(m)(i) 段進行的工程，及進行、視察、檢查及監督根據第 5(m)(ii) 段進行的工程及任何其他署長認為有需要在行人過路處內進行的工程。

(o) (i) 承授人須自費於任何時間應署要求交回並交吉行人過路處或其任何署長全權酌情指明之部分予政府，連同所有或該部分的行人過路處構築物及所有或該部分建造、安裝及提供在其上或內的所有第 5(m)(i)(III) 段提及及署長全權酌情指明之構築物、設施、服務和裝置，除了第 5(t) 段提及並經署長根據批地文件事先書面批准興建或建造的經批准構築物（如有）以外，其不受產權負擔影響，且政府毋須向承授人作出任何繳款或賠償；唯政府並無責任應承授人請求接受承授人交回行人過路處或其任何部分，但在政府認為適合時則可如此做。為此，承授人須自費並依署長批准或要求的樣式及包括署長所批准或要求的條款簽立土地交還契據和任何其他所需文件。

(ii) 在按第 5(o)(i) 段交回整個行人過路處予政府以前，承授人不得將該地段或其任何部分或其內任何產權或其上任何已建或擬建建築物或其部分轉讓、抵押、押記、遺贈、轉租、放棄管有或以任何其他形式作出產權處置或設定產權負擔或簽訂任何協議作上述事宜，除非承授人已自費將行人過路處從地段中分割致使署長滿意，唯本5(o)(ii) 段並不適用於按批地文件提供的建築按揭。在進行上述分割之前，承授人須自費向署長提交地段分割文件供其書面批核。

(p) (i) (I) 承授人不得使用行人過路處或其任何部分作為車輛通道及公眾行人通道（徒步或以輪椅），或署長全權酌情指明的用途之外的任何用途。

(II) 在不影響第 5(p)(i)(I) 段一般性的原則下，不得使用行人過路處或其任何部分作為儲物或停泊車輛之用。

(ii) 承授人須於按第 5(m)(i)(I) 段及第 5(m)(i)(II) 段進行的工程完成以後，在按照第 5(o)(i) 段交回整個行人過路處予政府之前，容許所有公眾人士在日間和夜間的任何時間及毋須繳付任何形式的費用，為所有合法目的自由並不受干擾地（徒步或以輪椅）進出公眾通道範圍以及其上、其內和沿路，致使署長滿意。

(iii) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 5(p)(ii) 段的責任或其他原因而引起或附帶發生，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(q) 特此明文協定、申述及訂明，在第 5(p)(ii) 段對承授人施加義務的同時，承授人並無意圖撥出且政府亦沒有同意承授人將行人過路處或其任何部份撥供公眾作通道使用。

(r) (i) 特此明文協定及申述，第 5(p)(ii) 段所載承授人的責任不得被視為引致期望或索求按《建築物(規劃)規例》第 22(1) 條和任何修訂或代替規例或其他規定給予額外上蓋面積或地積比率的任何優惠或權利。為免存疑，承授人明文放棄按《建築物(規劃)規例》第 22(1) 條和任何修訂或代替規例或其他規定獲取額外上蓋面積或地積比率的任何優惠或權利以及一切相關索求。

(ii) 另特此明文協定及申述，第 5(o)(i) 段《建築物(規劃)規例》所載承授人的責任不得被視為引致期望或索求按建築物《建築物(規劃)規例》第 22(2) 條和任何修訂或代替規例或其他規定給予額外上蓋面積或地積比率的任何優惠或權利。為免存疑，承授人明文放棄按《建築物(規劃)規例》第 22(2) 條和任何修訂或代替規例或其他規定獲取額外上蓋面積或地積比率的任何優惠或權利以及一切相關索求。

(s) 承授人同意並接受在按第 5(o)(i) 段交還行人過路處或其任何部份後，因為該地段的面積之減少或其他原因，承授人在開發或重新開發該地段或其中任何部分時或未能獲得批地文件准許的最大總樓面面積。政府對此概不承擔任何責任，承授人亦不得就未能獲得批地文件准許的最大總樓面面積針對政府要求索償或退還地價或作任何其他要求。

(t) 對於按批地文件規定經署長預先書面同意後所興建或建造的構築物（「經批准構築物」）：

(i) 除非經署長事先書面批准，不能對經批准建築物或其中任何部分作出任何更改、修訂或增建（不論是否經建築事務監督按《建築物條例》及其下的任何規例作出批准）；

(ii) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，無論因經批准建築物或其他原因，不論按第5(o)(i) 段交還行人過路處或其他任何部分予政府之前或之後，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索；

(iii) 在不影響政府的任何其他權利下，署長可全權酌情在任何時候提前不少於3個日曆月向承授人發出書面通知，要求承授人拆除及移走經批准建築物或署長所指定的其中任何部分，而毋須解釋原因。就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因拆除或移走經批准建築物或其中任何部分或其他原因而引起或附帶發生，政府毋須承擔任何責任；承授人亦無權針對政府就該等損失、損壞、滋擾或干擾提出任何申索；

(iv) 承授人須在任何時候自費維持經批准建築物，使其處於修葺良好堅固的狀態，並為經批准建築物進行維護（包括而不限於一切必要的維修、清潔及署長所要求的任何其他工程），致使署長在各方面滿意，直至拆除或移走經批准建築物；及

(v) 承授人須就興建、存在、移走或拆除經批准建築物或經批准建築物的狀況及狀態或經批准建築物失修或就經批准建築物的其他事宜而直接或間接引起或相關任何責任、損害、賠償、申索、開支、成本、費用、索求、司法程序和訴訟彌償政府，並使其維持獲彌償。

(u) 任何在批地文件條款下指明需要拓建的私家街、私家路及後巷之選址須使署長滿意，並由署長決定包括或排除於出租範圍，並須應要求免費交回予政府。如上述私家街、私家路及後巷交回予政府，該處鋪設路面、路邊石、管道、排水渠（污水及雨水渠）及安裝道路照明的工程將由政府進行，唯費用由承授人支付，此後之維修費用則為公共開支。如上述私家街、私家路及後巷位於出租範圍內，承授人須於該處自費進行鋪設路面、路邊石、管道、排水渠及安裝路燈的工程，致使署長在各方面滿意；署長可基於公眾利益按需要在該處進行或達致進行路燈安裝及維修工程，承授人須承擔路燈安裝工程的資本開支，並允許工人和車輛自由進出該土地範圍，以便安裝及維修該等路燈。

(v) 承授人須自費保養在該地段內按批地文件獲豁免計算總樓面面積的康樂設施及其附屬設施（「獲豁免設施」），使其處於修葺良好堅固的狀態，並須運作獲豁免設施致使署長滿意。獲豁免設施只准供發展項目之住宅大廈的住客及其真正賓客使用，並不得供其他人士使用。

(w) (i) 承授人須自費將園景設計圖呈交署長批准，園景設計圖須按第 (5)(w)(ii) 段要求標明在該地段內提供的園景工程的位置、規劃及布局。

(ii) (I) 須在該地段不少於百分之二十的範圍內栽種樹木、灌木或其他植物。

(II) 上文第(5)(w)(ii)(I)段提及之百分之二十中之百分之五十（「綠化範圍」）須在按署長全權酌情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出。

(III) 就由承授人提議的園景工程是否屬上文第(5)(w)(ii)(I) 段提及的百分之二十之，署長的決定為最終決定及對承授人有約束力。

(IV) 署長可行使其全權酌情權接受承授人提議的其他非植物特色替代栽種樹木、灌木或其他植物。

(iii) 承授人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。除非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。

(iv) 承授人須自費保養及維持園景工程，使其處於安全、清潔、整齊、井然及健康的狀態，致使署長滿意。

(x) (i) 須於甲地盤（其定義見批地文件）內按指定比率提供若干車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之車輛停泊（「甲地盤住宅停車位」），致使署長滿意。

(ii) 須按指定比率提供若干額外車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之車輛停泊（「甲地盤訪客停車位」）。

(iii) 承授人須從第 5(x)(i) 段（可按批地文件更改）及第 5(x)(ii) 段提及之車位中，保留及指定按建築事務監督要求或批准之數目的車位，以供傷殘人士（按《道路交通條例》、其任何附屬規例及任何修訂條例定義）使用之車輛停泊（「甲地盤供傷殘人士用停車位」）。

(iv) 須於甲地盤內按指定比率提供若干車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之電單車停泊（「甲地盤電單車停車位」），致使署長滿意。

(v) 須於甲地盤內按指定比率提供若干車位供貨車上落貨（「甲地盤上落貨停車位」），致使署長滿意。

(y) (i) 須於乙地盤（其定義見批地文件）內按指定比率提供若干車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之車輛停泊（「乙地盤住宅停車位」），致使署長滿意。

(ii) 須按指定比率提供若干額外車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之車輛停泊（「乙地盤訪客停車位」）。

(iii) 承授人須從第 5(y)(i) 段（可按批地文件更改）及第 5(y)(ii) 段提及之車位中，保留及指定按建築事務監督要求或批准之數目的車位，以供傷殘人士（按《道路交通條例》、其任何附屬規例及任何修訂條例定義）使用之車輛停泊（「乙地盤供傷殘人士用停車位」）。

(iv) 須於乙地盤內按指定比率提供若干車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之電單車停泊（「乙地盤電單車停車位」），致使署長滿意。

(v) 須於乙地盤內按指定比率提供若干車位供貨車上落貨（「乙地盤上落貨停車位」），致使署長滿意。

(z) 除了按第 5(c) 段、第 5(g) 段及第 5(ac) 段或經署長事先書面許可以外，承授人不得削去、清除或後移該地段任何毗鄰或毗連的政府土地，或於任何政府土地進行任何種類的堆土、填土或斜坡整理工程。署長可全權酌情給予有關許可，但須受其全權酌情決定施加任何其認為合適之條款及條件所規限，包括由其釐定之地價批出額外政府土地作為該地段的增批部分。

(aa) 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承授人進行開拓、平整或發展工程或其於批地文件條款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，承授人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。承授人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。若於任何時間因承授人進行的開拓、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，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，承授人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、其代理及承建商。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承授人進行、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，且如承授人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，而承授人須應要求向政府歸還該工程的費用，連同任何行政或專業費用或收費。

(ab) 若於發展或重新發展該地段或其任何部分時曾安裝預應力地錨，承授人須於該預應力地錨的服務年期內自費定期保養及定期監測該預應力地錨，致使署長滿意。如承授人忽略或不執行所需要的監察工程，署長可即時執行和進行監察工程，而承授人須應要求向政府償還有關費用。

(ac)(i) 承授人須自費在批地文件所夾附的圖則上以用綠色間黑斜線顯示的範圍（「綠色間黑斜線範圍」）進行與完成署長全權指定之岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，及署長全權酌情要求進行的地盤平整工程、岩土及斜坡工程，及保養、還原和修復受泥土剝落、泥石傾瀉或土地下陷影響的任何土地、構築物或工程；且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，政府可即執行和進行任何有需要的工程，唯費用由承授人支付，就此承授人須應要求向政府償還有關費用。

(ii) 不管按第5(ac)(i) 段獲授權，承授人於綠色間黑斜線範圍或其任何部分之責任及權利將在收到政府有關通知後立即終止，承授人亦不得針對政府、署長、或獲其授權人士就有關終止所造成之損失、損壞或干擾或引致的開支提出任何申索。唯該終止無損政府於第5(ac)(i) 段之下就任何先行違約、不履行責任、或不遵守條約而有的任何權利或濟助。

(ad)(i) 承授人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；且承授人須就因該等雨水造成的任何損壞或滋擾而起的所有行動、申索及索求彌償政府及其官員。

(ii) 連接該地段任何排水渠及污水渠與政府雨水渠及污水渠（如已鋪設及投入運作）之工程可由署長進行，而署長對承授人就任何由此而起的損失或損壞並無責任，且承授人須應要求向政府支付該接駁工程之費用。另一選擇是，承授人可自費進行該接駁工程致使署長滿意，而在此情況下，上述位於政府土地內任何部分的接駁工程須由承授人自費保養，且須應要求由承授人交回政府以供政府自費進行未來保養；承授人亦須應要求向政府繳付該接駁工程技術審核的費用。如承授人未有保養上述位於政府土地內任何部分的接駁工程，署長可進行其認為有需要的保養工程，且承授人須應要求向政府繳付該等工程的費用。

(ae)(i) 承授人須明確確認並接受受影響地區（其定義見批地文件）位於已修復的晒草灣堆填區（「堆填區」）的250米諮詢區內。就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因堆填區的存在、使用或運作而引起或附帶發生，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(ii) 承授人自費須於 2018年 3 月 31 日（或經環境保護署署長批准的其他日期）或之前，向環境保護署署長呈交或安排呈交有關該堆填區的氣體評估報告以供其書面批准（「堆填區氣體評估報告」），致使環境保護署署長在各方面滿意，其中：

(I) 由合資格的專業人士根據環境保護署署長可全權酌情不時指明或要求的規定妥為準備，包括但不限於由環境保護署印發的《堆填區沼氣危險評估指引》及《專業人士環保事務諮詢委員會專業守則》第3/96號及其任何修訂或替代；和

(II) 其中包含環境保護署署長可全權酌情要求的資料和詳情，指出所有由於該地段的開發可能引起的潛在堆填區氣體問題和危害，並提議預防和保護措施以緩解該已指出的潛在堆填區氣體問題和危害，以及環境保護署署長所指出的其他問題或危害（「緩解措施」）。

(iii) 承授人須自費並於環境保護署署長所訂明的時限內，進行及實施所有依第 5(ae)(ii) 段經環境保護署署長批准的堆填區氣體評估報告內提議的緩解措施（「經批准的堆填區氣體評估報告緩解措施」），致使環境保護署署長在各方面滿意。

(iv) 在完成所有經批准的堆填區氣體評估報告緩解措施後，承授人須自費準備並向環境保護署署長呈交一份由合資格的專業人士代表承授人準備的書面確認書，由其確認向環境保護署署長所有經批准的堆填區氣體評估報告緩解措施均已恰當實施，唯本5(ae)(iv) 段中的任何規定將不會損害第 5(ae)(iii) 段及第5(ae)(vi) 段的規定或政府在批地文件之下的權利。

(v) 在堆填區氣體評估報告按第 5(ae)(ii) 段獲環境保護署署長書面批准之前，不得在受影響地區或其任何部分開始進行任何建築工程、地盤平整工程或其他任何工程，無論是否批地文件所要求或允許建造或進行之工程。

(vi) 承授人須自行並自費進行及實施經批准的堆填區氣體評估報告緩解措施，致使環境保護署署長在各方面滿意。就任何對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 5(ae)(vi) 段下的責任而引起或附帶發生或其他原因，政府及其官員概不承擔任何責任；承授人亦不得針對政府或其官員就該等損失、損壞、滋擾或干擾提出任何申索。

(vii) 就第 5(ae)(ii) 段及第 5(ae)(iv) 段而言，環境保護署署長就某人是否為合資格專業人士所作之決定為最終決定，對承授人具有約束力。

(af) (i) 承授人須自費於 2017年 9 月 30 日（或經署長批准的其他日期）或之前，向署長呈交或安排呈交有關發展該地段的噪音影響評估（「噪音影響評估」）以供其書面批准，致使署長在各方面滿意，噪音影響評估須載有署長所要求的資料和詳情，包括但不限於與發展該地段之所有負面噪音影響及合適的噪音緩解措施（「噪音緩解措施」）的建議。

(ii) 承授人須自費並於署長所訂明的時限內，進行及實施所有依第 5(af)(i) 段經署長批准的噪音影響評估內提議的緩解措施（「經批准噪音緩解措施」），致使署長在各方面滿意。

(iii) 在按第 5(af)(i) 段呈交的噪音影響評估獲署長書面批准之前，不得在該地段或其他任何部分開始進行任何建築工程（土地勘測及地盤平整工程除外）。

(iv) 承授人須自行並自費進行及實施經批准噪音緩解措施，致使署長在各方面滿意。就任何對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 5(af) 段下的責任而引起或附帶發生或其他原因，政府及其官員概不承擔任何責任；承授人亦不得針對政府或其官員就該等損失、損壞、滋擾或干擾提出任何申索。

(ag) 如經批准噪音緩解措施包括在該地段豎設或興建隔音屏障，且隔音屏障伸越該地段邊界而達毗連政府土地任何部分上面及上空（「隔音屏障」），則以下條件適用：

(i) 承授人須自費按照經建築事務監督批准之圖則設計、豎設及興建隔音屏障，並須在各方面符合《建築物條例》、於其下訂立的任何規則及任何修訂法例；

(ii) 於毗連該地段之任何政府土地上、上面或地底不得豎設隔音屏障之地基或支撐物；

(iii) 除非獲署長事先書面批准，不得對隔音屏障或其任何部分進行任何形式的改動、加建、更換或附加；

(iv) 承授人須在所有時間自費維護、保養及維修隔音屏障或（如經署長批准）其任何替代物令其處於修葺良好堅固的狀態，致使署長在各方面滿意；而如進行本第 5(ag)(iv) 段 之下任何工程需臨時封路或改道，開始任何該等工程前須先向運輸署署長獲取臨時交通安排之書面批准;

(v) 隔音屏障不得用於隔音屏障以外之其他任何用途，且除非獲署長事先書面批准，承授人不得將隔音屏障或其任何部分用作、容忍或容許其用作廣告用途或展示任何形式的招牌、告示或海報；

(vi) 如獲署長事先書面批准，承授人、其承建商、工人或任何其他獲承授人授權人士將獲允許攜同或不攜同工具、設備、機器、機械或汽車進入毗連該地段的政府土地以按本 5(ag)(vi) 段進行伸越達毗連政府土地上之隔音屏障之部分之豎設、興建、檢查、維修、保養、清潔、翻新或更換；

(vii) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因第 5(ag)(vi) 段提及之進入或工程之進行而引起或附帶發生，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索；

(viii) 承授人須於所有時間採取可能需要的預防措施，以防止因豎設、興建、維修、保養、改動、使用、拆除或移除隔音屏障，而對任何毗連該地段及隔音屏障之政府土地或進入或使用毗連該地段及隔音屏障之政府土地之任何人士或車輛造成破壞或傷害；

(ix) 署長可全權酌情在任何時候決定向承授人送達書面通知，要求承授人於書面通知日期起計六個日曆月內拆除及移除伸越達毗連政府土地上的隔音屏障之部分且不以任何他物替代；而當收到該書面通知，承授人須自費於該書面通知所訂明之時限內拆除及移除上述隔音屏障之部分，致使署長在各方面滿意；

(x) 若承授人未履行於第 5(ag) 段下之任何責任，署長可進行所需之工程，唯費用由承授人支付，就此承授人須應署長要求向署長繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(xi) 承授人須在所有時間允許署長、其官員、承建商、其工人及任何其他獲署長授權人士攜同或不攜同工具、設備、機器、機械或汽車自由無阻進出、穿越及再進出穿越該地段或其任何部分及其上已興建或將興建之任何建築物以視察、檢查及監督將按第 5(ag)(i) 段、第 5(ag)(iv) 段及第 5(ag)(ix)段進行之任何工程和按第 5(ag)(x) 段進行之任何工程或署長認為需要之任何其他工程；

(xii) 就對承授人或任何其他人士造成或其蒙受之任何形式的損失、損壞、滋擾或干擾，不論是因承授人履行第 5(ag) 段下的責任、署長行使第 5(ag)(xi) 段下的進入權力或在第 5(ag)(x) 段下進行任何工程而引起或附帶發生，政府或署長概不承擔任何責任，承授人亦不得針對政府、署長或獲其授權官員就該等損失、損壞、滋擾或干擾提出任何申索；及

(xiii) 承授人須於所有時間就直接或間接因豎設、興建、存有、維修、保養、改動、使用、拆除或移除隔音屏障引致或與之有關，或與第5(ag)(x) 段下之工程有關之任何責任、申索、損害、成本、索求、司法程序和訴訟彌償政府、署長、其官員及工人，並使其維持獲彌償。

(ah) (i) 承授人須自費於 2017年 9 月 30 日（或經署長批准的其他日期）或之前，向環境保護署署長呈交或安排呈交有關發展該地段的污水系統影響評估（「污水系統影響評估」）以供其書面批准，致使環境保護署署長在各方面滿意；污水系統影響評估須載有環境保護署署長所要求的資料和詳情，包括但不限於發展該地段可引起的所有不良污水系統影響，及對緩解措施、改善工程及其他措施及工程的建議（「污水系統影響緩解措施」）。

(ii) 承授人須自費並於環境保護署署長所訂明的時限內，進行及實施所有在經署長批准的污水系統影響評估內的污水系統影響緩解措施，致使環境保護署署長及渠務署署長在各方面滿意。

(iii) 污水系統影響評估的技術範疇，須由專修土木工程之香港工程師學會成員或已考獲專業牌照之土木工程師負責，費用由承授人承擔，致使環境保護署署長及渠務署署長在各方面滿意。

(iv) 在按第 5(ah)(i) 段呈交的污水系統影響評估獲環境保護署署長書面批准之前，不得在該地段或其任何部分開始進行任何建築工程（土地勘測及地盤平整工程除外）。

(v) 承授人須自行並自費進行及實施經批准的污水系統影響緩解措施，致使環境保護署署長及渠務署署長在各方面滿意。就任何對承授人所造成或承授人受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 5(ah) 段下的責任而引起或附帶發生或其他原因，政府及其官員概不承擔任何責任；承授人亦不得針對政府或其官員就該等損失、損壞、滋擾或干擾提出任何申索。

(ai) (i) 承授人明確確認並接受該地段、綠色範圍，綠色間黑斜線範圍及黃色範圍（統稱「受影響區域」）位於將軍澳-藍田隧道工程項目（「項目」）的影響範圍內，而受影響區域將受到與項目有關之爆破工程（「爆破工程」）的影響，而根據署長的要求，爆破工程將從批地文件日期起至少持續48個日曆月（「相關時期」）。承授人須自費於相關時期的所有時候採取一切合理步驟、措施及預防措施，以確保其所有工程和在受影響區域內進行之建築工程的結構完整性和安全性，以及承授人、其僱員、代理、承建商、分包商、其人員和工人（「承授人的人員」）及任何其他人士的安全，不論是否受僱於受影響區域內工作，包括但不限於應土木工程拓展署署長要求在爆破工作進行的每天（此等天數每天均稱為「爆破日」）的下午五時到下午七時撤離及疏散於受影響區域工作的承授人的人員和任何其他人士。

(ii) 在不影響承授人於第 5(ai)(i) 段及第 5(ai)(iii) 段下的責任的前提下，在相關時期內，土木工程拓展署署長、其官員、承建商、代理商或任何其他獲土木工程拓展署署長授權人士可（但無義務）在每個爆破日之前提前三天通知或更短的時間，由土木工程拓展署署長全權酌情決定。

(iii) 承授人不得於相關時期在批地文件所夾附的圖則上以藍色界線顯示的範圍，建造、容忍或容許建造任何現場辦公室或其他任何構築物，供承授人的人員或任何其他人士住宿。就本5(ai)(iii) 段而言，署長對現場辦公室和供住宿構築物之定義的決定為最終決定並對承授人具約束力。

(iv) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因爆破工程、項目、承授人履行第 5(ai)(i) 段的責任或政府行使第 5(ai)(ii) 段的權利或其他原因而引起或附帶發生，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(v) 承授人須於所有時間就直接或間接因承授人未能履行第 5(ai)(i) 段的責任或未能遵守第 5(ai)(iii) 段的規定引致或與之有關，或承授人的人員或任何其他人士所造成或遭受，或因爆破工程或其他與爆破工程或項目或兩者有關之原因，引致的任何損害、干擾或阻礙之任何責任、損害、賠償、申索、開支、成本、費用、索求、司法程序和訴訟彌償政府、署長、其承建商、代理商及任何其他獲署長授權人士，並使其維持獲彌償。

6. 對買方造成負擔的租用條件：

(a) 除非經署長事先書面許可，不得移除或干擾該地段或其毗鄰所生長的樹木；署長於給予許可時可就移植、補償性環境美化或重新栽種施加其認為合適之條件。

(b) 甲地盤住宅停車位、乙地盤住宅停車位、甲地盤電單車停車位及乙地盤電單車停車位均不得：

(i) 轉讓，除非：

(I) 連同發展項目的住宅單位轉讓；或

(II) 轉讓予已是發展項目住宅單位業主之人士；或

(ii) 出租，除非出租予發展項目住宅單位之住客。

唯於任何情況下，轉讓予發展項目住宅單位之業主或出租予發展項目住宅單位之住客的甲地盤住宅停車位、乙地盤住宅停車位、甲地盤電單車停車位及乙地盤電單車停車位總數不得多於三個。

(c) (i) 甲地盤住宅停車位及乙地盤住宅停車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，且屬於發展項目的住客、其真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作提供汽車清潔美容服務。

(ii) 甲地盤訪客停車位及乙地盤訪客停車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，且屬於該地段上已建或擬建建築物的住客的真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作提供汽車清潔美容服務。

(iii) 甲地盤供傷殘人士用停車位及乙地盤供傷殘人士用停車位不得用作停泊傷殘人士（按《道路交通條例》、其任何附屬規例及任何修訂法例定義）使用，且屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作提供汽車清潔美容服務。

(iv) 甲地盤電單車停車位及乙地盤電單車停車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，且屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之電單車以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作提供汽車清潔美容服務。

(v) 於甲地盤的上落貨停車及乙地盤的上落貨停車位不得用作供與發展項目有關之貨車上落貨之外的任何用途。每一上述車位須寬3.5米，長11米，其通行高度不得少於4.7米。

(d) 倘若該地段或其他受開發該地段影響範圍的泥土、廢土、瓦礫、建築廢料或建材（「該等廢料」）遭侵蝕、沖洗或傾倒在公共巷徑或道路上，或路旁暗渠、前濱或海床、污水渠、雨水渠或溝渠或其他政府財產之上或內（「該等政府財產」），承授人須自費清理該等廢料並修葺任何對該等政府財產造成的損壞。承授人須就該等侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所引致的一切訴訟、申索及索求彌償政府。署長可以（但無義務）應承授人請求清理廢料並修葺該等廢料對該等政府物業造成的任何損壞，而承授人須應要求向政府支付有關費用。

(e) 承授人須於所有時候，尤其是當進行建造、保養、翻新或維修工程（「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，以免對處於或行經該地段、綠色範圍、綠色間黑斜線範圍、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、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（「該等服務」）造成任何損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的恰當搜索及勘查，以查明該等服務之現行位置及水平，並須就如何處理任何或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批准，且不得在署長就該等工程及上述建議書發出書面批准之前進行任何工程。承授人須遵行及自費達成署長於發出上述批准時就該等服務所施加的任何要求，包括任何有需要的改道、重鋪或還原工程之費用。承授人須自費在各方面維修、修復及還原所有因該等工程對該地段、綠色範圍、綠色間黑斜線範圍、黃色範圍或其任何部分或任何該等服務所造成，或以任何方式引致的損壞、干擾或阻礙，致使署長滿意（溝渠、污水渠、雨水渠或水管除外，其之修復將由署長進行，除非署長另有決定，而承授人須應要求向政府支付上述工程之費用）。若承授人未有對該地段、綠色範圍、綠色間黑斜線範圍、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、修復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、修復及還原，而承授人須應要求向政府支付上述工程之費用。

(f) 當承授人未能或忽略履行、遵守或符合批地文件，政府有權收回及重新管有該地段或其任何部分以及所有或任何於該地段或其任何部分上之建築物、豎設物及工程。當該地段被收回：(a) 承授人在批地文件之下於該地段被收回之部分的權利將完全告終及終止；(b) 承授人無權獲得任何地價退款、就該土地及其上之任何建築物的價值的任何款項或賠償，或承授人在準備、平整地盤或發展該地段或其任何部分中花費的任何金額；但 (c) 政府就任何違反、未能履行或執行批地文件而有的任何其他權利、濟助及申索將不受此影響。

(g) 除非經署長事先書面批准及符合任何其施加的條件，不得在該地段於批地文件所夾附的圖則上以粉紅色間黑交叉線及粉紅色間黑交叉線加黑點顯示的範圍（「建築物後移範圍」）地面或建築物後移範圍之上空，興建、建造或放置任何從地面往上延伸至5.1米高的建築物或構築物或任何建築物或構築物之支承物或伸出物。

(h) 除非經署長事先書面同意，承授人不得使用綠色範圍作儲存用途或興建任何臨時構築物，或作任何除進行第 5(c) 段指明之工程外的用途。

(i) 承授人須在其管有綠色範圍期間的所有合理時間內允許政府、署長及其官員、承建商及代理及任何獲署長授權人士有權自由無阻進出、往返及穿越該地段及綠色範圍，以便視察、檢查及監督任何須按第 5(c)(i) 段、第 5(c)(iv)(I) 段及第5(c)(iv)(III) 段進行的工程，及進行、視察、檢查及監督根據第5(c)(ii) 段及第5(c)(iv)(IV) 段進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程。

(j) (i) 特此例外和保留香港主要基準面以下74.7米至香港主要基準面以下79.0米之間的土地層，並位於批地文件所夾附的圖則上以粉紅色加黑色圓圈顯示的部分（「排污隧道地層」），給政府以便鋪設、建造、開發、運營、使用、檢查、維護、修理、改建、翻新和重建在批地文件所夾附的圖則上註明「排污隧道」的排污隧道（「排污隧道」），及進行署長認為必要或與排污隧道有關的任何其他工程。

(ii) 承授人沒有任何擁有、管有或使用排污隧道、排污隧道地層之權利或業權，且不得在排污隧道地層內興建或建造任何建築物或構築物。

(iii) 承授人確認並接受該地段的一部分位於淨化海港計劃隧道保護區，其於批地文件所夾附的圖則上用一對虛線顯示並註明「淨化海港計劃隧道保護區」；及位於淨化海港計劃隧道外圍保護區，其於批地文件所夾附的圖則上用另一對虛線顯示並註明「淨化海港計劃隧道外圍保護區」（統稱「隧道保護區」）

(iv) 在不影響第 6(j)(ii) 段的前提下，除非經署長事先書面批准，否則承授人不得在隧道保護區內開挖、鋪設或維持任何地基或基礎，不論是以混凝土、鋼、磚、石或其他形式。署長可全權酌情決定給予其批准，但承授人須受其全權酌情決定施加之條款及條件所規限，包括承授人須在符合第 6(j)(ii) 段的前提下，確保及證明該等工程不會影響排污隧道或其他在隧道保護區任何其他已建或擬建的裝置和構築物，致使署長滿意。

(v) 特此保留給政府、署長及其官員、承建商、代理及任何獲署長授權人士、及其工人、政府承租人、租客及被許可人，以及排污隧道、排污隧道地層及其任何部分當其時之擁有人及佔用人，為排污隧道和隧道保護區受到該地段庇護、支持及保護的權利。

(vi) 政府、署長及其官員、承建商、代理及任何獲署長授權人士、及其工人，攜同或不攜同工具、設備、機器、機械或汽車，在所有時間均有權自由無阻進出往返及穿越該地段或其任何部分及任何其上已建或擬建建築物，以便鋪設、建造、開發、運營、使用、檢查、維護、修理、改建、翻新和重建排污隧道及在排污隧道、隧道保護區或兩者內其他已建或擬建的裝置和構築物，並進行署長認為必要或與排污隧道、隧道保護區或兩者有關的任何其他工程。

(vii) 在不影響第 6(j)(ii) 段及政府就任何違反批地文件的條款而有之權利或濟助下，承授人須於署長指明的時限內自費修復致使署長滿意，任何署長認為因承授人、其僱員、代理、承建商、分包商、其人員和工人，對排污隧道、隧道保護區或其任何部分或其任何構築物、裝置或服務所造成的任何損害或阻礙（此決定為最終決定並對承授人具約束力），不論是否因根據第 6(j)(iv) 段進行的工程。

(viii) 若承授人未能於署長指明的時限內履行第 6(j)(vii) 段下之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(ix) (I) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 6(j)(vii) 段的責任或第 6(j)(vi) 段及第 6(j)(viii) 段下權利的行使或其他原因而引起或附帶發生，政府概不承擔任何責任；承授人亦不得對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(II) 在不影響第 6(j)(ix)(I) 段的前提下，不論是根據任何法規或任何其他有關第 6(j)(i) 段及第 6(j)(v) 段下的例外及保留或第 6(j)(vi) 段及第 6(j)(viii) 段下權利的行使，或就任何由於或有關污水隧道或隧道保護區的存在，污水隧道或在污水隧道、隧道保護區或兩者中已興建或將要興建的其他設施或構築物的鋪設、建造、開發、運營、使用、檢查、維護、修理、更改、翻新和重建，或進行署長所認為必要與污水隧道或隧道保護區內或兩者相關到的任何其他工程而造成的任何損失、損壞、滋擾、煩擾或損害，承授人或任何其他人均不得對政府就提出任何異議或有權提出異議或要求賠償。

(x) 承授人須於所有時間就直接或間接因第 6(j)(vii) 段提及的損害或阻礙引致或與之有關，或與污水隧道或在污水隧道、隧道保護區或兩者中已興建或將要興建的其他設施或構築物有關或相關的任何責任、損失、賠償、申索、開支、成本、收費、索求、司法程序及訴訟彌償政府、署長及其官員、承建商、代理及任何獲署長授權人士及其工人，並使其維持獲彌償。

(k) 請參閱上文第 5 段。

註：本節中提述「承授人」一詞指根據批地文件中的買方和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

   (a) Such portions shown coloured green on the plan annexed to the Land Grant ("the Green Area") which are required to be laid and formed by the grantee and the associated slopes, retaining structures and platforms; and such bridges, tunnels, over-passes, under passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("the Director") may at his sole discretion require which are required to be provided and constructed by the grantee (collectively "the Green Area Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Area.

   (b) Such portion shown coloured yellow on the plan annexed to the Land Grant ("the Yellow Area") and the associated slopes, retaining structures and platforms which are required to be laid, formed, surfaced and drained by the grantee for the purpose of carrying out and completing the slope works thereon; all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings within the Yellow Area as the Director may require to be constructed, installed and provided by the grantee within the Yellow Area; and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings constructed, installed and provided thereon or therein to be maintained by the grantee.

   (c) The portions of the lot shown coloured pink hatched blue and pink hatched black hatched blue on the plan annexed to the Land Grant which are required to be laid, formed, surfaced, kerbed and channelled by the grantee (those portions of the lot are respectively referred to as "the Pink Hatched Blue Area" and "the Pink Hatched Black Hatched Blue Area" and collectively referred to as "the Pedestrian Crossing"); and such culverts, pavements or such other structures ("the Pedestrian Crossing Structures") as the Director may at his sole discretion require which are required to be provided and constructed by the grantee so that pedestrian and vehicular traffic may be carried on the Pedestrian Crossing; and such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require to be constructed, installed and provided on the Pedestrian Crossing; and the Pedestrian Crossing, together with the Pedestrian Crossing Structures, and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to be maintained by the grantee.

2. Description of 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 Phase

   See 1(a) and 1(c) above.

3. 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 Phase

   Not applicable.

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

   Not applicable.

5. Plan(s) showing locations of the facilities mentioned in 1 and 2 (if any), open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)

   See the plan at the end of this section.

6. General public's right to use

   In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs 1, 2, 3 and 4 above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant or the deed of dedication (as the case may be).

7. Management, operation and maintenance

   Not applicable.

8. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Phase that concern the facilities mentioned in 1 or 2 and open spaces mentioned in 3 (if any), and those parts of the land mentioned in 4 (if any).

A. Green Area

Land Grant

Special Condition Nos. (3) - (6)

Special Condition No. (3)

"(3) (a) The Purchaser shall

(i) on or before the 31st day of March 2021 (Note: that date has been extended to 30 September 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 all respects to the satisfaction of the Director:

(I) (A) carry out and complete such geotechnical investigation, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director in his absolute discretion may require on the area shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and

(B) lay and form the Green Area and the associated slopes, retaining structures and platforms,

in compliance with the Building Ordinance, any regulations made thereunder and any amending legislation; and

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

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

(ii) on or before 31st day of March 2021 (Note: that date has been extended to 30 September 2021) or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such water mains, utilities, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, traffic signals, street furniture, road markings and plant as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Green Area Structures and all structures, surfaces, water mains, utilities, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, traffic signals, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(4) 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 should 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.

(d) (i) In the event that any landslip, subsidence or falling away occurs within the Green Area prior to the re-delivery of possession of the Green Area to the Government in accordance with Special Condition No. (4) hereof, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected

(ii) The Purchaser shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of the landslip, subsidence or falling away referred to in sub-clause (d)(i) of this Special Condition.

(iii) The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping.

(iv) In addition to sub-clause (b) of this Special Condition and any other rights or remedies the Government may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by the landslip, subsidence or falling away referred to in sub-clause (d)(i) of this Special Condition, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may execute and carry out the required 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 on the Purchaser."

Special Condition No. (4)

"(4) For the purpose only of carrying out the necessary works specified in Special Condition No. (3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) hereof or otherwise."

Special Condition No. (5)

"(5) The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3) hereof."

Special Condition No. (6)

"(6) The Purchaser shall at reasonable times while he is in possession of the Green Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area for the purposes of inspecting, checking and supervising any works to be carried out in compliance with Special Condition Nos. (3)(a), (3)(d)(i) and (3)(d)(iii) hereof and the carrying out, inspecting, checking and supervising of the works under Special Conditions Nos. (3)(b) and (3)(d)(iv) hereof and any other works which the Director may consider necessary in the Green Area."

Deed of mutual covenant

Clause 1

""**Green Area**" means "the Green Area" as defined in Special Condition No.(3)(a)(i)(I) of the Land Grant together with the "Green Area Structures" defined in Special Condition No.(3)(a)(i)(II) of the Land Grant and all structures, surfaces, water mains, utilities, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, traffic signals, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Land Grant;"

Clause 10.1(i)

"Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following:

(i) all expenses in relation to maintenance of the Green Area (until possession of which is delivered to the Government), the Yellow Area (until possession of which is delivered to the Government), the Green Hatched Black Areas or the Pedestrian Crossing (until surrendered to the Government) under the Land Grant; and"

Schedule 7, Paragraph 2

"Insurance.

[The Manager shall have the power:]

(a) Subject to the direction of the Owners' Corporation, to insure on such terms as the Manager may determine:

(i) the Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government

in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas, the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant) and the Slope Structures in their full new reinstatement values in respect of loss or damage by fire or other risks; and

...

with some reputable insurance company as comprehensively as reasonably and commercially possible in the name of the Manager and for and on behalf of the Owners according to their respective interests and to pay all premia required to keep such insurance policies in force. Such insurance could be a block insurance for the entire Development including areas which are not Common Parts.

(b) Subject to Clause 13.1, to pay out or apply all insurance money, compensation or damages recovered by the Manager in respect of any damage or loss to any Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas, the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant) or the Slope Structures in the repair, rebuilding or reinstatement of the same."

Schedule 7, Paragraph 4(c)

"Control and operation and administration of Common Parts.

...

(c) [The Manager shall have the power] [t]o comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts or the Land as a whole (including without limitation provisions in the Land Grant relating to the Green Area, the Yellow Area, the Green Hatched Black Areas or the Pedestrian Crossing)."

Schedule 7, Paragraph 12(d)

"Dealings with Government.

...

(d) [The Manager shall have the power] [t]o comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole (including without limitation provisions in the Land Grant relating to the Green Area, the Yellow Area, the Green Hatched Black Areas or the Pedestrian Crossing)."

Schedule 7, Paragraph 27

"Matters outside boundary. [The Manager shall have the power] to carry out and perform, in relation to the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas or the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant), all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of dedication

Not applicable.

B. Yellow Area:

Land Grant

Special Condition Nos. (7) - (10)

Special Condition No. (7)

"(7) (a) The Purchaser shall:

(i) on or before the 31st day of March 2021 (Note: that date has been extended to 30 September 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 in all respects to the satisfaction of the Director:

(I) carry out and complete such geotechnical investigation, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require (collectively the "slope works") on the area shown coloured yellow on the plan annexed hereto (hereinafter referred to as "the Yellow Area"); and

(II) lay, form, surface and drain the Yellow Area and the associated slopes, retaining structures and platforms for the purpose of carrying out and completing the slope works,

in compliance with the Building Ordinance, any regulations made thereunder and any amending legislation; and

(ii) on or before the 31st day of March 2021 (Note: that date has been extended to 30 September 2021) or such other dates as may be approved by the Director, at his own expense and to the satisfaction of the Director construct, install and provide within the Yellow Area such structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings as the Director may require; and

(iii) 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 to the Government in accordance with Special Condition No. (8) 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 should 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.

(d) (i) In the event that any landslip or subsidence or falling away occurs within the Yellow Area or any part or parts thereof prior to the re-delivery of possession of the whole of the Yellow Area to the Government in accordance with Special Condition No. (8) hereof, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser),

have also been affected.

(ii) The Purchaser shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of the landslip, subsidence or falling away referred to in sub-clause (d)(i) of this Special Condition.

(iii) The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Yellow Area or any part or parts thereof and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping.

(iv) In addition to sub-clause (b) of this Special Condition and any other rights or remedies the Government may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by the landslip, subsidence or falling away referred to in sub-clause (d)(i) of this Special Condition, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may execute and carry out the required 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 on the Purchaser."

Special Condition No. (8)

"(8) For the purpose only of carrying out the necessary works specified in Special Condition No. (7) hereof , the Purchaser shall on the date of this Agreement be granted possession of the Yellow Area. The Yellow Area, or any part or parts of the Yellow Area as the Director may at his sole discretion specify or require, shall be re-delivered by the Purchaser to the Government on demand of the Director at any time or times."

Special Condition No. (9)

"(9) The Purchaser shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (7) hereof."

Special Condition No. (10)

"(10)The Purchaser shall at all reasonable times prior to the re-delivery of the whole of the Yellow Area to the Government permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Yellow Area for the purposes of inspecting, checking and supervising any works to be carried out in compliance with Special Condition Nos. (7)(a), (7)(b)(i) and (7)(d)(iii) hereof and the carrying out, inspecting, checking and supervising of the works under Special Conditions Nos. (7)(b) and (7)(d)(iv) hereof and any other works which the Director may consider necessary in the Yellow Area."

Deed of mutual covenant

Clause 1

""Yellow Area" means "the Yellow Area" as defined in Special Condition No.(7)(a)(i)(I) of the Land Grant together with all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings constructed, installed and provided thereon or therein in accordance with the Land Grant;"

Clause 10.1(i)

"Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following:

(i) all expenses in relation to maintenance of the Green Area (until possession of which is delivered to the Government), the Yellow Area (until possession of which is delivered to the Government), the Green Hatched Black Areas or the Pedestrian Crossing (until surrendered to the Government) under the Land Grant; and"

Schedule 7, Paragraph 2

"Insurance.

[The Manager shall have the power:]

(a) Subject to the direction of the Owners' Corporation, to insure on such terms as the Manager may determine:

(i) the Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas, the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant) and the Slope Structures in their full new reinstatement values in respect of loss or damage by fire or other risks; and

...

with some reputable insurance company as comprehensively as reasonably and commercially possible in the name of the Manager and for and on behalf of the Owners according to their respective interests and to pay all premia required to keep such insurance policies in force. Such insurance could be a block insurance for the entire Development including areas which are not Common Parts.

(b) Subject to Clause 13.1, to pay out or apply all insurance money, compensation or damages recovered by the Manager in respect of any damage or loss to any Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas, the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant) or the Slope Structures in the repair, rebuilding or reinstatement of the same."

Schedule 7, Paragraph 4(c)

"Control and operation and administration of Common Parts.

...

(c) [The Manager shall have the power] [t]o comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts or the Land as a whole (including without limitation provisions in the Land Grant relating to the Green Area, the Yellow Area, the Green Hatched Black Areas or the Pedestrian Crossing)."

Schedule 7, Paragraph 12(d)

"Dealings with Government.

...

(d) [The Manager shall have the power] [t]o comply with and take all steps the Manager may decide to ensure the

compliance with all provisions in the Land Grant applicable to the Land as a whole (including without limitation provisions in the Land Grant relating to the Green Area, the Yellow Area, the Green Hatched Black Areas or the Pedestrian Crossing)."

Schedule 7, Paragraph 27

"Matters outside boundary. [The Manager shall have the power] [t]o carry out and perform, in relation to the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas or the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant), all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of dedication

Not applicable.

C. Pedestrian Crossing

Special Condition Nos. (14) - (22)

Special Condition No. (14)

"(14) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuse to give such consent at his absolute discretion), no building, structure, support for any building or buildings or structure or structures, or projection shall be erected or constructed or placed on, over, above, under, below or within those portions of the lot as respectively shown coloured pink hatched blue and pink hatched black hatched blue on the plan annexed hereto (those portions of the lot are hereinafter respectively referred to as "the Pink Hatched Blue Area" and "the Pink Hatched Black Hatched Blue Area" and collectively referred to as "the Pedestrian Crossing") except:

(a) the structure or structures provided or constructed in accordance with Special Condition No. (15) hereof; and

(b) in respect of the Pink Hatched Black Hatched Blue Area, the structure or structures referred to in Special Conditions Nos. (23) (a) (i), (23)(a)(ii), (23)(a)(iii) and (23)(a)(iv) hereof."

Special Condition No. (15)

"(15)(a) The Purchaser shall:

(i) on or before the 31st day of March 2021 (Note: that date has been extended to 30 September 2021) or such other dates as may be approved by the Director, at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form the Pedestrian Crossing; and

(II) provide and construct such culverts, pavements or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Pedestrian Crossing Structures")

so that vehicular and pedestrian traffic may be carried on the Pedestrian Crossing;

(ii) on or before the 31st day of March 2021 (Note: that date has been extended to 30 September 2021) or such other dates as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Pedestrian Crossing and construct, install and provide thereon or therein such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and

(iii) maintain at his own expense the Pedestrian Crossing together with the Pedestrian Crossing Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as the Pedestrian Crossing has been surrendered to the Government in accordance with the Special Condition No. (17)(a) 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 should be final and shall be binding upon the Purchaser.

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

Special Condition No. (16)

"(16) The Purchaser shall at all reasonable times prior to the surrender of the whole of the Pedestrian Crossing to the Government in accordance with Special Condition No. (17)(a) hereof permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot including the Pedestrian Crossing for the purposes of inspecting, checking and supervising any works to be carried out in compliance with the Special Condition No. (15)(a) hereof and the carrying out, inspecting, checking and supervising of the works under the Special Condition No. (15)(b) hereof and any other works which the Director may consider necessary in the Pedestrian Crossing."

Special Condition No. (17)

"(17)(a) The Purchaser shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up to the Government vacant possession of the Pedestrian Crossing or any part or parts thereof as the Director may at his sole discretion specify together with the whole or such part or parts of the Pedestrian Crossing Structures and the whole or such part or parts of all structures, facilities, services and installations as referred to in the Special Condition No. (15) (a)(iii) hereof as the Director may at his sole discretion specify except the Approved Structures referred to in Special Condition No. (22) hereof, if any, erected or constructed with the prior written consent of the Director given under the Special Condition No. (14) hereof but otherwise free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Purchaser provided always that the Government shall be under no obligation to accept surrender of the Pedestrian Crossing or any part or parts thereof at the request of the Purchaser, but may do so as and when the Government sees fit. For this purpose, the Purchaser shall at his own expense execute a deed or deeds of surrender

and any other necessary documents in such form and containing such provisions as the Director shall approve or require.

(b) The Purchaser shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings erected or to be erected on the lot or enter into any agreement so to do prior to the surrender of the whole of the Pedestrian Crossing to the Government in accordance with sub-clause (a) of this Special Condition unless and until the Purchaser has at his own expense carved out the Pedestrian Crossing from the lot to the satisfaction of the Director provided that this sub-clause (b) shall not apply to a building mortgage as provided in the Special Condition No. (32)(d) hereof. Prior to the said carving out, the Purchaser shall at his own expense submit the carving out document to the Director for his written approval."

Special Condition No. (18)

"(18)(a) (i) The Purchaser shall not use the Pedestrian Crossing or any part or pars thereof for any purpose other than vehicular traffic and public pedestrian passage on foot or by wheelchair or such other purposes as the Director at his sole discretion may approve.

(ii) Without prejudice to the generality of sub-clause (a)(i) of this Special Condition, no goods or vehicles shall be stored or parked within the Pedestrian Crossing or any part or parts thereof.

(b) The Purchaser shall, after the works referred to in Special Condition Nos. (15)(a)(i) and (15)(a)(ii) hereof have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pedestrian Crossing to the Government in accordance with Special Condition No. (17)(a) hereof, permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to , from, by, through and over the Pedestrian Crossing.

(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 obligation under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance."

Special Condition No. (19)

"(19) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Purchaser contained in Special Condition No. (18)(b) hereof neither the Purchaser intends to dedicate nor the Government consents to any dedication of Pedestrian Crossing or any part or parts thereof to the public for the right of passage."

Special Condition No. (20)

"(20)(a) It is expressly agreed and declared that the obligation on the part of the Purchaser contained in Special Condition No. (18)(b) hereof 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 the 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.

(b) It is further expressly agreed and declared that the obligation on the part of the Purchaser contained in Special Condition No. (17) (a) hereof 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(2) 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 the claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor."

Special Condition No. (21)

"(21) The Purchaser agrees and accepts that upon development or redevelopment of the lot or any part thereof, after the surrender of the Pedestrian Crossing or any part of parts thereof pursuant to Special Condition No. (17)(a) hereof, due to the reduction in the area of the lot or otherwise, he may not be able to attain the maximum gross floor area permitted under Special Condition No. (13)(c) hereof. The Government shall have no liability and the Purchaser shall have no claim for compensation or refund of premium or otherwise whatsoever against the Government, if the maximum gross floor area permitted under Special Condition No. (13)(c) cannot be attained."

Special Condition No. (22)

"(22) Where structure or structures has or have been erected or constructed with the prior written consent of the Director given under Special Condition No.(14) hereof (hereinafter referred to as the "Approved Structures"):

(a) no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Building Ordinance, any regulations made thereunder and any amending legislation) shall be made to the Approved Structures or any part or parts thereof except with the prior written approval of the Director;

(b) the Government shall have no responsibility or liability for or in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person by reason of the Approved Structures or otherwise, whether before or after the surrender of the Pedestrian Crossing or any part or parts thereof to the Government pursuant to Special Condition No. (17)(a) hereof, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;

(c) without prejudice to any other rights of the Government, the Director shall at any time and at his absolute discretion have the right to serve upon the Purchaser a written notice of not less than three calendar months requiring the Purchaser to demolish and remove the Approved Structures or any part or parts thereof as the Director may specify without giving any reason therefor and the Government shall not be responsible for or 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 demolition or removal of the Approved Structures or any part or parts thereof or otherwise, and the Purchaser shall not be entitled to any claim whatsoever against the Government or any compensation whatsoever, whether in respect of any such loss, damage, nuisance, disturbance or otherwise;

(d) the Purchaser shall at all times, at his own expense, maintain the Approved Structures in good and substantial repair and condition, and carry out maintenance (including but not limited to all necessary repairs, cleaning and any other works as may be required by the Director) of and to the Approved Structures, in all respect to the satisfaction of the Director until the demolition or the removal of the Approved Structures; and

(e) the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, presence, removal or demolition of the Approved Structures or the state and condition of the Approved Structures or the lack of repair or maintenance of the Approved Structures or otherwise in respect of the Approved Structures."

Deed of mutual covenant

Clause 1

""Pedestrian Crossing" means "the Pedestrian Crossing" as defined in Special Condition No.(14) of the Land Grant together with the "Pedestrian Crossing Structures" defined in Special Condition No.(15)(a)(i)(II) of the Land Grant and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Land Grant; "

Clause 10.1(i)

"Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following:

(i) all expenses in relation to maintenance of the Green Area (until possession of which is delivered to the Government), the Yellow Area (until possession of which is delivered to the Government), the Green Hatched Black Areas or the Pedestrian Crossing (until surrendered to the Government) under the Land Grant; and"

Schedule 7, Paragraph 2

"Insurance.

[The Manager shall have the power:]

(a) Subject to the direction of the Owners' Corporation, to insure on such terms as the Manager may determine:

(i) the Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas, the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant) and the Slope Structures in their full new reinstatement values in respect of loss or damage by fire or other risks; and

...

with some reputable insurance company as comprehensively as reasonably and commercially possible in the name of the Manager and for and on behalf of the Owners according to their respective interests and to pay all premia required to keep such insurance policies in force. Such insurance could be a block insurance for the entire Development including areas which are not Common Parts.

(b) Subject to Clause 13.1, to pay out or apply all insurance money, compensation or damages recovered by the Manager in respect of any damage or loss to any Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas, the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant) or the Slope Structures in the repair, rebuilding or reinstatement of the same. "

Schedule 7, Paragraphs 4(c) and 4(d)

"Control and operation and administration of Common Parts.

[The Manager shall have the power:]

...

(c) To comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts or the Land as a whole (including without limitation provisions in the Land Grant relating to the Green Area, the Yellow Area, the Green Hatched Black Areas or the Pedestrian Crossing).

(d) To regulate pedestrian traffic in the Common Parts."

Schedule 7, Paragraph 12(d)

"Dealings with Government.

...

(d) [The Manager shall have the power] to comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole (including without limitation provisions in the Land Grant relating to the Green Area, the Yellow Area, the Green Hatched Black Areas or the Pedestrian Crossing)."

Schedule 7, Paragraph 27

"Matters outside boundary. [The Manager shall have the power] to carry out and perform, in relation to the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), the Green Hatched Black Areas or the Pedestrian Crossing (to the extent that the same has not been surrendered to the Government in accordance with the Land Grant), all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of dedication

Not applicable.

Remark: "the Pink Hatched Blue Area" and "the Pink Hatched Black Hatched Blue Area" do not form part of the Phase (i. e. Section A of New Kowloon Inland Lot No. 6584 and Section B of New Kowloon Inland Lot No. 6584). Until the surrender and deliver up of the Pink Hatched Blue Area and the Pink Hatched Black Hatched Blue Area to the Government, the grantee will at its own expense maintain and keep the Pink Hatched Blue Area and the Pink Hatched Black Hatched Blue Area in accordance with the Land Grant.

1. 對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的描述

(a) 在批地文件所夾附的圖則上以綠色顯示並須由買方鋪設、塑造的部分（「綠色範圍」），及相關斜坡，護土構築物及平台；以及地政總署署長（「署長」）全權酌情要求須由買方提供及建造的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「綠色範圍構築物」），致使綠色範圍上可建造建築物及供車輛和行人往來。

(b) 在批地文件所夾附的圖則上以黃色顯示的部分（「黃色範圍」），以及其上的相關斜坡、護土構築物及平台並須由買方鋪設、塑造、鋪平、排乾，以便進行及完成該處上之斜坡工程；以及地政署署長（「署長」）所要求須由買方於黃色範圍內建造、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；以及其上或內所建造、安裝及提供並須由買方保養之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、標誌及照明設備。

(c) 批地文件所夾附的圖則上以粉紅色間藍斜線及粉紅色間黑斜線間藍斜線顯示的部分（分別稱為「粉紅色間藍斜線範圍」及「粉紅色間黑斜線間藍斜線範圍」，統稱「行人過路處」）並須由買方鋪設、塑造、鋪設路面、路邊石及管道；以及署長全權酌情要求須由買方提供及建造之溝渠、行人路或其他構築物（統稱「行人過路處構築物」)，供車輛和行人往來行人過路處；以及署長要求須由買方於行人過路處上建造、安裝及提供之溝渠、污水管、排水渠、有管道接駁水管的消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物；以及須由買方保養之行人過路處連同行人過路處構築物及其上或內所建造、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、街燈、交通標誌、街道設施、道路標記及植物。

2. 對根據批地文件規定須由期數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的描述

見上文第1(a)及1(c)段。

3. 根據批地文件規定須由期數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。

4. 期數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的描述

不適用。

5. 顯示第1 及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）之圖則

見本節內之圖則。

6. 公眾之使用權

就上文第 1、2、3 及 4 段所提及供公眾使用的任何該等設施及休憩用地，及該土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）使用該等設施或休憩用地，或該土地中的該等部分。

7. 管理、營運及維持

不適用。

8. 批地文件、撥出私人地方供公眾使用的契據(如有)及期數公契中關於第 1 及 2 段所提及之設施、第 3 段所提及之休憩用地(如有)及第4段所提及之土地中的該等部分(如有)的條文

A. 綠色範圍

批地文件

特別條件第 (3) -(6) 條

特別條件第 (3) 條

「(3) (a) 買方須：

(i) 於2021年3月31日(註：該日期已延至2021年9月30日)（或經署長批准的其他日期）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，致使署長在各方面滿意；及

(I) (A) 進行並完成岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，以及署長全權酌情要求於在批地文件所夾附的圖則上以綠色顯示的範圍（「綠色範圍」）上進行的地盤平整工程、岩土及斜坡工程；及

(B) 鋪設並塑造綠色範圍及相關斜坡，護土構築物及平台

並符合《建築物條例》、於其下訂立的任何規則及任何修訂法例；及

(II) 提供及建造署長全權酌情要求須由買方提供及建造的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「綠色範圍構築物」）；

致使綠色範圍上可建造建築物及供車輛和行人往來。

(ii) 於2021年3月31日(註：該日期已延至2021年9月30日)（或經署長批准的其他日期）或之前，自費於綠色範圍上鋪設路面、路邊石及管道，並為其提供署長所要求的水管、公用設施、溝渠、污水道、排水渠、有管道接駁水管的消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意；及

(iii) 自費保養綠色範圍連同綠色範圍構築物及其上或內所建造、安裝及提供之所有構築物、路面、水管、公用設施、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至綠色範圍的管有權按照批地文件交回予政府。

(b) 若買方未能於特別條件第 (4) 條所訂日期（或經署長批准的其他日期）或之前履行該條下之責任，政府可進行所需之工程，唯費用由買方支付，就此買方須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對買方具約束力。

(c) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行特別條件第 (3)(a) 條的責任或政府行使特別條件第 (3)(b) 條的權利或其他原因而引起或附帶發生，政府概不承擔任何責任；買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(d) (i) 若於整個綠色範圍的管有權按特別條件第 (4) 條交回予政府之前，有或曾有任何泥石傾瀉或土地下陷或任何泥土剝落於綠色範圍內發生，買方須自費還原和修復該等及任何署長認為受影響的毗鄰或毗連範圍（此決定為最終決定並對買方具約束力），致使署長滿意。

(ii) 買方須就通過或由於特別條件第 (d)(i) 條提及之泥石傾瀉、土地下陷或泥土剝落而將會或可能造成、蒙受或招致的任何責任、損害、賠償、申索、開支、成本、費用、索求、司法程序和訴訟彌償政府、其代理及承建商，並使其維持獲彌償。

(iii) 買方須確保於任何時間綠色範圍內沒有非法挖掘或傾倒廢物，在經署長事先書面批准下，買方可興建圍牆或其他障礙物以防止非法挖掘或傾倒廢物。

(iv) 除了特別條件第 (3)(b) 條和政府就違反批地文件任何條款而有的任何其他權利或濟助外，署長亦可隨時以書面通知形式要求買方進行岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，及署長全權酌情要求於綠色範圍內進行的地盤平整工程、岩土及斜坡工程，及保養、還原和修復受特別條件第(3)(d)(i) 條提及之泥石傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程；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，政府可即執行和進行任何有需要的工程，唯費用由買方支付，就此買方須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對買方具約束力。」

特別條件第 (4) 條

「(4) 僅為了進行特別條件第 (3) 條指明須進行的工程，買方將於批地文件中日期被賦予綠色範圍的管有權。綠色範圍須應政府要求交回予政府，不論任何情況，綠色範圍會被視為應政府要求交回予政府，並被視為於署長發出信件表示批地文件各項條件已妥為履行致使其滿意的當天由買方交回予政府。買方須在其管有綠色範圍期間的所有合理時間內容許政府及公眾車輛及行人自由出入綠色範圍，並確保通道不受工程干擾或阻礙，不論是根據分段第 (3) 條進行之工程或其他工程。」

特別條件第 (5) 條

「(5) 除非經署長事先書面同意，買方不得使用綠色範圍作為儲存用途或任何臨時構築物之建造或任何除進行特別條件第 (3) 條指明之工程外之用途。」

特別條件第 (6) 條

「(6) 買方須在其管有綠色範圍期間的所有合理時間內允許政府、署長及其官員、承建商及代理及任何獲署長授權人士有權自由無阻進出、往返及穿越該地段及綠色範圍，以便視察、檢查及監督任何須按特別條件第 (3)(a) 條、第 (3)(d)(i) 條及第 (3)(d)(iii) 條進行的工程，及進行、視察、檢查及監督根據特別條件第 (3)(b) 條及第 (3)(d)(iv) 條進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程。」

公契

第1條

「「綠色範圍」指特別條件第 (3)(a)(i)(I) 條所定義之「綠色範圍」連同特別條件第 (3)(a)(i)(II) 條所定義之「綠色範圍構築物」及按照批地文件所建造、安裝及提供的所有構築物、路面、水管、公用設施、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物；」

第10.1條

「管理開支。 管理開支須是按本公契規定管理該土地所必要及合理招致的開支、費用和收費，包括（但不限於）以下各項：

(i) 所有與批地文件下保養綠色範圍（直至其管有權交回政府）、黃色範圍（直至其管有權交回政府）、綠色間黑斜線範圍或行人過路處有關之費用；及」

附表7第2段

「保險

（管理人有權：）

(a) 除業主立案法團（如已成立）指示外，按管理人決定之條款作以下投保：

(i) 公用部分、綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍、行人過路處（當其尚未按批地文件交還政府時）及斜坡構築物的火險或其他風險保險，保險金額為十足全新重置價值；及

……

上述保險須以管理人的名義代表業主按其各自的權益向信譽卓著的保險公司投購，保險亦須盡合理及商業上可能全面，管理人有權支付一切需要的保險費，以保持該等保險生效。該等保險可以是為整個發展項目（包括不屬於公用部分的區域）購買的集體保險。

(b) 除第13.1條另有規定外，用管理人對任何公用部分、綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍、行人過路處（當其尚未按批地文件交還政府時）或斜坡構築物的損害或損失追討得到的一切保險賠償金、補償或損害賠償用於維修、重建或修復該等公用部分、綠色範圍、黃色範圍、綠色間黑斜線範圍、行人過路處及斜坡構築物。」

附表7第4(c)段

「公用部分之管制及運作及行政

……

(c) （管理人有權）遵行適用於公用部分或土地整體之所有法律及批地文件條款（包括但不限於批地文件中關於綠色範圍、黃色範圍、綠色間黑斜線範圍或行人過路處的條款），及確保該等法律及批地文件條款得以遵行。」

附表7第12(d)段

「與政府的往來

……

(d) （管理人有權）採取管理人可決定的一切措施確保所有適用於土地整體之批地文件條款（包括但不限於批地文件中關於綠色範圍、黃色範圍、綠色間黑斜線範圍或行人過路處的條款）得以遵行。」

附表7第27段

「邊界外的事宜。（管理人有權）就綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍或行人過路處（當其尚未按批地文件交還政府時）進行及履行批地文件、法律或對其投購保險的保險公司要求或管理人認為就履行及遵守批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據

不適用。

B. 黃色範圍

批地文件

特別條件第 (7) 條 -(10) 條

特別條件第 (7) 條

「 (7) (a) 買方須：

(i) 於2021年3月31日(註：該日期已延至2021年9月30日)（或經署長批准的其他日期）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，致使署長在各方面滿意:

(I) 進行並完成岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，以及署長全權酌情要求於在批地文件所夾附的圖則上以黃色顯示的範圍（「黃色範圍」）內進行的地盤平整工程、岩土及斜坡工程（統稱「斜坡工程」）；及

(II) 鋪設、塑造、鋪平並排乾黃色範圍及相關斜坡，護土構築物及平台以便進行及完成斜坡工程

並符合《建築物條例》、於其下訂立的任何規則及任何修訂法例；及

(ii) 於2021年3月31日(註：該日期已延至2021年9月30日)（或經署長批准的其他日期）或之前自費於黃色範圍上建造、安裝並提供署長所要求之構築物、路

面、溝渠、污水管、排水渠、消防栓、服務設施、標誌及照明設備，致使署長滿意；及

(iii) 自費保養黃色範圍及其上或內所建造、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，致使署長滿意，直至黃色範圍的管有權按照特別條件第 (8) 條交回予政府。

(b) 若買方未能於特別條件第 (7)(a) 條所訂日期（或經署長批准的其他日期）或之前履行該條下之責任，政府可進行所需之工程，唯費用由買方支付，就此買方須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對買方具約束力。

(c) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行特別條件第 (7)(a) 條的責任或政府行使特別條件第 (7)(b) 條的權利或其他原因而引起或附帶發生，政府概不承擔任何責任；買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(d) (i) 若於整個黃色範圍的管有權按特別條件第 (8) 條交回予政府之前，有或曾有任何泥石傾瀉或土地下陷或任何泥土剝落於黃色範圍或其任何部分內發生，買方須自費還原和修復該等及任何署長認為受影響的毗鄰或毗連範圍（此決定為最終決定並對買方具約束力），致使署長滿意。

(ii) 買方須就通過或由於特別條件第 (7)(d)(i) 條提及之泥石傾瀉、土地下陷或泥土剝落而將會或可能造成、蒙受或招致的任何責任、損害、賠償、申索、開支、成本、費用、索求、司法程序和訴訟彌償政府、其代理及承建商，並使其維持獲彌償。

(iii) 買方須確保於任何時間黃色範圍或其任何部分內沒有非法挖掘或傾倒廢物，在經署長事先書面批准下，買方可興建圍牆或其他障礙物以防止非法挖掘或傾倒廢物。

(iv) 除了特別條件第 (7)(b) 條和政府就違反批地文件任何條款而有的任何其他權利或濟助外，署長亦可隨時以書面通知形式要求買方進行岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，及署長全權酌情要求於綠色範圍內進行的地盤平整工程、岩土及斜坡工程，及保養、還原和修復受特別條件第 (7)(d)(i) 條提及之泥土剝落、泥石傾瀉或土地下陷影響的任何土地、構築物或工程；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，政府可即執行和進行任何有需要的工程，唯費用由買方支付，就此買方須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對買方具約束力。」

特別條件第 (8) 條

「(8) 僅為了進行特別條件第 (7) 條指明須進行的工程，買方於批地文件中日期被賦予黃色範圍的管有權。黃色範圍或其任何署長全權酌情指明或要求之部分，須於任何時間應署長要求由買方交回予政府。」

特別條件第 (9) 條

「(9) 除非經署長事先書面同意，買方不得使用黃色範圍或其任何部分作為儲存用途或任何臨時構築物之建造或任何除進行特別條件第 (7) 條指明之工程外之用途。」

特別條件第 (10) 條

「(10) 買方須於整個黃色範圍的管有權交回予政府之前的所有合理時間內允許政府、署長及其官員、承建商及代理及任何獲署長授權人士有權自由無阻進出、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特別條件第 (7)(a) 條、第 (7)(b)(i) 條及第 7(d)(iii) 條進行的工程，及進行、視察、檢查及監督根據特別條件第 (7)(b) 條及第 (7)(d)(iv) 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。」

公契

第1條

「「黃色範圍」指特別條件第 (7)(a)(i)(I) 條所定義之「黃色範圍」連同按照批地文件所建造、安裝及提供的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、標誌及照明設備；」

第10.1條

「管理開支。管理開支須是按本公契規定管理該土地所必要及合理招致的開支、費用和收費，包括（但不限於）以下各項：

(i) 所有與批地文件下保養綠色範圍（直至其管有權交回政府）、黃色範圍（直至其管有權交回政府）、綠色間黑斜線範圍或行人過路處有關之費用；及」

附表7第2段

「保險

（管理人有權：）

(a) 除業主立案法團（如已成立）指示外，按管理人決定之條款作以下投保：

(i) 公用部分、綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍、行人過路處（當其尚未按批地文件交還政府時）及斜坡構築物的火險或其他風險保險，保險金額為十足全新重置價值；及

……

上述保險須以管理人的名義代表業主按其各自的權益向信譽卓著的保險公司投購，保險亦須盡合理及商業上可能全面，管理人有權支付一切需要的保險費，以保持該等保險生效。該等保險可以是為整個發展項目（包括不屬於公用部分的區域）購買的集體保險。

(b) 除特別條件第(13)(1)條另有規定外，用管理人對任何公用部分、綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍、行人過路處（當其尚未按批地文件交還政府時）或斜坡構築物的損害或損失追討得到的一切保險賠償金、補償或損害賠償用於維修、重建或修復該等公用部分、綠色範圍、黃色範圍、綠色間黑斜線範圍、行人過路處及斜坡構築物。」

附表7第4(c)段

「公用部分之管制及運作及行政

……

(c) （管理人有權）遵行適用於公用部分或土地整體之所有法律及批地文件條款（包括但不限於批地文件中關於綠色範圍、黃色範圍、綠色間黑斜線範圍或行人過路處的條款），及確保該等法律及批地文件條款得以遵行。」

附表7第12(d)段

「與政府的往來

……

(d) （管理人有權）採取管理人可決定的一切措施確保所有適用於土地整體之批地文件條款（包括但不限於批地文件中關於綠色範圍、黃色範圍、綠色間黑斜線範圍或行人過路處的條款）得以遵行。」

附表7第27段

「邊界外的事宜。（管理人有權）就綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍或行人過路處（當其尚未按批地文件交還政府時）進行及履行批地文件、法律或對其投購保險的保險公

司要求或管理人認為就履行及遵守批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據

不適用。

C 行人過路處

批地文件

特別條件第 (14) - (22)條

特別條件第 (14) 條

「(14) 除非經署長事先書面同意（署長可全權酌情給予該等許可並施加其認為合適之條件或條款，或拒絕給予該等許可），不得於該地段在批地文件所夾附的圖則上分別以粉紅色間藍斜線及粉紅色間黑斜線間藍斜線顯示的部分（分別稱為「粉紅色間藍斜線範圍」及「粉紅色間黑斜線間藍斜線範圍」，統稱「行人過路處」）上、上面、上空、下、地底或內興建、建造或放置任何建築物或構築物、任何建築物或構築物之支承物、或伸出物，以下情形除外:

(a) 根據特別條件第 (15) 條提供或建造之構築物；及

(b) 有關粉紅色間黑斜線間藍斜線範圍，或特別條件第 (23)(a)(i)條、第 (23)(a)(ii)條、第 (23)(a)(iii) 條及第 (23)(a)(iv) 條提及的構築物。」

特別條件第 (15) 條

「(15) (a) 買方須：

(i) 於2021年3月31日(註:該日期已延至2021年9月30日)（或經署長批准的其他日期）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，致使署長在各方面滿意:

(I) 鋪設並塑造行人過路處；及

(II) 提供並建造署長全權酌情要求須由買方提供及建造之溝渠、行人路或其他構築物（統稱「行人過路處構築物」）

供車輛和行人往來行人過路處。

(ii) 於2021年3月31日(註：該日期已延至2021年9月30日)（或經署長批准的其他日期）或之前，自費於行人過路處上鋪設路面、路邊石及管道，以及署長所要求於其上或內建造、安裝並提供的溝渠、污水管、排水渠、有管道接駁水管的消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意；及

(iii) 自費保養行人過路處連同行人過路處構築物及其上或內所建造、安裝及提供在的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至行人過路處之管有權按特別條件第 (17)(a) 條交還政府為止。

(b) 若買方未能於特別條件第 (15)(a) 條所訂日期（或經署長批准的其他日期）或之前履行該條下之責任，政府可進行所需之工程，唯費用由買方支付，就此買方須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對買方具約束力。

(c) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行特別條件第 (15)(a) 條的責任或政府行使特別條件第 (15)(b) 條的權利或其他原因而引起或附帶發生的，政府概不承擔任何責任；買方亦不得向政府就該等損失、損壞、滋擾或干擾提出任何申索。」

特別條件第 (16) 條

「 (16) 買方須按特別條件第 (17)(a) 條交回整個行人過路處予政府以前，允許政府、署長及其官員、承建商、代理及任何獲署長授權人士攜同或不攜同工具、設備、機器、機械或汽車有權自由無阻進出往返及穿越該地段包括行人過路處以便視察、檢查及監督任何須按特別條件第 (15)(a) 條進行的工程，及進行、視察、檢查及監督根據特別條件第 (15)(b) 條進行的工程及任何其他署長認為有需要在行人過路處內進行的工程。」

特別條件第 (17) 條

「(17) (a) 買方須自費於任何時間應署要求交回並交吉行人過路處或其任何署長全權酌情指明之部分予政府，連同所有或該部分的行人過路處構築物及所有或該部分建造、安裝及提供在其上或內的所有特別條件第 (15)(a)(iii) 條提及及署長全權酌情指明之構築物、設施、服務和裝置，除了特別條件第 (22) 條所提及的經批准構築物（如有）並按特別條件第 (14) 條經署長根據批地文件事先書面批准興建或建造以外，其不受產權負擔影響，且政府毋須向買方作出任何繳款或賠償；唯政府並無責任應買方請求接受買方交回行人過路處或其任何部分，但在政府認為適合時則可如此做。為此，買方須自費並依署長批准或要求的樣式及包括署長所批准或要求的條款簽立土地交還契據和任何其他所需文件。

(b) 在按特別條件第 (17)(a) 條交回整個行人過路處予政府以前，買方不得將該地段或其任何部分或其內任何產權或其上任何已建或擬建建築物或其部分轉讓、抵押、押記、遺贈、轉租、放棄管有或以任何其他形式作出產權處置或設定產權負擔或簽訂任何協議作上述事宜，除非買方已自費將行人過路處從地段中分割致使署長滿意，唯本 (17)(b) 條並不適用於特別條件第 (32)(d) 條下提及的建築按揭。在進行上述分割之前，買方須自費向署長提交地段分割文件供其書面批核。」

特別條件第 (18) 條

「(18) (a) (i) 買方不得使用行人過路處或其任何部分作為車輛通道及公眾行人通道（徒步或以輪椅），或署長全權酌情指明的用途之外的任何用途。

(ii) 在不影響特別條件第 (18)(a)(i) 條一般性的原則下，不得使用行人過路處或其任何部分作為儲物或停泊車輛之用。

(b) 買方須於按特別條件第 (15)(a)(i) 條及第 (15)(a)(ii) 條進行的工程完成以後，在按照特別條件第 (17)(a) 條交回整個行人過路處予政府之前，容許所有公眾人士在日間和夜間的任何時間及毋須繳付任何形式的費用，為所有合法目的自由並不受干擾地（徒步或以輪椅）進出公眾通道範圍以及其上、其內和沿路，致使署長滿意。

(c) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行特別條件第 (18)(b) 條的責任或其他原因而引起或附帶發生，政府概不承擔任何責任；買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。」

特別條件第 (19) 條

「(19) 特此明文協定、申述及訂明，在特別條件第 (18)(b) 條對買方施加義務的同時，買方並無意圖撥出且政府亦沒有同意買方將行人過路處或其任何部份撥供公眾作通道使用。

特別條件第 (20) 條

「(20) (a) 特此明文協定及申述，特別條件第 (18)(b) 條所載買方的責任不得被視為引致期望或索求按《建築物(規劃)規例》第 22(1) 條和任何修訂或代替規例或其他規定給予額外上蓋面積或地積比率的任何優惠或權利。為免存疑，買方明文放棄按《建築物(規劃)規例》第 22(1) 條和任何修訂或代替規例或其他規定獲取額外上蓋面積或地積比率的任何優惠或權利以及一切相關索求。

(b) 另特此明文協定及申述，特別條件第 (17)(a) 條《建築物(規劃)規例》所載買方的責任不得被視為引致期望或索求按建築物《建築物(規劃)規例》第 22(2) 條和任何修訂或代替規例或其他規定給予額外上蓋面積或地積比率的任何優惠或權利。為免存疑，買方明文放棄按《建築物(規劃)規例》第 22(2) 條和任何修訂或代替規例或其他規定獲取額外上蓋面積或地積比率的任何優惠或權利以及一切相關索求。」

特別條件第 (21) 條

「(21) 買方同意並接受在按特別條件第 (17)(a) 條交還行人過路處或其任何部份後，因為該地段的面積之減少或其他原因，買方在開發或重新開發該地段或其中任何部分時或未能獲得特別條件第 (13)(c) 條下准許的最大總樓面面積。政府對此概不承擔任何責任，買方亦不得就未能獲得特別條件第 (13)(c) 條下准許的最大總樓面面積針對政府要求索償或退還地價或作任何其他要求。」

特別條件第 (22) 條

「(22) 對於按特別條件第 (14) 條規定經署長預先書面同意後所興建或建造的構築物（「經批准構築物」）：

(a) 除非經署長事先書面批准，不能對經批准建築物或其中任何部分作出任何更改、修訂或增建（不論是否經建築事務監督按《建築物條例》及其下的任何規例作出批准）；

(b) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，無論因經批准建築物或其他原因，不論按特別條件第 (17)(a) 條交還行人過路處或其他任何部分予政府之前或之後，政府概不承擔任何責任；買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索；

(c) 在不影響政府的任何其他權利下，署長可全權酌情在任何時候提前不少於3個日曆月向買方發出書面通知，要求買方拆除及移走經批准建築物或署長所指定的其中任何部分，而毋須解釋原因。就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因拆除或移走經批准建築物或其中任何部分或其他原因而引起或附帶發生，政府毋須承擔任何責任；買方亦無權針對政府就該等損失、損壞、滋擾或干擾提出任何申索；

(d) 買方須在任何時候自費維持經批准建築物，使其處於修葺良好堅固的狀態，並為經批准建築物進行維護（包括而不限於一切必要的維修、清潔及署長所要求的任何其他工程），致使署長在各方面滿意，直至拆除或移走經批准建築物；及

(e) 買方須就興建、存在、移走或拆除經批准建築物或經批准建築物的狀況及狀態或經批准建築物失修或就經批准建築物的其他事宜而直接或間接引起或相關任何責任、損害、賠償、申索、開支、成本、費用、索求、司法程序和訴訟彌償政府，並使其維持獲彌償。」

公契

第1條

「「行人過路處」指批地文件特別條件第 (14) 條所定義之「行人過路處」連同批地文件特別條件第 (15) (a)(i)(II) 條所定義之「行人過路處構築物」及按照批地文件所建造、安裝及提供在的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物；」

第10.1條

「管理開支。 管理開支須是按本公契規定管理該土地所必要及合理招致的開支、費用和收費，包括（但不限於）以下各項：

(i) 所有與批地文件下保養綠色範圍（直至其管有權交回政府）、黃色範圍（直至其管有權交回政府）、綠色間黑斜線範圍或行人過路處有關之費用；及」

附表7第2段

「保險

（管理人有權：）

(a) 除業主立案法團（如已成立）指示外，按管理人決定之條款作以下投保：

(i) 公用部分、綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍、行人過路處（當其尚未按批地文件交還政府時）及斜坡構築物的火險或其他風險保險，保險金額為十足全新重置價值；及

……

上述保險須以管理人的名義代表業主按其各自的權益向信譽卓著的保險公司投購，保險亦須盡合理及商業上可能全面，管理人有權支付一切需要的保險費，以保持該等保險生效。該等保險可以是為整個發展項目（包括不屬於公用部分的區域）購買的集體保險。

(b) 除第13.1條另有規定外，用管理人對任何公用部分、綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍、行人過路處（當其尚未按批地文件交還政府時）或斜坡構築物的損害或損失追討得到的一切保險賠償金、補償或損害賠償用於維修、重建或修復該等公用部分、綠色範圍、黃色範圍、綠色間黑斜線範圍、行人過路處及斜坡構築物。」

附表7第4(c)段及第4(d)段

「公用部分之管制及運作及行政

（管理人有權）

……

(c) 遵行適用於公用部分或土地整體之所有法律及批地文件條款（包括但不限於批地文件中關於綠色範圍、黃色範圍、綠色間黑斜線範圍或行人過路處的條款），及確保該等法律及批地文件條款得以遵行。

(d) 管制公用部分內的行人交通。」

附表7第12(d)段

「與政府的往來

……

(d) （管理人有權）採取管理人可決定的一切措施確保所有適用於土地整體之批地文件條款（包括但不限於批地文件中關於綠色範圍、黃色範圍、綠色間黑斜線範圍或行人過路處的條款）得以遵行。」

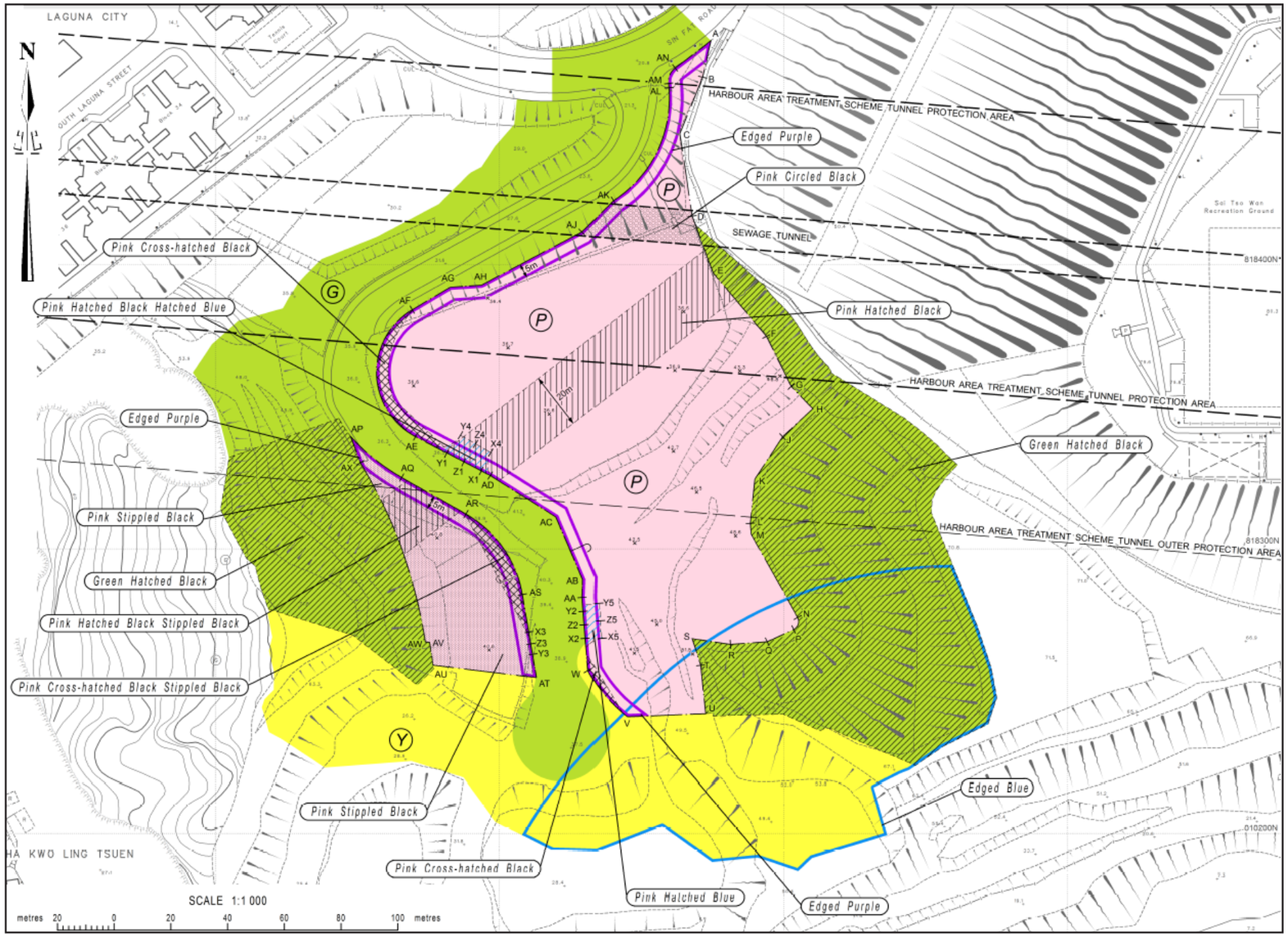
附表7第27段

「邊界外的事宜。（管理人有權）就綠色範圍（當其尚未按批地文件交還政府時）、黃色範圍（當其尚未按批地文件交還政府時）、綠色間黑斜線範圍或行人過路處（當其尚未按批地文件交還政府時）進行及履行批地文件、法律或對其投購保險的保險公司要求或管理人認為就履行及遵守批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據

不適用。

備註： 「粉紅色間藍斜線範圍」及「粉紅色間黑斜線間藍斜線範圍」不屬於期數的一部分（即新九龍內地段6584號A段及新九龍內地段6584號B段）。直至粉紅色間藍斜線範圍及粉紅色間黑斜線間藍斜線範圍交回及遞交予政府之時，承授人將按照批地文件自費保養及維持粉紅色間藍斜線範圍及粉紅色間黑斜線間藍斜線範圍。



Legend 圖例

- Green Area 綠色範圍
- Yellow Area 黃色範圍
- Pedestrian Crossing 行人過路處

Note: The "Green Area" is shown coloured green in the plan above. "The Green Area Structures" are within the Green Area. The "Yellow Area" is shown coloured yellow in the plan above. The "Pedestrian Crossing" is shown coloured pink hatched blue and pink hatched black hatched blue in the plan above. "The Pedestrian Crossing Structures" are within the Pedestrian Crossing. The above plan is for showing the location of the "Green Area", the "Yellow Area" and the "Pedestrian Crossing" only. Other matters shown in that plan may not reflect their latest conditions.

備註：「綠色範圍」於圖中以綠色顯示，「綠色範圍構築物」在綠色範圍內。「黃色範圍」於圖中以黃色顯示。「行人過路處」於圖中以粉紅色間藍斜線及粉紅色間黑斜線間藍斜線顯示，「行人過路處構築物」在行人過路處範圍內。 本圖僅顯示「綠色範圍」、「黃色範圍」及「行人過路處」的位置。圖中所示的其他事項未必能反映其最新狀況。

18 WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:

  (i) that firm may not be able to protect the purchaser's interests; and

  (ii) the purchaser may have to instruct a separate firm of solicitors.

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

(a) 謹此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見 。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：

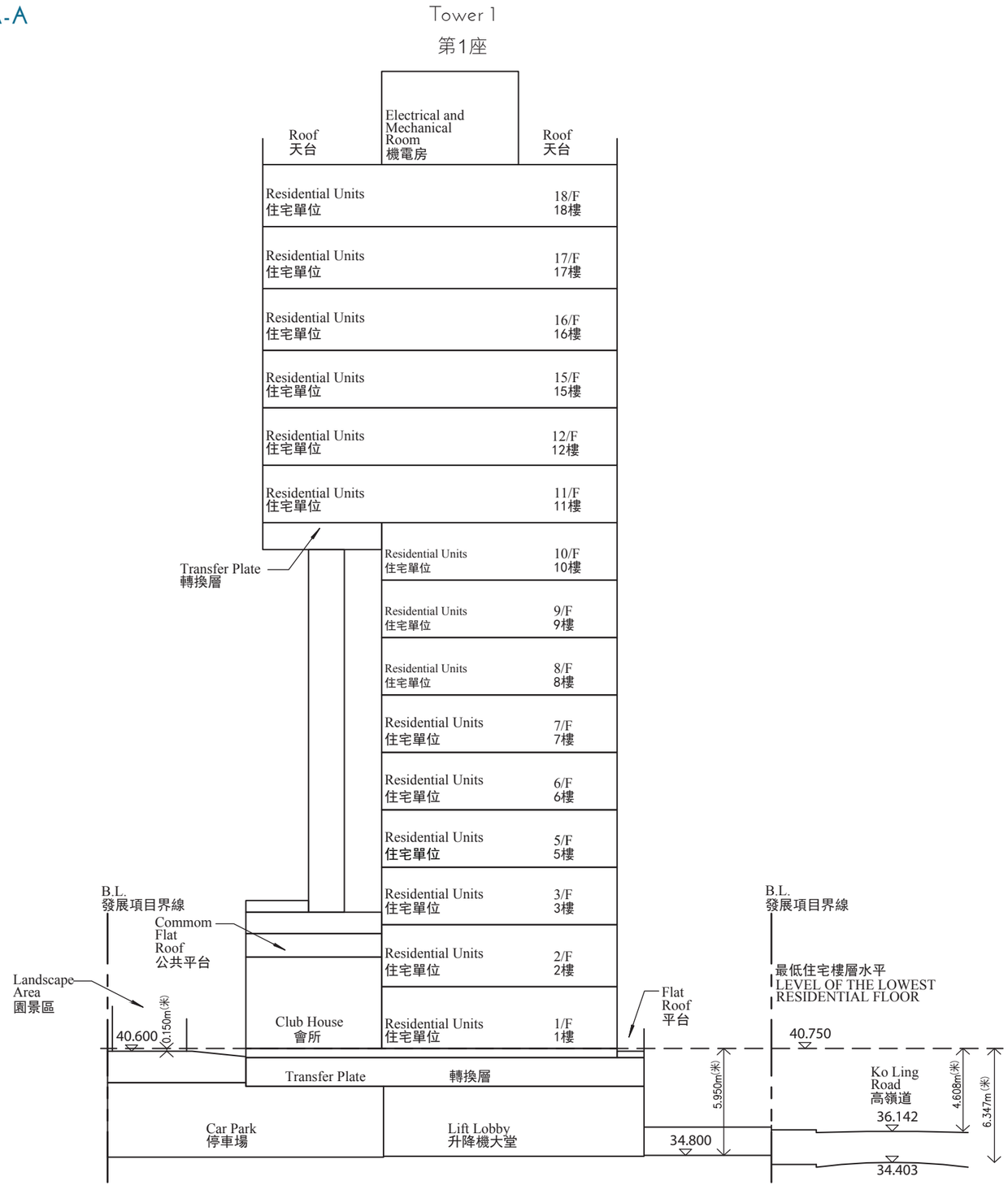
  (i) 該律師事務所可能不能夠保障買方的利益；及

  (ii) 買方可能要聘用一間獨立的律師事務所。

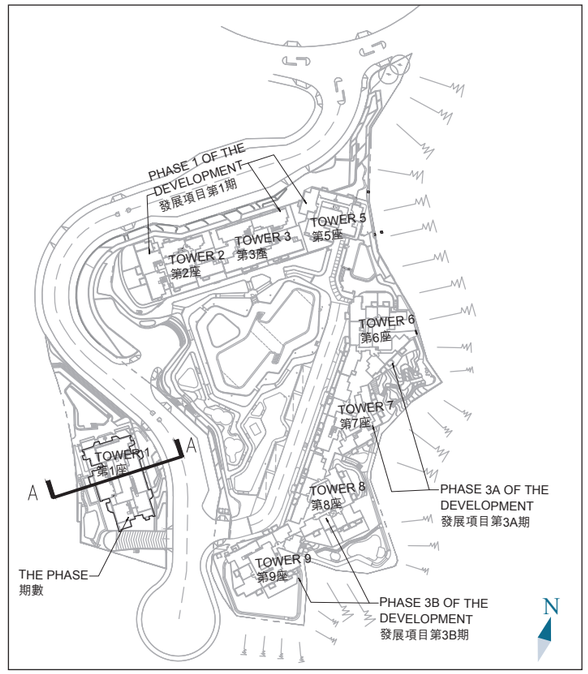
(d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物橫截面圖

Cross-Section Plan A-A
橫截面圖 A-A



Key Plan
索引圖



Legend 圖例：

——— Height in metres above the Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度(米)。

— — — Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。

B.L. Boundary of the Development
發展項目的界線

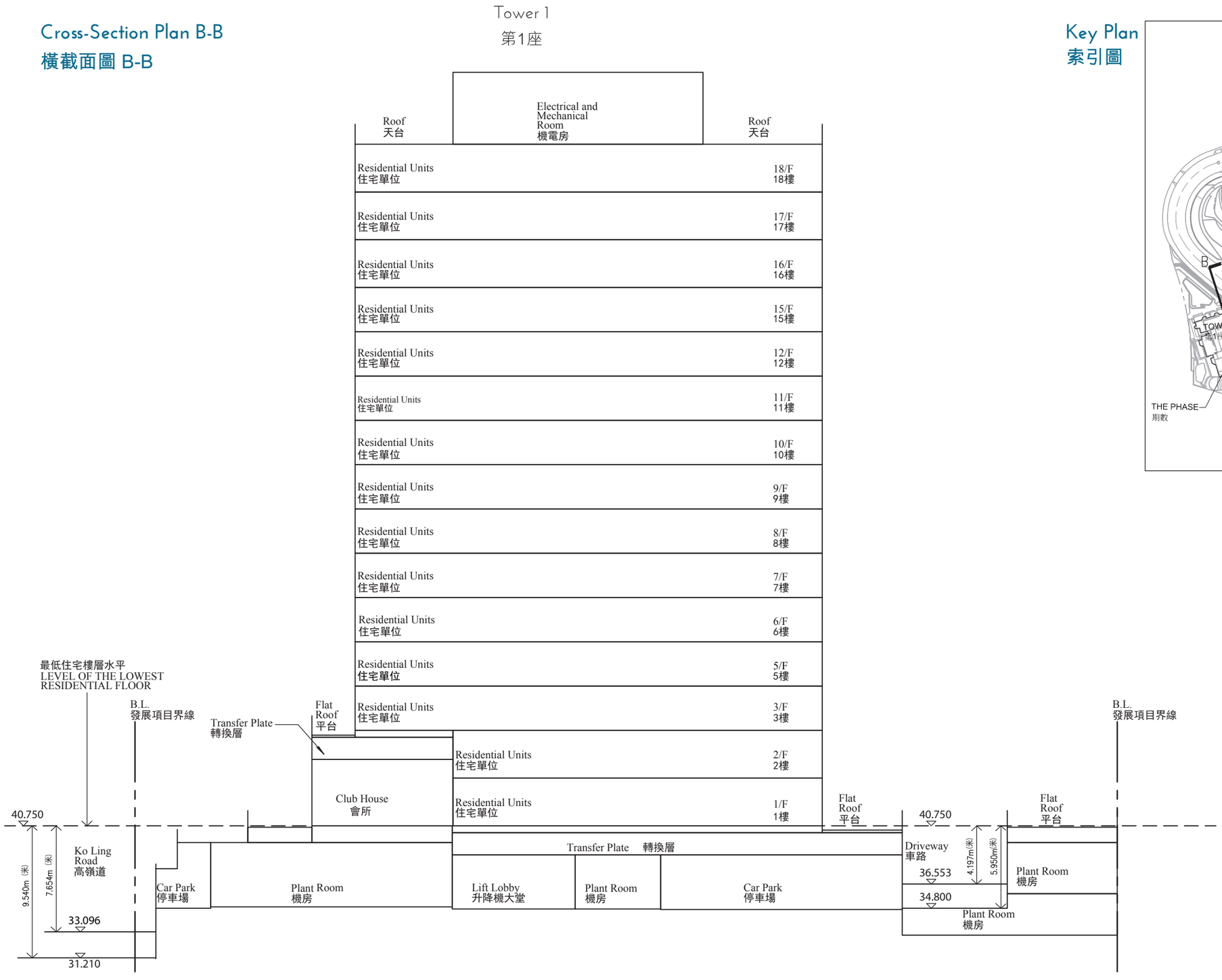
- The part of Ko Ling Road adjacent to the Tower 1 is 34.403 metres to 36.142 metres above the Hong Kong Principal Datum.

  毗連第1座的一段高嶺道為香港主水平基準以上34.403米至36.142米。

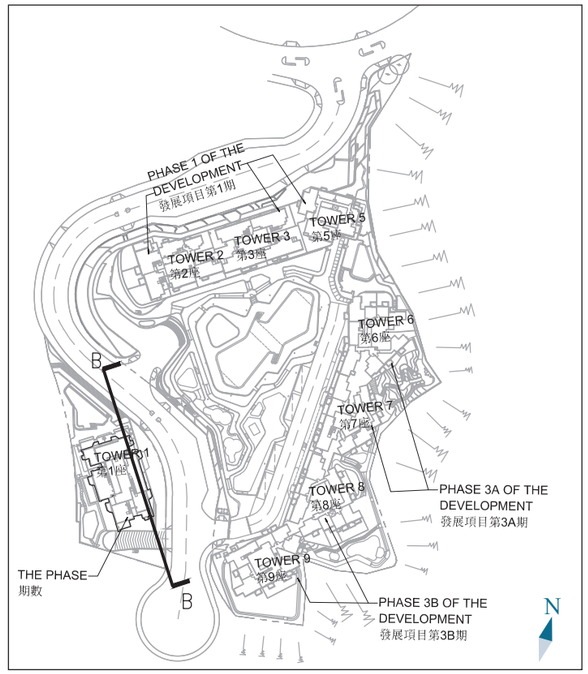
- The part of the Footpath adjacent to the Tower 1 is 34.800 meter above the Hong Kong Principal Datum.

  毗連第1座的人行道為香港主水平基準以上 34.800 米。

Cross-Section Plan B-B
橫截面圖 B-B



Key Plan
索引圖



Legend 圖例：

——— Height in metres above the Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度(米)。

— — — Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。

B.L. Boundary of the Development
發展項目的界線

- The part of Ko Ling Road adjacent to the Tower 1 is 31.210 metres to 33.096 metres above the Hong Kong Principal Datum.

  毗連第1座的一段高嶺道為香港主水平基準以上31.210米至33.096米。

- The part of Driveway adjacent to the Tower 1 is 34.800 metres to 36.553 metres above the Hong Kong Principal Datum.

  毗連第1座的一段車路為香港主水平基準以上34.800米至36.553米。

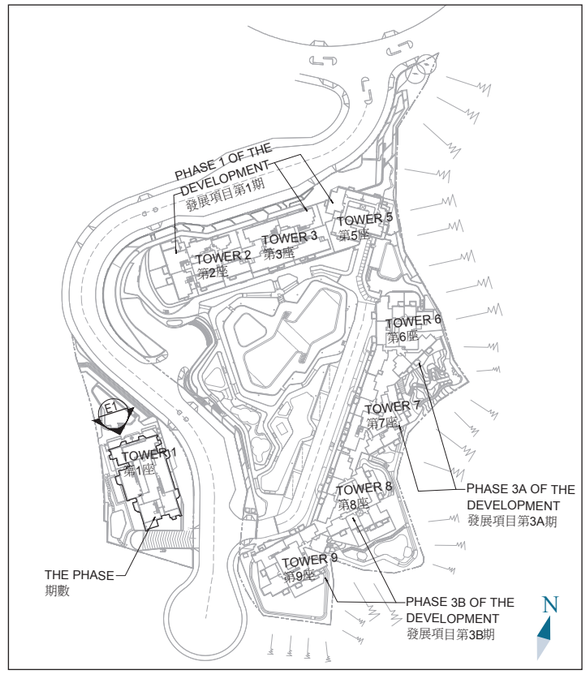
20 ELEVATION PLAN
立面圖

Elevation 1
立面圖 1

Tower 1
第1座



Key Plan
索引圖



Legend 圖例：

B.L. Boundary of the Development
發展項目的界線

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

期數的認可人士證明本圖所顯示的立面：

(1) are prepared on the basis of the approved building plans for the Phase as of 4 August 2021 and the approved phasing plans for the Phase as of 20 July 2021; and

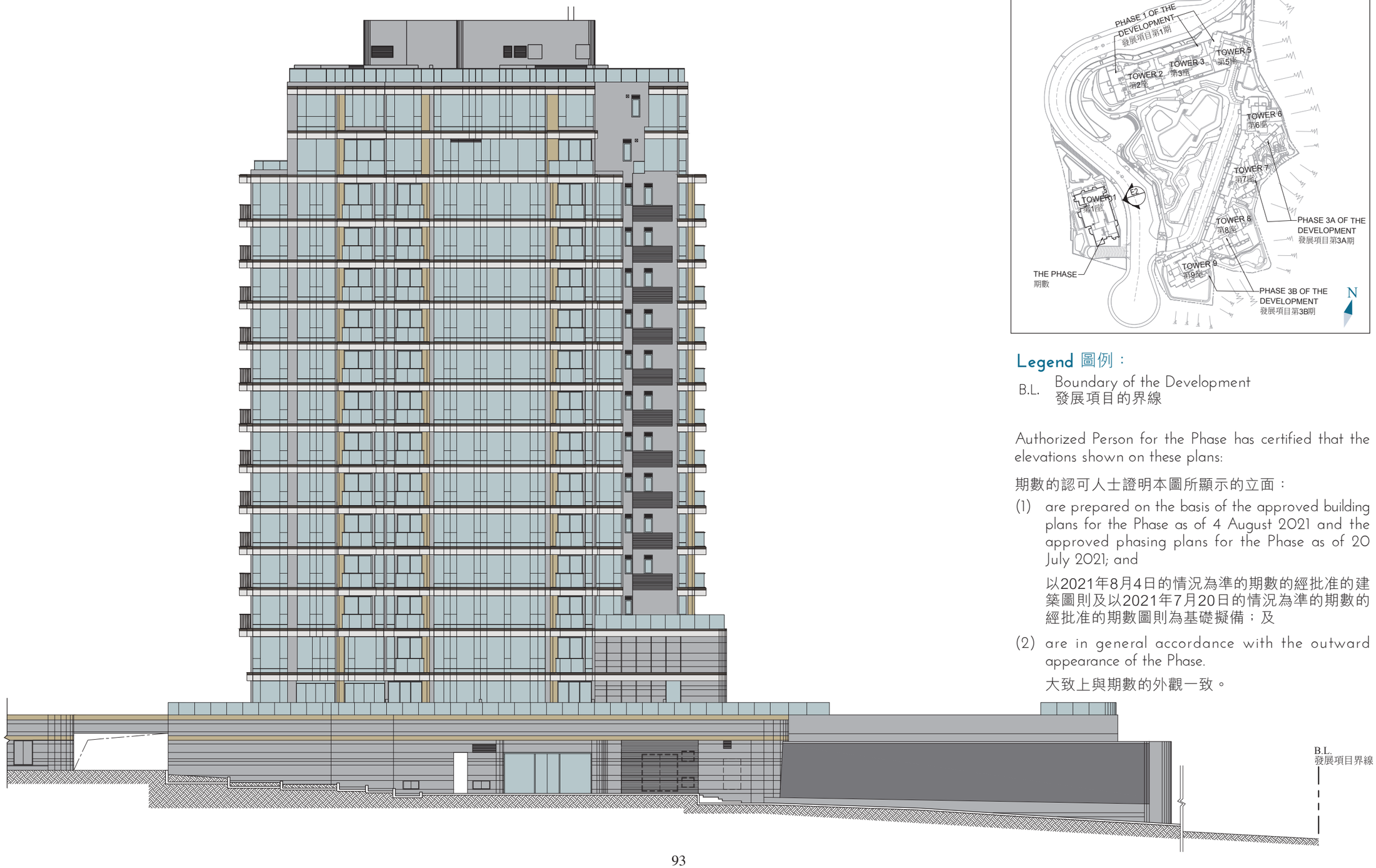
以2021年8月4日的情況為準的期數的經批准的建築圖則及以2021年7月20日的情況為準的期數的經批准的期數圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.

大致上與期數的外觀一致。

Elevation 2
立面圖 2

Tower 1
第1座



Key Plan
索引圖

Legend 圖例：

B.L. Boundary of the Development
發展項目的界線

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

期數的認可人士證明本圖所顯示的立面：

(1) are prepared on the basis of the approved building plans for the Phase as of 4 August 2021 and the approved phasing plans for the Phase as of 20 July 2021; and

以2021年8月4日的情況為準的期數的經批准的建築圖則及以2021年7月20日的情況為準的期數的經批准的期數圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.

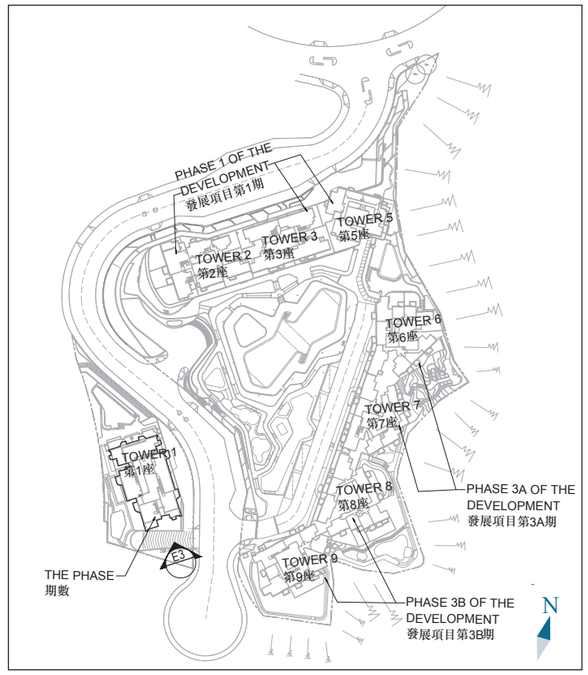
大致上與期數的外觀一致。

Elevation 3
立面圖 3

Tower 1
第1座



Key Plan
索引圖



Legend 圖例：

B.L. Boundary of the Development
發展項目的界線

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

期數的認可人士證明本圖所顯示的立面：

(1) are prepared on the basis of the approved building plans for the Phase as of 4 August 2021 and the approved phasing plans for the Phase as of 20 July 2021; and

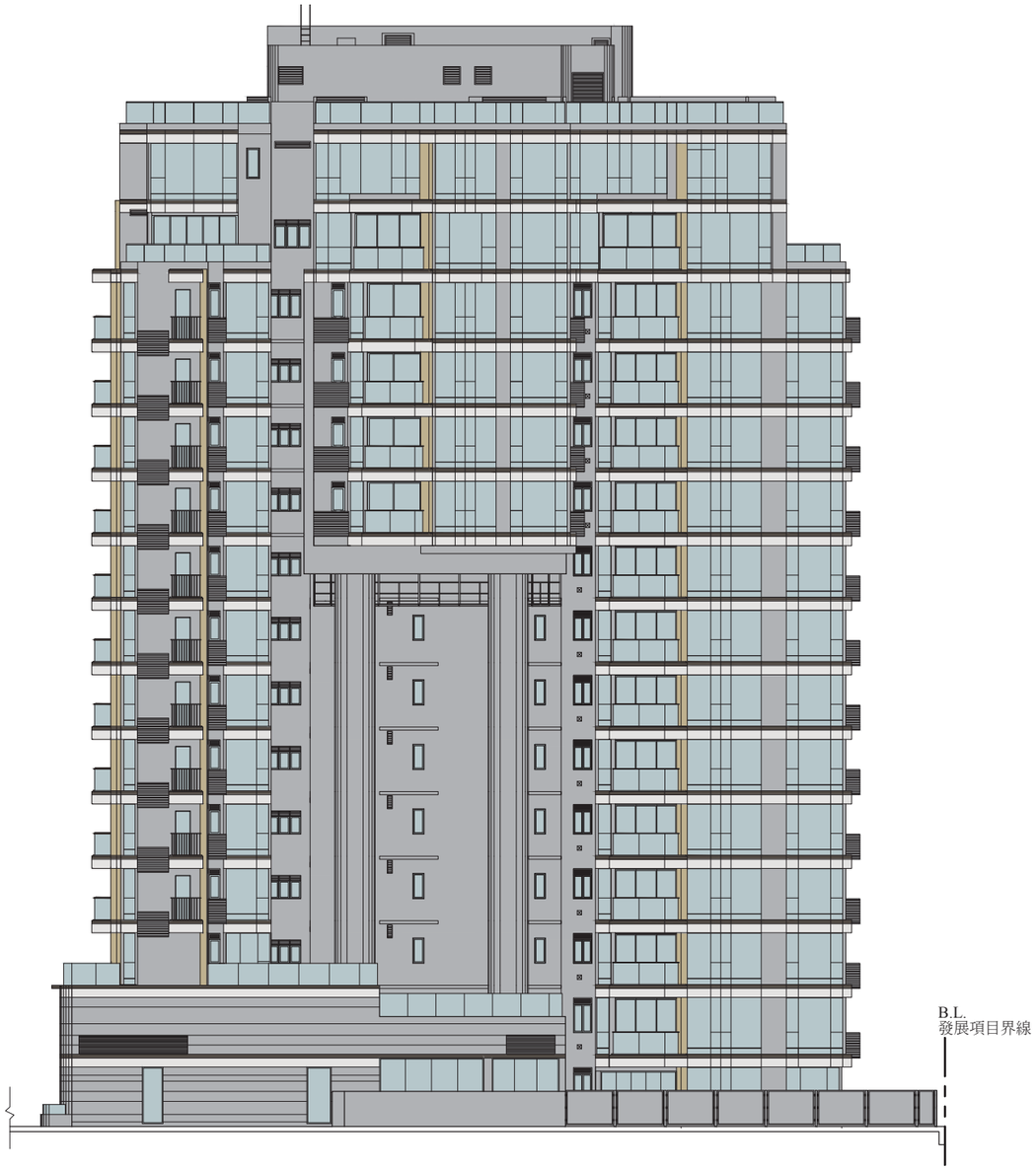
以2021年8月4日的情況為準的期數的經批准的建築圖則及以2021年7月20日的情況為準的期數的經批准的期數圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.

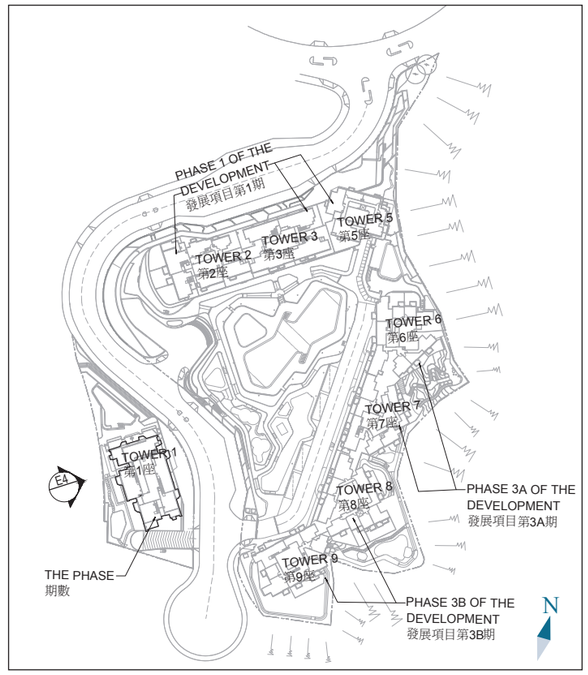
大致上與期數的外觀一致。

Elevation 4
立面圖 4

Tower 1
第1座



Key Plan
索引圖



Legend 圖例：

B.L. Boundary of the Development
發展項目的界線

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

期數的認可人士證明本圖所顯示的立面：

(1) are prepared on the basis of the approved building plans for the Phase as of 4 August 2021 and the approved phasing plans for the Phase as of 20 July 2021; and

以2021年8月4日的情況為準的期數的經批准的建築圖則及以2021年7月20日的情況為準的期數的經批准的期數圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.

大致上與期數的外觀一致。

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

Common Facilities 公用設施	Floor 樓層	Covered 有上蓋遮蓋		Uncovered 無上蓋遮蓋		Total 總面積	
		Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）
Residents' clubhouse (including any recreational facilities for residents' use)(such facilities are partly covered and partly not covered) 住客會所（包括供住客使用的任何康樂設施）（該項目設施部分有上遮蓋部分及無上蓋遮蓋）	G/F 地下	43.146	464	N/A 不適用	N/A 不適用	43.146	464
	1/F 1樓	324.599	3494	331.660	3570	656.259	7064
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或其他名稱）	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	1/F 1樓	N/A 不適用	N/A 不適用	189.139	2036	189.139	2036

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

備註：以平方呎顯示之面積以1 平方米=10.764 平方呎換算，並四捨五入至整數。

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

1. A copy of the Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

1. 備有關乎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) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

1. Exterior finishes

Item	Description
(a) External wall	Façade of residential towers finished with tiles, aluminium cladding, metal louver and grille, curtain wall and glass cladding. Transfer plate finished with aluminum cladding, stone cladding and tiles. Podium finished with glass wall, aluminium cladding, metal louvers and grille, stone cladding and glass cladding.
(b) Window	Curtain wall with aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and light grey low-e coating glass for Living Room, Dining Room, Master Ensuite, Master Bedroom and Bedroom of all unit, Store Room at Unit D of 1/F-3/F, 5/F-12/F, 15/F-16/F, Kitchen of Unit A, C, E & G of 17/F, Utility Room of Unit C of 17/F, Study Room of Unit A of 17/F, Rest room 1 of Unit E of 17/F and Master Bath Room of Unit A of 18/F of Tower 1, except the following area:-

Tower 1	1/F	Unit A	Living room & Dining Room
Tower 1	1/F	Unit C	Living room & Dining Room
Tower 1	1/F	Unit D	Living room & Dining Room
Tower 1	3/F	Unit E	Living room & Dining Room
Tower 1	3/F	Unit F	Living room & Dining Room
Tower 1	17/F	Unit E	Living room & Dining Room

Aluminium window frames finished with fluorocarbon coating fitted with clear glass for Kitchen(except Unit A, C, E & G of 17/F of Tower 1), Utility Room of Unit B of 1/F of Tower 1, Master Ensuite, Master Bedroom, Bedroom if window is provided (except Master Ensuite of Unit G of 11/F-12/F, 15/F-16/F).

Aluminium window frames finished with fluorocarbon coating fitted with frosted glass for Master Ensuite of Unit G of 11/F-12/F, 15/F-16/F, Master Bathroom of Unit A of 1/F-3/F, 5/F-12/F, 15/F-16/F, Unit B of 2/F-3/F, 5/F-12/F, 15/F-16/F & 18/F, Unit E of 3/F, 5/F-12/F, 15/F-16/F & 18/F and Unit F of 3/F, 5/F-12/F, 15/F-16/F, Bathroom of Unit B of 3/F, 5/F-12/F, 15/F-16/F and Unit E of 18/F and Rest Room of Unit B and E of 17/F.

1. 外部裝修物料

細項	描述
(a) 外牆	住宅大樓外牆鋪砌瓷磚、鋁質蓋板、金屬百葉及裝飾架、幕牆及玻璃蓋板。 轉換層鋪砌鋁質蓋板、石蓋板及鋪砌瓷磚。 平台鋪砌玻璃牆、鋁質蓋板、金屬百葉及裝飾架、石蓋板、玻璃蓋板。
(b) 窗	裝設玻璃幕牆鋁框配有氟化碳噴塗層鑲透明及淺灰色低輻射鍍膜中空玻璃（IGU）於所有單位之客廳、飯廳、主人套房、主人睡房及睡房，第1座1樓至3樓、5樓至12樓、15樓至16樓D單位之儲物房，17樓A、C、E及G單位之廚房，17樓C單位之工作間，17樓A單位之書房，17樓E單位之洗手間1及18樓A單位之主人浴室，不包括以下位置：-

第1座	1樓	A單位	客廳及飯廳
第1座	1樓	C單位	客廳及飯廳
第1座	1樓	D單位	客廳及飯廳
第1座	3樓	E單位	客廳及飯廳
第1座	3樓	F單位	客廳及飯廳
第1座	17樓	E單位	客廳及飯廳

鋁框配有氟化碳噴塗層鑲清玻璃於廚房（不包括第1座17樓A、C、E及G單位），第1座1樓B單位之工作間，有窗之主人套房、主人睡房、睡房 (不包括11樓至12樓、15樓至16樓G單位之主人套房)。

鋁框配有氟化碳噴塗層鑲磨砂玻璃於11樓至12樓、15樓至16樓G單位之主人套房，1樓至3樓、5樓至12樓、15樓至16樓A單位，2樓至3樓、5樓至12樓、15樓至16樓及18樓B單位，3樓、5樓至12樓、15樓至16樓及18樓E單位及3樓、5樓至12樓、15樓至16樓F單位之主人浴室，3樓、5樓至12樓、15樓至16樓B單位及18樓E單位之浴室及17樓B及E單位之洗手間.

1. Exterior finishes

Item	Description
(c) Bay window	Not applicable.
(d) Planter	Not applicable.
(e) Verandah or Balcony	Wall finished with aluminum cladding and ceramic tiles (if applicable). Ceiling finished with external paint on plaster. Balconies are finished with laminated tempered glass balustrade with aluminium top rail and vertical posts. Curb finished with tiles and aluminum cladding. No verandah is provided. Floor finished with porcelain tiles. Floor finished with porcelain tiles and wood deck for Unit B of 8/F. All balconies are covered.
(f) Drying facilities for clothing	Portable metal drying rack with plastic wrap.

1. 外部裝修物料

細項	描述
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	牆壁裝設鋁板及鋪砌瓷磚(如適用)。 天花批盪面髹外牆油漆。 露台裝設夾層鋼化玻璃欄杆配以鋁質頂欄及企柱。圍邊鋪砌瓷磚及鋁板。 沒有陽台。 地板鋪砌高溫瓷磚。 地板鋪砌高溫瓷磚及木地台設於8樓B室。 所有露台均有蓋。
(f) 乾衣設施	輕便式金屬包膠乾衣架。

2. Interior finishes

Item	Description
(a) Lobby	**Main Entrance Lobby** Wall finished with wood veneer and wall covering with metal trim. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint and metal trim. **Typical Lift Lobby** Wall finished with wall covering, wood veneer, metal and natural stone. Floor finished with porcelain tile with metal trim. Gypsum board false ceiling finished with emulsion paint and wood veneer.
(b) Internal wall and ceiling	**Internal Wall (except Unit B of 8/F of Tower 1)** Living Room, Dining Room and Bedroom finished with emulsion paint. Unit B of 8/F of Tower 1 Living Room and Dining Room finished with wood veneer, wall covering panel, stainless steel, natural stone and mirror. Bedroom finished with wall covering panel and stainless steel. Master Ensuite finished with wall covering panel, carpet and stainless steel. **Ceiling (except Unit B of 8/F of Tower 1)** Ceiling of Living Room, Dining Room and Bedroom finished with emulsion paint and gypsum board bulkhead finished with emulsion paint. Unit B of 8/F of Tower 1 Ceiling of Living Room, Dining Room, Bedroom and Master Ensuite finished with emulsion paint and gypsum board bulkhead finished with emulsion paint.

2. 室內裝修物料

細項	描述
(a) 大堂	**入口大堂** 牆身鋪砌以木皮、牆紙及金屬線飾面。地板以天然石材鋪砌。假天花裝設髹上乳膠漆的石膏板及金屬線飾面。 **住宅升降機大堂** 牆身以牆紙、木皮、金屬及天然石材鋪砌。地板以高溫瓷磚及金屬線鋪砌。假天花裝設髹上乳膠漆的石膏板及配以木皮飾面。
(b) 內牆及天花板	**內牆（第1座8樓B單位除外）** 客廳、飯廳及睡房髹上乳膠漆。 第1座8樓B單位 客廳及飯廳以木皮飾面、牆紙飾面、不銹鋼飾面、天然石材飾面及鏡面鋪砌。 睡房以牆紙飾面及不銹鋼飾面。 主人套房以牆紙飾面、毛毯飾面及不銹鋼飾面。 **天花板（第1座8樓B單位除外）** 客廳、飯廳及睡房天花髹上乳膠漆，及裝設髹上乳膠漆的石膏板假陣。 第1座8樓B單位 客廳、飯廳、睡房及主人套房天花鬆上乳膠漆，及裝設髹上乳膠漆的石膏板假陣。

2. Interior finishes

Item	Description
(c) Internal floor	**All Units (except Unit B of 8/F of Tower 1)** Living Room, Dining Room and Bedroom finished with engineered timber flooring and timber skirting. Natural stone border along edge of Open Kitchen and floor adjoining door to Balcony and door to Flat Roof. Unit B of 8/F of Tower 1 Living Room and Dining Room finished with natural stone flooring and metal skirting. Bedroom and Master Ensuite finished with engineered timber flooring and timber skirting.
(d) Bathroom	All Units (except Units listed in tables below) Wall finished with natural stone, porcelain tile, mirror & metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bathtub and areas covered by vanity counter). Metal panel ceiling and gypsum board false ceiling with emulsion paint are provided. Wall finishes run up to the false ceiling. For the Units listed in the table below: Tower 1 | 2/F-3/F, 5/F-12/F, 15/F-16F | Unit A (Master Bathroom) Tower 1 | 3/F, 5/F-12/F, 15/F-16F | Unit E (except Master Bathroom) Tower 1 | 3/F, 5/F-12/F, 15/F-16F | Unit F (except Master Bathroom) Wall finished with natural stone, porcelain tile, mirror & metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone & porcelain tile (except those areas under bathtub and areas covered by vanity counter). Metal panel ceiling and gypsum board false ceiling with emulsion paint are provided. Wall finishes run up to the false ceiling.

2. 室內裝修物料

細項	描述
(c) 內部地板	**所有單位（第1座8樓B單位除外）** 客廳、飯廳及睡房內部地板以複合木鋪砌，及配以木飾面腳線。開放式廚房、通往露台門及平台門之內部地板圍邊部分以天然石鋪砌。 第1座8樓B單位 客廳及飯廳地板以天然石材鋪砌，及配以金屬腳線。 睡房及主人套房內部地板以複合木鋪砌，及配以木飾面腳線。
(d) 浴室	所有單位（以下各表格所列單位除外） 牆身以天然石材，高溫瓷磚，鏡及金屬線飾面鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以高溫瓷磚鋪砌（浴缸底及面盆櫃底除外）。裝設金屬天花及油漆石膏板假天花。牆身裝修物料鋪砌至假天花。 以下表格所列單位： 第1座 | 2樓至3樓，5樓至12樓，15樓至16樓 | A單位 (主人浴室) 第1座 | 3樓，5樓至12樓，15樓至16樓 | E單位 (主人浴室除外) 第1座 | 3樓，5樓至12樓，15樓至16樓 | F單位 (主人浴室除外) 牆身以天然石材，高溫瓷磚，鏡及金屬線飾面鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以天然石材及高溫瓷磚鋪砌（浴缸底及面盆櫃底除外）。裝設金屬天花及油漆石膏板假天花。牆身裝修物料鋪砌至假天花。

2. Interior finishes

Item	Description
(d) Bathroom	For the Units listed in the table below:

Tower 1	1/F	Unit A (except Master Bathroom)
Tower 1	2/F	Unit B (Bathroom 1)
Tower 1	17/F	Unit B (Bathroom 1)
Tower 1	18/F	Unit A (except Master Bathroom)
Tower 1	18/F	Unit B (except Master Bathroom)
Tower 1	18/F	Unit C (except Master Bathroom)
Tower 1	18/F	Unit E (except Master Bathroom)
Tower 1	18/F	Unit G (except Master Bathroom)

Wall finished with natural stone, porcelain tile, mirror & metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile & natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint and metal trim. Wall finishes run up to the false ceiling.

For the Units listed in the table below:

Tower 1	1/F	Unit A (Master Bathroom)
Tower 1	2/F	Unit B (Master Bathroom)
Tower 1	18/F	Unit A (Master Bathroom)
Tower 1	18/F	Unit B (Master Bathroom)
Tower 1	18/F	Unit C (Master Bathroom)
Tower 1	18/F	Unit G (Master Bathroom)

Wall finished with natural stone & porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone & porcelain tile (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint and metal trim. Wall finishes run up to the false ceiling.

2. 室內裝修物料

細項	描述
(d) 浴室	以下表格所列單位：

第1座	1樓	A單位 (主人浴室除外)
第1座	2樓	B單位 (浴室1)
第1座	17樓	B單位 (浴室1)
第1座	18樓	A單位 (主人浴室除外)
第1座	18樓	B單位 (主人浴室除外)
第1座	18樓	C單位 (主人浴室除外)
第1座	18樓	E單位 (主人浴室除外)
第1座	18樓	G單位 (主人浴室除外)

牆身以天然石材，高溫瓷磚，鏡及金屬線飾面鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以高溫瓷磚及天然石材面鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆及配以金屬線飾面。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

第1座	1樓	A單位 (主人浴室)
第1座	2樓	B單位 (主人浴室)
第1座	18樓	A單位 (主人浴室)
第1座	18樓	B單位 (主人浴室)
第1座	18樓	C單位 (主人浴室)
第1座	18樓	G單位 (主人浴室)

牆身以天然石材及高溫瓷磚鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以天然石材及高溫瓷磚鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆及配以金屬線飾面。牆身裝修物料鋪砌至假天花。

2. Interior finishes

Item	Description
(d) Bathroom	For the Units listed in the table below:

Tower 1	18/F	Unit E (Master Bathroom)

Wall finished with natural stone, porcelain tile, mirror & metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone & porcelain tile (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint and metal trim. Wall finishes run up to the false ceiling.

2. 室內裝修物料

細項	描述
(d) 浴室	以下表格所列單位：

第1座	18樓	E單位 (主人浴室)

牆身以天然石材，高溫瓷磚，鏡及金屬線飾面鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以天然石材及高溫瓷磚鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆及配以金屬線飾面。牆身裝修物料鋪砌至假天花。

2. Interior finishes

Item	Description
(e) Kitchen	All Units (except the Units listed in tables below) Wall finished with porcelain tile & glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Aluminum and gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling. For the Units listed in the table below:

Tower 1	1/F-3/F, 5/F-12/F, 15/F-16F	Unit C
Tower 1	1/F-3/F, 5/F-12/F, 15/F-16F	Unit D

Wall finished with glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone and engineered timber flooring (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint . All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

For the Units listed in the table below:

Tower 1	1/F	Unit A
Tower 1	1/F	Unit B
Tower 1	17/F	Unit A
Tower 1	17/F	Unit B
Tower 1	17/F	Unit C
Tower 1	17/F	Unit E
Tower 1	17/F	Unit G

Wall finished with porcelain tile (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone & porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint & metal trim. All cooking bench countertop is fitted with natural stone. Wall finishes run up to the false ceiling.

2. 室內裝修物料

細項	描述
(e) 廚房	所有單位（除以下各表格所列單位） 牆身以高溫瓷磚及玻璃鋪砌（廚櫃背牆身及假天花以上除外）。地板以高溫瓷磚鋪砌（廚櫃底除外）。裝設鋁板及石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。 以下表格所列單位：

第1座	1樓至3樓，5樓至12樓，15樓至16樓	C單位
第1座	1樓至3樓，5樓至12樓，15樓至16樓	D單位

牆身以玻璃鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材及複合木地板鋪砌（廚櫃底除外）。裝設石膏板假天花髹乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

第1座	1樓	A單位
第1座	1樓	B單位
第1座	17樓	A單位
第1座	17樓	B單位
第1座	17樓	C單位
第1座	17樓	E單位
第1座	17樓	G單位

牆身以高溫瓷磚鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材及高溫瓷磚鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆及配以金屬線飾面。所有灶台面以天然石材安裝。牆身裝修物料鋪砌至假天花。

3. Interior fittings	
Item	Description
(a) Doors	**Unit Main Entrance:** Solid core timber fire rated door finished with wood veneer and stainless steel trim, and fitted with lockset, concealed door closer, door guard and eye viewer. **Kitchen (All non-open kitchen) (except Unit B of 8/F of Tower 1)** Solid core fire rated timber door finished with wood veneer, and stainless steel trim, and fitted with fire rated glass vision panel and concealed door closer. Unit B of 8/F of Tower 1 Fire rated glass door with stainless steel frame and fitted with marble inlay stainless steel door handle and concealed door closer. **Bathroom (except Unit B of 8/F of Tower 1)** Hollow core timber door finished with wood veneer and stainless steel trim and fitted with lockset. Unit B of 8/F of Tower 1 Hollow core timber door finished with wood veneer and fitted with lockset **Bedroom (except Unit B of 8/F of Tower 1)** Hollow core timber door finished with wood veneer and stainless steel trim and fitted with lockset. Unit B of 8/F of Tower 1 (Bedroom and Master Ensuite) Hollow core timber door finished wood veneer and fitted with lockset. **Study Room** Hollow core timber door finished with wood veneer and stainless steel trim and fitted with lockset. **Store Room** Hollow core timber door finished with wood veneer and stainless steel trim and fitted with lockset.

3. 室內裝置	
細項	描述
(a) 門	**單位入口：** 選用木皮及不銹鋼飾邊實心防火木門，配以門鎖、隱藏式氣鼓、防盜扣及防盜眼。 **廚房（所有非開放式廚房）（第1座8樓B單位除外）** 選用木皮飾面及不銹鋼飾邊實心防火木門，裝設防火玻璃小窗及隱藏式氣鼓。 第1座8樓B單位 不銹鋼框防火玻璃門, 配以不銹鋼手抽連雲石裝飾及隱藏式地氣鼓。 **浴室 (第1座8樓B單位除外)** 選用木皮飾面及不銹鋼飾邊空心木門，配以門鎖。 第1座8樓B單位 選用木皮飾面空心木門，配以門鎖。 **睡房（第1座8樓B單位除外）** 選用木皮飾面及不銹鋼飾邊空心木門，配以門鎖。 第1座8樓B單位（睡房及主人套房） 選用木皮飾面空心木門，配以門鎖。 **書房** 選用木皮飾面及不銹鋼飾邊空心木門，配以門鎖。 **儲物房** 選用木皮飾面及不銹鋼飾邊空心木門，配以門鎖。

3. Interior fittings	
Item	Description
(a) Doors	**Store Room under staircase** Hollow core timber door finished with paint at the following location.

Tower 1	1/F	Unit B
Tower 1	17/F	Unit A
Tower 1	17/F	Unit B
Tower 1	17/F	Unit C
Tower 1	17/F	Unit E
Tower 1	17/F	Unit G

Utility Room (except Unit B of 8/F of Tower 1)

Solid core timber door finished with wood veneer and stainless steel trim and fitted with lockset.

Unit B of 8/F of Tower 1

Solid core timber door finished wood veneer and fitted with lockset.

Utility Platform:

Aluminium framed swing door finished with fluorocarbon coating fitted with tempered clear glass and lockset

Tower 1: Unit B of 3/F, 5/F to 12/F, and 15/F to 16/F

Tower 1: Unit F of 5/F to 12/F, and 15/F to 16/F

3. 室內裝置	
細項	描述
(a) 門	**樓梯底儲物房** 選用油漆飾面空心木門於以下位置。

第1座	1樓	B單位
第1座	17樓	A單位
第1座	17樓	B單位
第1座	17樓	C單位
第1座	17樓	E單位
第1座	17樓	G單位

工作間（第1座8樓B單位除外）

選用木皮飾面及不銹鋼飾邊實心防火木門，配以門鎖。

第1座8樓B單位

選用木皮飾面實心木門，配以門鎖。

工作平台：

鋁框掩門配有氟化碳噴塗層鑲強化清玻璃及門鎖。

第1座：3樓、5樓至12樓、15樓及16樓B單位

第1座：5樓至12樓、15樓及16樓F單位

3. Interior fittings

Item	Description
(a) Doors	**Restroom (except those inside Utility Room)** Hollow core timber door finished with wood veneer and stainless steel trim and fitted with lockset. **Restroom inside Utility Room** Aluminium framed glass door finished with paint and fitted with lockset. **Balcony** Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset **Flat Roof** Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset at the following Living Room & Dining Room

Tower 1	1/F	Unit B, C & D
Tower 1	3/F	Unit E & F
Tower 1	17/F	Unit E

Aluminium framed Bi-fold door finished with fluorocarbon coating fitted with tempered tinted glass and lockset at the following Living Room and Dining Room

Tower 1	1/F	Unit A & B
Tower 1	17/F	Unit A, B & E

3. 室內裝置

細項	描述
(a) 門	**洗手間 (於工作間內之洗手間除外)** 選用木皮飾面及不銹鋼飾邊空心木門，配以門鎖。 **工作間內之洗手間** 選用油漆鋁框玻璃門，配以門鎖。 **露台** 鋁框趟門配有氟化碳噴塗層鑲強化有色玻璃及門鎖。 **平台** 鋁框趟門配有氟化碳噴塗層鑲強化有色玻璃及門鎖於以下單之位客廳及飯廳

第1座	1樓	B、C及D單位
第1座	3樓	E及F單位
第1座	17樓	E單位

鋁框雙折門配有氟化碳噴塗層鑲有強化色玻璃及門鎖於以下單之位客廳及飯廳

第1座	1樓	A及B單位
第1座	17樓	A、B及E單位

3. Interior fittings

Item	Description
(a) Doors	**Flat Roof:** Aluminium framed swing door finished with fluorocarbon coating fitted with tempered clear glass and lockset at the following location

Tower 1	1/F	Unit A	Living Room & Dining Room, Master Ensuite & Bedroom 3
Tower 1	1/F	Unit B	Living Room & Dining Room
Tower 1	3/F	Unit F	Bedroom 2
Tower 1	17/F	Unit A, B & E	Living Room & Dining Room
Tower 1	17/F	Unit E	Utility Room

Door to roof:

Aluminium framed swing door finished with fluorocarbon coating fitted with tempered clear glass and lockset at the following location

Tower 1	18/F	Unit A
Tower 1	18/F	Unit B
Tower 1	18/F	Unit C
Tower 1	18/F	Unit E
Tower 1	18/F	Unit G

3. 室內裝置

細項	描述
(a) 門	**平台:** 鋁框掩門配有氟化碳噴塗層鑲強化清玻璃及門鎖於以下位置

第1座	1樓	A單位	客廳及飯廳, 主人套房及睡房3
第1座	1樓	B單位	客廳及飯廳
第1座	3樓	F單位	睡房 2
第1座	17樓	A、B及E單位	客廳及飯廳
第1座	17樓	E單位	工作間

門往天台:

鋁框掩門配有氟化碳噴塗層，配以強化清玻璃及門鎖於以下位置

第1座	18樓	A單位
第1座	18樓	B單位
第1座	18樓	C單位
第1座	18樓	E單位
第1座	18樓	G單位

3. Interior fittings	
Item	**Description**
(b) Bathroom	All Units Wooden hanging cabinet with mirror door, stainless steel finish and marble ledge counter with stainless steel and glass finish natural stone countertop. Fittings and equipment include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar and chrome-plated toilet paper holder. Please refer to item 6 for equipment. Copper pipes are used for cold and hot water supply system. Press steel bathtub (1500mm L X 700mm W X 420mm D) with chrome-plated bath mixer, shower set and stainless steel curtain track in bathrooms with bathtub. Tempered glass shower cubicle with chrome-plated shower mixer and shower set in bathrooms with shower cubicle.
(c) Kitchen	All Units Fitted with stainless steel sink (with solid surface material cover for open kitchens) with chrome-plated hot and cold water mixer. Wooden kitchen cabinet finished with lacquer paint and wood veneer finish. Please refer to item 6 for equipment. Copper pipes for cold and hot water supply system. Please refer to item 2(e) for the material and finishes of cooking bench. Type of other fittings and equipment: Fire service installations and equipment fitted in or near open kitchen (if applicable) – please refer to the following items of "Schedule of Mechanical & Electrical Provisions of Residential Units" – Sprinkler Head and Multisensor Detector.

3. 室內裝置	
細項	**描述**
(b) 浴室	所有單位 裝設木吊櫃配以鏡門,不銹鋼飾面及大理石層板面盆櫃配以不銹鋼及玻璃飾面連天然石檯面。 裝置及設備包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架及鍍鉻廁紙架。設備請參考第6細項。 冷熱水供水系統採用銅喉管。 設有浴缸之浴室配備鋼板浴缸（1500毫米長X 700毫米闊X 420毫米深）、鍍鉻浴缸龍頭、花灑套裝及不銹鋼浴簾路軌。 設有淋浴間之浴室配備鋼化玻璃淋浴間及鍍鉻淋浴龍頭及花灑套裝。
(c) 廚房	所有單位 裝設不銹鋼洗滌盆（開放式廚房配置實體面料活動蓋）連鍍鉻冷熱水水龍頭。木製廚櫃以油漆飾面及木皮飾面組成。設備請參考第6細項。 冷熱水供水系統採用銅喉管。 灶台的用料及裝修物料見第2(e)細項。 其他裝置及設備的類型：安裝在開放式廚房（如適用）內或附近的消防裝置及設備 — 請參考「住宅單位機電裝置數量説明表」以下項目：消防花灑頭及多傳感感應器。

3. Interior fittings	
Item	**Description**
(d) Bedroom	No fittings (except Unit B of 8/F of Tower 1) Unit B of 8/F of Tower 1 Bedroom with Glass finish wardrobe, wooden shelving cabinet with stainless steel trim, wooden table with stainless steel trim and natural stone desktop, wooden bedstead with fabric finish headboard. Master Ensuite with Glass finish wardrobe, wooden shelving cabinet with stainless steel trim, wooden table with leather finish desktop and stainless steel screen and sliding doors with glass finish, wooden bedstead with stainless steel trim and leather finish headboard.
(e) Telephone	Telephone connection points are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(f) Aerials	TV/FM outlets for local TV/FM radio programmes are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(g) Electrical installations	Three-phase electricity supply with Miniature Circuit Breakers distribution board complete with residual current protection is provided in every residential units. All conduits are concealed within concrete walls except those inside or enclosed by block wall, false ceiling and bulkhead. For the location, type and number of electrical fittings, power points and air conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".

3. 室內裝置	
細項	**描述**
(d) 睡房	沒有任何裝置 （第1座8樓B單位除外） 第1座8樓B單位 睡房以裝設玻璃飾面衣櫃、木飾面層架櫃配不銹鋼飾邊、木飾面書檯配不銹鋼飾邊及天然石檯面、木飾面床架連布藝面床頭板。 主人套房以裝設玻璃飾面衣櫃、木飾面層架櫃配不銹鋼飾邊、木飾面書檯配皮革飾面檯面連不銹鋼及玻璃飾面屏風及趟門、木飾面床架配不銹鋼飾邊連皮革飾面床頭板。
(e) 電話	裝設有電話接駁點。 有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量説明表」。
(f) 天線	裝設電視及電台插座，可接收本地電視及電台節目。 有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量説明表」。
(g) 電力裝置	所有住宅單位均提供三相電力配電箱並設有漏電保護。 除置於或掩蓋於磚牆、假天花及假陣之導管外，其餘導管均隱藏於混凝土內。 有關供電附件、電插座及空調機接駁點的位置、類型及數目，請參閱「住宅單位機電裝置數量説明表」。

3. Interior fittings	
Item	**Description**
(h) Gas Supply	Towngas piping are installed and connected to gas water heater(s) and gas hob at the following residential units: Tower 1 Unit A of 1/F - 2/F Unit B of 1/F & 2/F Unit A , B, E & F of 3/F, 5/F - 10/F Unit A , B, E, F & G of 11/F, 12/F, 15/F- 16/F Unit A , B, C, E & G of 17/F & 18/F Other residential units do not have gas supply. For the location of points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units".
(i) Washing Machine Connection Point	Water inlet connection point of a design of 15mm in diameter and water outlet connection point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(j) Water Supply	Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. Water pipes are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling / bulkhead / cabinet, except that exposed water pipes in Rest Room inside Utility Room are not enclosed. Hot water is available.

3. 室內裝置	
細項	**描述**
(h) 氣體供應	以下每戶均裝置煤氣喉管及接駁至住宅單位之煤氣熱水爐和煤氣煮食爐： 第1座 1樓至2樓A單位 1樓及2樓B單位 3樓、5樓至10樓A、B、E及F單位 11樓、12樓、15樓至16樓A、B、E、F及G單位 17樓及18樓A、B、C、E及G單位 其他住宅單位並無氣體供應。 有關接駁點之位置，請參考「住宅單位機電裝置數量説明表」。
(i) 洗衣機接駁點	設有洗衣機來水接駁喉位（其設計為直徑15毫米）及去水接駁喉位（其設計為直徑40毫米）。 有關接駁點的位置，請參考「住宅單位機電裝置數量説明表」。
(j) 供水	冷熱水供水系統採用銅喉管。沖水供水系統採用膠喉管。 水管部分隱藏、部分外露。外露水管被假天花/假陣/櫃掩蓋，除工作間內的洗手間之外露水管並無被掩蓋。 有熱水供應。

4. Miscellaneous

Item	Description
(a) Lifts	**Residential Tower** 3 numbers of "HITACHI" passenger lifts are provided.

Block Name	Model Numbers	Lift Numbers	Floors Served
Tower 1	MCA-900-CO150	No. 1, 2	G/F, 1/F-3/F, 5/F-12/F, 15/F-17/F
	MCA-950-CO150	No. 3	G/F, 1/F-3/F, 5/F-12/F, 15/F-17/F

Clubhouse
1 number of "HITACHI" passenger lift (Model no. LCA-900-CO60) is provided.

Lift Number	Floors Served
No. 4	G/F & 1/F

(b) Letter Box	Stainless steel.
(c) Refuse Collection	Refuse storage and material recovery room is provided at the following area: Common area of each residential floor Refuse storage and material recovery chamber is provided at LG1 for collection and removal of refuse by cleaners.

4. 雜項

細項	描述
(a) 升降機	**住宅大樓** 設有3部「日立」牌載客升降機。

大廈名稱	型號	升降機編號	升降機服務之樓層
第1座	MCA-900-CO150	No. 1, 2	地下、1樓至3樓、5樓至12樓、15樓至17樓
	MCA-950-CO150	No. 3	地下、1樓至3樓、5樓至12樓、15樓至17樓

會所
設有1部「日立」牌載客升降機（型號：LCA-900-CO60)。

升降機編號	升降機服務之樓層
No. 4	地下及1樓

(b) 信箱	不銹鋼。
(c) 垃圾收集	垃圾及物料回收室位於下列位置： 大廈每層住宅樓層之公用地方 垃圾收集及物料回收房設於地庫1。垃圾由清潔工人收集及運走。

4. Miscellaneous

Item	Description
(d) Water Meter, Electricity Meter and Gas Meter	Separate water meter for individual residential unit is provided in water meter cabinet on each residential floor of towers. Separate electricity meter for individual residential unit is provided in electrical meter room on each residential floor of towers. Separate town gas meter is located in the kitchen of each residential unit listed below: Tower 1 Unit A of 1/F - 2/F Unit B of 1/F & 2/F Unit A , B, E & F of 3/F, 5/F - 10/F Unit A , B, E, F & G of 11/F, 12/F, 15/F - 16/F Unit A , B, C, E & G of 17/F & 18/F Separate town gas meter is located in the flat roof of each residential unit listed below: Tower 1 Unit A of 1/F

5. Security facilities

CCTV cameras are provided at entrances of the development, main entrance lobbies of the residential tower, landscaped area, clubhouse, carpark, Temporary Refuge Space (T.R.S.), R/F staircase exit, G/F lift lobbies, and lift cars and connected to caretaker's counter. Each residential unit is equipped with a video door-phone adjacent to main entrance door.

Smart card readers and QR code readers for access control are provided at entrances of the development, main entrance lobbies, clubhouse entrance and inside lift cars (Lift No. 1-3).

6. Appliances

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

In relation to item 4(a) and 6 in the Phase specified in the above table, the vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

4. 雜項

細項	描述
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅樓層之水錶箱內。每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層之電錶房內。 獨立煤氣錶安置於以下單位之廚房內： 第1座 1樓至2樓A單位 1樓及2樓B單位 3樓、5樓至10樓A、B、E及F單位 11樓、12樓、15樓至16樓A、B、E、F及G單位 17樓及18樓A、B、C、E及G單位 獨立煤氣錶安置於以下單位之平台內: 第1座 1樓A單位

5. 保安設施

發展項目之入口、住宅大樓之入口大堂、園景區、會所、停車場、臨時避難空間、天台樓梯出口、地下升降機大堂及升降機內均設閉路電視接駁到管理員櫃枱。每個住宅單位大門旁均裝設可視對講機系統。

發展項目之入口，住宅入口大堂，會所入口及升降機內(升降機編號1-3)均裝有智能卡閱讀器及二維碼閱讀器。

6. 設備

有關品牌名稱及產品型號, 請參閱“設備説明表”。

有關於期數在上述列表所指明之第4(a) 及第6細項，賣方承諾如期數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。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Tower 座數	Tower 1 第1座																																				
			Floor 樓層	1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F 5樓至10樓						11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓										
			Unit 單位 / Model No. 型號	A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	G	A	B	C	E	G							
Living Room, Dining Room, Corridor, Master Ensuite / Master Bedroom, Bedroom / Bedroom 1, Bedroom 2, Bedroom 3, Study Room, Utility Room & Store Room* 客廳、飯廳、走廊、主人套房 / 主人睡房、睡房 / 睡房 1、睡房 2、睡房 3、書房、工作間及儲物房*	Split Type Air-Conditioner Indoor Unit 分體式空調機(室內機)	Daikin 大金	FTXS60FVMA8	-	-	-	-	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	-	-	-	-	-							
			FTXS25EVMA	-	V	V	-	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	V	V	V	-	-	-	-	-							
			FTXS50FVMA	-	V	V	-	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	V	V	V	-	-	-	-	-							
			FTXS60FVMA	-	V	V	-	-	V	V	-	-	V	V	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	Split Type Air-Conditioner Outdoor Unit 分體式空調機(室外機)	Daikin 大金	RXS60FVMA	-	-	-	-	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	-	-	-	-	-							
			3MXS80AA	-	V	V	-	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	V	V	V	-	-	-	-	-							
	VRF Type Air-Conditioner Indoor Unit 變頻多聯式空調機(室內機)	Daikin 大金	FXAQ20AVM	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	V	V	V	V	V							
			FXAQ25AVM	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-							
			FXAQ32AVM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-							
			FXAQ40AVM	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	V	V	V	V	V							
			FXAQ50AVM	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	V	V	V	V	V							
	VRF Type Air-Conditioner Outdoor Unit 變頻多聯式空調機(室外機)	Daikin 大金	RJZQ5AAV	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V							
			RJZQ6AAV	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	V	V	-							
			RJLQ6AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-							
	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec 通用電器	DPT20-54C	.	.	.	.	.	.	.	-	-	V	V	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	-	-	-	-	-							
			DPT25-76B	-	V	V	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							

Notes :

V means such appliance(s) is/are provided and/or installed in the residential unit.

* No air-conditioner is provided at Store (Under Staircase) of Unit B of 1/F & 2/F and Unit A, B, C, E & G of 17/F & 18/F.

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

備註：

V 表示此設備於該住宅單位內提供及/或安裝。

* 1樓及2樓B單位及17樓及18樓A、B、C、E及G單位之樓梯底下儲物房並沒有提供空調機。

賣方承諾如期數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。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Tower 座數	Tower 1 第1座																																						
			Floor 樓層	1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F 5樓至10樓						11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓										
			Unit 單位 / Model No. 型號	A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	G	A	B	C	E	G									
Living Room, Dining Room, Corridor, Master Ensuite / Master Bedroom, Bedroom / Bedroom 1, Bedroom 2, Bedroom 3, Study Room, Utility Room & Store Room* 客廳、飯廳、走廊、主人套房 / 主人睡房、睡房 / 睡房 1、睡房 2、睡房 3、書房、工作間及儲物房*	Video Door Phone 可視對講系統	Akuvox	C315W	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V								
	Wireless Router (For Home Automation System) 無線路由器 (用於智能家居系統)	Linksys	EA6350	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V								
	Infrared Transmitter (For Air-Conditioner Control) 紅外線發射器 (用於空調機控制)	Welfare (WECL)	19-02-0001	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V								
	IP Camera 網絡攝影機	HIKVISION	DS-2CD2525FWD-IS	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V								
	Glass Break Sensor 玻璃破碎感應器	Honeywell	FG-1625T	V	V	V	V	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Indoor Motion Detector 室內紅外線感應器	Honeywell	DT8050	V	V	V	V	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								

Notes :

V means such appliance(s) is/are provided and/or installed in the residential unit.

* No air-conditioner is provided at Store (Under Staircase) of Unit B of 1/F & 2/F and Unit A, B, C, E & G of 17/F & 18/F.

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

備註：

V 表示此設備於該住宅單位內提供及/或安裝。

* 1樓及2樓B單位及17樓及18樓A、B、C、E及G單位之樓梯底下儲物房並沒有提供空調機。

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Location 位置	Appliance 設備	Brand 品牌	Tower 座數	Tower 1 第1座																																						
			Floor 樓層	1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F 5樓至10樓						11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓										
			Unit 單位 / Model No. 型號	A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	G	A	B	C	E	G								
Kitchen / Open Kitchen 廚房 / 開放式廚房	Cooker Hood 抽油煙機	Siemens 西門子	LI67SA530B	-	V	V	-	-	V	V	-	-	V	V	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	-	-	-	-								
			LI97SA530B	-	-	-	-	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	-	-	-	-	-	-								
		Miele	DA4298W	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Induction hob 電磁煮食爐	Siemens 西門子	EH675LDC2E	-	V	V	-	-	V	V	-	-	V	V	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	-	-	-	-								
	Gas Hob (Wok Burner) 煤氣煮食爐 (炒鑊用)	Siemens 西門子	ER3B6AB70X	-	-	-	-	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	-	-	-	-	-	-								
		Miele	CS1018G	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Gas Hob (2 Burners) 煤氣煮食爐 (雙爐頭)	Siemens 西門子	ER3B6BB70X	-	-	-	-	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	-	-	-	-	-	-								
		Miele	CS1013-1	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Oven 焗爐	Miele	H7264B	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Barbecue Grill 燒烤爐	Siemens 西門子	EX375FXB1E HZ390522	-	-	-	-	V	-	-	V	-	-	-	-	-	V	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-								
		Miele	CS1312BG	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Combi Microwave Oven 微波焗爐	Siemens 西門子	CM656GBS1B	-	-	-	-	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	-	-	-	-	-	-								
	Combi Steam Oven 蒸焗爐	Siemens 西門子	CS656GBS2	-	V	V	-	-	V	V	-	-	V	V	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	-	-	-	-								
		Miele	DGM7440	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Built-in Oven 嵌入式焗爐	Miele	H7264B	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								

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

備註：
V 表示此設備於該住宅單位內提供及/或安裝。

賣方承諾如期數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。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Tower 座數	Tower 1 第1座																																						
			Floor 樓層	1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F 5樓至10樓						11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓										
			Unit 單位 / Model No. 型號	A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	G	A	B	C	E	G									
Kitchen / Open Kitchen 廚房 / 開放式廚房	Steam Oven 蒸爐	Siemens 西門子	CD634GAS0	-	-	-	-	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	-	-	-	-	-								
	Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	-	V	V	-	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	-	-	-								
		Miele	KF2801Vi	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Wine Conditioning Unit 酒櫃	Miele	KWT6321UG	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	-	V	V	-	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	-	-	-								
		GAGGENAU	WD 200 140	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Coffee Machine 咖啡機	Siemens 西門子	CT636LES1	-	-	-	-	V	-	-	V	-	-	-	-	-	V	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-								
		Miele	CVA7440	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V								
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB 27 STi	-	V	V	-	-	V	V	-	-	V	V	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	-	-	-	-	-							
	Gas Water Heater 預熱式氣體熱水爐	TGC	TNJW221TFQL	V	-	-	V	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	V	V	V	V	V							
	Glass Break Sensor 玻璃破碎感應器	Honeywell	FG-1625T	V	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec 通用電器	DPT10-24H	V	-	-	V	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	V	V	V	V	V							

Notes :

V means such appliance(s) is/are provided and/or installed in the residential unit.

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

備註：

V 表示此設備於該住宅單位內提供及/或安裝。

賣方承諾如期數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。

Appliances Schedule 設備説明表

| Location 位置 | Appliance 設備 | Brand 品牌 | Tower 座數 | Tower 1 第1座 | | |

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Tower 座數	Tower 1 第1座																																						
			Floor 樓層	1/F 1樓			1/F & 2/F 1樓及2樓			2/F 2樓			3/F 3樓						5/F-10/F 5樓至10樓						11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓										
			Unit 單位 / Model No. 型號	A	C	D	B			A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	G	A	B	C	E	G							
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic	FV-40BE2H	V	-	-	V			V	-	-	V	-	-	-	-	-	V	-	-	-	-	-	V	-	-	-	-	-	-	V	V	V	V	V							
	Duct Type Ventilation Booster Fan 風喉式抽氣扇	Gelec 通用電器	DPT10-24H	V	-	-	V			V	-	-	V	-	-	-	-	-	V	-	-	-	-	-	V	-	-	-	-	-	-	V	V	V	-	V							
	Gas Water Heater 預熱式氣體熱水爐	TGC	TNJW221TFQL	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-							
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB 27 STi	-	-	-	V			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V							
	Bluetooth Speaker 藍牙揚聲器	TOA	PC-6WM-EB	V	-	-	V			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V							
	Wireless Bluetooth Amplifier 無線藍牙擴音器	CAV	HT-42BT	V	-	-	V			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V							
Bathroom 3 浴室 3	Thermo Ventilator 浴室寶	Panasonic	FV-40BE2H	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-							
	Duct Type Ventilation Booster Fan 風喉式抽氣扇	Gelec 通用電器	DPT10-24H	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-							
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB 27 STi	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-							
	Bluetooth Speaker 藍牙揚聲器	TOA	PC-6WM-EB	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-							
	Wireless Bluetooth Amplifier 無線藍牙擴音器	CAV	HT-42BT	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-							

Notes :
V means such appliance(s) is/are provided and/or installed in the residential unit.

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

備註：
V 表示此設備於該住宅單位內提供及/或安裝。

賣方承諾如期數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。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand 品牌	Tower 座數	Tower 1 第1座																																				
			Floor 樓層	1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F 5樓至10樓						11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓										
			Unit 單位 / Model No. 型號	A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	G	A	B	C	E	G							
Rest Room /Rest Room 1 洗手間 / 洗手間 1	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec 通用電器	DPT10-24H	V	-	-	V	V	-	-	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	V	V	V	V	V	V				
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB 21 STi	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	-	-	-						
Rest Room 2 洗手間 2	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec 通用電器	DPT10-24H	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	V	V	V						
Flat Roof 平台	Outdoor Motion Detector 室外紅外線感應器	Optex	LX-402	V	V	V	V	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						

Notes :
V means such appliance(s) is/are provided and/or installed in the residential unit.

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

備註：
V 表示此設備於該住宅單位內提供及/或安裝。

賣方承諾如期數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。

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 （8樓B單位除外）						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓， 15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	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	1
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	13A Single Socket Outlet 單位電插座	3	3	3	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	3	1	1	1	1	1
	13A Twin Socket Outlet with USB outlet 雙位電插座連USB插座	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	13A Twin Socket Outlet 雙位電插座	3	3	3	3	4	3	3	4	4	3	3	4	4	4	4	3	3	4	4	4	4	4	3	3	4	4	4	3	3	2	3	3
	Door Bell 門鈴	-	1	1	-	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Double Pole Switch 雙極開關掣	3	4	4	3	5	4	4	5	4	4	4	4	4	5	4	4	4	4	4	4	5	4	3	3	4	4	5	3	3	3	3	3
	Fused Spur Unit 接線位連保險絲	3	-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	5	5	5	6	5
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	29	4	4	4	4	4	4	4	5	4	4	5	5
	Lighting Switch 燈掣	5	6	6	5	6	6	6	6	6	6	6	5	5	6	6	6	6	5	5	6	6	6	6	6	5	5	6	5	5	5	4	5
	Data Outlet 上網插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fibre Outlet 光纖插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Home Automation Control Cabinet 智能家居系統控制箱	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	-	-	-	-	-
	Electric Curtain Switch 電動窗簾掣	1	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	3	2

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 (8樓B單位除外)						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	IP Camera 網絡攝影機	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	1
	Indoor Motion Detector 室內紅外線感應器	1	1	1	3	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Glass Break Sensor 玻璃破碎感應器	1	1	1	3	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Video Door Phone 可視對講系統	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	1
	ZigBee Freelocate Switch 智能無線開關掣	2	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2
	Multi-sensory Detector* 多傳感感應器	-	1	1	-	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-
Master Ensuite / Master Bedroom 主人套房 / 主人睡房	13A Twin Socket Outlet with USB outlet 雙位電插座連USB插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 雙位電插座	2	1	1	2	2	1	1	2	2	1	1	2	2	2	2	1	1	2	2	1	2	2	1	1	2	2	2	2	2	2	2	2	2
	Double Pole Switch 雙極開關掣	1	1	1	1	2	1	1	2	2	1	1	2	2	2	2	1	1	2	2	3	2	2	-	-	2	2	2	2	1	2	1	2	
	Fused Spur Unit 接線位連保險絲	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	3	3	3	4	3	
	Lighting Point 燈位	2	1	2	3	2	1	2	2	2	1	2	2	2	2	2	1	2	2	2	24	2	2	1	2	2	2	3	2	2	2	3	1	
	Lighting Switch 燈掣	2	1	1	2	2	1	1	2	3	1	1	2	2	2	3	1	1	2	3	4	2	3	1	1	2	3	2	2	2	2	2	2	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
* For serving Open Kitchen

備註：
1. “1, 2, ...” 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
* 供開放式廚房之用

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 （8樓B單位除外）						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓， 15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Master Ensuite / Master Bedroom 主人套房 / 主人睡房	Electric Curtain Switch 電動窗簾掣	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	2	1
	Glass Break Sensor 玻璃破碎感應器	1	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Indoor Motion Detector 室內紅外線感應器	1	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom / Bedroom 1 睡房 / 睡房 1	13A Twin Socket Outlet w/ USB outlet 雙位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-
	13A Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	2	2	2
	Double Pole Switch 雙極開關掣	-	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	-	-	-
	Fused Spur Unit 接線位連保險絲	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	2	2	2	2	2
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	9	1	1	1	1	1	1	1	2	2	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Curtain Switch 電動窗簾掣	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Glass Break Sensor 玻璃破碎感應器	1	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Indoor Motion Detector 室內紅外線感應器	1	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom 2 睡房 2	13A Twin Socket Outlet with USB outlet 雙位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 雙位電插座	2	-	-	2	2	-	-	2	2	-	-	2	2	2	2	-	-	2	2	-	2	2	-	-	2	2	2	2	1	2	2	2

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																		
		Floor 樓層																																		
		1/F 1樓			1/F & 2/F 1樓及2樓				2/F 2樓				3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 （8樓B單位除外）						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓， 15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Bedroom 2 睡房 2	Double Pole Switch 雙極開關掣	-	-	-	-	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	-	1	1	-	-	1	1	1	-	2	-	-	-
	Fused Spur Unit 接線位連保險絲	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2
	Lighting Point 燈位	1	-	-	1	1	-	-	1	1	-	-	2	2	1	1	-	-	2	2	-	1	1	-	-	2	2	1	1	2	1	1	1
	Lighting Switch 燈掣	1	-	-	1	1	-	-	1	1	-	-	1	2	1	1	-	-	1	1	-	1	1	-	-	1	1	1	1	2	1	1	1
	Telephone Outlet 電話插座	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	-	1	1	-	-	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	-	1	1	-	-	1	1	1	1	1	1	1	1
	Electric Curtain Switch 電動窗簾掣	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Glass Break Sensor 玻璃破碎感應器	1	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Indoor Motion Detector 室內紅外線感應器	1	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom 3 睡房 3	13A Twin Socket Outlet with USB outlet 雙位電插座連USB插座	1	-	-	1	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	1	1
	13A Twin Socket Outlet 雙位電插座	1	-	-	1	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	2	2	1	1	1
	Double Pole Switch 雙極開關掣	1	-	-	1	2	-	-	2	-	-	-	-	-	2	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	2	1	1
	Fused Spur Unit 接線位連保險絲	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2
	Lighting Point 燈位	2	-	-	1	2	-	-	2	-	-	-	-	-	2	-	-	-	-	-	-	2	-	-	-	-	-	-	1	1	1	2	2
	Lighting Switch 燈掣	3	-	-	2	2	-	-	2	-	-	-	-	-	2	-	-	-	-	-	-	2	-	-	-	-	-	-	1	1	2	2	2
	Telephone Outlet 電話插座	1	-	-	1	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	1	1	1

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...” 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 (8樓B單位除外)						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Bedroom 3 睡房 3	TV/FM Outlet 電視及電台插座	1	-	-	1	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	1	1	1
	Electric Curtain Switch 電動窗簾掣	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Glass Break Sensor 玻璃破碎感應器	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Indoor Motion Detector 室內紅外線感應器	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility Room 工作間	13A Single Socket Outlet 單位電插座	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1
	Double Pole Switch 雙極開關掣	1	-	-	1	2	-	-	2	2	-	-	2	2	2	2	-	-	2	2	2	2	2	-	-	2	2	2	1	1	1	1	1
	Fused Spur Unit 接線位連保險絲	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Lighting Point 燈位	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	4	1	1	-	-	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	2	1
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1
Store Room 儲物房	13A Twin Socket Outlet 雙位電插座	-	2	2	-	-	2	2	-	-	2	2	-	-	-	-	2	2	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-
	Double Pole Switch 雙極開關掣	-	1	1	-	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	1	1	-	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	1	1	-	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓			2/F 2樓			3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 （8樓B單位除外）						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓， 15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Store Room 儲物房	Telephone Outlet 電話插座	-	1	1	-	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視及電台插座	-	1	1	-	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Glass Break Senor 玻璃破碎感應器	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Indoor Motion Detector 室內紅外線感應器	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Study Room 書房	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	TV/FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Electric Curtain Switch 電動窗簾掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Store (Under Staircase) 樓梯底下儲物房	13A Single Socket Outlet 單位電插座	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Lighting Point 燈位	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Lighting Switch 燈掣	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓				2/F 2樓				3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 （8樓B單位除外）						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓， 15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Master Bathroom 主人浴室	13A Single Socket Outlet w/ USB outlet 單位電插座連USB插座	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	13A Single Socket Outlet 單位電插座	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1	1
	Cable Connection Unit 接線位	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1	1
	Double Pole Switch 雙極開關掣	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 接線位連保險絲	2	-	-	1	2	-	-	2	1	-	-	-	-	2	1	-	-	-	-	1	2	1	-	-	-	-	1	2	1	1	1	1	1
	Lighting Point 燈位	8	-	-	8	8	-	-	8	6	-	-	6	6	8	6	-	-	6	6	6	8	6	-	-	6	6	7	8	8	8	8	8	8
	Isolator 開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	1	
	Instantaneous Water Heater Remote Control 即熱式電熱水爐溫度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	1	
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度控制器	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	-	1	1	
	Glass Break Sensor 玻璃破碎感應器	1	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bathroom / Bathroom 1 浴室 / 浴室1	13A Single Socket Outlet with USB outlet 單位電插座連USB插座	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	13A Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Cable Connection Unit 接線位	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	1
	Double Pole Switch 雙極開關掣	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	1
	Fused Spur Unit 接線位連保險絲	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
	Lighting Point 燈位	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																	
		Floor 樓層																																	
		1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 (8樓B單位除外)						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Bathroom / Bathroom 1 浴室 / 浴室1	Isolator 開關掣	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1
	Instantaneous Water Heater Remote Control 即熱式電熱水爐溫度控制器	-	1	1	1	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	1
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度控制器	1	-	-	-	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	-	1	-
Bathroom 2 浴室 2	13A Single Socket Outlet with USB outlet 單位電插座連USB插座	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	13A Single Socket Outlet 單位電插座	1	-	-	1	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	1	1	1
	Cable Connection Unit 接線位	1	-	-	1	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	1	1	1
	Double Pole Switch 雙極開關掣	1	-	-	1	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	1	1	1
	Fused Spur Unit 接線位連保險絲	1	-	-	1	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	1	1	1
	Lighting Point 燈位	6	-	-	6	6	-	-	6	-	-	-	-	-	6	-	-	-	-	-	-	6	-	-	-	-	-	-	6	6	6	6	6
	Isolator 開關掣	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	1	1
	Instantaneous Water Heater Remote Control 即熱式電熱水爐溫度控制器	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	1	1
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度控制器	1	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	1	-
Bathroom 3 浴室 3	13A Single Socket Outlet with USB outlet 單位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓				2/F 2樓				3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 （8樓B單位除外）						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓， 15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Bathroom 3 浴室 3	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Fused Spur Unit 接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	-	-	-
	Isolator 開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Instantaneous Water Heater Remote Control 即熱式電熱水爐溫度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Rest Room / Rest Room 1 洗手間 / 洗手間 1	Fused Spur Unit 接線位連保險絲	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	-	-	3	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	3	3	3	3	3
	Isolator 開關掣	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	Instantaneous Water Heater Remote Control 即熱式電熱水爐溫度控制器	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
Rest Room 2 洗手間 2	Fused Spur Unit 接線位連保險絲	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Lighting Point 燈位	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Twin Socket Outlet with USB outlet 雙位電插座連USB插座	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	13A Twin Socket Outlet 雙位電插座	1	2	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1
	Cable Connection Unit 接線位	3	1	1	3	2	1	1	2	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	3	3	3	3	3

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 (8樓B單位除外)						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Kitchen / Open Kitchen 廚房 / 開放式廚房	Double Pole Switch 雙極開關掣	3	1	1	3	2	1	1	2	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	3	3	3	3	3
	Fused Spur Unit 接線位連保險絲	6	3	3	6	4	3	3	4	4	3	3	4	4	4	4	3	3	4	4	4	4	4	3	3	4	4	5	6	6	6	6	6
	Isolator 開關掣	-	2	2	-	-	2	2	-	-	2	2	-	-	-	-	2	2	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-
	13A Single Socket Outlet connected with appliances 單位電插座 (已接駁設備)	4	2	2	4	6	2	2	6	5	2	2	5	5	6	5	2	2	5	5	5	6	5	2	2	5	5	5	4	4	4	4	4
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	-	-	1	1	-	-	1	1	-	-	-	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Door Bell 門鈴	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1
	Lighting Point 燈位	7	4	4	7	5	4	4	5	5	4	4	5	5	5	5	4	4	5	5	5	5	5	4	4	5	5	5	7	6	6	9	7
	Town Gas Meter & Connection Point 煤氣錶及接駁點	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度控制器	1	-	-	1	1	-	-	1	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	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
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	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
	Sprinkler Head 消防花灑頭	-	3	3	-	-	3	3	-	-	3	3	-	-	-	-	3	3	-	-	-	-	-	3	3	-	-	-	-	-	-	-	-
	Glass Break Sensor 玻璃破碎感應器	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

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

Location 位置	Description 描述	Tower 1 第1座																																
		Floor 樓層																																
		1/F 1樓			1/F & 2/F 1樓及2樓	2/F 2樓			3/F 3樓						5/F-10/F (Except Unit B of 8/F) 5樓至10樓 (8樓B單位除外)						8/F 8樓	11/F-12/F, 15/F-16/F 11樓至12樓，15樓至16樓							17/F & 18/F 17樓及18樓				
		A	C	D	B	A	C	D	A	B	C	D	E	F	A	B	C	D	E	F	B	A	B	C	D	E	F	G	A	B	C	E	G
Internal Staircase 內置樓梯	Lighting Point 燈位	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	4	6	4	5
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Space Outside Bedrooms at Upper Floor 上層睡房外之空間	13A Single Socket Outlet 單位電插座	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3
	13A Twin Socket Outlet 雙位電插座	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Double Pole Switch 雙極開關掣	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Lighting Point 燈位	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	2	2	1
	Lighting Switch 燈掣	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3
	Home Automation Control Cabinet 智能家居系統控制箱	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	1	-	1	-	-	-	1	-	-	-	-	1	-
Balcony 露台	Lighting Point 燈位	-	-	-	-	1	1	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
Air conditioner Platform 空調機平台	Isolator for Air Conditioner Outdoor Unit 室外空調機開關掣	2	2	2	2	4	2	2	4	3	2	2	3	3	4	3	2	2	3	3	3	4	3	1	1	3	3	3	3	3	3	3	3	3
Flat Roof / Roof 平台/天台	Waterproof Type Socket Outlet 防水電插座	3	2	2	4	-	-	-	-	-	-	-	2	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	2	4	2
	Lighting Point 燈位	8	3	3	9	-	-	-	-	-	-	-	6	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	11	8	17	8
	Outdoor Motion Detector 室外紅外線感應器	3	1	1	2	-	-	-	-	-	-	-	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. “1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

24 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

Towngas is supplied by The Hong Kong and China Gas Company Limited.

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地税

The vendor will pay or has paid (as the case may be) all outstanding Government Rent in respect of the lot from the date of the Land Grant up to and including the date of the respective assignments to the purchasers.

賣方將會或已經（視屬何情況而定）繳付有關該地段由批地文件之日期起計直至相關買方轉讓契日期（包括該日）之地税。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.

Remark:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Phase under the principal deed of mutual covenant, and where the Owner has paid the debris removal fee, the purchaser shall reimburse the Owner for the same.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

備註：

在交付時，買方須根據主公共契約及管理協議向期數的管理人(而非擁有人) 支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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

凡任何指明住宅物業或於相關買賣合約列出之裝設於該物業內的裝置、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。

28 MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties in the Phase to maintain any slope at their own cost. The terms of the requirement are as follows:

(i)(a)(I) The grantee shall :

(1) on or before 31 March 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 in all respects to the satisfaction of the Director:

(A) carry out and complete such geotechnical investigation, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require (collectively the "slope works") on the Yellow Area; and

(B) lay, form, surface and drain the Yellow Area and the associated slopes, retaining structures and platforms for the purpose of carrying out and completing the slope works,

in compliance with the Building Ordinance, any regulations made thereunder and any amending legislation; and

(2) on or before 31 March 2021 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director construct, install and provide within the Yellow Area such structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings as the Director may require; and

(3) 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 to the Government in accordance with paragraph 1(i)(b).

(II) In the event of the non-fulfilment of the grantee's obligations under paragraph 1(i)(a)(I) 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 grantee 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 should be final and shall be binding on the grantee.

(III) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment of the grantee's obligations under paragraph 1(i)(a)(I) or the exercise of the rights by the Government under paragraph 1(i)(a)(II) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(IV)(1) In the event that any landslip, subsidence or falling away occurs within the Yellow Area or any part or parts thereof prior to re-delivery of possession of the whole of the Yellow Area to the Government in accordance with paragraph 1(i)(b), the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the grantee), have also been affected.

(2) The grantee shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of the landslip, subsidence or falling away referred to in paragraph 1(i)(a)(IV)(1).

(3) The grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Yellow Area or any part or parts thereof and, subject to the prior written approval of the Director, the grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping.

(4) In addition to paragraph 1(i)(a)(II) and any other rights or remedies the Government may have in respect of any breach of the conditions of Land Grant, the Director may at any time by notice in writing call upon the grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by the landslip, subsidence or falling away referred to in paragraph 1(i)(a)(IV)(1), and if the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may execute and carry out the required works at the cost of the grantee 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 on the grantee.

(b) For the purpose only of carrying out the necessary works specified in paragraph 1(i)(a), the grantee shall on the date of the Land Grant be granted possession of the Yellow Area. The Yellow Area, or any part or parts of the Yellow Area as the Director may at his sole discretion specify or require, shall be re-delivered by the grantee to the Government on demand of the Director at any time or times.

(c) The grantee shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in paragraph 1(i)(a).

(d) The grantee shall at all reasonable times prior to the re-delivery of the whole of the Yellow Area to the Government permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Yellow Area for the purposes of inspecting, checking and supervising any works to be carried out in compliance with paragraph 1(i)(a)(I), 1(i)(a)(IV)(1) and 1(i)(a)(IV)(3) and the carrying out, inspecting, checking and supervising of the works under paragraph 1(i)(a)(II) and paragraph 1(i)(a)(IV)(4) and any other works which the Director may consider necessary in the Yellow Area.

(ii) (a) The grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works on the area shown coloured green hatched black on the plan annexed to the Land Grant ("the Green Hatched Black Areas") as the Director at his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Areas at any time during the term of the Land Grant, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining area which, in the opinion of the Director (whose opinion shall be final and binding on the grantee), have also been affected. The grantee shall at all times indemnify and keep indemnified the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions of the Land Grant, the Director may at any time by notice in writing call upon the grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may execute and carry out the required works at the cost of the grantee who shall on demand pay to the Government the cost thereof.

(b) Notwithstanding paragraph 1(ii)(a), the obligations and rights of the grantee in respect of the Green Hatched Black Areas or any part thereof shall absolutely determine upon the Government giving to the grantee notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officer by the grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of paragraph 1(ii)(a).

(iii) (a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the grantee under the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant 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 paragraph 1(iii)(a) above shall prejudice the Government's rights under the Land Grant.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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.

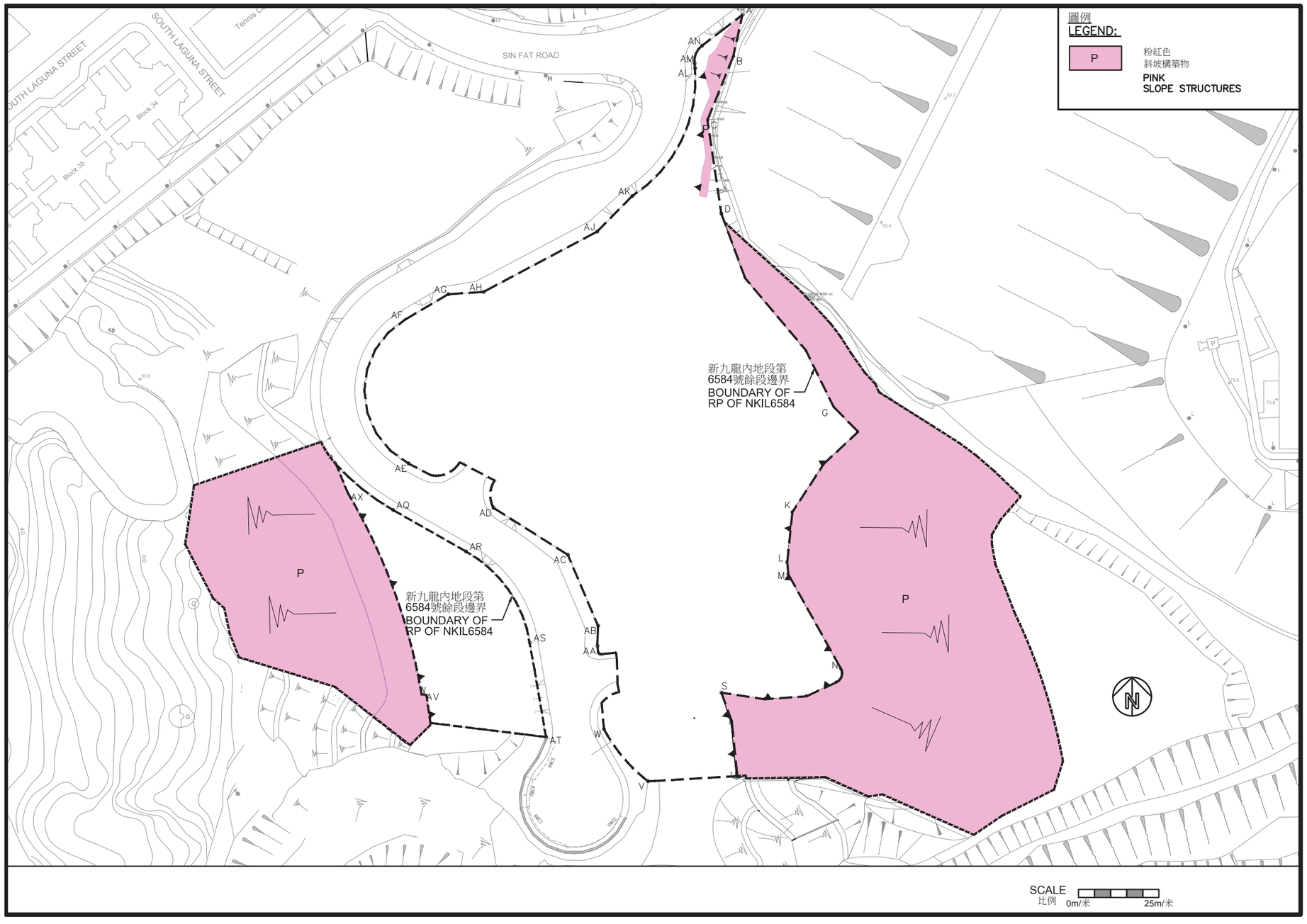
(d) In addition to any other rights or remedies provided in the Land Grant for breach thereof, the Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage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

Note: The expression "grantee" as mentioned in this paragraph, where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

2. Each of the owners is obliged to contribute towards the costs of the maintenance work.

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

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



Remark: The plan is for showing the locations of the slope structures, retaining walls or related structures only. Other matters shown in this plan may not reflect their latest conditions.

28 MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件規定，期數中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：

(i)(a)(I) 承授人須：

(1) 於 2021年 3 月 31 日（或經署長批准的其他日期）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，致使署長在各方面滿意：

(A) 進行並完成岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，以及署長全權酌情要求於黃色範圍內進行的地盤平整工程、岩土及斜坡工程（統稱「斜坡工程」）；及

(B) 鋪設、塑造、鋪平並排乾黃色範圍及相關斜坡，護土構築物及平台以便進行及完成斜坡工程

並符合《建築物條例》、於其下訂立的任何規則及任何修訂法例；及

(2) 於 2021年 3 月 31 日（或經署長批准的其他日期）或之前自費於黃色範圍上建造、安裝並提供署長所要求之構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、標誌及照明設備，致使署長滿意；及

(3) 自費保養黃色範圍及其上或內所建造、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，致使署長滿意，直至黃色範圍的管有權按照第 1(i)(b) 段交回予政府。

(II) 若承授人未能於第 1(i)(a)(I) 段所訂日期（或經署長批准的其他日期）或之前履行該段下之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(III) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 1(i)(a)(I) 段的責任或政府行使第 1(i)(a)(II) 段的權利或其他原因而引起或附帶發生，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(IV) (1) 若於整個黃色範圍的管有權按第 1(i)(b) 段交回予政府之前，有或曾有任何泥石傾瀉或土地下陷或任何泥土剝落於黃色範圍或其任何部分內發生，承授人須自費還原和修復該等及任何署長認為受影響的毗鄰或毗連範圍（此決定為最終決定並對承授人具約束力），致使署長滿意。

(2) 承授人須就通過或由於第 1(i)(a)(IV)(1) 段提及之泥石傾瀉、土地下陷或泥土剝落而將會或可能造成、蒙受或招致的任何責任、損害、賠償、申索、成本、費用、索求、司法程序和訴訟彌償政府、其代理及承建商，並使其維持獲彌償。

(3) 承授人須確保於任何時間黃色範圍或其任何部分內沒有非法挖掘或傾倒廢物，在經署長事先書面批准下，承授人可興建圍牆或其他障礙物以防止非法挖掘或傾倒廢物。

(4) 除了第 1(i)(a)(II) 段和政府就違反批地文件任何條款而有的任何其他權利或濟助外，署長亦可隨時以書面通知形式要求承授人進行岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，及署長全權酌情要求進行的地盤平整工程、岩土及斜坡工程，及保養、還原和修復受第 1(i)(a)(IV)(1) 段提及之泥土剝落、泥石傾瀉或土地下陷影響的任何土地、構築物或工程；且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，政府可即執行和進行任何有需要的工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(b) 僅為了進行第 1(i)(a) 段指明須進行的工程，承授人於批地文件日期被賦予黃色範圍的管有權。黃色範圍或其任何署長全權酌情指明或要求之部分，須於任何時間應署長要求由承授人交回予政府。

(c) 除非經署長事先書面同意，承授人不得使用黃色範圍或其任何部分作為儲存用途或任何臨時構築物之建造或任何除進行第 1(i)(a) 段指明之工程外之用途。

(d) 承授人須於整個黃色範圍的管有權交回予政府之前的所有合理時間內允許政府、署長及其官員、承建商及代理及任何獲署長授權人士有權自由無阻進出、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第 1(i)(a)(I) 段、第 1(i)(a)(IV)(1) 段及第 1(i)(a)(IV)(3) 段進行的工程，及進行、視察、檢查及監督根據第 1(i)(a)(II) 段及第 1(i)(a)(IV)(4) 段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。

(ii) (a) 承授人須自費在批地文件所夾附的圖則上以用綠色間黑斜線顯示的範圍（「綠色間黑斜線範圍」）進行與完成署長全權指定之岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，及署長全權酌情要求進行的地盤平整工程、岩土及斜坡工程，致使署長滿意。承授人須於批地文件年期內的所有時間自費保養綠色間黑斜線範圍，包括其上或內的所有土地、斜坡處理工程、護土構築物、排水渠及任何其他工程，使其處於修葺良好堅固的狀態，致使署長滿意。若綠色間黑斜線範圍於批地文件年期內的任何時間發生山泥傾瀉、土地下陷或泥土剝落，承授人必須自費還原和修復該部分並連同任何署長認為受影響的毗連或毗鄰範圍（署長決定為最終決定並對承授人具約束力）致使署長滿意。承授人須就一切因該等山泥傾瀉、土地下陷或泥土剝落導致之訴訟、司法程序、費用、損害賠償和開支彌償政府、其代理及承建商，並使其維持獲彌償。承授人須確保於任何時間綠色間黑斜線範圍內沒有非法挖掘或傾倒廢物，在經署長事先書面批准下，承授人可興建圍牆或其他障礙物以防止非法挖掘或傾倒廢物。除了就違反批地文件任何條款而有的任何其他權利或濟助外，署長亦可隨時以書面通知形式要求承授人進行岩土研究、斜坡整理工程、泥石傾瀉防護措施、緩解及補救工程，及署長全權酌情要求於綠色間黑斜線範圍內進行的地盤平整工程、岩土及斜坡工程，及保養、還原和修復受泥土剝落、泥石傾瀉或土地下陷影響的任何土地、構築物或工程；且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，政府可即執行和進行任何有需要的工程，唯費用由承授人支付，就此承授人須應要求向政府償還有關費用。

(b) 不管按第 1(ii)(a) 段獲授權，承授人於綠色間黑斜線範圍或其任何部分之責任及權利將在收到政府有關通知後立即終止，承授人亦不得針對政府、署長、或獲其授權人士就有關終止所造成之損失、損壞或干擾或引致的開支提出任何申索。唯該終止無損政府於第 1(ii)(a) 段之下就任何先行違約、不履行責任、或不遵守條約而有的任何權利或濟助。

(iii) (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，不論該等工程是否已獲署長事先書面同意，不論處於該土地內或任何政府土地上，不論其目的是為塑造、平整或發展該土地或承授人於批地文件下須進行的其他工程或為任何其他目的而進行，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該土地內的該等土地及任何相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、山泥傾瀉或土地下陷。承授人須於批地文件整個批租年期所有時間自費維持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，並保持在良好和修繕妥當的狀態，致使署長滿意。

(b) 上述第 1 (iii)(a) 段不損害政府在批地文件下的權利。

(c) 若由於承授人進行的塑造、平整、發展或者其他工程或其他任何原因而於任何時間內造成任何泥土剝落、山泥傾瀉或土地下陷，承授人須自費修葺使之恢復原狀致使署長滿意，並須彌償政府、其代理及承辦商因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能作出、蒙受或招致的所有成本、費用、損害賠償、索求及申索。

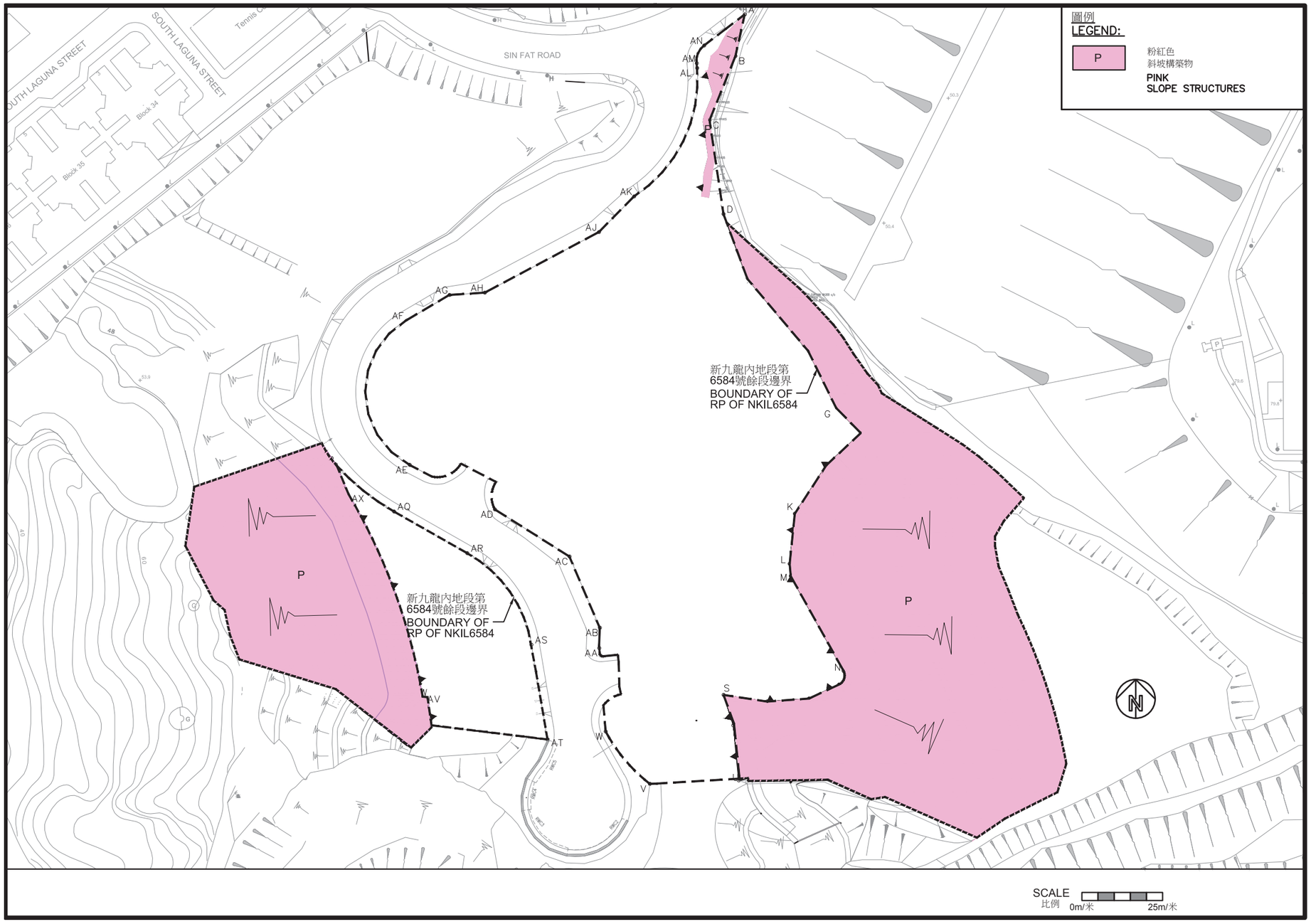
(d) 除任何在批地文件訂明就違反當中任何條文而享有的權利或濟助外，署長有權書面要求承授人進行、建造及保養上述土地、斜坡整理工程、擋土牆、或其他支撐、防護措施和排水系統或附屬或其他工程，或就任何泥土剝落、山泥傾瀉或土地下陷進行修葺使之恢復原狀，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用並連同任何行政及專業費用及收費。

附註： 本段中提述「承授人」一詞，如文意允許或要求，包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。

2. 每名擁有人均須分擔維修工程的費用。

3. 斜坡、護土牆或有關構築物（如有）之位置，請參閱本節之附圖（位置以粉紅色表示）。

4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。



備註： 上圖僅作顯示斜坡、護土牆或有關構築物的位置，圖中所示之其他事項未必能反映其最新狀況。

29 MODIFICATION
修訂

There is no on-going application to the Government for a modification of the land grant for this Phase.

本期數現時並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION
有關資料

GONDOLA SYSTEMS

Gondola systems or similar systems in the Development may operate in or through the airspace over any balcony, utility platform, stairhood (and the top of stairhood), flat roof, roof or garden forming part of a residential property.

COMMON PARTS INSIDE OR ABUTTING THE FLAT ROOF OR ROOF OF THE RESIDENTIAL PROPERTIES IN THE PHASE

There are areas which are common parts inside or abutting the flat roof or roof of the residential properties listed out below. Under the DMC of the Development, the Manger of the Development has the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency) any part of the Development to exercise or carry out any of its powers or duties under the DMC, including without limitation to carry out necessary repairs to the Development or abate any hazard or nuisance which does or may affect the common parts or other owners.

Flat roof

Tower Number	Floor	Unit
1	1	A, C & D
1	1 & 2	B
1	3	E & F
1	17 & 18	A, B & E

Roof

Tower Number	Floor	Unit
1	17 & 18	A, B, C, E & G

吊船系統

發展項目之吊船系統或類似系統可能會在屬於住宅物業一部分之露台、工作平台、梯屋（及梯屋頂部）、平台、天台或花園上空操作。

期數中住宅物業之平台或天台內存有或毗連屬公用部分

於下面列出的住宅物業之平台或天台內存有或毗連屬公用部分之範圍。根據發展項目公契，發展項目管理人有權經合理預先通知(緊急情況除外)帶同或不帶同工人、設備或材料在任何合理時間內進入發展項目任何部分，以行使或執行其按公契下有的任何權利或義務，包括但不限於對發展項目進行必要的維修或減少對公用地方或其他業主的妨礙或干擾。

平台

大廈座數	樓層	單位
1	1	A、C 及 D
1	1 及 2	B
1	3	E 及 F
1	17 及 18	A、B 及 E

天台

大廈座數	樓層	單位
1	17 及 18	A、B、C、E 及 G

SPLIT TYPE AIR-CONDITIONER OUTDOOR UNIT

Split type air-conditioning units of some units are installed on the air-conditioning platform at Common Parts at the floor level which is the same as the level of which that unit situates, particulars of which are as follows:-

Tower 1

Unit D of 1/F

Two split type air-conditioning outdoor units are installed on the air-conditioning platform outside the clubhouse of the same floor of Tower 1

Unit C of 3/F, Unit D of 3/F and Unit E of 3/F

A total of seven split type air-conditioning outdoor units (namely 2 of Unit C of 3/F, 2 of Unit D of 3/F and 3 of Unit E of 3/F) are installed on the air-conditioning platform in Common Flat Roof of the same floor of Tower 1.

Unit C of 5/F-10/F, Unit D of 5/F-10F

Two split type air-conditioning outdoor units of each flat are installed on the air-conditioning platform outside Common Parts (Refuse storage and material recovery room or Staircase) of the same floor of Tower 1.

Unit C of 11/F, 12/F, 15/F-16/F, Unit D of 11/F, 12/F, 15/F-16/F

One VRF type air-conditioner outdoor unit of each flat is installed on the air conditioning platform outside Common Parts (Lift Lobby) of the same floor of Tower 1.

Split type air-conditioning units of some units are installed on the air-conditioning platform at Common Parts at the floor level which is different from the level of which that unit situates, particulars of which are as follows:-

Tower 1

Unit C of 1/F, Unit C of 2/F, Unit D of 2/F

Two air-conditioning outdoor units of each flat are installed on the air-conditioning platform in Common Flat Roof of 3/F of Tower 1.

LANDFILL GAS MITIGATION MEASURES

i. Landfill Gas Assessment

The Special Condition No. (55) of the Conditions of Sale requires that to submit to the Director of Environmental Protection for his approval a landfill gas assessment report and to carry out and implement the approved landfill gas mitigation measures in all respects to his satisfaction. Landfill gas assessment of the Phase has been carried out by the Vendor.

ii. Landfill Gas Assessment Report

A landfill gas assessment report with reference number R5531_V3.2 and dated August 2019 and its subsequent refinements from time to time by permission of the Director of Environmental Protection (collectively the "LG Report") are available in the sales office for inspection by prospective purchaser free of charge (photocopies will be available on payment of photocopying charges).

分體式空調（室外機）

部分單位的分體式空調機（室外機）將會裝設於與單位層數相同之樓層的共用部份的空調機平台上，詳情如下：

第1座

1樓 D 單位

以上單位的兩部分體式空調機（室外機） 將會裝設於第1座同層之會所外的空調機平台上。

3樓C單位、3樓D單位、3樓E單位

以上單位的分體式空調機（室外機）共7部（即3樓C單位2部、3樓D單位2部、3樓E單位3部）將會裝設於位於第1座同層之公共平台的空調機平台上。

5至10樓C單位、5至10樓D單位

以上單位的分體式空調機（室外機）各單位2部將會裝設於位於第1座同層之共用部分（垃圾及物料回收室或樓梯）外的空調機平台上。

11樓、12樓、15樓至16樓 C 單位 、11樓、12樓、15樓至16樓 D單位

以上單位的變頻多聯式空調機（室外機）各單位1部將會裝設於位於第1座同層之共用部分(升降機大堂)外的空調機平台上。

部份單位的分體式空調機(室外機)將會裝設於與單位層數不同之樓層的共用部份的空調機平台上，詳情如下：

第1座

1樓C單位、2樓C單位、2樓D單位

以上單位的分體式空調機（室外機）各單位2部將會裝設於位於第1座3樓之公共平台的空調機平台上。

堆填氣體緩解措施

i. 堆填氣體評估

根據賣地條件特別條件第（55）條，發展項目須遞交地段的堆填氣體評估給環境保護署署長批准並執行緩解措施。賣方已完成期數的堆填氣體評估。

ii. 堆填氣體評估報告

堆填氣體評估報告（參考編號為R5531_V3.2 及日期為2019 年8 月）及其後經環境保護署署長許可不時作出之修訂（統稱「堆填氣體評估報告」）可於售樓處供準買家免費參閱（索取影印本須付影印費）。

iii. Landfill Gas Mitigation Measures

According to Chapter 4 of the LG Report, the Landfill Gas mitigation measures specified in the "Summary of Landfill Gas Mitigation Measures" below (the "Landfill Gas Mitigation Measures") will be constructed and implemented in the Phase.The Landfill Gas Mitigation Measures are more particularly described in the LG Report. Prospective purchasers are advised to refer to the LG Report for details.

iv. Summary of Landfill Gas Mitigation Measures

The locations of Landfill Gas Mitigation Measures in the Phase are more particularly described in Appendix F of the LG Report. Prospective purchasers are advised to refer to the LG Report for details.

a. Concrete grade 35 of not less than 1m thick for slab in touch with ground.
b. High-density Polyethylene (HDPE) Geo-membrane or equivalent for floor slab/wall in touch with ground and not provided with 1m thick concrete grade 35.
c. Bentonite Barrier with Water Seal where applicable for utility entry location to the site.
d. Mechanical Ventilation for enclosed area.

   Location: Rooms or Areas in contact with soil including but not limited to electrical and mechanical rooms, plant/ tank rooms, car park and common or recreational areas that are accessible by occupants/ visitors
e. Landfill Gas Detection System for enclosed area.

   Location: Rooms or Areas in contact with soil including but not limited to electrical and mechanical rooms, plant/ tank rooms, car park and common or recreational areas that are accessible by occupants/ visitors
f. Void Area & Cavity Wall with mechanical ventilation and landfill gas detection system.

   Location: Rooms or Areas in contact with soil including but not limited to means of escape areas, fuel tank room and shuttle lift lobby area.

Remarks: The LG Report and Landfill Gas Mitigation Measures for the Development (including the Phase) are subject to amendments and approval of the Director of Environmental Protection.

PROPOSED INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEMS IN COMMON PARTS

The Owner may submit an application to the Government for no objection, temporary waiver or modification (or such other documents as the Government thinks fit) to the Special Condition No. (12) or any other relevant Conditions under the Land Grant for the purpose of installation and use of solar photovoltaic systems in certain common parts. The application has not been made and may not be made, and approval to matters applied for may not be granted.

iii. 堆填氣體緩解措施

根據堆填氣體評估報告第4 節，期數內將會興建及執行下文「堆填氣體緩解措施摘要」所列之堆填氣體緩解措施（「堆填氣體緩解措施」）。有關堆填氣體緩解措施之詳情，建議準買家參閱堆填氣體評估報告。

iv.堆填氣體緩解措施摘要

有關期數內堆填氣體緩解措施位置之詳情，建議準買家參閱堆填氣體評估報告的附錄F。

a. 於觸及土壤表面的樓板上設有厚度不少於1 米的混凝土 (混凝土強度級別為35)
b. 於未設有厚度1 米的混凝土(混凝土強度級別為35)並觸及土壤表面的樓板或牆上裝設高密度聚乙烯地膜或相等措施
c. 於連接發展項目的公用設施入口(如適用)安裝設有水封裝置的膨潤土屏障
d. 於密封範圍安裝機械通風系統

   位置: 觸及土壤表面的房間及位置包括但不限於機電房、機房、設施房、停車場、公用或康樂設施等住客或訪客能到達的地方安裝機械通風系統。
e. 於密封範圍安裝堆填氣體探測系統

   位置: 觸及土壤表面的房間及位置包括但不限於機電房、機房、設施房、停車場、公用或康樂設施等住客或訪客能到達的地方安裝堆填氣體探測系統。
f. 於中空範圍及空心牆安裝機械通風系統以及堆填氣體探測系統

   位置: 觸及土壤表面的房間及位置包括但不限於逃生途徑、油缸房及穿梭升降機大堂等安裝機械通風系統以及堆填氣體探測系統。

備註：發展項目的堆填氣體評估報告及堆填氣體緩解措施(包括期數在內)以環境保護署署長批准的最終修訂版本為準。

擬於公用部分安裝太陽能光伏系統

擁有人可能會向政府提出申請就批地文件特別條件第 (12) 條或任何其他相關條件獲取不反對通知書、豁免書或修訂書（或政府認為合適的其他文件），以於公用部分安裝及使用太陽能光伏系統，而該申請尚未作出，亦可能不會作出，申請事項亦可能不獲批准。

CHANGE IN THE NUMBER OF PARKING SPACES AND RESIDENTIAL PROPERTIES IN DIFFERENT PHASE

The number of parking spaces and residential properties in the different phases of the Development may change from time to time and may be different from that shown on the general building plans approved as of the date of printing of this sales brochure.

CLUBHOUSE & CLUBHOUSE LOBBY AIR-CONDITIONING OUTDOOR UNITS

VRF Type air-conditioning outdoor units for clubhouse and clubhouse lobby at 1/F are installed at the external area of Tower 1.

改變不同期數的停車位及住宅物業數目

發展項目不同期數的停車位及住宅物業數目可能不時改變並與本售樓説明書印製日期當時獲批的建築圖則中顯示者不同。

會所及會所大堂之空調（室外機）

該會所及一樓會所大堂之變頻多聯式空調（室外機）將裝設於第1座之外圍位置。

31 WEBSITE OF THE PHASE
期數之互聯網網站

The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.kokoreserve.hk

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：
www.kokoreserve.hk

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

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

於印製售樓説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。如印製售樓説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期數佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m^2) 面積（平方米）
	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第 23(3)(b) 條不計算的總樓面面積	
1(*)	Carpark and loading/ unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	1416.655
2	**Plant rooms and similar services 機房及相類設施**	
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. 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	120.598
2.2(*)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《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	648.857
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房 、風櫃房等	-

	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施	
3	Balcony 露台	104.976
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	60.807
5	Communal sky garden 公用空中花園	-
6	Acoustic fin 隔聲鰭	-
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8	Non-structural prefabricated external wall 非結構預製外牆	16.492
9	Utility platform 工作平台	15.750
10	Noise barrier 隔音屏障	-
	Amenity Features 適意設施	
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 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	5.000
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 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	367.745
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	-
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	-
15	Larger lift shaft 擴大升降機井道	39.691
16	Chimney shaft 煙囪管道	-

17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	22.332
18(*)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	320.877
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	-
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750 毫米的平台	-
	Other Exempted Items **其他項目**	
23(*)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24(*)	Other projections 其他伸出物	-
25	Public transport terminus 公共交通總站	-
26(*)	Party structure and common staircase 共用構築物及樓梯	-
27(*)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	-
28(*)	Public passage 公眾通道	-
29	Covered set back area 因建築物後移導致的覆蓋面積	-
	Bonus GFA **額外總樓面面積**	
30	Bonus GFA 額外總樓面面積	-

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.

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。

Environmental Assessment of the Building
建築物的環境評估





The approved general building plans of this Phase are subject to the requirement stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Phase were required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

本期數的經批准一般建築圖則受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本期數的環境評估及公用部份的預計能量表現或消耗的資料須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

Estimated Energy performance or consumption for the common parts of the Phase
期數的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Phase as submitted to the Building Authority prior to the printing of the sales brochure:
於印製售樓說明書前呈交予建築事務監督期數的公用部份的預計能量表現或消耗的最近期資料：

Part I **第I部分**	
Provision of Central Air Conditioning 提供中央空調	YES 是
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施：-	1. Low shading coefficient glass in curtain wall system **低遮陽系數幕牆玻璃** 2. High Efficient Air Conditioning Units 高效能空調機 3. High Efficient Lighting System 高效能照明系統

Part II : The predicted annual energy use of the proposed building / part of building (Note I)
第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1)：-

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh / m^2 / annum 電力 千瓦小時 / 平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣 / 石油氣 用量單位 / 平方米/年	Electricity kWh / m^2 / annum 電力 千瓦小時 / 平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣 / 石油氣 用量單位 / 平方米/年
Domestic Development (excluding Hotel) 住用發展項目(不包括酒店)	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3)的部分	48,166	266.9	N/A	231.9	N/A

Part III : The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

I. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the Phase 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 Buildings (current version); and (b)"internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

II. "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).

III. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

IV. "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).

註腳：

I. 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〕，指將期數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。

II. “基準樓宇”與新建樓宇 BEAM Plus 標準（現行版本）第 4 節及附錄 8 中的“基準建築物模式（零分標準）”具有相同涵義。

III. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。

IV. “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。

33 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓説明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase 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 or the Parking Space specified in the Agreement for Sale and Purchase, sub- sell that Residential Unit or the Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space 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 Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.

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 Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the 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.

5. Information on the Green Area (as referred to in Special Condition Nos. (3), (4), (5) and (6) of the Land Grant): Please refer to the sections "Summary of Land Grant" and "Information on public facilities and public open spaces".

6. Information on the Yellow Area (as referred to in Special Condition Nos. (7), (8), (9) and (10) of the Land Grant): Please refer to the sections "Summary of Land Grant", "Information on public facilities and public open spaces" and "Maintenance of slopes".

7. Information on the Pedestrian Crossing (as referred to in Special Condition Nos. (14), (15), (16), (17), (18), (19) and (20) of the Land Grant): Please refer to the sections "Summary of Land Grant" and "Information on public facilities and public open spaces".

8. Information on the Approved Structures (as referred to in Special Condition No. (22) of the Land Grant): Please refer to the sections "Summary of Land Grant" and "Information on public facilities and public open spaces".

1. 買方須與賣方於正式買賣合約的協議，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署轉讓契之前，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車位，或轉售該住宅物業或車位，或轉移該住宅物業或車位的正式合約的權益。

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及車位總售價百份之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部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（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。

4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建期數所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個曆月底為止已動用及支付的建築費用及專業費用 總額，並可於提出要求及在支付不超過港幣一百元象徵式費用後獲提供該資料的副本。

5. 「綠色範圍」（批地文件特別條件第(3)、(4)、(5)及(6)條提及）的資料：請參閱「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

6. 「黃色範圍」（批地文件特別條件第(7)、(8)、(9)及(10)條提及）的資料：請參閱「批地文件的摘要」、「公共設施及公眾休憩用地資料」及「斜坡維修」各節。

7. 「行人過路處」（批地文件特別條件第(14)、(15)、(16)、(17)、(18)、(19)及(20)條提及）的資料：請參閱「批地文件的摘要」及「公共設施及公眾休憩用地資料」各節。

8. 「經批准構築物」（批地文件特別條件第(22)條提及）的資料：請參閱「批地文件的摘要」及「公共設施及公眾休憩用地資料」各節。

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

Date of Printing: 26 September 2021
印製日期：2021年9月26日

Phase 2 of KOKO RESERVE Development Sales Brochure

KOKO RESERVE 發展項目第2期 售樓説明書

Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page Number in version with Print Date on 26th September 2021 2021年9月26日印製之版本之頁次	Page Number in revised version with Examination Date on 23rd December 2021 2021年12月23日檢視之版本之頁次	Revision Made 所作修改
23rd December 2021 2021年12月23日	8	8	Information on the Phase is revised 修改期數的資料
	14	14	Location Plan of the Development is revised 修改發展項目的所在位置圖
	17, 18, 19	17, 18, 19	Outline Zoning Plan Relating to the Development is revised 修改關乎發展項目的分區計劃大綱圖
	20	20	Layout Plan of the Development is revised 修改發展項目的布局圖
	90, 91	90, 91	Cross-section plan of building in the phase is revised 修改期數中的建築物橫截面圖
Examination / Revision Date 檢視 / 修改日期	Page Number in version with Print Date on 23rd December 2021 2021年12月23日印製之版本之頁次	Page Number in revised version with Examination Date on 6th January 2022 2022年1月6日檢視之版本之頁次	Revision Made 所作修改
6th January 2022 2022年1月6日	11, 12	11, 12	Information on design of the phase is revised 修改期數的設計的資料
	14	14	Location Plan of the Development is revised 修改發展項目的所在位置圖
	20	20	Layout Plan of the Development is revised 修改發展項目的布局圖
	100, 109, 110	100, 109, 110	Fittings, finishes and appliances is revised 修改裝置、裝修物料及設備

Examination / Revision Date 檢視 / 修改日期	Page Number in version with Print Date on 6th January 2022 2022年1月6日印製之版本之頁次	Page Number in revised version with Examination Date on 25th January 2022 2022年1月25日檢視之版本之頁次	Revision Made 所作修改
25th January 2022 2022年1月25日	8	8	Information on the Phase is revised 修改期數的資料
	14	14	Location Plan of the Development is revised 修改發展項目的所在位置圖
	20	20	Layout plan of the Development is revised 修改發展項目的布局圖
	48-49	48-49	Floor plans of parking spaces in the Phase is revised 修改期數中的停車位的樓面平面圖
Examination / Revision Date 檢視 / 修改日期	Page Number in version with Print Date on 25th January 2022 2022年1月25日印製之版本之頁次	Page Number in revised version with Examination Date on 22nd April 2022 2022年4月22日檢視之版本之頁次	Revision Made 所作修改
22nd April 2022 2022年4月22日	14	14	Location Plan of the Development is revised 修改發展項目的所在位置圖
	19	19	Outline Zoning Plan Relating to the Development is revised 修改關乎發展項目的分區計劃大綱圖
	31	31	Floor Plans of Residential Properties in the Phase is revised 修改期數的住宅物業的樓面平面圖
	48-49	48-49	Floor plans of parking spaces in the Phase is revised 修改期數中的停車位的樓面平面圖
	142	142	Relevant Information is revised 修改有關資料