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SALES BROCHURE

售 樓 説 明 書



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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

[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.

property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

- interior and exterior fittings and finishes and appliances;

- the basis on which management fees are shared;

- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

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.

[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.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

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

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

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

Other useful contacts:

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

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

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。

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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。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

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。

  - 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。

[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。

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

Name of the Phase of the Development
GRAND MAYFAIR ("Development") Phase 1A of which is called "GRAND MAYFAIR I " (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
29 Kam Ho Road ^

^ This provisional street number is subject to confirmation when the Phase is completed.

Total number of storeys of each multi-unit building
Phase 1 Tower 2 : 16 storeys (excluding B2/F, B1/F, G/F, Roof and Upper Roof)
Phase 1 Tower 3 : 16 storeys (excluding B2/F, B1/F, G/F, Roof and Upper Roof)
Phase 1 Tower 5 : 16 storeys (excluding B2/F, B1/F, G/F, Roof and Upper Roof)
Phase 1 Tower 6 : 16 storeys (excluding B2/F, B1/F, G/F, Roof and Upper Roof)

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase
Phase 1 Tower 2 : B2/F, B1/F, G/F, 1/F - 3/F, 5/F-12/F, 15/F-19/F, Roof and Upper Roof
Phase 1 Tower 3 : B2/F, B1/F, G/F, 1/F - 3/F, 5/F-12/F, 15/F-19/F, Roof and Upper Roof
Phase 1 Tower 5 : B2/F, B1/F, G/F, 1/F - 3/F, 5/F-12/F, 15/F-19/F, Roof and Upper Roof
Phase 1 Tower 6 : B2/F, B1/F, G/F, 1/F - 3/F, 5/F-12/F, 15/F-19/F, Roof and Upper Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Phase 1 Tower 2 : 4/F, 13/F and 14/F are omitted
Phase 1 Tower 3 : 4/F, 13/F and 14/F are omitted
Phase 1 Tower 5 : 4/F, 13/F and 14/F are omitted
Phase 1 Tower 6 : 4/F, 13/F and 14/F are omitted

Refuge floors (if any) of each multi-unit building
Not Applicable

The Phase is an uncompleted phase
Estimated material date for the Phase as provided by the authorized person for the Phase :
10 October 2024

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).

發展項目的期數的名稱
柏瓏(「發展項目」)的第1A期稱為「柏瓏 I」(「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
錦河路29號^
^此臨時門牌號數有待期數建成時確認。

每幢多單位建築物的樓層的總數
第1期第2座：16層 (不包括地庫2層、地庫1層、地下、天台及上層天台)
第1期第3座：16層 (不包括地庫2層、地庫1層、地下、天台及上層天台)
第1期第5座：16層 (不包括地庫2層、地庫1層、地下、天台及上層天台)
第1期第6座：16層 (不包括地庫2層、地庫1層、地下、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期第2座：地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至19樓、天台及上層天台
第1期第3座：地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至19樓、天台及上層天台
第1期第5座：地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至19樓、天台及上層天台
第1期第6座：地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至19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期第2座：不設4樓、13樓及14樓
第1期第3座：不設4樓、13樓及14樓
第1期第5座：不設4樓、13樓及14樓
第1期第6座：不設4樓、13樓及14樓

每幢多單位建築物內的庇護層(如有的話)
不適用

期數屬未落成期數
由期數的認可人士提供的期數的預計關鍵日期：
2024年10月10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。

Vendor
Kam Sheung Property Development Limited (as "Owner")
Grand Ample Limited (as "Person so engaged")

Notes:
"Owner" means the legal or beneficial owner of the residential properties in the Phase.
"Person so engaged" means the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

Holding company of the Owner (Kam Sheung Property Development Limited)
West Rail Property Development Limited

Holding company of the Person so engaged (Grand Ample Limited)
Top Regent Holdings Limited

Authorized Person for the Phase
Chan Wan Ming

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity
P&T Architects and Engineers Limited

Building contractors for the Phase
China Overseas Building Construction Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase
Gallant
King & Wood Mallesons
P.C. Woo & Co.
Chan Raymond T.Y., Victoria Chan & Co.
Grandall Zimmern Law Firm
Kao, Lee & Yip

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
Industrial and Commercial Bank of China (Asia) Limited
DBS Bank Ltd., Hong Kong Branch
Hang Seng Bank Limited

Any other person who has made a loan for the construction of the Phase
Mazy Asia Limited
King Chance Development Limited
China Overseas Property Limited
Absolute Beauty Limited

賣方
錦上物業發展有限公司(作為「擁有人」)
宏鍵有限公司(作為「如此聘用的人」)

備註:
「擁有人」指期數住宅物業的法律上的擁有人或實益擁有人。
「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

擁有人(錦上物業發展有限公司)的控權公司
西鐵物業發展有限公司

如此聘用的人(宏鍵有限公司)的控權公司
泰達集團有限公司

期數的認可人士
陳韻明

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
巴馬丹拿建築及工程師有限公司

期數的承建商
中國海外房屋工程有限公司

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
何耀棣律師事務所
金杜律師事務所
胡百全律師事務所
陳添耀.陳瑛律師事務所
國浩律師(香港)事務所
高李葉律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的任何認可機構
中國工商銀行(亞洲)有限公司
星展銀行有限公司,香港分行
恒生銀行有限公司

已為期數的建造提供貸款的任何其他人
美興亞洲有限公司
會連發展有限公司
中國海外地產有限公司
多美有限公司

(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

Remarks:

A reference to the Vendor here is a reference to either Kam Sheung Property Development Limited (as "Owner") or Grand Ample Limited (as "Person so engaged").

備註：

在此提述賣方即提述錦上物業發展有限公司 (作為「擁有人」) 或宏鍵有限公司 (作為「如此聘用的人」)。

(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；	Not applicable 不適用
(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；	Not applicable 不適用
(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

Remarks:

A reference to the Vendor here is a reference to either Kam Sheung Property Development Limited (as "Owner") or Grand Ample Limited (as "Person so engaged").

備註：

在此提述賣方即提述錦上物業發展有限公司 (作為「擁有人」) 或宏鍵有限公司 (作為「如此聘用的人」)。

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

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.
每幢建築物的非結構的預製外牆之厚度範圍為150毫米。

Schedule of total area of 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	Floor 樓層	Flat 單位	Total area of 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）
Phase 1 Tower 2 第1期 第2座	1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓	A1	0.281
		A2	-
		A3	-
		B1	-
		B2	0.257
		B3	0.565
		B5	0.259
Phase 1 Tower 3 第1期 第3座	1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓	A1	0.214
		A2	0.210
		A3	0.210
		A5	-
		A6	-
		B1	-
		B2	0.352
		B3	-
		B5	0.257
		B6	0.565
		B7	0.257
		B8	0.565
		B9	0.259
Phase 1 Tower 5 第1期 第5座	1/F 1樓	A3	0.210
		A5	0.217
		A6	0.217
		B2	0.232
		B3	-
		B5	0.299
		B6	0.565
		B7	0.565
		B8	0.257
		B9	0.259
	2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓	A1	0.214
		A2	-
		A3	0.210
		A5	0.217
		A6	0.217
		B1	-
		B2	0.232
		B3	-
		B5	0.299
		B6	0.565
		B7	0.565
		B8	0.257
		B9	0.259
Phase 1 Tower 6 第1期 第6座	1/F-3/F 1樓至3樓	A3	0.210
		A5	0.210
		A6	-
		B6	0.565
		B7	0.565
		B8	0.257
		B9	0.259
	5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓	A1	0.214
		A2	-
		A3	0.210
		A5	0.210
		A6	-
		B1	-
		B2	0.232
		B3	-
		B5	0.299
		B6	0.565
		B7	0.565
		B8	0.257
		B9	0.259

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部份的幕牆。

The range of thickness of the curtain walls of each building is 200mm.
每幢建築物的幕牆之厚度範圍為200毫米。

Schedule of total area of curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower 座	Floor 樓層	Flat 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)
Phase 1 Tower 2 第1期 第2座	1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓	A1	1.246
		A2	0.614
		A3	1.101
		B1	1.443
		B2	0.584
		B3	0.667
		B5	1.042
Phase 1 Tower 3 第1期 第3座	1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓	A1	1.253
		A2	1.516
		A3	1.516
		A5	1.126
		A6	1.101
		B1	0.594
		B2	1.667
		B3	0.607
		B5	0.612
		B6	0.667
		B7	0.584
		B8	0.667
		B9	1.042
Phase 1 Tower 5 第1期 第5座	1/F 1樓	A3	1.553
		A5	1.553
		A6	1.578
		B2	1.687
		B3	0.607
		B5	0.612
		B6	0.667
		B7	0.667
		B8	0.584
		B9	1.042
	2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓	A1	1.253
		A2	1.078
		A3	1.553
		A5	1.553
		A6	1.578
		B1	0.594
		B2	1.687
		B3	0.607
		B5	0.612
		B6	0.667
		B7	0.667
		B8	0.584
		B9	1.042
Phase 1 Tower 6 第1期 第6座	1/F-3/F 1樓至3樓	A3	1.516
		A5	1.516
		A6	1.027
		B6	0.667
		B7	0.667
		B8	0.584
		B9	1.042
	5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓	A1	1.253
		A2	1.027
		A3	1.516
		A5	1.516
		A6	1.027
		B1	0.594
		B2	1.687
		B3	0.607
		B5	0.612
		B6	0.667
		B7	0.667
		B8	0.584
		B9	1.042

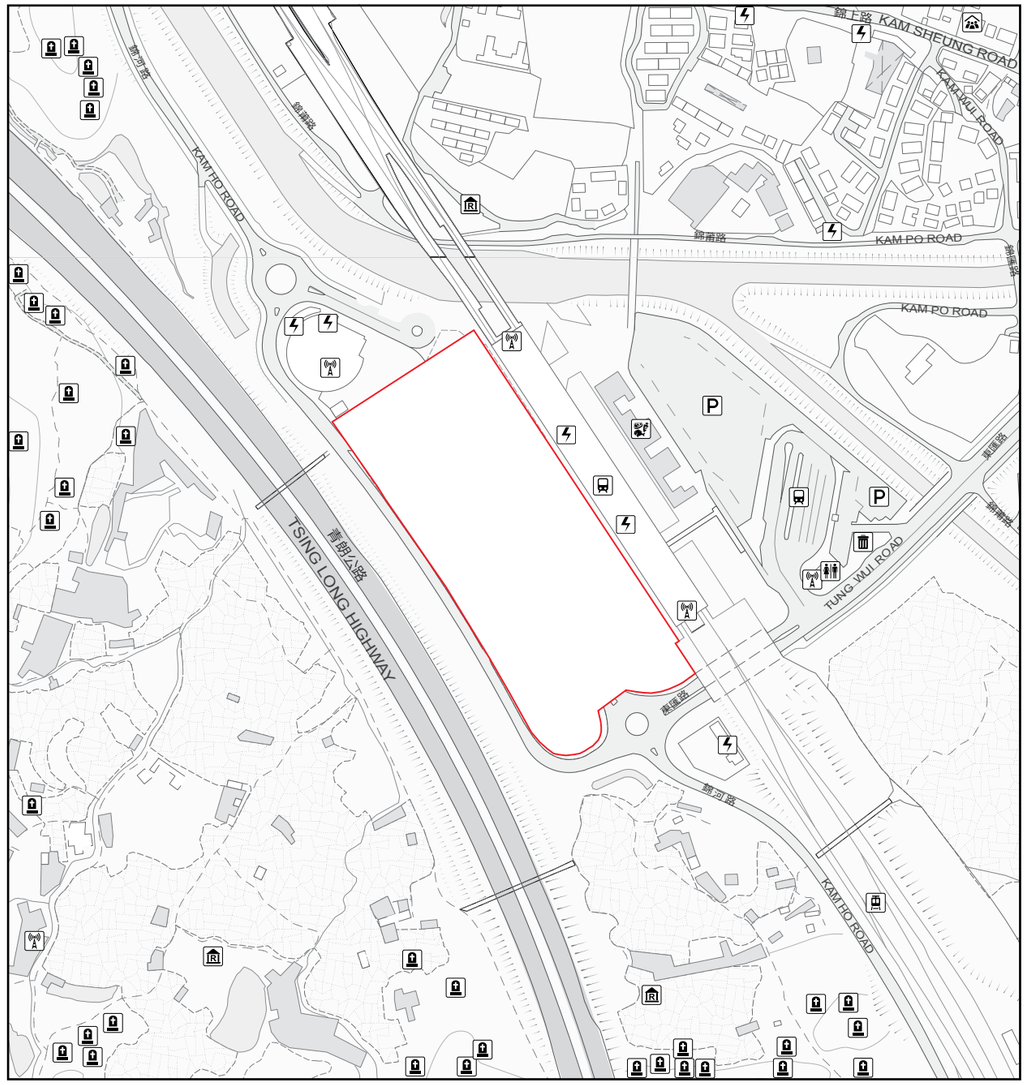
Person appointed as the Manager of the Phase under the latest draft Deed of Mutual Covenant

The latest draft of the Deed of Mutual Covenant and Management Agreement of the Phase does not provide the name of the manager of the Phase, and the Owner intends to appoint MTR Corporation Limited or its subsidiary as the manager of the Phase upon execution of the Deed of Mutual Covenant and Management Agreement.

根據有關公契的最新擬稿獲委任為期數的管理人的人

期數公契及管理協議的最新擬稿未有提供期數的管理人的名稱，而擁有人擬在簽立公契及管理協議時委任香港鐵路有限公司或其子公司為期數的管理人。

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



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Location of the Development
發展項目的位置

Scale : 0M/米 250M/米
比例

NOTATION 圖例

- Railway Depot
  鐵路車廠
- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Cemetery
  墳場
- Refuse Collection Point
  垃圾收集站
- Market (including Wet Market and Wholesale Market)
  市場（包括濕貨市場及批發市場）
- Public Carpark (including Lorry Park)
  公眾停車場（包括貨車停泊處）
- Public Convenience
  公廁
- Public Transport Terminal (including Rail Station)
  公共交通總站（包括鐵路車站）
- Public Utility Installation
  公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
  社會福利設施（包括老人中心及弱智人士護理院）

This Location Plan is prepared with reference to the Digital Topographic Map No. T6-NE-A and No. T6-NE-C both dated 17 March 2022 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此所在位置圖是參考地政總署測繪處於2022年3月17日出版之數碼地形圖，圖幅編號T6-NE-A及T6-NE-C，有需要處經修正處理。

The map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

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. Due to technical reasons (such as the shape of the Development), the Location Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

附註：

1. 賣方建議準買家到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
2. 因技術原因(例如發展項目之形狀)，所在位置圖所顯示的範圍可能多於《一手住宅物業銷售條例》(第621章)所要求。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



Location of the Phase
期數的位置

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The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, photo No. E140147C dated 23 July 2021.

鳥瞰照片摘錄自地政總署測繪處於2021年7月23日在3,000呎飛行高度拍攝，編號為E140147C之鳥瞰照片。

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鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

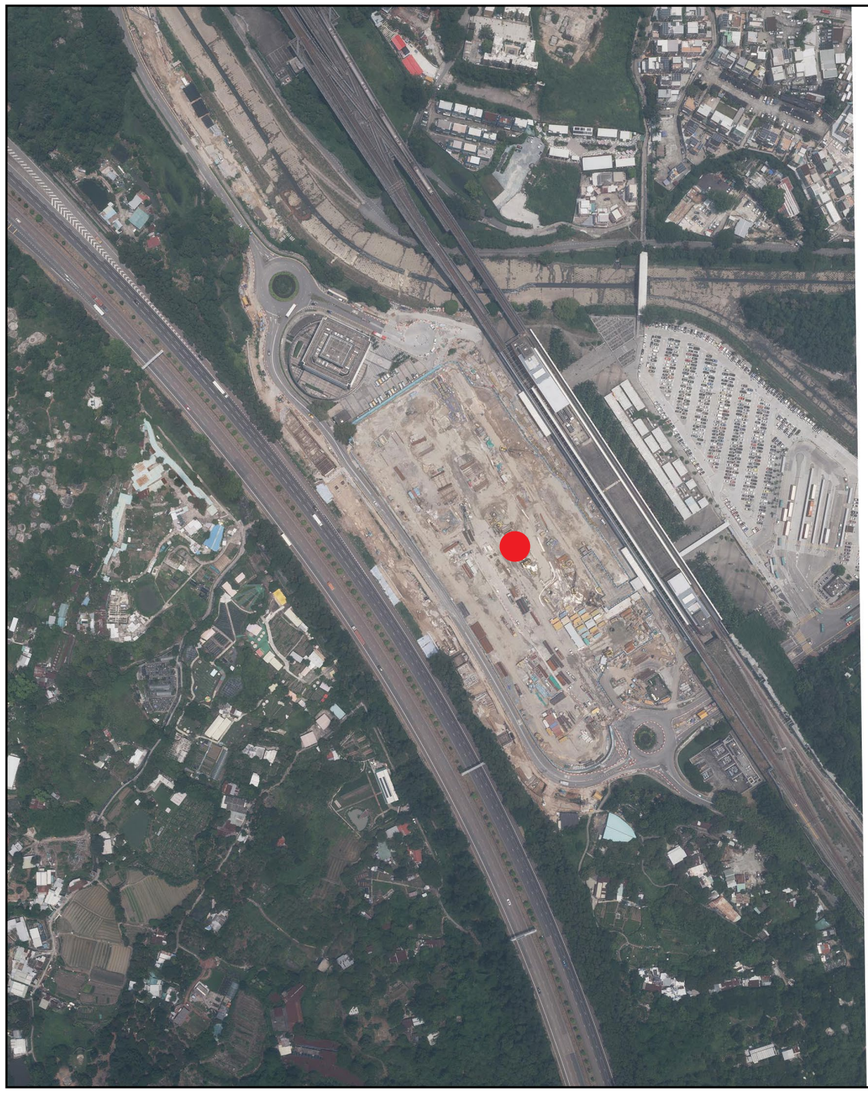
Notes :

1. Copy of the Aerial Photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.
2. Due to technical reasons (such as the shape of the Phase), the Aerial Photograph may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
3. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

附註：

1. 期數的鳥瞰照片之副本可於期數的售樓處開放時間內免費查閱。
2. 因技術原因(例如期數之形狀)，鳥瞰照片所顯示之範圍可能多於《一手住宅物業銷售條例》(第621章)所要求。
3. 賣方建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



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

Location of the Phase
期數的位置

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The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, photo No. E140149C dated 23 July 2021.

鳥瞰照片摘錄自地政總署測繪處於2021年7月23日在3,000呎飛行高度拍攝，編號為E140149C之鳥瞰照片。

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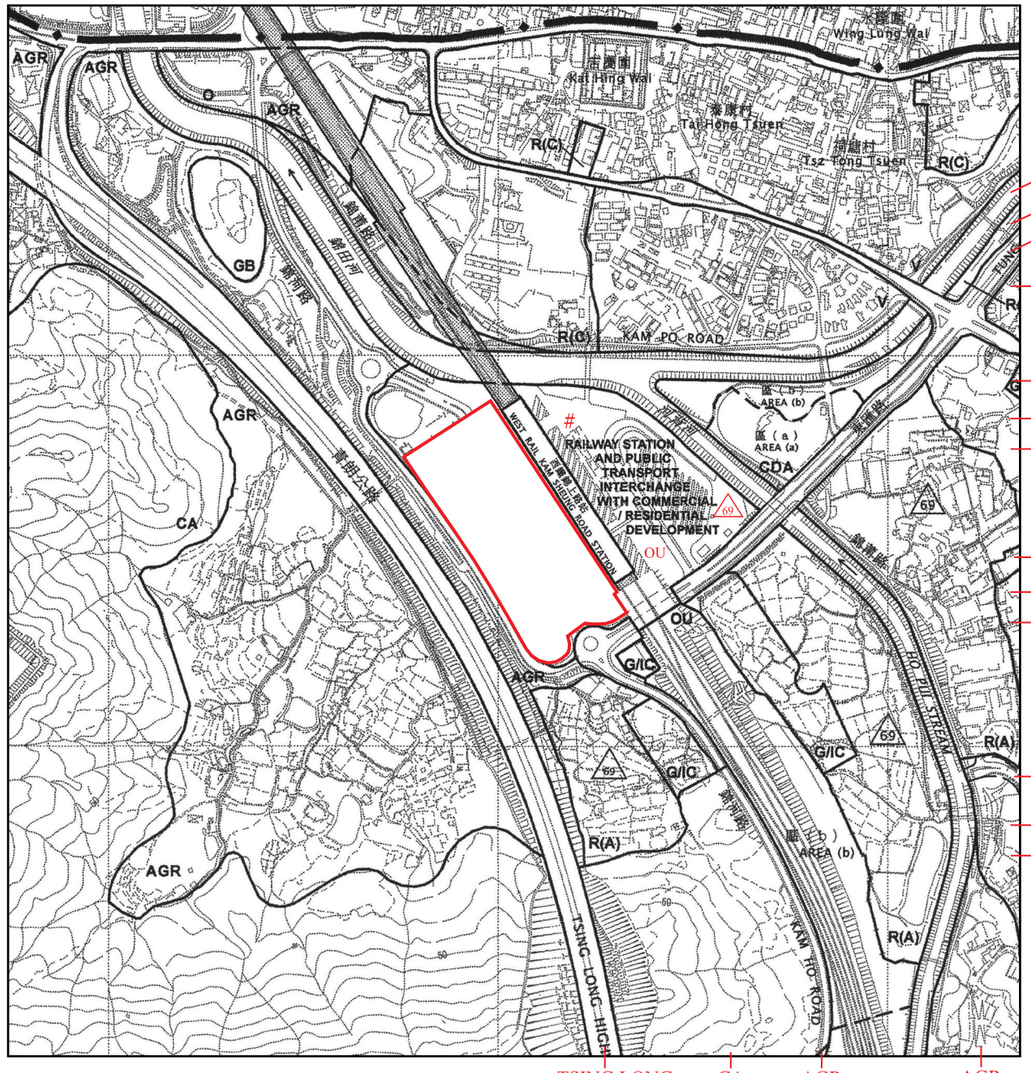
Notes :

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2. Due to technical reasons (such as the shape of the Phase), the Aerial Photograph may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
3. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

附註：

1. 期數的鳥瞰照片之副本可於期數的售樓處開放時間內免費查閱。
2. 因技術原因(例如期數之形狀)，鳥瞰照片所顯示之範圍可能多於《一手住宅物業銷售條例》(第621章)所要求。
3. 賣方建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

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



鐵路車站及公共交通交匯處暨商業/住宅發展

Boundary of the Development
發展項目的邊界

Scale : 0M/米 500M/米
比例

The Outline Zoning Plan is adopted from part of the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, gazetted on 21 December 2018.
分區計劃大綱圖摘錄自2018年12月21日憲報之錦田南分區計劃大綱核准圖，圖則編號為S/YL-KTS/15。

The Outline Zoning 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.
分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notation 圖例

Zones 地帶

Comprehensive Development Area 綜合發展區	CDA
Residential (Group A) 住宅(甲類)	R(A)
Residential (Group C) 住宅(丙類)	R(C)
Residential (Group D) 住宅(丁類)	R(D)
Village Type Development 鄉村式發展	V
Government, Institution Or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Agriculture 農業	AGR
Green Belt 綠化地帶	GB
Conservation Area 自然保育區	CA

Communications 交通

Railway And Station 鐵路及車站

Railway And Station (Elevated) 鐵路及車站(高架)

Major Road And Junction 主要道路及路口

Miscellaneous 其他

Boundary Of Planning Scheme 規劃範圍界線

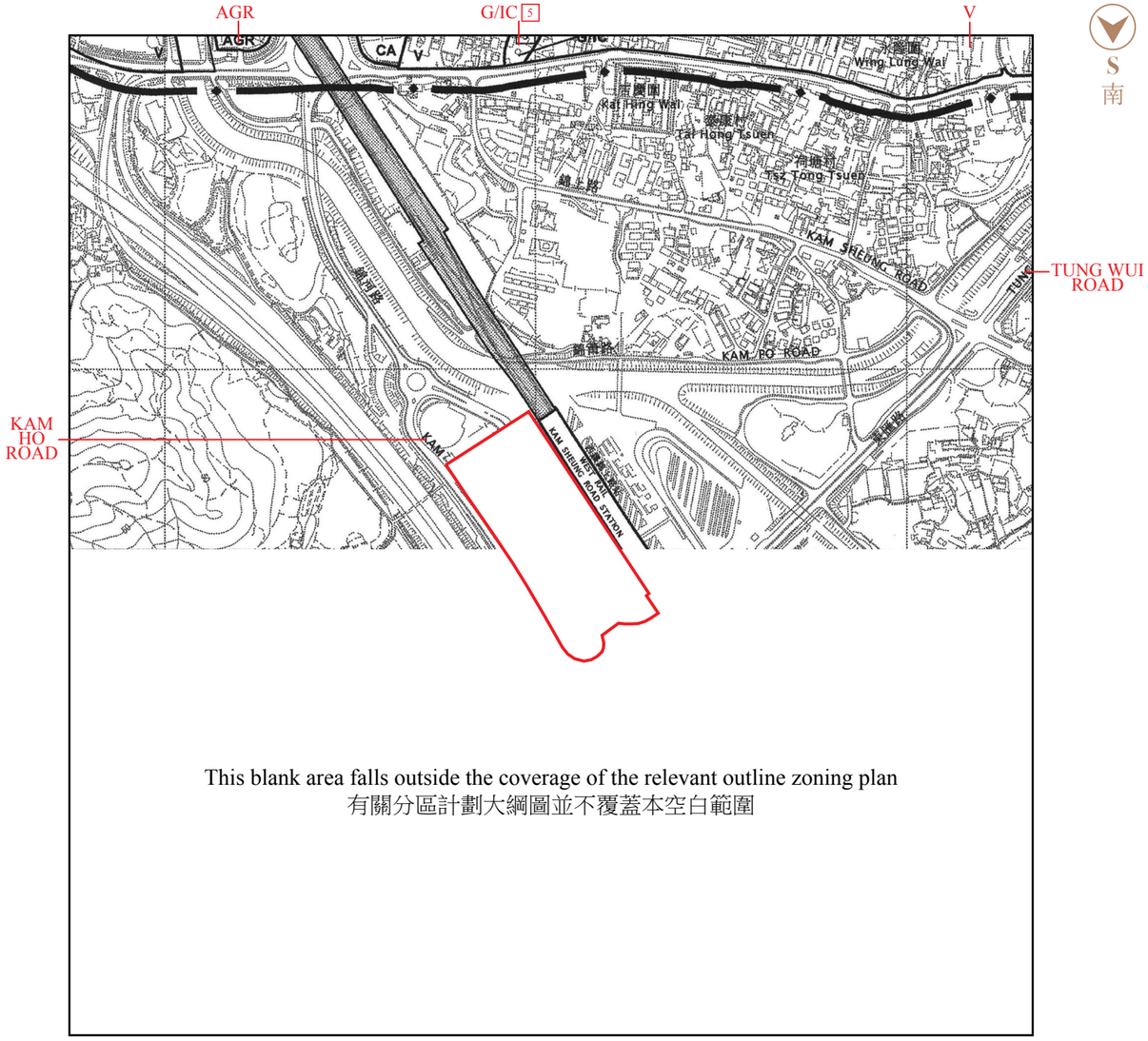
Drainage Reserve 排水專用範圍 — DR

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) — 69

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. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

附註：
1. 在印製售樓說明書當日所適用的最近期更新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. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍可能多於《一手住宅物業銷售條例》(第621章)所要求。

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



S 南

Boundary of the Development
發展項目的邊界

Scale : 0M/米 500M/米
比例

The Outline Zoning Plan is adopted from part of the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9, gazetted on 12 December 2014.
分區計劃大綱圖摘錄自2014年12月12日憲報之錦田北分區計劃大綱核准圖，圖則編號為S/YL-KTN/9。

The Outline Zoning 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.
分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notation 圖例

Zones 地帶

Village Type Development 鄉村式發展 — V
Government, Institution Or Community 政府、機構或社區 — G/IC
Agriculture 農業 — AGR
Conservation Area 自然保育區 — CA

Miscellaneous 其他

Boundary Of Planning Scheme 規劃範圍界線
Maximum Building Height (In Number Of Storeys) 最高建築物高度(樓層數目) — 13

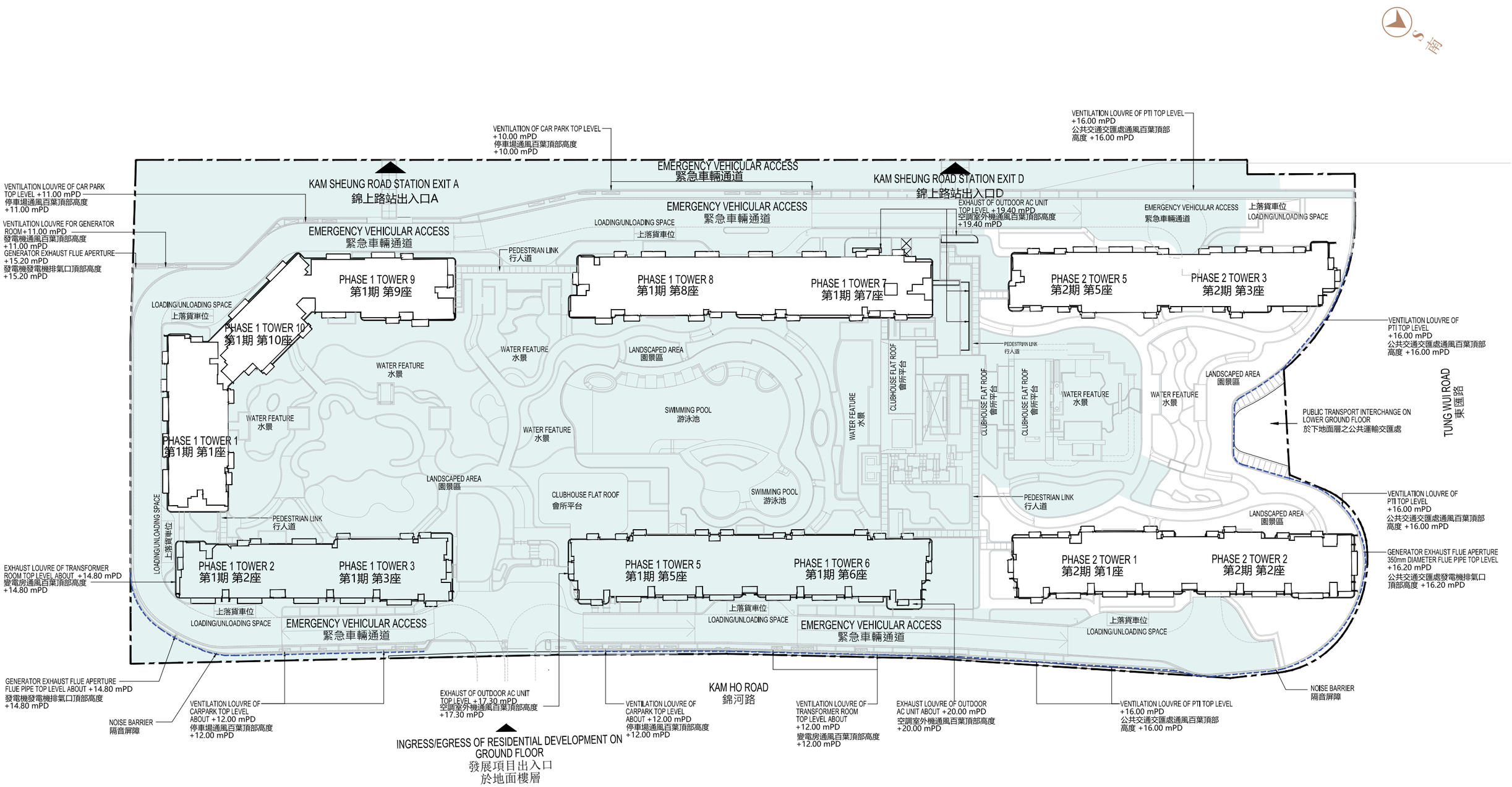
Communications 交通

Railway And Station 鐵路及車站 — 車站 STATION
Railway And Station (Elevated) 鐵路及車站(高架) — 車站 STATION
Major Road And Junction 主要道路及路口

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. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

附註：
1. 在印製售樓說明書當日所適用的最近期更新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. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍可能多於《一手住宅物業銷售條例》(第621章)所要求。

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



Legend 圖例:

Boundary of the Development 發展項目邊界

Phase 期數

Other Phases 其他期數

Scale : 0M/米 50M/米
比例

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

The estimated date of completion of the building and facilities within Phase 1A of the Development as provided by the Authorized Person for the Development is 16 May 2024.
由發展項目的認可人士提供的位於發展項目第1A期的建築物及設施的預計落成日期為2024年5月16日。

The estimated date of completion of the building and facilities within Phase 1B of the Development as provided by the Authorized Person for the Development is 16 June 2024.
由發展項目的認可人士提供的位於發展項目第1B期的建築物及設施的預計落成日期為2024年6月16日。

The estimated date of completion of the building and facilities within Phase 2 of the Development as provided by the Authorized Person for the Development is 31 October 2024.
由發展項目的認可人士提供的位於發展項目第2期的建築物及設施的預計落成日期為2024年10月31日。

Remarks:

1. There may be future changes to the buildings and facilities in the Development subject to the final approval by the relevant Government authorities.
2. Floodlights will be provided for lighting of the outdoor swimming pools of the Phase and other phases of the Development in the evening. Prospective purchasers please note the impact (if any) of the illumination of such lighting system on individual residential unit.
3. There are ventilation louvres and / or exhausts of generator rooms, transformer rooms, public transport interchange, carpark, and outdoor air-conditioning units in the Development. Prospective purchasers please note the impact (if any) of such exhausts and ventilation louvres on individual residential unit.
4. mPD = metres above the Hong Kong Principal Datum (in metres).

備註：

1. 發展項目內的建築物及設施將來可能會有所變化，並以有關政府部門的批核為準。
2. 期數及發展項目其他期數之室外泳池會裝設泛光燈以供室外泳池的晚間照明。請準買家注意該等照明系統的照明對個別住宅單位造成的影響（如有）。
3. 發展項目內設有發電機房、變電房、公共交通交匯處、停車場和空調室外機之通風百葉及/或排氣口。請準買家注意該等發電機排氣口及通風百葉對個別住宅單位造成的影響(如有)。
4. mPD = 香港主水平基準以上高度(米)。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

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

Legend 圖例

A.D.	= Air Duct	= 風道
A.D. & P.D.	= Air Duct and Pipe Duct	= 風道及管道
A.F.	= Architectural Feature	= 建築裝飾
A/C	= Air-Conditioner Platform	= 冷氣機平台
AC.B.	= Enhanced Acoustic Balcony (Baffle Type)	= 強效減音露台(擋音式)
AC.F.	= Vertical Acoustic Fins	= 垂直隔聲鰭
AC.W.	= Acoustic Window (Baffle Type)	= 減音窗(擋音式)
BAL.	= Balcony	= 露台
BATH	= Bathroom	= 浴室
BR	= Bedroom	= 睡房
BR1	= Bedroom 1	= 睡房 1
BR2	= Bedroom 2	= 睡房 2
COMMON FLAT ROOF	= Common Flat Roof	= 公用平台
COMMON LANDSCAPE AREA	= Common Landscape Area	= 公用園景區
DN	= Down	= 落
E.M.C.	= Electric Meter Cabinet	= 電錶櫃
EMR	= Electric Meter Room	= 電錶房
ELV.	= Extra-low Voltage Cable Room	= 特低壓電線槽房
F.S. PIPE DUCT RM.	= Fire Services Pipe Duct Room	= 消防管道房
FIREMAN LIFT LOBBY	= Fireman Lift Lobby	= 消防員升降機大堂
(F)	= Fixed Glazing	= 固定玻璃
H.R.	= Hose Reel	= 消防喉轆
KIT.	= Kitchen	= 廚房
LAV.	= Lavatory	= 洗手間
LIV/ DIN	= Living Room / Dining Room	= 客廳/飯廳
M. BATH	= Master Bathroom	= 主人浴室
MBR	= Master Bedoom	= 主人睡房
(MW)	= Maintenance Window	= 維修窗戶
METAL SAFETY RAIL	= Metal Safety Rail	= 金屬安全欄杆
OPEN KIT.	= Open Kitchen	= 開放式廚房
P.D.	= Pipe Duct	= 管道槽
P.W.	= Pipe Well	= 管井
PIPE DUCT ROOM (FS & PD)	= Pipe Duct Room (Fire Services and Plumbing and drainage)	= 消防及排水設施管道房
R.S.M.R. R.	= Refuse Storage and Material Recovery Room	= 垃圾及物料回收室
ST.	= Store	= 儲物室
UP	= Up	= 上
UP.	= Utility Platform	= 工作平台
UTILITY ROOM	= Utility Room	= 工作間
WMC / W.M.C.	= Water Meter Cabinet	= 水錶櫃
W.M.R.	= Water Meter Room	= 水錶房

Remarks applicable to the floor plans in this section:

1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and / or enclosed in cladding are located at / adjacent to Balcony and / or Utility Platform and / or air conditioner platform and / or Flat Roof and / or external wall of some units.
3. There are ceiling bulkheads and / or false ceiling and / or sunken slabs at living room / dining room, balcony, utility platform, bedrooms, bathrooms, utility room, lavatory, store, kitchen, open kitchen, and / or corridors of some units for the air-conditioning system and / or mechanical and electrical services.
4. The internal ceiling height of some units may vary due to structural, architectural and/ or decoration design variations.
5. Balconies and Utility Platforms are non-enclosed area.
6. There are exposed pipes mounted at part of common flat roof of each tower in the Phase. Only parts of the exposed pipes are covered by aluminium cladding. For details, please refer to the latest approved building plans and/or approved drainage plans and/or relevant plans.
7. For residential units, the air-conditioner platform(s) outside the residential unit will be placed with outdoor air conditioner unit(s) belonging to that unit. The placement of these air conditioner unit(s) may emit heat and/ or sounds.
8. During the necessary maintenance of the external walls by Manager of the Phase, gondola will be operating in the airspace outside windows of the residential properties and above the common flat roof in such tower.
9. Noise mitigation measures, where applicable to individual unit(s), include Vertical Acoustic Fin (which may affect the views outside the individual unit), Acoustic Window (Baffle Type), Enhanced Acoustic Balcony (Baffle Type), Fixed Glazing, and Maintenance Window. Acoustic Window (Baffle Type) comprises of inner sliding panel with micro perforated absorber panel and sound absorptive material on the top and side frame. Enhanced Acoustic Balcony (Baffle Type) comprises of inner sliding panel with micro perforated absorber, sound absorptive material on the top and side frame, acoustic balcony ceiling with sound absorptive material, acoustic balcony sidewall (if any) with sound absorptive material. Please refer to the floor plans of residential properties in the Phase for details of the location of the Vertical Acoustic Fin, Acoustic Window (Baffle Type), Enhanced Acoustic Balcony (Baffle Type), Fixed Glazing, and Maintenance Window. Without prior written consent from the Building Authority or other relevant Government department, there shall not be any alteration, change, nor modification to the Vertical Acoustic Fin(s), Acoustic Window(s) (Baffle Type), Enhanced Acoustic Balcony(ies) (Baffle Type), Fixed Glazing, or Maintenance Window(s).
10. Maintenance Windows (forming part of the Noise Mitigation Measures) should be unlocked only for the purpose of cleaning or maintenance.
11. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, shower cubicle, sink, water closets, sink counter, etc, are architectural symbols retrieved from the latest approved building plans and are for general indication only and are not indication of their actual size, designs and shapes.

適用於本節各樓面平面圖之備註：

1. 部份樓層外牆設有建築裝飾及/或外露喉管。
2. 部份單位的露台及/或工作平台及/或冷氣機平台及/或平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。
3. 部份單位客廳/飯廳、露台、工作平台、睡房、浴室、工作間、洗手間、儲物室、廚房、開放式廚房、及/或走廊有裝飾橫樑及/或假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。
4. 部份單位之天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 期數內的每座大廈的公用平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。詳細資料請參考最新批准的建築圖則及/或排水設施圖及/或有關圖則。
7. 住宅單位外的冷氣機平台將會放置其單位的一部或多部冷氣戶外機。該等冷氣機的位置可能發出熱力及/或聲音。
8. 在期數管理人員安排外牆之必要維修進行期間，吊船將在該等大廈的住宅物業之窗戶及公用平台上之空間運作。
9. 噪音緩解措施包括適用於期數的個別住宅物業的垂直隔聲鰭(這或會對個別單位對外之景觀造成影響)、減音窗(擋音式)、強效減音露台(擋音式)、固定玻璃和維修窗戶。減音窗(擋音式)之組成包括以微孔吸音物料製作的室內滑動擋板及以吸音物料製作之頂框和側框。強效減音露台(擋音式)之組成包括以微孔吸音物料製作的室內滑動擋板、以吸音物料製作之頂框和側框、以吸音物料製作的減音露台天花板、以及以吸音物料製作的減音露台側牆(如有)。準買家應參閱期數的住宅物業的樓面平面圖以了解垂直隔聲鰭、減音窗(擋音式)、強效減音露台(擋音式)、固定玻璃和維修窗戶的位置。若沒有建築事 務監督及其他政府有關當局的事先書面同意，不可作出對垂直隔聲鰭、減音窗(擋音式)、強效減音露台(擋音式)、固定玻璃或維修窗戶的任何改動或變更或修改。
10. 維修窗戶(構成噪音緩解措施的一部分)只為清潔或維修目的而解鎖。
11. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、淋浴間、洗滌盆、坐廁、洗滌盆櫃等乃根據最新的經批准的建築圖則，只作一般性標誌，並非展示其實際大小、設計或形狀。

	Tower 座	Flat 單位 / Floor 樓層	A1	A2	A3	B1	B2	B3	B5
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)	Phase 1 Tower 2 第1期 第2座	1/F 1樓	175	150	175	175	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120

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: This statement required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

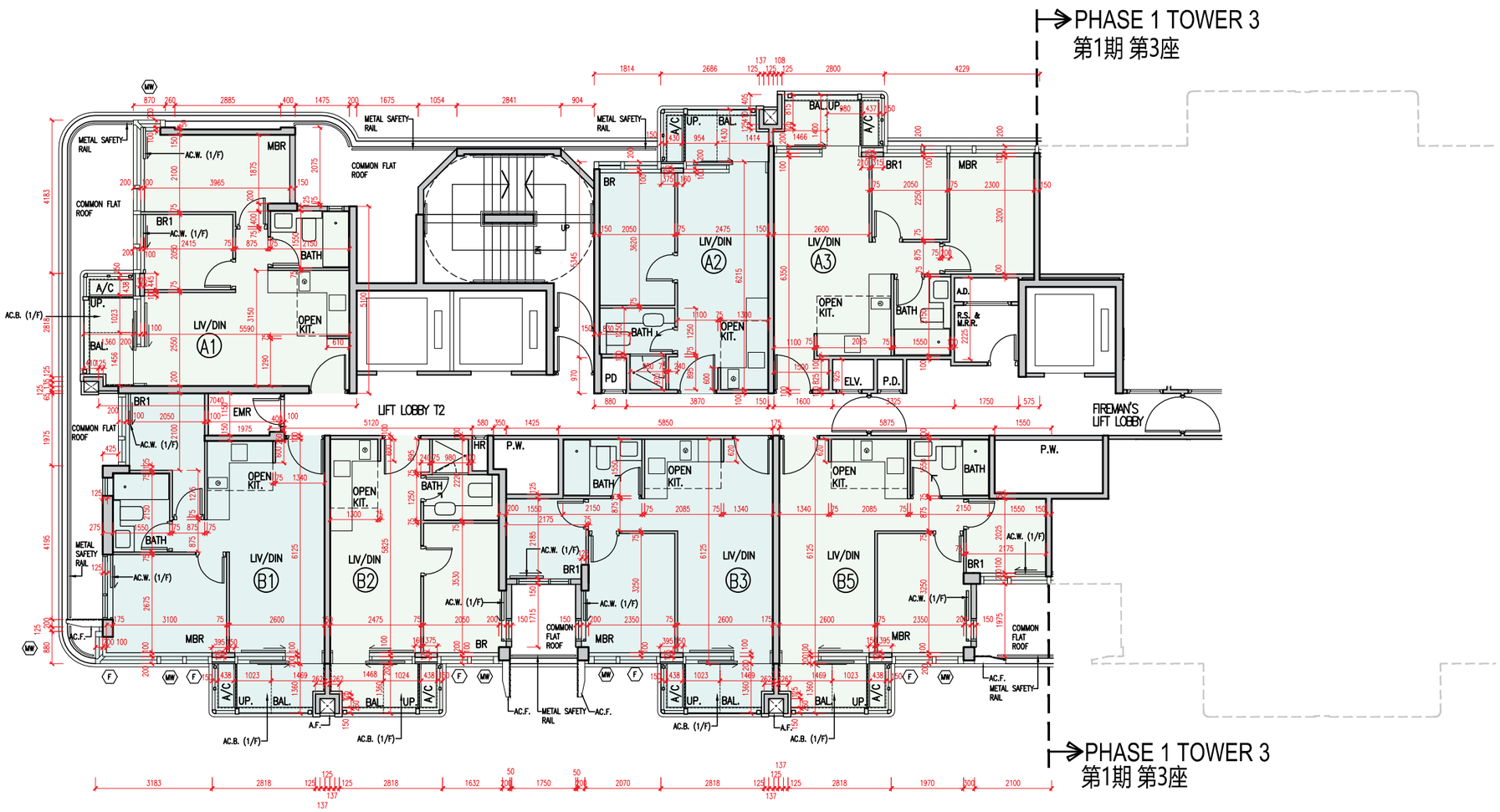
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於期數)

Notes :

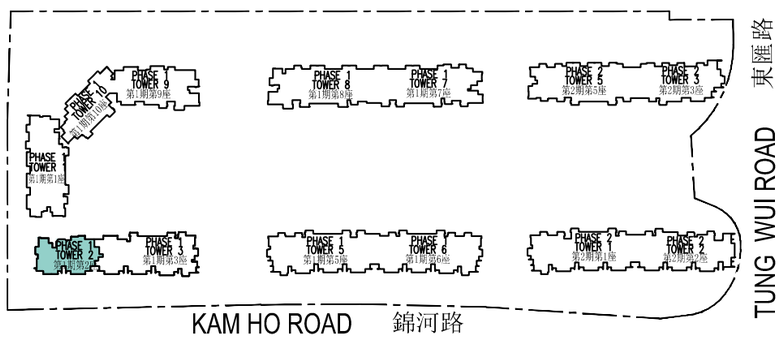
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. 4/F, 13/F and 14/F are omitted.
3. Please refer to pages 24 of this sales brochure for remarks, legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. (A) According to Special Condition No.(18)(e) of the Land Grant,
   (i) the minimum number of residential units in the Development is 1,652;
   (ii) out of the total number of residential units provided under Special Condition No.(18)(e)(i), not less than 661 residential units shall each be in the size of not exceeding 50 square metres in saleable area;
   (B) Special Condition No.(91) of the Land Grant provides that :-
   "Except with the prior written consent of the Director, the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee."
   (C) Clause 5(a) and 5(b) of the Third Schedule to the approved form of the Deed of Mutual Covenant and Management Agreement for the Development contains the following provisions:
   "(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director or any other Government authorities in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
   (b) The Manager shall deposit in the management office the record provided by the Director or any other Government authorities in place of him from time to time of the information relating to the consent given under the Government Grant for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
   (D) A total number of 715 residential units are provided in the Phase.

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。
2. 不設4樓、13樓及14樓。
3. 請參閱本售樓說明書第24頁之備註、圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. (A) 根據批地文件特別條款第(18)(e)條，
   (i) 發展項目住宅單位數目最少為1,652個；
   (ii) 根據特別條款第(18)(e)(i)條提供的住宅單位總數中，不少於661住宅單位各自的實用面積不可超過50平方米。
   (B) 根據批地文件特別條款第(91)條規定：-
   "除非事先得到署長書面同意，否則承批人不得進行或允許或容許進行任何與該地段上興建或將興建的任何住宅單位有關的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可從該地段上興建或將興建的任何毗連或鄰近住宅單位進入。署長就甚麼構成可使是一個單位可由內部連接及可從任何毗連或鄰近住宅單位進入的工程的決定須作為終論並對承批人具有約束力。"
   (C) 經批准的發展項目的公契及管理協議的第3附表第5(a)及5(b)條有以下條款：
   "(a) 任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該住宅單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位進出的工程包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改動，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。
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   (D) 期數共提供715個住宅單位。



Key Plan 指示圖



Scale : 0M/米 5M/米
比例

	Tower 座	Flat 單位 / Floor 樓層	A1	A2	A3	B1	B2	B3	B5
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)	Phase 1 Tower 2 第1期第2座	2/F-3/F, 5/F-12/F, 15/F-18/F 2樓至3樓、5樓至12樓、15樓至18樓	175	150	175	175	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120
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)		19/F 19樓	200	200	200	200	200	200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525

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: This statement required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

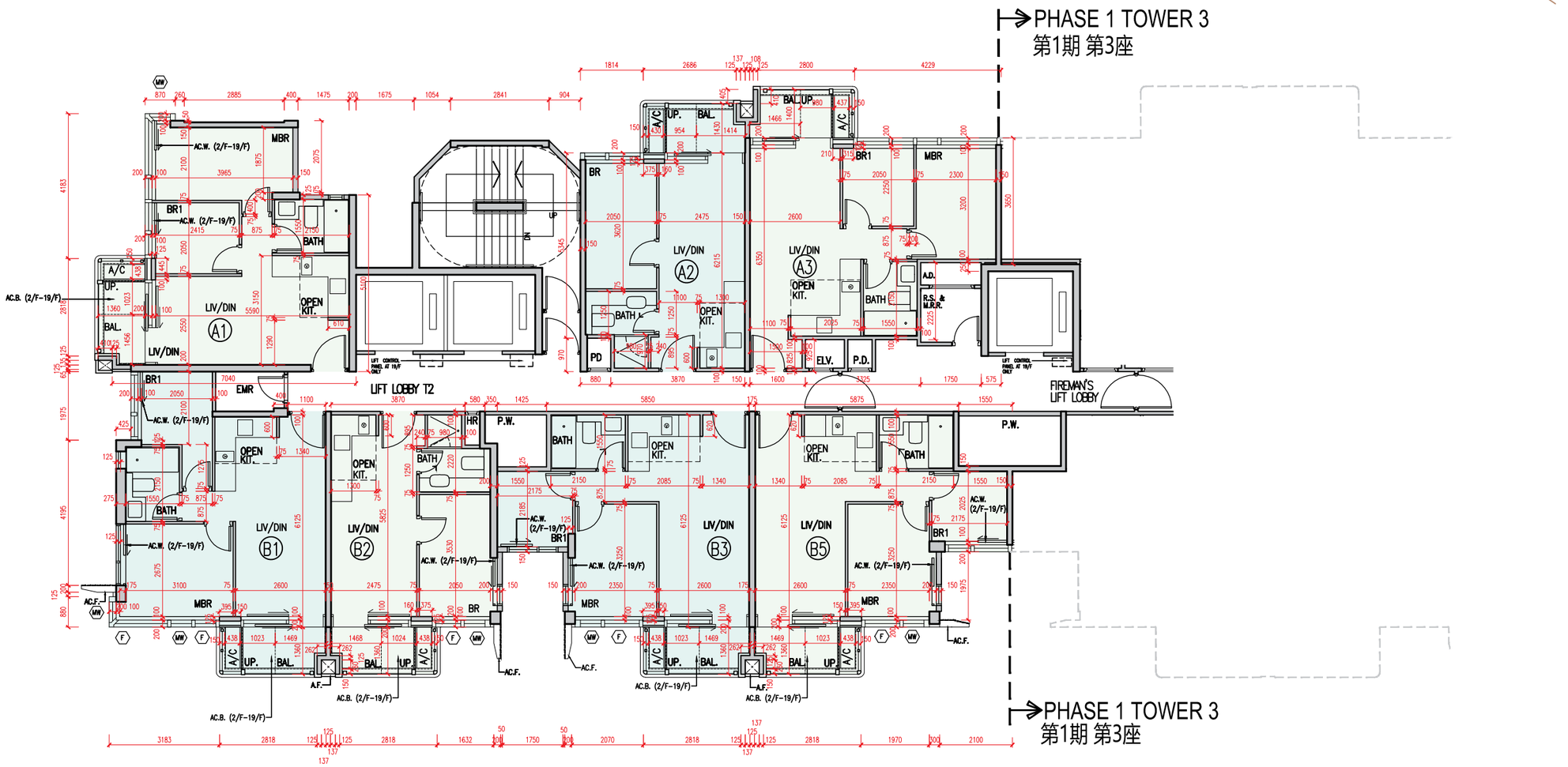
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於期數)

Notes :

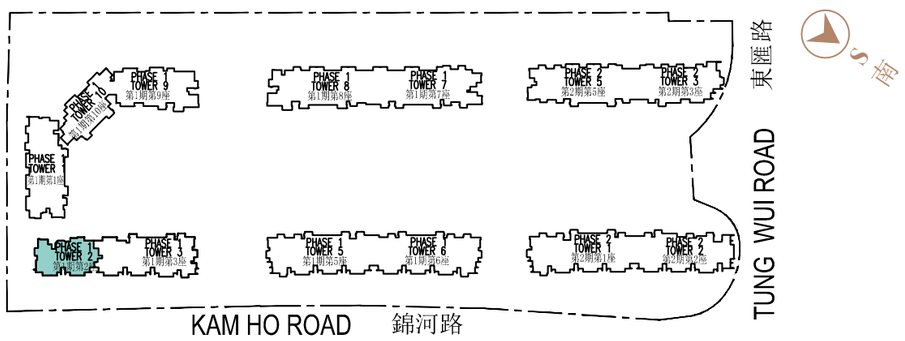
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2. 4/F, 13/F and 14/F are omitted.
3. Please refer to pages 24 of this sales brochure for remarks, legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. (A) According to Special Condition No.(18)(e) of the Land Grant,
   (i) the minimum number of residential units in the Development is 1,652;
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   "Except with the prior written consent of the Director, the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee."
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   (b) The Manager shall deposit in the management office the record provided by the Director or any other Government authorities in place of him from time to time of the information relating to the consent given under the Government Grant for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
   (D) A total number of 715 residential units are provided in the Phase.

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。
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Key Plan 指示圖



Scale : 0M/米 5M/米
比例

	Tower 座	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
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)	Phase 1 Tower 3 第1期第3座	1/F 1樓	175	150, 175	150, 175	175	175	150	150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120

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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：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於期數)

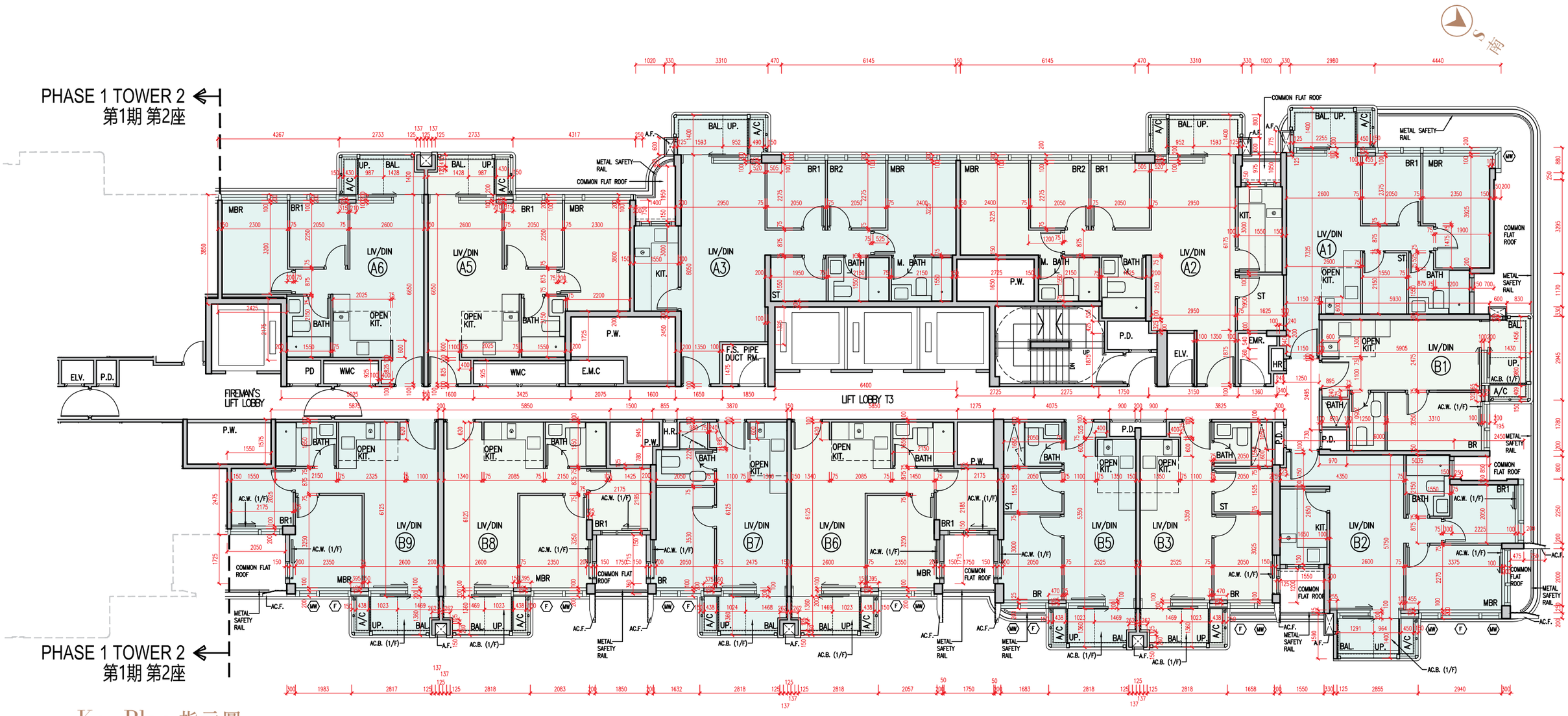
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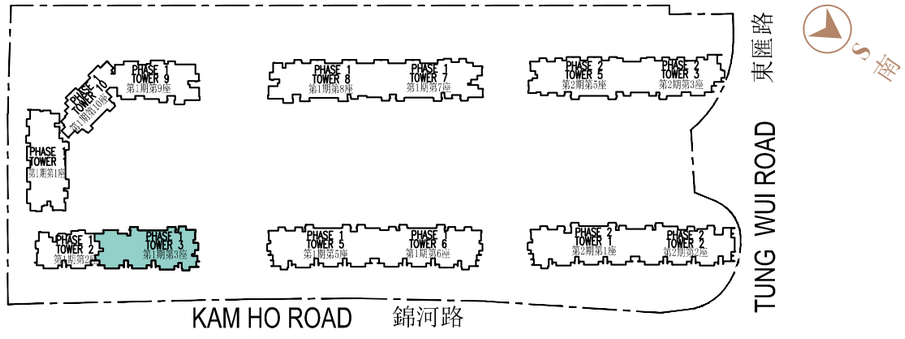
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Phase 1 Tower 3 1/F Floor Plan
第1期 第3座 1樓 樓面平面圖



Key Plan 指示圖



Scale : 0M/米 5M/米
比例

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

	Tower 座	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
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)	Phase 1 Tower 3 第1期第3座	2/F-3/F, 5/F-12/F, 15/F-18/F 2樓至3樓、5樓至12樓、15樓至18樓	175	150, 175	150, 175	175	175	150	150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120
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)		19/F 19樓	200	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525

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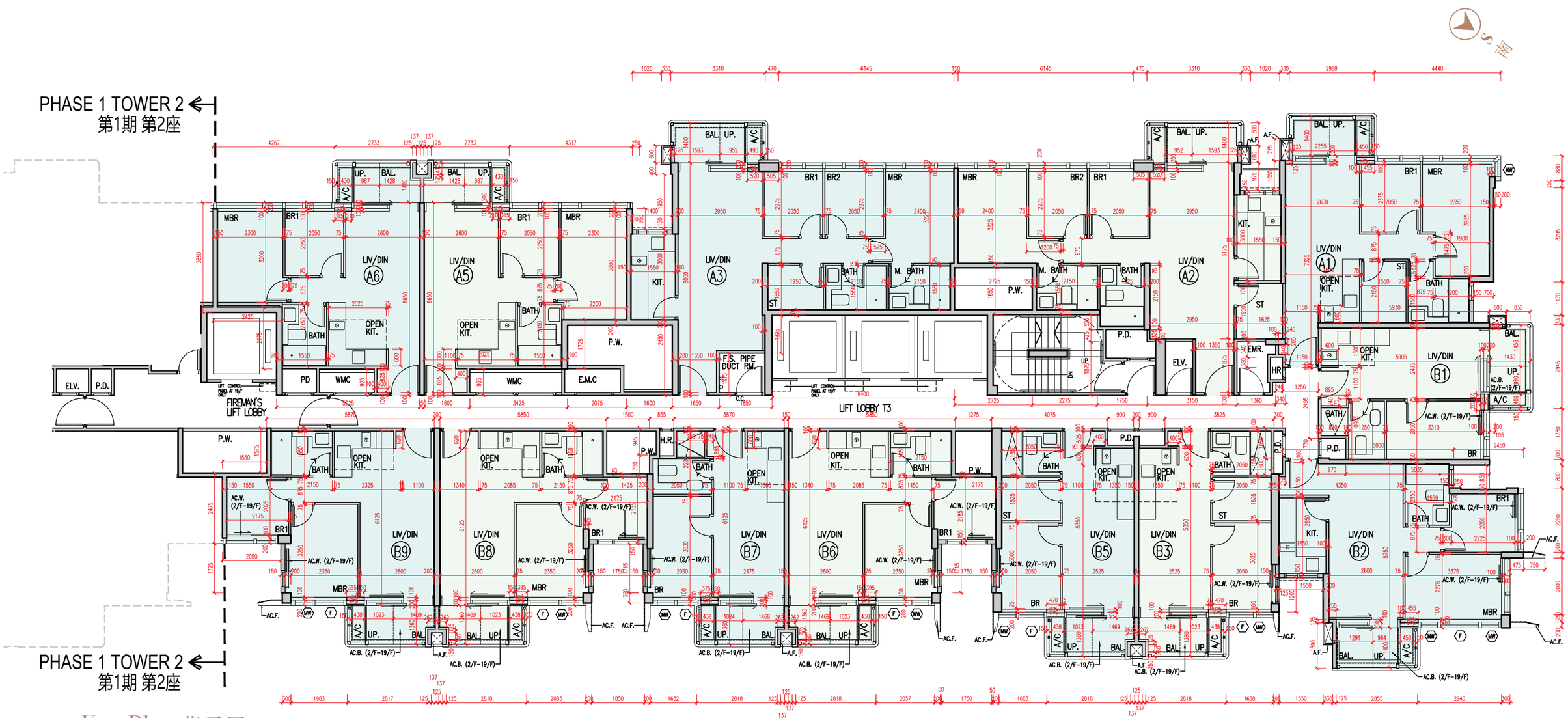
   "除非事先得到署長書面同意，否則承批人不得進行或允許或容許進行任何與該地段上興建或將興建的任何住宅單位有關的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可從該地段上興建或將興建的任何毗連或鄰近住宅單位進入。署長就甚麼構成可使是一個單位可由內部連接及可從任何毗連或鄰近住宅單位進入的工程的決定須作為終論並對承批人具有約束力。"

   (C) 經批准的發展項目的公契及管理協議的第3附表第5(a)及5(b)條有以下條款：

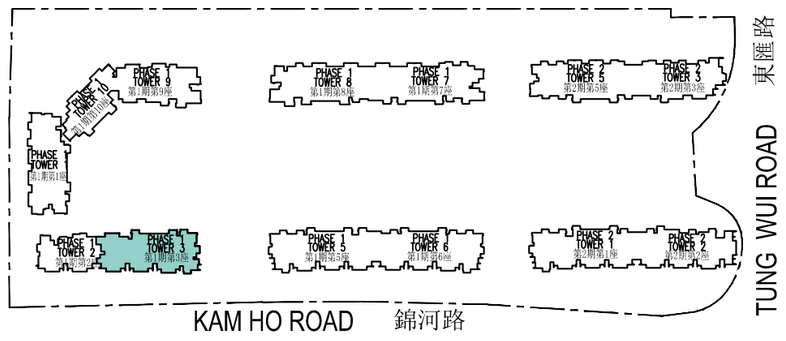
   "(a) 任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該住宅單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位進出的工程包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改動，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。

   (b) 管理人須在管理處備存由地政總署署長或不時取代地政處總署署長之其他政府機關提供，關於地契下發出之同意書的資訊的紀錄，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該記錄之副本，而所收到之費用須撥入資本儲備基金。"

   (D) 期數共提供715個住宅單位。



Key Plan 指示圖



Scale : 0M/米 5M/米
比例

	Tower 座	Flat 單位 / Floor 樓層	A3	A5	A6	B2	B3	B5	B6	B7	B8	B9
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)	Phase 1 Tower 5 第1期 第5座	1/F 1樓	150	150	150	150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120	3120	3120	3120

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: This statement required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於期數)

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. 4/F, 13/F and 14/F are omitted.
3. Please refer to pages 24 of this sales brochure for remarks, legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. (A) According to Special Condition No.(18)(e) of the Land Grant,
   (i) the minimum number of residential units in the Development is 1,652;
   (ii) out of the total number of residential units provided under Special Condition No.(18)(e)(i), not less than 661 residential units shall each be in the size of not exceeding 50 square metres in saleable area;

   (B) Special Condition No.(91) of the Land Grant provides that :-

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

   (C) Clause 5(a) and 5(b) of the Third Schedule to the approved form of the Deed of Mutual Covenant and Management Agreement for the Development contains the following provisions:

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

   (b) The Manager shall deposit in the management office the record provided by the Director or any other Government authorities in place of him from time to time of the information relating to the consent given under the Government Grant for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."

   (D) A total number of 715 residential units are provided in the Phase.

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。
2. 不設4樓、13樓及14樓。
3. 請參閱本售樓說明書第24頁之備註、圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. (A) 根據批地文件特別條款第(18)(e)條，
   (i) 發展項目住宅單位數目最少為1,652個；
   (ii) 根據特別條款第(18)(e)(i)條提供的住宅單位總數中，不少於661住宅單位各自的實用面積不可超過50平方米。

   (B) 根據批地文件特別條款第(91)條規定：-

   "除非事先得到署長書面同意，否則承批人不得進行或允許或容許進行任何與該地段上興建或將興建的任何住宅單位有關的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可從該地段上興建或將興建的任何毗連或鄰近住宅單位進入。署長就甚麼構成可使是一個單位可由內部連接及可從任何毗連或鄰近住宅單位進入的工程的決定須作為終論並對承批人具有約束力。"

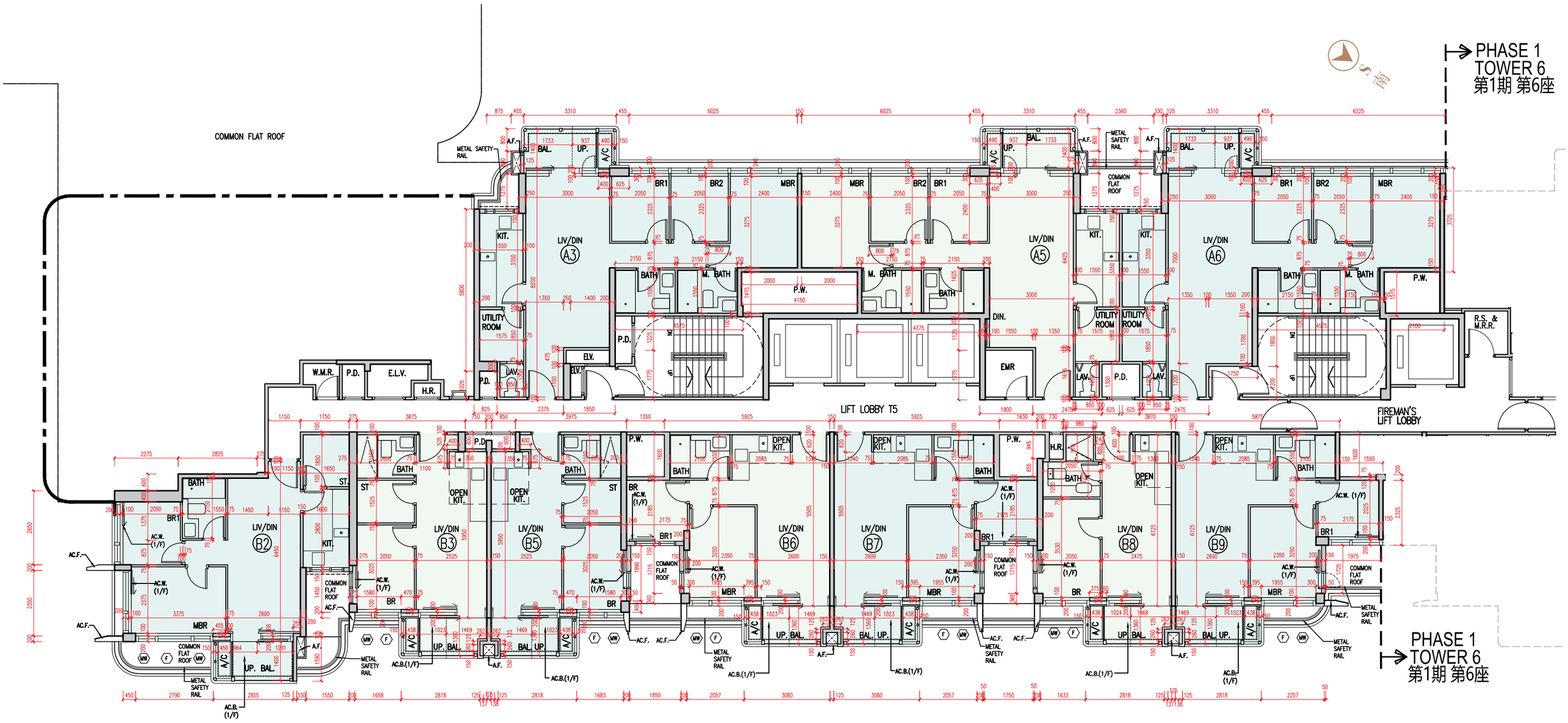
   (C) 經批准的發展項目的公契及管理協議的第3附表第5(a)及5(b)條有以下條款：

   "(a) 任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該住宅單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位進出的工程包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改動，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。

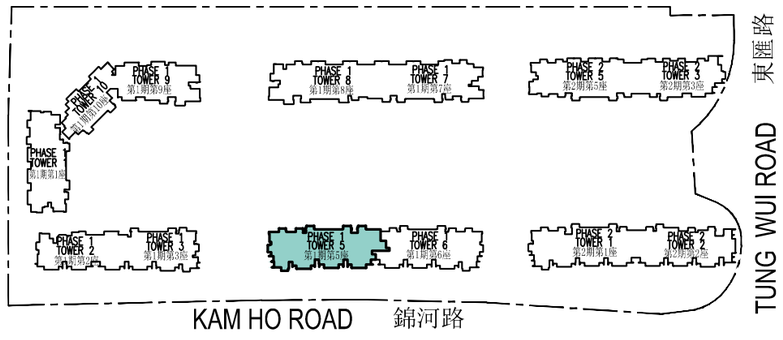
   (b) 管理人須在管理處備存由地政總署署長或不時取代地政處總署署長之其他政府機關提供，關於地契下發出之同意書的資訊的紀錄，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該記錄之副本，而所收到之費用須撥入資本儲備基金。"

   (D) 期數共提供715個住宅單位。

Phase 1 Tower 5 1/F Floor Plan
第1期 第5座 1樓 樓面平面圖



Key Plan 指示圖



Scale : 0M/米 5M/米
比例

	Tower 座	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
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)	Phase 1 Tower 5 第1期 第5座	2/F 2樓	175	175	150	150	150	150	150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120

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: This statement required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於期數)

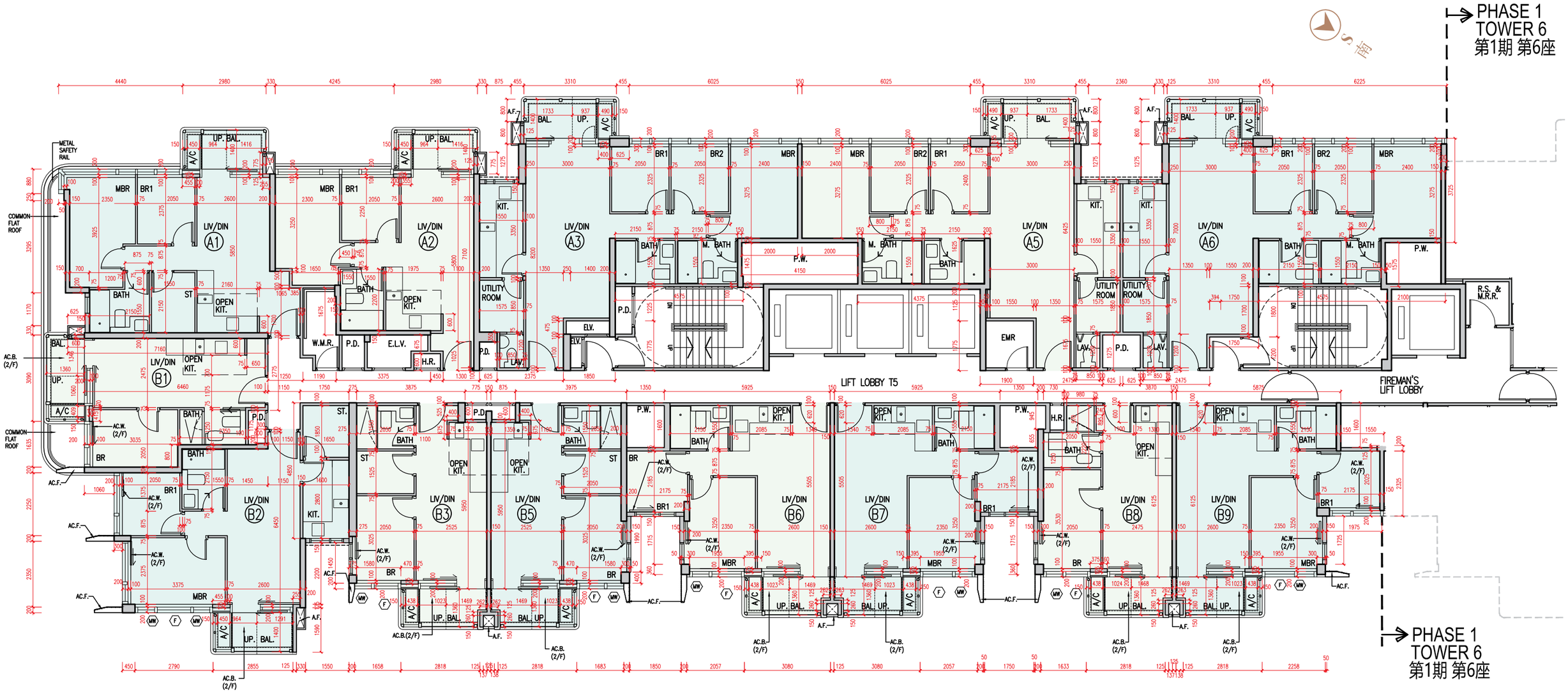
Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
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   (b) The Manager shall deposit in the management office the record provided by the Director or any other Government authorities in place of him from time to time of the information relating to the consent given under the Government Grant for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
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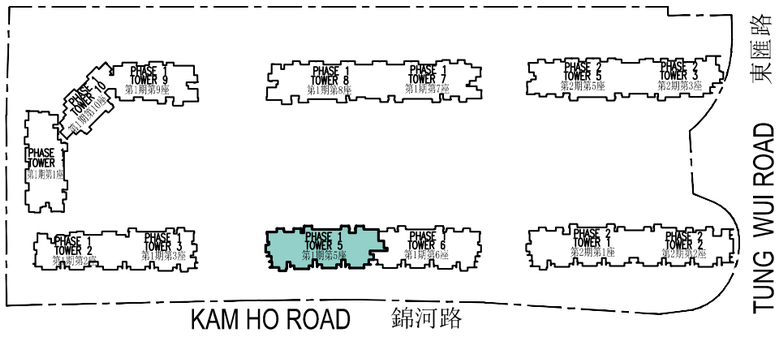
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
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3. 請參閱本售樓說明書第24頁之備註、圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. (A) 根據批地文件特別條款第(18)(e)條，
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   (B) 根據批地文件特別條款第(91)條規定：-
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   (D) 期數共提供715個住宅單位。

Phase 1 Tower 5 2/F Floor Plan
第1期 第5座 2樓 樓面平面圖



Key Plan 指示圖



Scale : 0M/米 5M/米
比例

	Tower 座	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
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)	Phase 1 Tower 5 第1期第5座	3/F, 5/F-12/F, 15/F-18/F 3樓、5樓至12樓、15樓至18樓	175	175	150	150	150	150	150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120
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)		19/F 19樓	200	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525

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: This statement required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

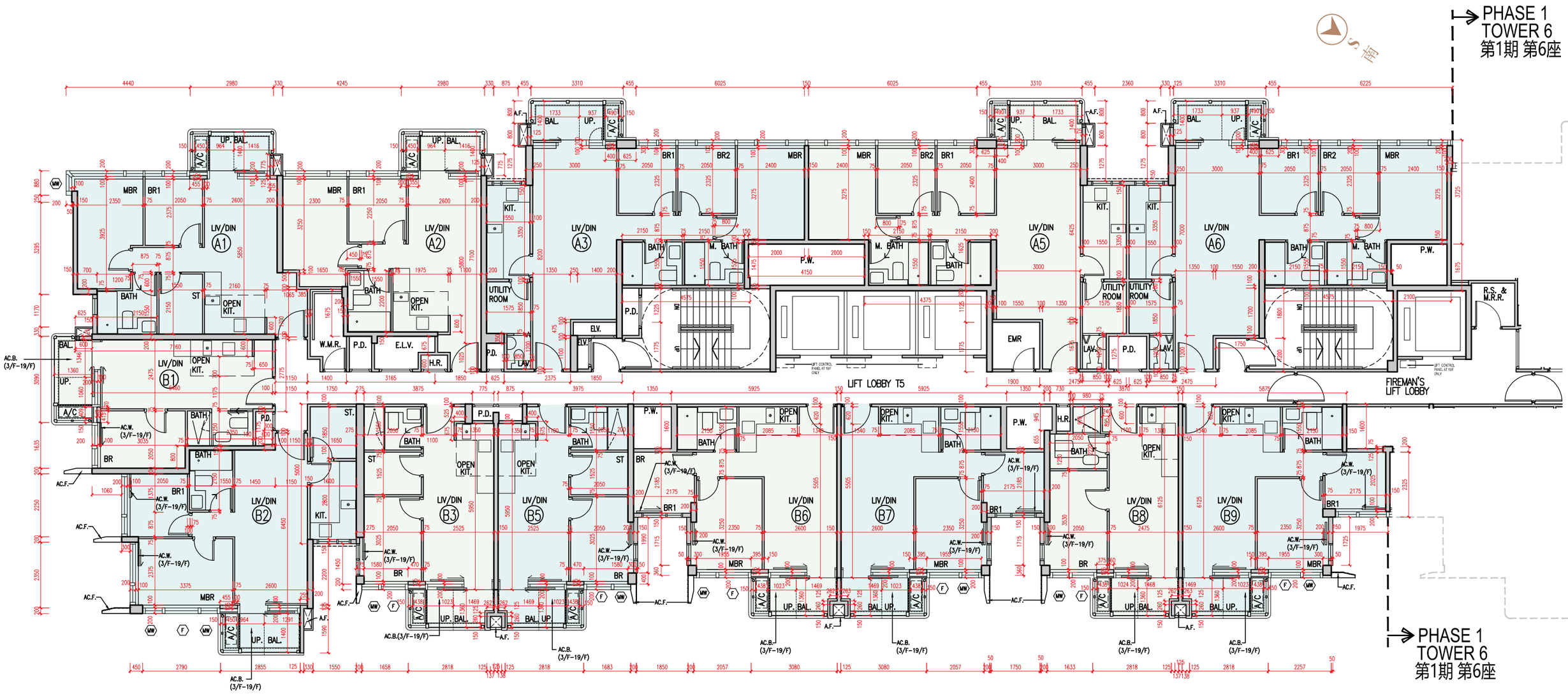
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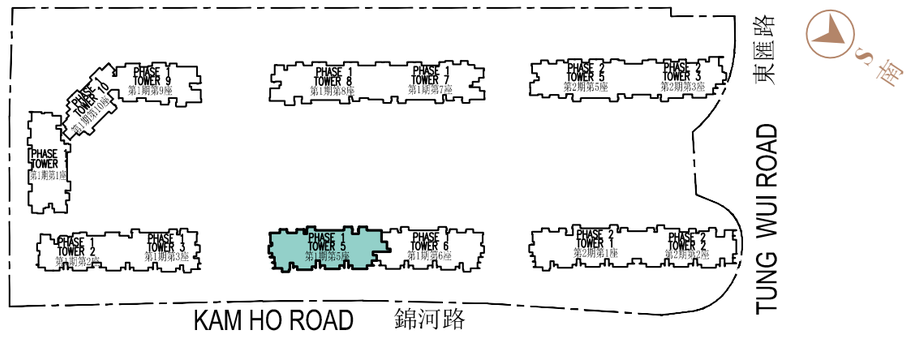
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備註：

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   "除非事先得到署長書面同意，否則承批人不得進行或允許或容許進行任何與該地段上興建或將興建的任何住宅單位有關的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可從該地段上興建或將興建的任何毗連或鄰近住宅單位進入。署長就甚麼構成可使是一個單位可由內部連接及可從任何毗連或鄰近住宅單位進入的工程的決定須作為終論並對承批人具有約束力。"
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   (D) 期數共提供715個住宅單位。



Key Plan 指示圖



Scale : 0M/米 5M/米
比例

	Tower 座	Flat 單位 / Floor 樓層	A3	A5	A6	B6	B7	B8	B9
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)	Phase 1 Tower 6 第1期 第6座	1/F-3/F 1樓至3樓	150	150	150, 175	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120

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: This statement required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

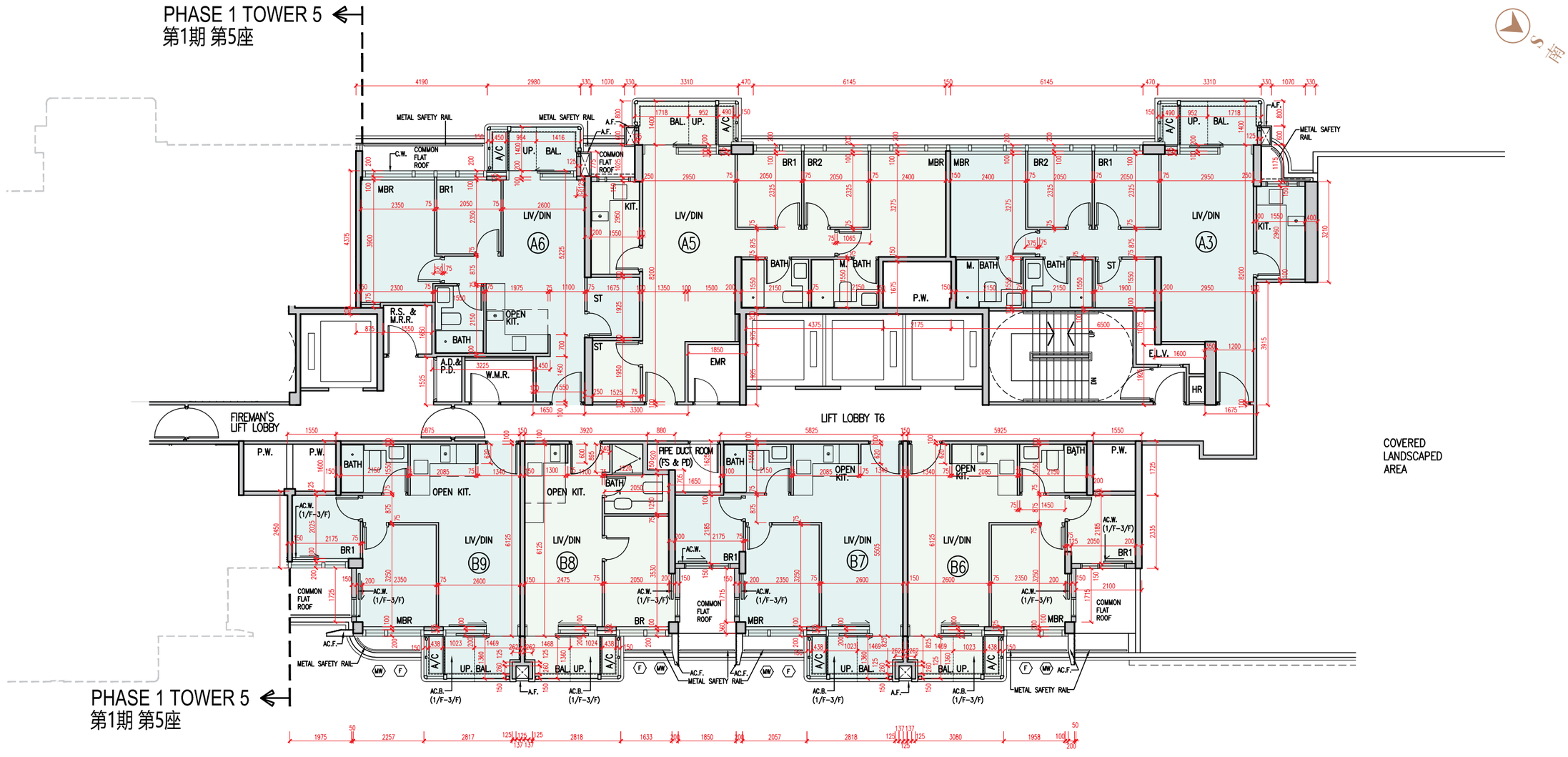
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於期數)

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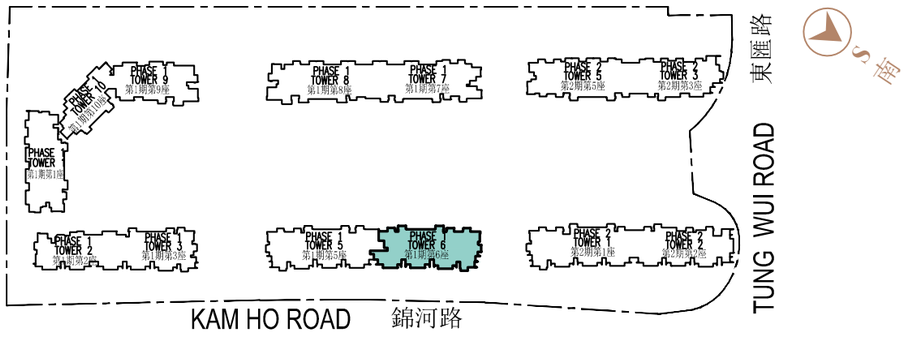
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   (D) A total number of 715 residential units are provided in the Phase.

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。
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Scale : 0M/米 5M/米
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	Tower 座	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
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)	Phase 1 Tower 6 第1期 第6座	5/F 5樓	175	175	150	150	150, 175	150	150	150	150	150	150	150	150
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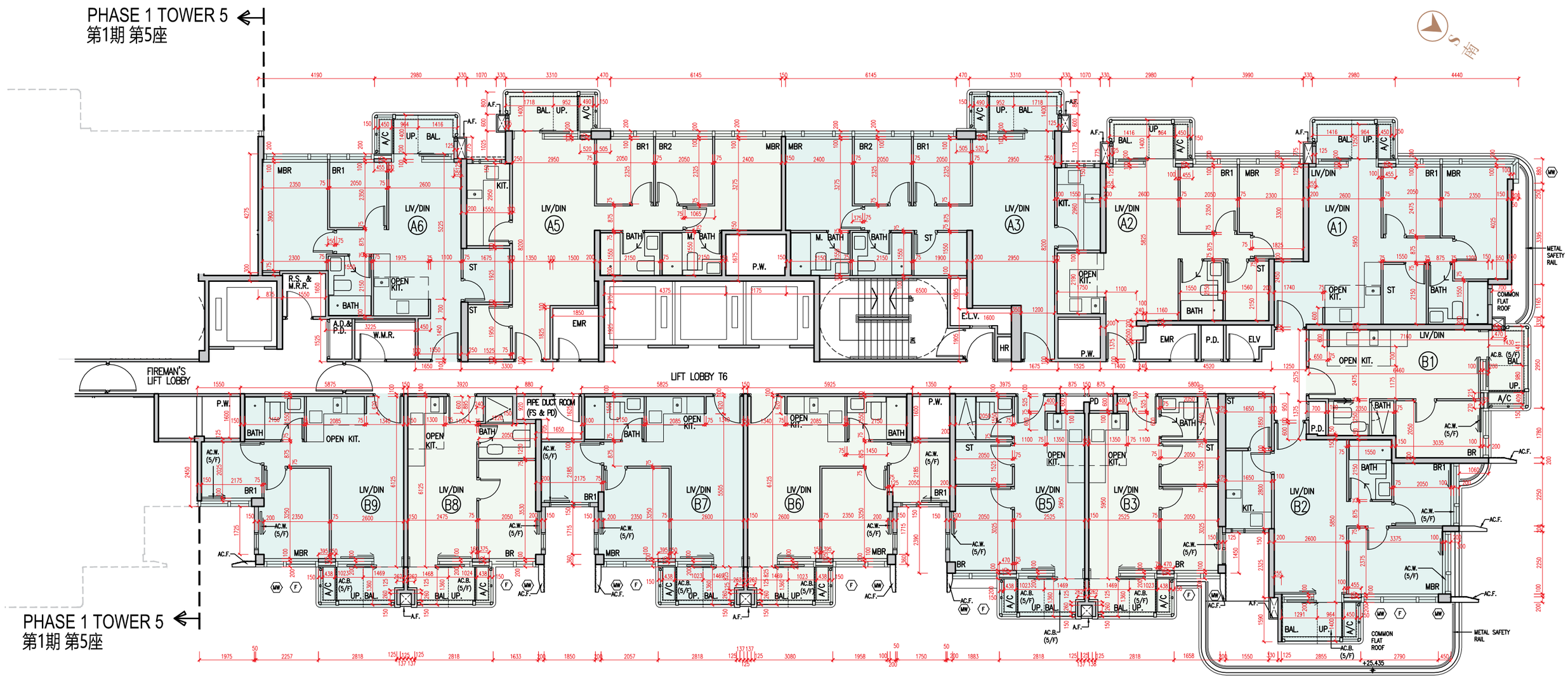
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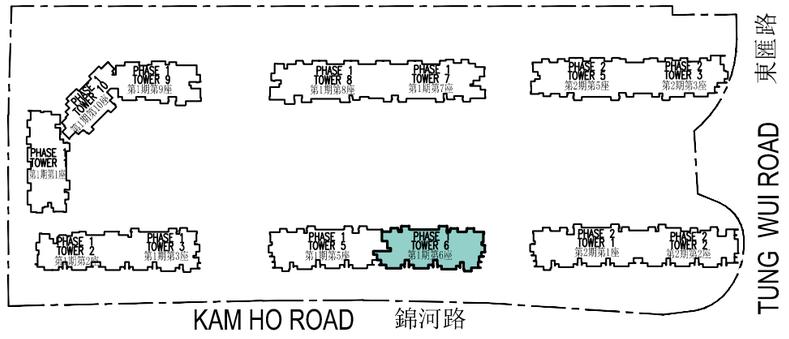
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Key Plan 指示圖



Scale : 0M/米 5M/米
比例

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

	Tower 座	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
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)	Phase 1 Tower 6 第1期第6座	6/F-12/F, 15/F-19/F 6樓至12樓、15樓至19樓	175	175	150	150	150, 175	150	150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120
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)		19/F 19樓	200	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525	3175, 3525

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   (B) 根據批地文件特別條款第(91)條規定：-

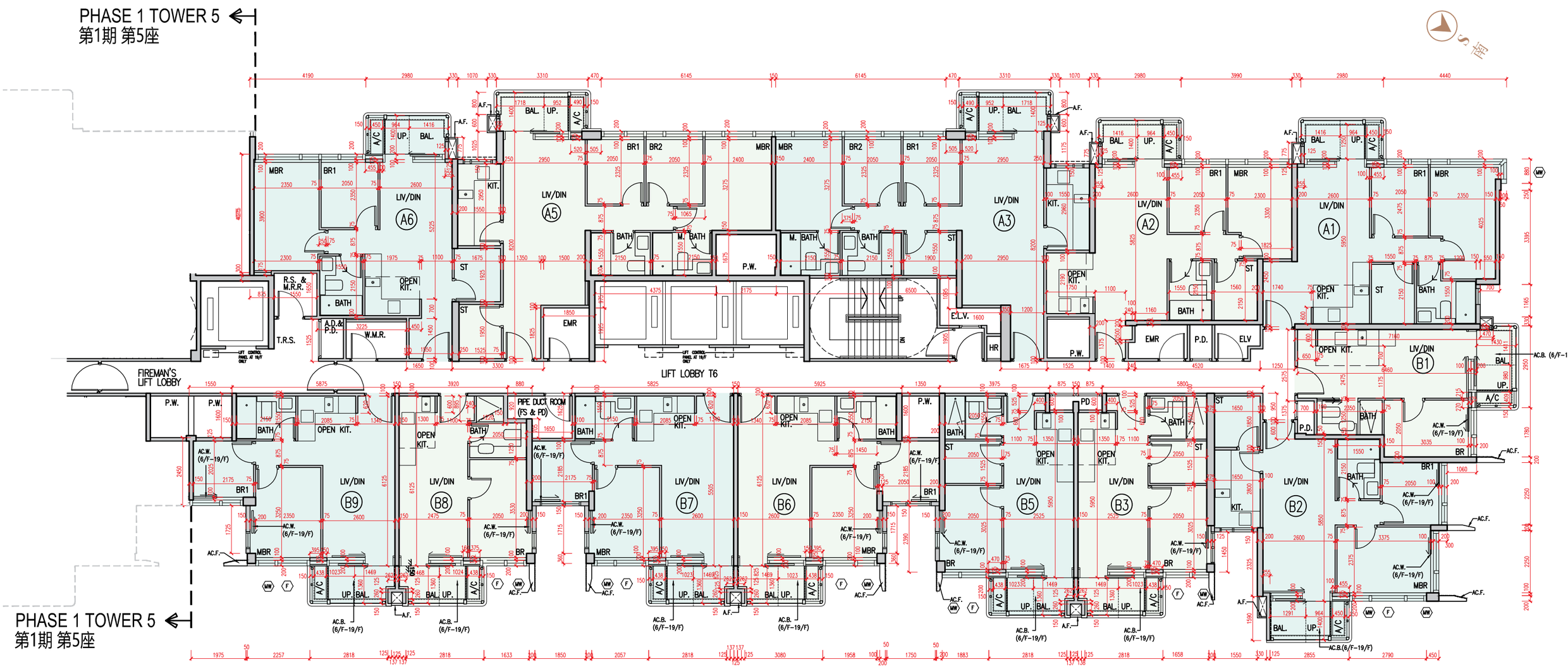
   "除非事先得到署長書面同意，否則承批人不得進行或允許或容許進行任何與該地段上興建或將興建的任何住宅單位有關的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可從該地段上興建或將興建的任何毗連或鄰近住宅單位進入。署長就甚麼構成可使是一個單位可由內部連接及可從任何毗連或鄰近住宅單位進入的工程的決定須作為終論並對承批人具有約束力。"

   (C) 經批准的發展項目的公契及管理協議的第3附表第5(a)及5(b)條有以下條款：

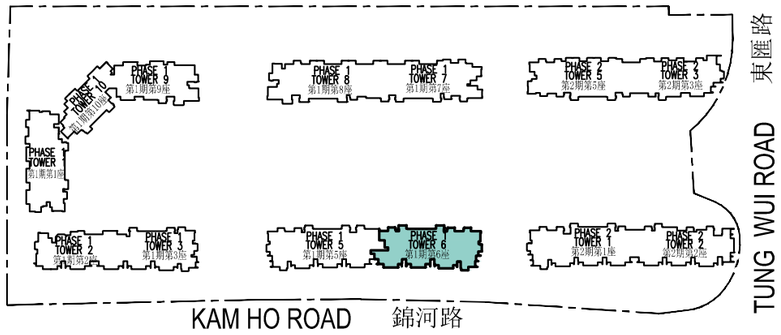
   "(a) 任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該住宅單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位進出的工程包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改動，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。

   (b) 管理人須在管理處備存由地政總署署長或不時取代地政處總署署長之其他政府機關提供，關於地契下發出之同意書的資訊的紀錄，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該記錄之副本，而所收到之費用須撥入資本儲備基金。"

   (D) 期數共提供715個住宅單位。



Key Plan 指示圖



Scale : 0M/米 5M/米
比例

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)									
Block Name 大廈名稱	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
Phase 1 Tower 2 第1期 第2座	1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓	A1	43.815 (472) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	33.042 (356) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A3	42.292 (455) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B1	44.448 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B2	32.891 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	43.026 (463) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	43.022 (463) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 3 第1期 第3座	1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓	A1	48.499 (522) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	67.503 (727) 露台 Balcony: 2.404 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A3	69.179 (745) 露台 Balcony: 2.404 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A5	44.023 (474) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	42.933 (462) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 3 第1期 第3座	1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓	B1	31.518 (339) 露台 Balcony: 2.081 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B2	47.698 (513) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	35.285 (380) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	35.881 (386) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B6	42.939 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	32.827 (353) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B8	43.104 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B9	43.100 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 5 第1期 第5座	1/F 1樓	A3	71.431 (769) 露台 Balcony: 2.504 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A5	70.794 (762) 露台 Balcony: 2.504 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	71.333 (768) 露台 Balcony: 2.504 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台(如有)）平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 5 第1期 第5座	1/F 1樓	B2	51.720 (557) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	35.451 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	35.676 (384) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B6	43.069 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	43.069 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B8	32.877 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B9	42.920 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 5 第1期 第5座	2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓	A1	48.943 (527) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	44.505 (479) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A3	70.851 (763) 露台 Balcony: 2.504 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A5	70.794 (762) 露台 Balcony: 2.504 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	71.333 (768) 露台 Balcony: 2.504 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 5 第1期 第5座	2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓	B1	31.488 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B2	50.774 (547) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	35.451 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	35.676 (384) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B6	43.069 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	43.069 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B8	32.877 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B9	42.920 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 6 第1期 第6座	1/F-3/F 1樓至3樓	A3	69.278 (746) 露台 Balcony: 2.404 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A5	68.512 (737) 露台 Balcony: 2.404 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	49.466 (532) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 6 第1期 第6座	1/F-3/F 1樓至3樓	B6	43.315 (466) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	42.870 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B8	32.961 (355) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B9	42.920 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 6 第1期 第6座	5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓	A1	50.368 (542) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	50.108 (539) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A3	68.009 (732) 露台 Balcony: 2.404 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A5	68.512 (737) 露台 Balcony: 2.404 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	49.466 (532) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

住宅物業的實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		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
Phase 1 Tower 6 第1期 第6座	5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓	B1	31.500 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B2	50.774 (547) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	35.391 (381) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	35.676 (384) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B6	43.069 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	42.870 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B8	32.961 (355) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B9	42.920 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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 may be slightly different from that shown in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 4/F, 13/F and 14/F are omitted.

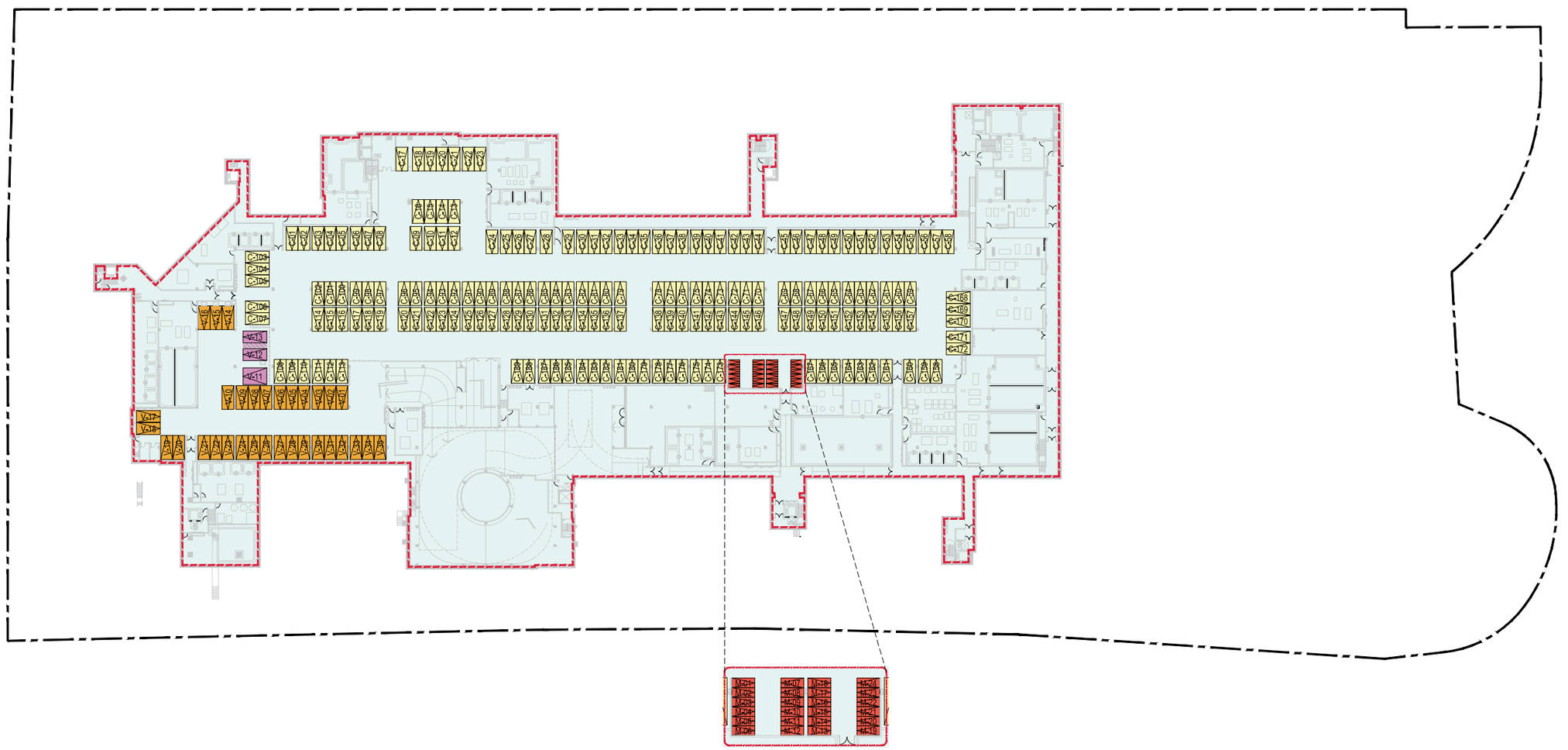
住宅物業的實用面積以及露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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。
3. 不設4樓、13樓及14樓。

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

B2/F
地庫2層



Legend 圖例:

Boundary of the Development
發展項目邊界

Phase
期數

Scale : 0M/米 50M/米
比例

Numbers, Dimensions and Areas of Parking Spaces on B2/F
地庫2層的停車位數目、尺寸及面積

Category of parking spaces 停車位類別	Number 數目	Dimensions of each parking space (L x W) (m) 每個停車位尺寸（長x闊）(米)	Area of each parking space (sq. m) 每個停車位面積（平方米）
Residential Car Parking Space 住宅停車位	189	5.0 x 2.5	12.5
Visitors' Car Parking Space 訪客停車位	32	5.0 x 2.5	12.5
Visitors' Accessible Car Parking Space 訪客暢通易達停車位	3	5.0 x 3.2	16.0
Residential Motor Cycle Parking Space 住宅電單車停車位	24	2.4 x 1.0	2.4

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

B1/F
地庫1層

南 S



Legend 圖例:

Boundary of the Development
發展項目邊界

Phase
期數

Scale : 0M/米 50M/米
比例

Numbers, Dimensions and Areas of Parking Spaces on B1/F
地庫1層的停車位數目、尺寸及面積

Category of parking spaces 停車位類別	Number 數目	Dimensions of each parking space (L x W) (m) 每個停車位尺寸 (長x闊) (米)	Area of each parking space (sq. m) 每個停車位面積 (平方米)
Station Car Parking Space 車站停車位	604	5.0 x 2.5	12.5
Station Accessible Car Parking Space 車站暢通易達停車位	6	5.0 x 3.2	16.0
Station Motor Cycle Parking Space 車站電單車停車位	45	2.4 x 1.0	2.4
Bicycle Parking Space 單車停車位	121	1.8 x 0.5	0.9

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

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

A. Summary of Deed of Mutual Covenant (the "DMC") that deal with the Common Parts of the Phase

According to the latest draft DMC:

1. "Common Areas" means, collectively, (i) the Estate Common Areas, (ii) the Residential Common Areas, (iii) the Residential Car Park Common Areas and (iv) the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces but excluding those parts of the Residential Accommodation or the Residential Parking Spaces which belong to the Owner of any particular Unit or which serve only any particular Unit.

2. "Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces" means such areas and those services and facilities within the Estate including parts of the office accommodation for watchmen provided under Special Condition No.(46)(a) of the Government Grant, driveways and ramps connecting ground floor and basement intended for the joint common use and benefit of the Visitors' Car Parking Spaces and the Residential Parking Spaces but excluding all the other types of Common Areas and Common Services and Facilities and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belong to any particular Owner and such services and facilities within the Estate serving only any particular Owner, which areas are shown (where possible or capable of being shown) for the purpose of identification only coloured Indigo on the plans annexed to the DMC.

3. "Common Services and Facilities" means, collectively, (i) the Estate Common Services and Facilities, (ii) the Residential Common Services and Facilities and (iii) the Residential Car Park Common Services and Facilities.

4. "Estate Common Areas" means those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to, FS inlet & sprinkler control valve room, street fire hydrant water tank and pump room, sprinkler water tank and pump room, ducts, fan room for basement and its access pavement and passageways, water meter cabinet, master water meter room, gas meter room, owners' corporation office provided under Special Condition No.(48)(a) of the Government Grant, staircases and associated lobbies, corridors, ramps and landings, part of the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access, the External Walls of the Podium (including vertical green on the External Walls of the Podium but excluding the louvres installed in the External Walls of the Podium serving the Reprovision Station Carpark exclusively and any signs or signages of the Reprovision Station Carpark affixed, installed, erected or displayed or to be affixed, installed, erected or displayed on the External Walls of the Podium by the Owner of the Reprovision Station Carpark pursuant to Clause 5(g) of Part I of the Second Schedule to the DMC), the Slope Structures (if any) within the Estate, part of the Cable Reserve Area, part of the Waterworks Reserve Areas, and all other communal areas within the Estate not used for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Areas, the Residential Car Park Common Areas and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces). The Estate Common Areas are for the purpose of identification only as shown (where possible and capable of being shown) coloured Pink (including Pink Stippled Black) on the plans annexed to the DMC.

5. "Estate Common Services and Facilities" means those services and facilities constructed or to be constructed in on or under the Development and which serve the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to, fire-fighting installation and equipment, emergency generator and emergency power supply system, and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the common use and benefit of the Estate as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Services and Facilities, the Residential Car Park Common Services and Facilities and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces).

6. "Residential Car Park Common Areas" means those parts of the Estate intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Parking Spaces designated for the parking of motor vehicles or motor cycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees including without limitation all accessory areas, parts of the protected lobbies, circulation passages, void spaces and its associated protection thereof, entrances, ramps, driveways but excluding anything contained in the Government Accommodation, the Estate Common Areas, the Residential Common Areas and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces; and, insofar as they are capable of being shown on plans, the Residential Car Park Common Areas are as shown for the purpose of identification only coloured Green on the plans annexed to the DMC.

7. "Residential Car Park Common Services and Facilities" means those services and facilities which serve the Residential Parking Spaces designated for the parking of motor vehicles or motor cycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees including, but not limited to, drainage system, channels, ducting, pipes, cables, wiring, plant and machinery, ventilation system, electrical and lighting installations, fittings, equipment and apparatus, lifts, fire-fighting installations and equipment, security systems and apparatus, automatic carpark control system and public address system and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for common use and benefit of the Owners, occupiers and licensees of the Residential Parking Spaces but excluding anything contained in the Government Accommodation, the Estate Common Services and Facilities, the Residential Common Services and Facilities and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces.

8. "Residential Common Areas" means those parts of the Residential Accommodation intended for the common use and benefit of the Owners of the Residential Accommodation and not for the sole benefit of any Owner of a Residential Unit, including but not limited to refuse storage and material recovery chamber, parking space for refuse collection operation, Bicycle Parking Spaces, rain water recycling tank and pump room, areas for installation or use of aerial broadcast distribution or telecommunications network facilities, transfer plates, residential entrance lobbies, shuttle lift lobbies, staircases, fireman's lift lobbies, parts of the protected lobbies, landings, walkways, covered walkway as shown for the purpose of identification only (where possible and capable of being shown) Hatched Red on the plan bearing drawing nos.DMC-03 and DMC-04 annexed to the DMC, corridors and passages, refuge floors, communal open space, the Greenery Area, Noise Mitigation Measures (excluding those forming part or parts of a Unit), lift shafts, plant and equipment rooms podium deck, smoke vent outlets, wider common corridors and lift lobbies of the Towers, refuse rooms, swimming pool filtration plant rooms, roofs, flat roofs and common flat roofs, architectural features of the Towers and associated supporting beams and columns, the external walls (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows)), non-structural prefabricated external wall, claddings, louvers, grilles and facades of the Towers, parapet walls, structural walls and columns within or appertaining to the Residential Accommodation, all the slabs of the said parts of the Residential Accommodation, and all utilities, services, trenches, pits and facilities which serve the Residential Accommodation or any part thereof, as well as all the finishes of the Residential Accommodation, the movement joints therein and its associated protection thereof, the loading and unloading spaces for goods vehicles provided under Special Condition No.(59)(a) of the Government Grant, Visitors' Car Parking Spaces, parts of the office accommodation and quarter for watchmen provided under Special Condition Nos.(46)(a) and (47)(a) of the Government Grant, covered landscaped and play areas as shown for the purpose of identification only (where possible and capable of being shown) Hatched Black on the plans bearing drawing nos.DMC-03A and DMC-04A annexed to the DMC, Recreational Facilities, fire services pump rooms, transformer rooms, switch rooms, primary air unit rooms, main telecommunication broadcast equipment rooms, telecommunication duct, emergency generator rooms, water pump rooms, fan rooms, chiller plant room, water meter cabinet room, air handling unit rooms, filtration plant rooms, pipe ducts, pipe duct

coverings, cable ducts, air duct shaft, mail boxes, canopy, lawns, water features, planters, footpaths, open spaces; parts of the Pedestrian Link, part of the Cable Reserve Area, part of the Waterworks Reserve Areas, the water-proofing system and associated protection immediately above the lowest slab at the ceiling of the Reprovision Station Carpark; and other areas designated for the benefit of the Residential Accommodation but excluding anything contained in the Government Accommodation, the Estate Common Areas, the Residential Car Park Common Areas and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces; and, insofar as they are capable of being shown on plans, the Residential Common Areas are for the purpose of identification only as shown (where possible or capable of being shown) coloured Orange on the plans annexed to the DMC.

9. "Residential Common Services and Facilities" means those services and facilities constructed or installed or to be constructed or installed in on or under the Development and which serve the Residential Accommodation and not for the sole benefit of any Owner of a Residential Unit including but not limited to, the EV Facilities for Visitors' Car Parking Spaces, telecommunication network facilities, drains, channels, water tanks, ducting, pipes, cables, wiring, plant and machinery, air-conditioning and ventilation system, electrical installations, fittings, equipment and apparatus, lifts, fire-fighting installations and equipment, security systems and apparatus and gondolas but excluding anything contained in the Government Accommodation, the Estate Common Services and Facilities, the Residential Car Park Common Services and Facilities and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces.

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

Phase 1 Tower 2

Floor	Flat	Undivided Shares
1/F – 19/F (4/F, 13/F and 14/F omitted)	A1	44
	A2	33
	A3	42
	B1	44
	B2	33
	B3	43
	B5	43

Phase 1 Tower 3

Floor	Flat	Undivided Shares
1/F – 19/F (4/F, 13/F and 14/F omitted)	A1	48
	A2	68
	A3	69
	A5	44
	A6	43
	B1	32
	B2	48
	B3	35
	B5	36
	B6	43
	B7	33
	B8	43
	B9	43

Phase 1 Tower 5

Floor	Flat	Undivided Shares
2/F – 19/F (4/F, 13/F and 14/F omitted)	A1	49
	A2	45
	A3	71
	A5	71
	A6	71
	B1	31
	B2	51
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43
1/F	A3	71
	A5	71
	A6	71
	B2	52
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43

Phase 1 Tower 6

Floor	Flat	Undivided Shares
5/F – 19/F (13/F and 14/F omitted)	A1	50
	A2	50
	A3	68
	A5	69
	A6	49
	B1	32
	B2	51
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43
1/F – 3/F	A3	69
	A5	69
	A6	49
	B6	43
	B7	43
	B8	33
	B9	43

Notes:

1. There is no designation of Phase 1 Tower 4.
2. There is no designation of 4/F, 13/F and 14/F.

C. Terms of years for which the manager of the Phase is appointed

The manager shall be appointed as the manager of the Estate (save and except that the Reprovision Station Carpark shall be managed and controlled by the Owner of the Reprovision Station Carpark in its sole discretion) for an initial period of two (2) years commencing from the date of the DMC, subject to the provisions for the termination contained in the DMC.

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

1. The Owners of the Estate (save and except FSI as the Owner of the Government Accommodation) shall contribute towards the Management Charges (as defined in the DMC) in the following manner:-

(a) all Owners of Units (save and except FSI as the Owner of the Government Accommodation) in the Estate shall contribute to the expenses of the Estate Management Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Estate;

(b) the Owners of the Residential Units shall contribute to the expenses of the Residential Accommodation Management Budget and 98% of the expenses of the Mixed Residential Management Budget in the proportion that the Management Units attributable to the Residential Units owned by them bears to the total Management Units allocated to the Residential Accommodation; and

(c) the Owners of the Residential Parking Spaces shall contribute to the expenses of the Residential Car Park Management Budget and 2% of the expenses of the Mixed Residential Management Budget in the proportion that the Management Units attributable to such Residential Parking Spaces owned by them bears to the total Management Units allocated to all Residential Parking Spaces;

Provided That where the Manager prepares sub budgets or sub-sub-budgets for any part of the Estate other than the above budgets, only the expenses which are attributable to that part as a whole shall be apportioned and the expenses of any sub budget or sub-sub-budget shall be paid by the Owners of Units covered by such a sub budget or sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to the relevant part of the Estate covered by such a sub budget or sub-sub-budget.

2. The number of Management Units allocated to each residential property in the Phase is as follows:-

Phase 1 Tower 2

Floor	Flat	Management Units
1/F – 19/F (4/F, 13/F and 14/F omitted)	A1	44
	A2	33
	A3	42
	B1	44
	B2	33
	B3	43
	B5	43

Phase 1 Tower 3

Floor	Flat	Management Units
1/F – 19/F (4/F, 13/F and 14/F omitted)	A1	48
	A2	68
	A3	69
	A5	44
	A6	43
	B1	32
	B2	48
	B3	35
	B5	36
	B6	43
	B7	33
	B8	43
	B9	43

Phase 1 Tower 5

Floor	Flat	Management Units
2/F – 19/F (4/F, 13/F and 14/F omitted)	A1	49
	A2	45
	A3	71
	A5	71
	A6	71
	B1	31
	B2	51
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43
1/F	A3	71
	A5	71
	A6	71
	B2	52
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43

Phase 1 Tower 6

Floor	Flat	Management Units
5/F – 19/F (13/F and 14/F omitted)	A1	50
	A2	50
	A3	68
	A5	69
	A6	49
	B1	32
	B2	51
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43
1/F – 3/F	A3	69
	A5	69
	A6	49
	B6	43
	B7	43
	B8	33
	B9	43

Notes :

1. There is no designation of Phase 1 Tower 4.
2. There is no designation of 4/F, 13/F and 14/F.

E. Basis of which the Management Fee Deposit is fixed

The management fee deposit payable in respect of each Unit shall be a sum equivalent to three months' Management Charges.

F. Areas in the Phase retained by the Vendor for the Vendor's own use

Not applicable.

Note: All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the DMC.

A. 處理「期數」的「公用部分」的公共契約(「公契」)條文的摘要

根據「公契」最新擬稿：

1. 「公用地方」統指(i)「屋苑公用地方」；(ii)「住宅公用地方」；(iii)「住宅停車場公用地方」及(iv)「住宅樓宇及住宅車位公用地方、服務與設施」，但不包括個別「單位」「業主」擁有或個別「單位」專用的「住宅樓宇」或「住宅車位」部分。

2. 「住宅樓宇及住宅車位公用地方、服務與設施」指「屋苑」內的相關地方及服務與設施，包括根據「政府批地書」特別條件第(46)(a)條設置的看守人辦事處相關部分和擬供「訪客車位」及「住宅車位」聯合公用與共享的行車道及連接地下與地庫的斜路部分，但不包括所有其他類別的「公用地方」及「公用服務與設施」，以及「屋苑」內任何個別「業主」以專有權和特權持有、使用、佔用與享用的地方，以及個別「業主」專用的「屋苑」內服務與設施。此等地方現於「公契」所夾附的圖則以靛藍色顯示(只要可在圖則顯示)，僅供識別。

3. 「公用服務與設施」統指(i)「屋苑公用服務與設施」；(ii)「住宅公用服務與設施」及(iii)「住宅停車場公用服務與設施」。

4. 「屋苑公用地方」指擬供「屋苑」全體「業主」公用而非任何個別一名或一組「屋苑」「業主」專享的「屋苑」部分，包括但不限於消防入水掣及消防花灑控制閥房、街道消防栓水箱及泵房、消防花灑水箱及泵房、管道、地庫及出入行人道和通道風機、水錶櫃、總水錶房、燃氣錶房、根據「政府批地書」特別條件第(48)(a)條提供的業主立案法團辦事處、樓梯及相關大堂、走廊、斜路和斜路平台、「行人通道」部分、「行人走道」、「鐵路車站緊急救援車輛通道」、「平台外牆」(包括「平台外牆」的垂直綠化設施但不包括裝設於「平台外牆」的「重建車站停車場」專用百葉板，以及「重建車站停車場」「業主」現已或將會按照「公契」第二附錄第I部分第5(g)條規定裝設、安裝、架設或展示於「平台外牆」的「重建車站停車場」招牌或指示牌)、位於「屋苑」內的「斜坡結構」(如有)，「電纜專用範圍」相關部分、「水務專用範圍」相關部分，以及「屋苑」內所有其他並非供任何個別一名或一組「屋苑」「業主」專享的公共地方(但不包括「住宅公用地方」、「住宅停車場公用地方」和「住宅樓宇及住宅車位公用地方、服務與設施」)。「屋苑公用地方」現於「公契」所夾附的圖則以粉紅色(包括粉紅色加黑點)顯示(只要可在圖則顯示)，僅供識別。

5. 「屋苑公用服務與設施」指現已或將會在「發展項目」之內、其上或其下建造的服務與設施，供「屋苑」整體使用而非任何個別一名或一組「屋苑」「業主」專享，包括但不限於滅火裝置及設備、緊急發電機及緊急供電系統，以及任何其他用於或安裝於「屋苑」作為適意設施一部分以供公用與共享而非任何個別一名或一組「屋苑」「業主」專享的裝置、系統、機器、設備、器具、配件、服務及設施(但不包括「住宅公用服務與設施」、「住宅停車場公用服務與設施」和「住宅樓宇及住宅車位公用地方、服務與設施」。

6. 「住宅停車場公用地方」指擬供「住宅車位」「業主」、佔用人及受許可人公用與共享的「屋苑」部分，指定供停泊屬於「住宅單位」住戶和彼等各真正賓客、訪客或獲邀人士的車輛或電單車，包括但不限於所有配套區、防護廊相關部分、迴旋通道、天井及其相關防護裝置、入口、斜路、行車道，但不包括「政府樓宇」、「屋苑公用地方」、「住宅公用地方」和「住宅樓宇及住宅車位公用地方、服務與設施」範圍內任何物件。「住宅停車場公用地方」現於「公契」所夾附的圖則以綠色顯示(只要可在圖則顯示)，僅供識別。

7. 「住宅停車場公用服務與設施」指供停泊「住宅單位」住戶和彼等各真正賓客、訪客或獲邀人士所擁有車輛或電單車的指定「住宅車位」的專用服務與設施，包括但不限於排水系統、渠道、管道、水管、電纜、電線、機器及機械、通風系統、電力及照明裝置、配件、設備及器具、電梯、滅火裝置及設備、保安系統及器具、自動停車場控制系統及公共廣播系統，以及任何於「住宅車位」裝設或使用以供「住宅車位」「業主」、佔用人和受許可人公用與共享的任何其他裝置、系統、機器、設備、器具、配件、服務及設施，但不包括「政府樓宇」、「屋苑公用服務與設施」、「住宅公用服務與設施」和「住宅樓宇及住宅車位公用地方、服務與設施」範圍內任何物件。

8. 「住宅公用地方」指擬供「住宅樓宇」「業主」公用與共享而非任何個別「住宅單位」「業主」專享的「住宅樓宇」部分，包括但不限於垃圾及物料回收房、垃圾車裝卸車位、「單車車位」、雨水回收水箱及泵房、安裝或使用天線廣播分導系統或電訊網絡設施的地方、轉換層、住宅入口大堂、穿梭電梯大堂、樓梯、消防電梯大堂、防護廊相關部分、樓梯平台、行人走道、現於「公契」所夾附註明為DMC-03及DMC-04的圖則間紅斜線顯示(只要可在圖則顯示)僅供識別的有蓋行人走道、走廊及通道、隔火層、公共休憩地方、「綠化範圍」、「噪音緩解措施」(附屬於個別「單位」一個或多個部分除外)、電梯槽、機器及設備房室外平台、排煙口、「大廈」加闊公共走廊及電梯大堂、垃圾房、泳池濾水裝置機房、天台、平台及公共平台、「大廈」建築裝飾及相關的支承樑及柱、外牆(包括幕牆或其任何部分(包括幕牆的窗框、玻璃嵌板、鉸、鎖、把手、澆注繫錨、墊片、窗密封件及其他部件、該處的不可開啟窗戶及窗框、玻璃嵌板、澆注繫錨、墊片、窗戶密封件及此等不可開啟窗戶的其他部件，但不包括裝設於該處的所有可開啟窗戶和包圍可開啟窗戶玻璃嵌板的邊框、玻璃嵌板、鉸、鎖、把手、澆注繫錨、墊片、窗戶密封件及此等可開啟窗戶的其他部件))、「大廈」的非結構性預製外牆、面板、百葉板、欄柵及面牆，以及位於或從屬於「住宅樓宇」的護牆、結構牆及柱、上述「住宅樓宇」部分的所有樓板，以及專為「住宅樓宇」或其任何部分而設的所有公用服務設施、服務裝置、坑、槽及設施，連同「住宅樓宇」所有飾面，該處的伸縮接縫及相關防護裝置、根據「政府批地書」特別條件第(59)(a)條提供的貨車上落貨車位、「訪客車位」、根據「政府批地書」特別條件第(46)(a)及(47)(a)條提供的看守人辦事處及宿舍相關部分、現於「公契」所夾附註明為DMC-03A及DMC-04A的圖則間黑斜線顯示(只要可在圖則顯示)僅供識別的有蓋園景區及遊樂地方、「康樂設施」、消防泵房、變壓器房、電掣房、鮮風櫃房、主電訊廣播設備室、電訊管線槽、緊急發電機房、水泵房、風機房、冷凍機房、水錶櫃房、空調機房、濾水裝置機房、水管槽、水管槽蓋、電纜槽、排風管井、信箱、簷篷、草坪、水池、花槽、行人道、休憩用地；「行人通道」相關部分、「電纜專用範圍」相關部分、「水務專用範圍」相關部分、「重建車站停車場」天花最低樓板對上之防水系統及相關防護裝置；以及指定供「住宅樓宇」享用的其他地方，但不包括「政府樓宇」、「屋苑公用地方」、「住宅停車場公用地方」和「住宅樓宇及住宅車位公用地方、服務與設施」範圍內任何物件。「住宅公用地方」現於「公契」所夾附的圖則以橙色顯示(只要可在圖則顯示)，僅供識別。

9. 「住宅公用服務與設施」指現已或將會在「發展項目」之內、其上或其下建造或安裝的服務裝置與設施，供「住宅樓宇」整體使用而非任何個別「住宅單位」「業主」專享，包括但不限於「訪客車位」的「電動車充電設施」、電訊網絡設施、排水渠、渠道、水箱、管道、水管、電纜、電線、機器及機械、冷氣及通風系統、電力裝置、配件、設備及器具、電梯、滅火裝置及設備、保安系統及器具和吊船，但不包括「政府樓宇」、「屋苑公用服務與設施」、「住宅停車場公用服務與設施」和「住宅樓宇及住宅車位公用地方、服務與設施」範圍內任何物件。

B. 分配予「期數」中的每個住宅物業的「不分割份數」的數目

第一期第2座

樓層	單位	不分割份數
1樓 - 19樓 （不設4樓、 13樓及14樓）	A1	44
	A2	33
	A3	42
	B1	44
	B2	33
	B3	43
	B5	43

第一期第3座

樓層	單位	不分割份數
1樓 - 19樓 （不設4樓、 13樓及14樓）	A1	48
	A2	68
	A3	69
	A5	44
	A6	43
	B1	32
	B2	48
	B3	35
	B5	36
	B6	43
	B7	33
	B8	43
	B9	43

第一期第5座

樓層	單位	不分割份數
2樓 - 19樓 （不設4樓、 13樓及14樓）	A1	49
	A2	45
	A3	71
	A5	71
	A6	71
	B1	31
	B2	51
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43
1樓	A3	71
	A5	71
	A6	71
	B2	52
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43

第一期第6座

樓層	單位	不分割份數
5樓 - 19樓 （不設13樓及14樓）	A1	50
	A2	50
	A3	68
	A5	69
	A6	49
	B1	32
	B2	51
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43
1樓 - 3樓	A3	69
	A5	69
	A6	49
	B6	43
	B7	43
	B8	33
	B9	43

註：

1. 不設第一期第4座。
2. 樓層編號不設4樓、13樓及14樓。

C. 「期數」的管理人的委任年期

管理人現獲委任為「屋苑」的管理人(惟「重建車站停車場」將由「重建車站停車場」「業主」全權酌情自行管理及控制)，首屆任期為「公契」生效日起兩(2)年，但須受限於「公契」關於終止任命的條文規定。

D. 「期數」中的住宅物業的擁有人之間分擔管理開支的基準

1. 「屋苑」「業主」(作為「政府樓宇」「業主」的「財政司司長法團」除外)將如下分擔「管理費」(定義以「公契」所訂為準)：

(a) 所有「屋苑」「單位」「業主」(作為「政府樓宇」「業主」的「財政司司長法團」除外)均須分擔「屋苑管理預算案」的開支，分擔比例為彼等所持「單位」的「管理份數」佔「屋苑」「管理份數」總額的百分比；

(b) 所有「住宅單位」「業主」均須分擔「住宅樓宇管理預算案」的開支及「綜合住宅管理預算案」的98%開支，分擔比例為彼等所持「住宅單位」的「管理份數」佔「住宅樓宇」「管理份數」總額的百分比；及

(c) 所有「住宅車位」「業主」均須分擔「住宅停車場管理預算案」的開支以及「綜合住宅管理預算案」的2%開支，分擔比例為彼等所持「住宅車位」的「管理份數」佔所有「住宅車位」「管理份數」總額的百分比；

如「管理人」另行就「屋苑」任何部分編製有別於上述預算案的副預算案或分副預算案，則只可分攤該部分整體應佔的開支。任何副預算案或分副預算案的開支應由相關「單位」的「業主」支付，分擔比例為彼等所持「單位」的「管理份數」佔副預算案或分副預算案項下「屋苑」部分「管理份數」總額的百分比。

2. 分配予「期數」每個住宅物業的「管理份數」數額如下：

第一期第2座

樓層	單位	管理份數
1樓 - 19樓（不設4樓、13樓及14樓）	A1	44
	A2	33
	A3	42
	B1	44
	B2	33
	B3	43
	B5	43

第一期第3座

樓層	單位	管理份數
1樓 - 19樓（不設4樓、13樓及14樓）	A1	48
	A2	68
	A3	69
	A5	44
	A6	43
	B1	32
	B2	48
	B3	35
	B5	36
	B6	43
	B7	33
	B8	43
	B9	43

第一期第5座

樓層	單位	管理份數
2樓 - 19樓 （不設4樓、 13樓及14樓）	A1	49
	A2	45
	A3	71
	A5	71
	A6	71
	B1	31
	B2	51
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43
1樓	A3	71
	A5	71
	A6	71
	B2	52
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43

E. 計算「管理費按金」的基準

每個「單位」應繳的管理費按金金額為三個月「管理費」。

F. 賣方在期數中保留作自用的範圍

不適用。

註：本文所有以括號顯示的詞語，如未另行詮釋，一律採用「公契」訂明的相關定義。

第一期第6座

樓層	單位	管理份數
5樓 - 19樓 （不設13樓及14樓）	A1	50
	A2	50
	A3	68
	A5	69
	A6	49
	B1	32
	B2	51
	B3	35
	B5	36
	B6	43
	B7	43
	B8	33
	B9	43
1樓 - 3樓	A3	69
	A5	69
	A6	49
	B6	43
	B7	43
	B8	33
	B9	43

註：

1. 不設第一期第4座。
2. 樓層編號不設4樓、13樓及14樓。

1. The Phase is situated on Lot No.1040 in Demarcation District No.103 (the "Lot").

2. The Lot was granted under an Agreement and Conditions of Grant by Private Treaty dated 5 September 2017 and registered in the Land Registry as New Grant No.22520 (as varied, modified or supplemented by 2 modification letters with plans dated 2 September 2021 and 7 January 2022 and registered in the Land Registry by Memorial Nos.21091001090014 and 22011301070016 respectively) (the "Land Grant") for a term of 50 years commencing on 5 September 2017.

3. User

   Special Condition No.(17)

   "(a) Subject to these Conditions and in particular subject to sub-clauses (b) and (c) of this Special Condition, 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 non-industrial (excluding godown, hotel and petrol filling station) purposes.

   (b) The Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof or any part thereof or any parking spaces within the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof shall not be used for any purpose other than for the parking of motor vehicles and motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in accordance with Special Condition No. (38) hereof.

   (c) Without prejudice to the generality of sub-clause (a) of this Special Condition and Special Conditions Nos. (10), (11), (12), (13) and (24) hereof, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than for which it is designed, constructed and intended to be used in accordance with these Conditions, the Approved Building Plans, the Master Layout Plans as approved by the Director under Special Condition No. (15) hereof and the Approved Landscape Master Plan referred to in Special Condition No. (21)(c) hereof."

4. Building Covenant

   Special Condition No.(16)

   "The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, by-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September 2025." (Note 1)

5. Indemnity by Grantee

   General Condition No.(4)

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

6. Maintenance

   General Condition No.(6)

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

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

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

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

7. Private streets, roads and lanes

   General Condition No.(8)

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

8. The Existing Structures and the Projecting Structures

   Special Condition No.(4)(a)

   "(a) The Grantee acknowledges that as at the date of this Agreement:

   (i) there are in existence on or within the lot some cables, buildings, structures and foundations including but not limited to the Existing Station Carpark referred to in Special Condition No. (10)(a) hereof, the Existing Traffic Facilities referred to in Special Condition No. (11)(a)(iii) hereof, such part or parts of the West Rail Signalling Cables referred to in Special Condition No. (42)(a)(ii) hereof within the lot, and the Cables referred to in Special Condition No. (80)(a) hereof (which cables, buildings, structures and foundations are hereinafter collectively referred to as the "Existing Structures"); and

(ii) there are in existence, within the area of the lot shown coloured edged green and marked "PROJECTING STRUCTURES" on Plan A annexed hereto, some existing structures which project and protrude from the West Rail Kam Sheung Road Station (which existing structures are hereinafter collectively referred to as the "Projecting Structures"); and for the avoidance of doubt, the Projecting Structures referred to in this Special Condition and Special Conditions Nos. (5) and (42)(a)(iv) hereof shall form part of the West Rail Structures and Installations referred to in Special Condition No. (42)(a)(i) hereof, and nothing herein contained shall give rise to any expectation or assurance that the Projecting Structures or any part thereof will be demolished or replaced at any time during the term hereby granted."

9. Formation of the Green Areas and the Green Cross-hatched Black Area

Special Condition No.(6)(a)

"(a) The Grantee shall:

(i) on or before the 30th day of September 2025 or such other date as may be approved by the Director (Note 1), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads respectively shown coloured green and green cross-hatched black on Plan A annexed hereto (hereinafter respectively referred to as " the Green Areas" and "the Green Cross-hatched Black Area"); and

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

so that building, vehicular and pedestrian traffic may be carried on the Green Areas and the Green Cross-hatched Black Area;

(ii) on or before the 30th day of September 2025 or such other date as may be approved by the Director (Note 1), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and the Green Cross-hatched Black Area and provide the same with 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;

(iii) on or before the 30th day of September 2025 or such other date as may be approved by the Director (Note 1), at his own expense, in such manner, with such materials and to such standards and design as the Director shall approve and in all respects to the satisfaction of the Director, provide within the Green Cross-hatched Black Area a public bicycle parking area for the parking of bicycles by the public (hereinafter referred to as the "Bicycle Parking Area"), which shall contain and provide 354 bicycle racks or such other facilities as may be approved in writing by the Director for the parking of 708 bicycles or such other number of bicycles as may be approved in writing by the Director (hereinafter collectively referred to as the "Bicycle Parking Spaces");

(iv) maintain at his own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been re-delivered to the Government by the Grantee in accordance with Special Condition No. (7) hereof; and

(v) maintain at his own expense the Green Cross-hatched Black Area and everything forming a portion of or pertaining to it including but not limited to the Bicycle Parking Area, together with the Bicycle Parking Spaces, the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings, plant, bicycle racks and such other facilities constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Cross-hatched Black Area has been re-delivered to the Government by the Grantee in accordance with Special Condition No. (7) hereof."

Special Condition No.(6)(b)

"(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the 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 binding on the Grantee."

10. Restriction on use of the Green Areas and the Green Cross-hatched Black Area

Special Condition No.(8)

"The Grantee shall not without the prior written consent of the Director use the Green Areas and the Green Cross-hatched Black 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. (6) hereof."

11. The Existing Station Carpark

Special Condition No.(10)(a)

"(a) The Grantee acknowledges that as at the date of this Agreement, there is in existence a public carpark within the lot, which is located at or about approximately the position shown and marked "EXISTING STATION CARPARK" on Plan A annexed hereto (hereinafter referred to as the "Existing Station Carpark'').

Special Condition No.(10)(b)

"(b) The Grantee shall not, until the cessation of operation of the Existing Station Carpark has been approved in writing by the Commissioner for Transport and the Temporary Station Carpark referred to in Special Condition No. (12)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport, demolish, alter, damage, or obstruct or interfere with the operation or use of, the Existing Station Carpark or any part thereof, or carry out any works that may affect the operation of the Existing Station Carpark or any part thereof."

Special Condition No.(10)(c)

"(c) The Grantee shall at all times, at his own expense and in all respects to the satisfaction of the Commissioner for Transport and in accordance with all Ordinances, by-laws and regulations relating to public car parks and vehicle parking which are or may at any time be in force in Hong Kong:

(i) continue to operate the Existing Station Carpark;

(ii) uphold, manage, clean, repair and maintain the Existing Station Carpark in a safe, clean, neat and tidy condition and in good and substantial repair and condition; and

(iii) keep the Existing Station Carpark fit for operation and use,

until the cessation of operation of the Existing Station Carpark bas been approved in writing by the Commissioner for Transport and the Temporary Station Carpark referred to in Special Condition No. (12)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(10)(d)

"(d) The Grantee shall at all times, free of costs or consideration and without any interruption, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through the lot or any part thereof and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to, from and through the Existing Station Carpark, until the cessation of operation of the Existing Station Carpark has been approved in writing by the Commissioner for Transport and the Temporary Station Carpark referred to in Special Condition No. (12)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(10)(e)

"(e) Upon completion of the Temporary Station Carpark referred to in Special Condition No. (12)(a)(ii) hereof in all respects to the satisfaction of the Commissioner for Transport, the Grantee shall at his own expense relocate the Existing Station Carpark and everything forming a portion of or pertaining to the Existing Station Carpark including but not limited to the associated facilities and fixtures to the Temporary Station Carpark referred to in Special Condition No. (12)(a)(ii) hereof in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(10)(f)

"(f) The Existing Station Carpark or any part thereof or any parking spaces within the Existing Station Carpark 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, in accordance with sub-clause (g) of this Special Condition and in particular the Existing Station Carpark or any parking spaces within the Existing Station Carpark 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."

Special Condition No.(10)(g)

"(g) Until the cessation of operation of the Existing Station Carpark has been approved in writing by the Commissioner for Transport and the Temporary Station Carpark referred to in Special Condition No. (12)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport, all parking spaces within the Existing Station Carpark shall at all times be made available by the Grantee to all members of the public, and the Grantee shall at all times permit vehicular access to and from the Existing Station Carpark:

(i) for the purpose of park-and-ride for the West Rail as referred to in Special Condition No. (42)(a)(i) hereof (as to which the decision of the Commissioner for Transport shall be final and binding on the Grantee) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport; and

(ii) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport."

12. The Existing PTI, the KMB Kiosks, the ACEL Kiosk, the Existing Bicycle Parking Spaces and the Existing Traffic Facilities

Special Condition No.(11)(a)

"(a) The Grantee acknowledges that as at the date of this Agreement:

(i) (I) there are in existence a public transport interchange together with associated highways structures (including but not limited to walkway cover and shelter) and public lighting within the area shown coloured yellow on Plan A annexed hereto (hereinafter referred to as "the Yellow Area"), which are located at or about approximately the position shown and marked "EXISTING PUBLIC TRANSPORT INTERCHANGE" on Plan A annexed hereto (hereinafter collectively referred to as "the Existing PTI");

(II) there are in existence, within the Yellow Area, bus operation kiosks and associated structures operated by The Kowloon Motor Bus Company (1933) Limited (hereinafter collectively referred to as "the KMB Kiosks"); and

(III) there is in existence, within the Yellow Area, a bus regulator's office cum ticketing booth operated by All China Express (Mongkok) Limited (hereinafter referred to as "the ACEL Kiosk");

(ii) there are existing bicycle parking spaces together with associated highways structures and public lighting within the Yellow Area, which are located at or about approximately the position shown and marked "EXISTING BICYCLE PARKING SPACES" on Plan A annexed hereto (hereinafter collectively referred to as "the Existing Bicycle Parking Spaces"); and

(iii) there are existing public metered parking spaces for motor vehicles and coaches, public motor cycle parking spaces, pick-up and drop-off spaces together with associated roads and highways structures (including but not limited to walkway cover and shelter) and public lighting within that portion of the lot shown coloured edged red on Plan A annexed hereto (hereinafter collectively referred to as the "Existing Traffic Facilities")."

Special Condition No.(11)(b)

"(b) (i) The Grantee shall not, except with the prior written approval of the Commissioner for Transport or except as required by the Commissioner for Transport, demolish, alter, damage, or obstruct or interfere with the operation or use of, the Existing PTI or any part or parts thereof, or carry out any works that may affect the operation of the Existing PTI or any part or parts thereof.

(ii) The Grantee shall not, until the respective cessations of operation of the KMB Kiosks and the ACEL Kiosk, demolish, alter, damage, or obstruct or interfere with the operation or use of, the KMB Kiosks or the ACEL Kiosk, or any part of any of them, or carry out any works that may affect the operation of the KMB Kiosks or the ACEL Kiosk, or any part of any of them.

(iii) The Grantee shall not, until the respective cessations of operation of the Existing Bicycle Parking Spaces and the Existing Traffic Facilities have been approved in writing by the Commissioner for Transport, demolish, alter, damage, or obstruct or interfere with the operation or use of, the Existing Bicycle Parking Spaces or the Existing Traffic Facilities, or any part of any of them, or carry out any works that may affect the operation of the Existing Bicycle Parking Spaces or the Existing Traffic Facilities, or any part of any of them."

Special Condition No.(11)(c)

"(c) (i) The Grantee shall at all times, free of costs or consideration and without any interruption:

(I) permit the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport to continue to operate and use, and all members of the public to use:

(A) the Existing PTI or any part or parts thereof until the cessation of operation of the Existing PTI or such part or parts thereof has been approved in writing by the Commissioner for Transport and the Temporary PTI referred to in Special Condition No. (12)(a)(i) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport; and

(B) the Existing Bicycle Parking Spaces and the Existing Traffic Facilities until the respective cessations of operation of the Existing Bicycle Parking Spaces and the Existing Traffic Facilities have been approved in writing by the Commissioner for Transport;

(II) permit The Kowloon Motor Bus Company (1933) Limited (hereinafter referred to as "KMB"), its officers, contractors and any persons authorized by KMB:

(A) to continue to manage, maintain, operate and use the KMB Kiosks until the cessation of operation of the KMB Kiosks; and

(B) to relocate the KMB Kiosks to the Temporary PTI referred to in Special Condition No. (12)(a)(i) hereof, and demolish and remove the KMB Kiosks, upon the cessation of operation of the KMB Kiosks; and

(III) permit All China Express (Mongkok) Limited (hereinafter referred to as "ACEL"), its officers, contractors and any persons authorized by ACEL:

(A) to continue to manage, maintain, operate and use the ACEL Kiosk until the cessation of operation of the ACEL Kiosk; and

(B) to relocate the ACEL Kiosk to the Temporary PTI referred to in Special Condition No. (12)(a)(i) hereof, and demolish and remove the ACEL Kiosk, upon the cessation of operation of the ACEL Kiosk.

(ii) For the purpose of sub-clause (c)(i)(I) of this Special Condition, the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport shall have the full and absolute rights to continue to operate and use the Existing PTI, the Existing Bicycle Parking Spaces and the Existing Traffic Facilities and to open the Existing PTI, the Existing Bicycle Parking Spaces and the Existing Traffic Facilities for use by all members of the public 24 hours a day until such time as stipulated, in the case of the Existing PTI or any part or parts thereof, in sub-clause (c)(i)(I)(A) of this Special Condition and in the cases of the Existing Bicycle Parking Spaces and the Existing Traffic Facilities, in sub-clause (c)(i)(l)(B) of this Special Condition.

(iii) For the purpose of sub-clauses (c)(i) and (c)(ii) of this Special Condition, the Grantee shall at all times, free of costs or consideration and without any interruption:

(I) permit the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport, the right of ingress, egress and regress to, from and through the Existing PTI, the Existing Bicycle Parking Spaces, the Existing Traffic Facilities, the Yellow Area and the lot, and unrestricted access to, from and through the Existing PTI, the Existing Bicycle Parking Spaces and the Existing Traffic Facilities for all Government vehicular traffic;

(II) permit KMB, ACEL and their officers, contractors and any persons authorized by KMB or ACEL, the right of ingress, egress and regress to, from and through the Existing PTI and the Yellow Area; and

(III) until such time as stipulated, in the case of the Existing PTI or any part or parts thereof, in sub-clause (c)(i)(I)(A) of this Special Condition and in the cases of the Existing Bicycle Parking Spaces and the Existing Traffic Facilities, in sub-clause (c)(i)(I)(B) of this Special Condition, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through such part or parts of the Yellow Area and the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to, from and through the Existing PTI or such part or parts thereof, the Existing Bicycle Parking Spaces or any part or parts thereof, and the Existing Traffic Facilities or any part or parts thereof, and permit unrestricted access to, from and through the Yellow Area and the lot for all public vehicular traffic.

(iv) For the avoidance of doubt, the Government shall have the absolute right in exercising the powers in connection with the Existing PTI, the Existing Bicycle Parking Spaces and the Existing Traffic Facilities conferred upon the Government under the Road Traffic Ordinance and the Public Bus Services Ordinance, any regulations respectively made thereunder and any amending legislation, and shall have and retain the absolute and unfettered discretion, at any time or times as the Government sees fit, to permit its officers, contractors, agents and authorized persons and the members of the public to use the Existing PTI, the Existing Bicycle Parking Spaces and the Existing Traffic Facilities, or any part or parts of the Existing PTI, the Existing Bicycle Parking Spaces and the Existing Traffic Facilities."

Special Condition No.(11)(d)

"(d) (i) The Grantee shall at all times at his own expense uphold, manage, clean, repair and maintain the Yellow Area and everything forming a portion of or appertaining to it including but not limited to footpaths, carriageways and other facilities in a safe, clean, neat and tidy condition and in good and substantial repair and condition, and in all respects to the satisfaction of the Commissioner for Transport, until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No. (12)(j)(ii) hereof.

(ii) In addition and without prejudice to sub-clause (d)(i) of this Special Condition, the Grantee shall at all times, at his own expense, uphold, manage, clean, repair and maintain the Existing PTI, the Existing Bicycle Parking Spaces and the Existing Traffic Facilities, and everything forming a portion of or appertaining to any of them including but not limited to footpaths, carriageways and other facilities, in a safe, clean, neat and tidy condition and in good and substantial repair and condition, and keep all of them fit for operation and use, in all respects to the satisfaction of the Commissioner for Transport, until such time as stipulated, in the case of the Existing PTI or any part or parts thereof, in sub-clause (c)(i)(I)(A) of this Special Condition and in the cases of the Existing Bicycle Parking Spaces and the Existing Traffic Facilities, in sub-clause (c)(i)(I)(B) of this Special Condition."

Special Condition No.(11)(e)

"(e) Upon obtaining the prior written approval of the Commissioner for Transport or at any time as required by the Commissioner for Transport, the Grantee shall at his own expense relocate the Existing PTI or any part or parts thereof as approved or required by the Commissioner for Transport including but not limited to the associated facilities and fixtures to the Temporary PTI referred to in Special Condition No. (12)(a)(i) hereof in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(11)(f)

"(f) The Grantee shall at his own expense:

(i) after obtaining the prior written approval of the Commissioner for Transport or at any time as required by the Commissioner for Transport, demolish and remove the Existing PTI or any part or parts thereof as approved or required by the Commissioner for Transport in all respects to the satisfaction of the Director; and

(ii) after the cessation of operation of the Existing Bicycle Parking Spaces has been approved in writing by the Commissioner for Transport, demolish and remove the Existing Bicycle Parking Spaces in all respects to the satisfaction of the Director."

Special Condition No.(11)(g)

"(g) In the event of the non-fulfilment of the Grantee's obligations under this Special Condition, 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 shall be final and binding on the Grantee."

13. Provision of the Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces in the Yellow Area

Special Condition No.(12)(a)

"(a) The Grantee shall, at his own expense and in all respects to the satisfaction of the Commissioner for Transport, design, erect, construct, complete and make fit for occupation and operation, and thereafter provide and maintain until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (j)(ii) of this Special Condition, within the Yellow Area in such manner, with such materials and to such standards, levels, alignment and design as the Commissioner for Transport shall require and approve:

(i) a temporary public transport interchange, which shall include and contain such ancillary facilities and structures as shall be determined by the Commissioner for Transport at his sole discretion, whose determination shall be final and binding on the Grantee (such temporary public transport interchange is hereinafter referred to as "the Temporary PTI");

(ii) a temporary public carpark, which shall include and contain:

(I) such ancillary facilities and structures as shall be determined by the Commissioner for Transport at his sole discretion whose determination shall be final and binding on the Grantee; and

(II) 593 spaces or such other number of spaces as may be approved by the Director (who may, in giving such approval, impose such terms and conditions as he sees fit) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation

(such temporary public carpark is hereinafter referred to as the "Temporary Station Carpark"); and

(iii) 39 temporary spaces or such other number of temporary spaces as may be approved by the Director (who may, in giving such approval, impose such terms and conditions as he sees fit) for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (such temporary spaces are hereinafter referred to as the "Temporary Motor Cycle Parking Spaces")."

Special Condition No.(12)(b)

"(b) The Grantee shall at all times, free of costs or consideration and without any interruption:

(i) permit KMB, its officers, contractors and any persons authorized by KMB:

(I) to erect, construct, provide and complete the KMB Kiosks relocated within the Temporary PTI (hereinafter referred to as "the Temporary KMB Kiosks");

(II) to manage, maintain, operate and use the Temporary KMB Kiosks until the cessation of operation of the Temporary KMB Kiosks; and

(III) to demolish and remove the Temporary KMB Kiosks upon the cessation of operation of the Temporary KMB Kiosks; and

(ii) permit ACEL, its officers, contractors and any persons authorized by ACEL:

(I) to erect, construct, provide and complete the ACEL Kiosk relocated within the Temporary PTI (hereinafter referred to as "the Temporary ACEL Kiosk");

(II) to manage, maintain, operate and use the Temporary ACEL Kiosk until the cessation of operation of the Temporary ACEL Kiosk; and

(III) to demolish and remove the Temporary ACEL Kiosk upon the cessation of operation of the Temporary ACEL Kiosk."

Special Condition No.(12)(c)

"(c) The Grantee shall not, until the respective cessations of operation of the Temporary KMB Kiosks and the Temporary ACEL Kiosk, demolish, alter, damage, or obstruct or interfere with the operation or use of, the Temporary KMB Kiosks or the Temporary ACEL Kiosk, or any part of any of them, or carry out any works that may affect the operation of the Temporary KMB Kiosks or the Temporary ACEL Kiosk, or any part of any of them."

Special Condition No.(12)(d)

"(d) The Grantee shall at all times, at his own expense and in all respects to the satisfaction of the Commissioner for Transport:

(i) uphold, manage, clean, repair and maintain the Temporary PTI, the Temporary Station Carpark, the Temporary Motor Cycle Parking Spaces, and everything forming a portion of or appertaining to any of them, in a safe, clean, neat and tidy condition and in good substantial repair and condition; and

(ii) keep the Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces fit for operation and use,

until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (j)(ii) of this Special Condition."

Special Condition No.(12)(e)

"(e) (i) The Grantee shall at all times, free of costs or consideration and without any interruption, permit the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport to operate and use, and all members of the public to use, the Temporary PTI until the cessation of operation of the Temporary PTI has been approved in writing by the Commissioner for Transport and the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport.

(ii) Notwithstanding sub-clause (j)(i) of this Special Condition, the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport shall at all times have the full and absolute rights to operate and use the Temporary PTI and to open the Temporary PTI for use by all members of the public 24 hours a day, until the cessation of operation of the Temporary PTI has been approved in writing by the Commissioner for Transport and the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport.

(iii) For the purpose of sub-clauses (b), (e)(i) and (e)(ii) of this Special Condition, the Grantee shall at all times, free of costs or consideration and without any interruption:

(I) permit the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport the right of ingress, egress and regress to, from and through the Temporary PTI and the Yellow Area, and unrestricted access to, from and through the Temporary PTI for all Government vehicular traffic;

(II) permit KMB, ACEL and their officers, contractors and any persons authorized by KMB or ACEL, the right of ingress, egress and regress to, from and through the Temporary PTI and the Yellow Area; and

(III) until the cessation of operation of the Temporary PTI has been approved in writing by the Commissioner for Transport and the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through such part or parts of the Yellow Area and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to, from and through the Temporary PTI, and permit unrestricted access to, from and through the Yellow Area for all public vehicular traffic.

(iv) For the avoidance of doubt, the Government shall have the absolute right in exercising its powers in connection with the Temporary PTI conferred upon it under the Road Traffic Ordinance and the Public Bus Services Ordinance, any regulations respectively made thereunder and any amending legislation, and shall have and retain the absolute and unfettered discretion, at any time or times as the Government sees fit, to permit its officers, contractors, agents and authorized persons and the members of the public to use the Temporary PTI or any part thereof."

Special Condition No.(12)(f)

"(f) The Grantee shall at all times, at his own expense and in all respects to the satisfaction of the Commissioner for Transport and in accordance with all Ordinances, by-laws and regulations relating to public car parks and vehicle parking which are or may at any time be in force in Hong Kong, operate the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces until the respective cessations of operation of the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces have been approved in writing by the Commissioner for Transport and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(12)(g)

"(g) (i) Upon completion of the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof in all respects to the satisfaction of the Commissioner for Transport, the Grantee shall at his own expense relocate the Temporary PTI including but not limited to the associated facilities and fixtures to the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof in all respects to the satisfaction of the Commissioner for Transport.

(ii) Upon completion of the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof in all respects to the satisfaction of the Commissioner for Transport, the Grantee shall at his own expense relocate the Temporary Station Carpark including but not limited to the associated facilities and fixtures to the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(12)(h)

"(h) The Grantee shall at all times, free of costs or consideration and without any interruption, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through such part or parts of the Yellow Area and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to, from and through the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces or any part or parts thereof, until the respective cessations of operation of the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces have been approved in writing by the Commissioner for Transport and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(12)(i)

"(i) (i) The Temporary Station Carpark or any part thereof or any parking spaces within the Temporary Station Carpark 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, in accordance with sub-clause (i)(ii) of this Special Condition and in particular the Temporary Station Carpark or any parking spaces within the Temporary Station Carpark 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) Until the cessation of operation of the Temporary Station Carpark has been approved in writing by the Commissioner for Transport and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport, all parking spaces within the Temporary Station Carpark shall at all times be made available by the Grantee to all members of the public, and the Grantee shall at all times permit vehicular access to and from the Temporary Station Carpark:

(I) for the purpose of park-and-ride for the West Rail as referred to in Special Condition No. (42)(a)(i) hereof (as to which the decision of the Commissioner for Transport shall be final and binding on the Grantee) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport; and

(II) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport.

(iii) The Temporary 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, in accordance with sub-clause (i)(iv) of this Special Condition and in particular the Temporary Motor Cycle Parking 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) Until the cessation of operation of the Temporary Motor Cycle Parking Spaces has been approved by the Commissioner for Transport in writing and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport, all Temporary Motor Cycle Parking Spaces shall at all times be made available by the Grantee to all members of the public for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, free of costs or consideration."

Special Condition No.(12)(k)

"(k) In the event of the non-fulfilment of any of the Grantee's obligations under this Special Condition, 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 shall be final and binding on the Grantee."

14. Existing Public Toilet

Special Condition No.(13)(a)

"(a) (i) The Grantee acknowledges that as at the date of this Agreement, there is in existence a public toilet within the area shown coloured yellow stippled black on Plan A annexed hereto (hereinafter referred to as "the Yellow Stippled Black Area"), which is operated by the Director of Food and Environmental Hygiene (such public toilet is hereinafter referred to as ''the Existing Public Toilet").

(ii) The Grantee shall not, except with the prior written approval of the Director of Food and Environmental Hygiene and until the Reprovision Public Toilet referred to in Special Condition No. (24)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Director of Food and Environmental Hygiene, demolish, alter, damage, obstruct or interfere with the operation or use of, the Existing Public Toilet or any part thereof, or carry out any works that may affect the operation of the Existing Public Toilet or any part thereof."

Special Condition No.(13)(b)

"(b) (i) The Grantee shall at all times free of costs or consideration and without any interruption permit the Government, the Director of Food and Environmental Hygiene and his officers, contractors, agents and any persons authorized by the Director of Food and Environmental Hygiene to continue to manage, operate and use, and all members of the public to use, the Existing Public Toilet, until the cessation of operation of the Existing Public Toilet has been approved in writing by the Director of Food and Environmental Hygiene and the Reprovision Public Toilet referred to in Special Condition No. (24)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Director of Food and Environmental Hygiene.

(ii) For the purpose of sub-clause (b)(i) of this Special Condition, the Government, the Director of Food and Environmental Hygiene and his officers, contractors, agents and any persons authorized by the Director of Food and Environmental Hygiene shall at all times have the full and absolute rights to continue to manage, operate and use the Existing Public Toilet and to open the Existing Public Toilet for use by all members of the public 24 hours a day, until the cessation of operation of the Existing Public Toilet has been approved in writing by the Director of Food and Environmental Hygiene and the Reprovision Public Toilet referred to in Special Condition No. (24)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Director of Food and Environmental Hygiene.

(iii) For the purpose of sub-clauses (b)(i) and (b)(ii) of this Special Condition, the Grantee shall at all times, free of costs or consideration and without any interruption:

(I) permit the Government, the Director of Food and Environmental Hygiene and his officers, contractors, agents and any persons authorized by the Director of Food and Environmental Hygiene, the right of ingress, egress and regress to, from and through the Yellow Area and the Yellow Stippled Black Area; and

(II) until the cessation of operation of the Existing Public Toilet has been approved in writing by the Director of Food and Environmental Hygiene and the Reprovision Public Toilet referred to in Special Condition No. (24)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Director of Food and Environmental Hygiene, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through the Yellow Area or any part or parts thereof and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of gaining access to the Yellow Stippled Black Area and the Existing Public Toilet.

(iv) For the avoidance of doubt, the Government shall have and retain the absolute and unfettered discretion, at any time or times as the Government sees fit, to permit its officers, contractors, agents and authorized persons and the members of the public to use the Existing Public Toilet or any part thereof."

Special Condition No.(13)(c)

"(c) The Director of Food and Environmental Hygiene shall be entitled, until the cessation of operation of the Existing Public Toilet has been approved in writing by the Director of Food and Environmental Hygiene and the Reprovision Public Toilet referred to in Special Condition No. (24)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Director of Food and Environmental Hygiene, by notice in writing to call upon the Grantee to, and the Grantee shall, at his own expense, repair, make good and reinstate in all respects to the satisfaction of the Director of Food and Environmental Hygiene any damage caused by the Grantee, his servants, workmen and contractors to the Existing Public Toilet, and if the Grantee shall neglect or fail to comply with any such notice in all respects of the Director of Food and Environmental Hygiene within the period specified therein, the Director of Food and Environmental Hygiene may at any time execute and carry out any such repair, making good or n:instatement works and any other works as he may at his sole discretion consider necessary and the Grantee shall pay to the Government on demand the cost of all such

works, such sum to be determined by the Director of Food and Environmental Hygiene whose determination shall be final and binding on the Grantee."

Special Condition No.(13)(d)

"(d) The Grantee shall at his own expense, after the cessation of operation of the Existing Public Toilet has been approved in writing by the Director of Food and Environmental Hygiene and the Reprovision Public Toilet referred to in Special Condition No. (24)(a)(ii) hereof has been completed and in operation in all respects to the satisfaction of the Director of Food and Environmental Hygiene, and in any event within twelve calendar months from the date of cessation of operation of the Existing Public Toilet as approved in writing by the Director of Food and Environmental Hygiene or such other date as may be approved by the Director, demolish and remove the Existing Public Toilet and all structures, fixtures and additions including but not limited to foundation, paving or other surfacing then standing on or forming part of the Yellow Stippled Black Area or any part thereof in all respects to the satisfaction of the Director."

Special Condition No.(13)(f)

"(f) In the event of the non-fulfilment of any of the Grantee's obligations under this Special Condition, 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 shall be final and binding on the Grantee."

Special Condition No.(13)(g)

"(g) The Grantee shall not without the prior written consent of the Director use the Yellow Stippled Black Area or any part or parts thereof for the purpose of storage or for the erection of any structure or for any purposes other than as a public toilet."

15. Development conditions

Special Condition No.(18)

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

(a) the Grantee shall only erect, construct, provide and maintain upon the lot:

(i) accommodation and facilities for private residential purposes (hereinafter referred to as "the Residential Accommodation") with a total gross floor area of not less than 68,938 square metres but not more than 114,896 square metres;

(ii) the Government Accommodation referred to in Special Condition No. (24) hereof; and

(iii) the Reprovision Station Carpark referred to m Special Condition No. (37)(a) hereof; and

for the avoidance of doubt, the Grantee shall not at any time erect upon the lot any building other than a building or buildings required for the purposes of the Residential Accommodation, the Government Accommodation referred to in Special Condition No. (24) hereof and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof;

(b) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(c) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(d) (i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 68,938 square metres and shall not exceed 114,896 square metres;

(ii) the Grantee expressly agrees and accepts that the Government does not guarantee that the maximum gross floor area stipulated in sub-clauses (a)(i) and (d)(i) of this Special Condition can be attained and that no claim whatsoever shall be made and no refund of the premium shall be claimed against the Government in the event that the said maximum gross floor area cannot be attained;

(e) (i) the total number of residential units erected or to be erected on the lot under sub-clause (a)(i) of this Special Condition shall not be less than 1,652;

(ii) out of the total number of residential units provided under sub-clause (e)(i) of this Special Condition, not less than 661 residential units shall each be in the size of not exceeding 50 square metres in saleable area;

(iii) for the purposes of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Grantee;

(iv) for the purpose of this sub-clause (e), the expression "saleable area" means the floor area of a unit enclosed by walls (inclusive of the floor area of any balconies, utility platforms and verandahs but exclusive of other areas including the area of any cockloft, bay window, parking space, yard, terrace, garden, flat roof, roof and air-conditioning plant room), which area (including any balcony, utility platform and verandah enclosed by walls) shall be measured from the exterior of the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be) except where such enclosing walls separate two adjoining units, balconies, utility platforms or verandahs (as the case may be), in which case the measurement shall be taken from the middle of those walls and shall include the internal partitions and columns within such unit, balconies, utility platforms or verandahs (as the case may be), but shall exclude the common parts outside the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be), and for balconies, utility platforms or verandahs, shall exclude the whole thickness of the enclosing walls or boundary which abut onto the unit provided that if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included; and where a balcony, utility platform or verandah is not enclosed by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the said balcony, utility platform or verandah;

(f) no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 69 metres above the Hong Kong Principal Datum;

(g) (i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the lot shall not have any projected facade length of 60 metres or more;

(ii) for the purpose of sub-clause (g)(i) of this Special Condition:

(I) the decision of the Director as to what constitutes a building shall be final and binding on the Grantee;

(II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the lot is less than 15 metres;

(III) the decision of the Director as to what constitutes the projected facade length of a building or a group of buildings erected or to be erected on the lot shall be final and binding on the Grantee; and

(IV) in calculating the projected facade length referred to in sub-clause (g)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Grantee; and

(h) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works, the Permitted Works and the works referred to in Special Condition No. (72)(g) hereof) shall be commenced on the lot until such approval shall have been obtained."

16. Preservation of trees

Special Condition No.(20)

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

17. Landscaping

Special Condition No.(21)

"(a) The Grantee shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition. No site formation works shall be commenced on the lot or any part thereof until the landscape master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (20) hereof.

(b) (i) The landscape master plan shall be at a scale of 1:500 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the Director may require.

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

(iii) Not less than 50% of the 30% referred to in sub-clause (b)(ii) of this Special Condition (hereinafter referred to as ''the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iv) The decision of the Director on which landscaping works proposed by the Grantee constitutes the said 30% referred to in sub-clause (b)(ii) of this Special Condition shall be final and binding on the Grantee.

(v) 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.

(c) The Grantee shall at his own expense landscape the lot in accordance with the approved landscape master plan (hereinafter referred to as ''the Approved Landscape Master Plan") in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the Approved Landscape Master Plan shall be made without the prior written consent of the Director.

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

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (55)(a)(vi) hereof."

18. Ecological Corridor

Special Condition No.(23)(a)

"(a) Except with the prior written consent of the Director of Agriculture, Fisheries and Conservation, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Agriculture, Fisheries and Conservation designate an ecological corridor in the width of 30 metres running east-west across the lot (hereinafter referred to as "the Ecological Corridor")."

Special Condition No.(23)(b)

"(b) Except with the prior written consent of the Director of Agriculture, Fisheries and Conservation, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed within the Ecological Corridor above 25 metres from the ground level of the lot."

19. Provision of the Government Accommodation

Special Condition No.(24)(a)

"(a) The Grantee shall, on or before the 30th day of September 2025 (Note 1), at his own expense and in all respects to the satisfaction of the Director design, erect, construct, provide, complete and make fit for occupation and operation in a good workmanlike manner and in accordance with these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as "the Technical Schedules") and the plans approved under Special Condition No. (25) hereof, the following accommodation:

(i) one public transport interchange on the ground level of the lot comprising:

(I) two double-width bus bays;
(II) four single-width bus bays;
(III) four double-width minibus bays;
(IV) three single-width minibus bays;

(V) two double-width taxi lay-bys;

(VI) one double-width loading and unloading lay-by;

(VII) one single-width loading and unloading lay-by;

(VIII) a bus regulator office with the minimum dimensions of 4225 millimetres in width and 6500 millimetres in length or such equivalent floor area as may be approved in writing by the Director;

(IX) a rest room with the minimum dimensions of 3925 millimetres in width and 2350 millimetres in length; and

(X) male and female toilets for the staff of the bus operator

(hereinafter collectively referred to as "the Reprovision PTI"); and

(ii) one public toilet with a net operational floor area of not less than 90 square metres (hereinafter referred to as "the Reprovision Public Toilet")

(which accommodation (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may at his sole discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "the Government Accommodation")."

20. Maintenance of the Government Accommodation

Special Condition No.(33)(a)

"(a) Without prejudice to the provisions of Special Condition No. (34) hereof, the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (34)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor."

21. Maintenance of external finishes and structure of walls, etc.

Special Condition No.(36)(a)

"(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (55)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot."

22. Construction of the Reprovision Station Carpark

Special Condition No.(37)(a)

"(a) In addition to the requirements to provide spaces for the respective purposes under and in accordance with Special Conditions Nos. (58) and (59) hereof, the Grantee shall, on or before the 30th day of September 2025 or such other date as may be approved in writing by the Director (Note 1), at his own expense in accordance with these Conditions, in all respects to the satisfaction of the Director and in accordance with all Ordinances, by-laws and regulations relating to public car parks and vehicle parking which are or may at any time be in force in Hong Kong:

(i) design, erect, construct, provide, complete, make fit for occupation and operation, in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall require and approve, and maintain within the lot, a public car park, which shall include and contain adequate means of access and circulations (such public car park is hereinafter referred to as "the Reprovision Station Carpark"); and

(ii) provide within the Reprovision Station Carpark:

(I) 610 spaces or such other number of spaces as may be approved in writing by the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation; and

(II) 45 spaces or such other number of spaces as may be approved in writing by the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation,

provided that the Director may, in giving any approval under sub-clauses (a)(ii)(I) and (a)(ii)(II) of this Special Condition impose such terms and conditions as he sees fit."

23. Operation and maintenance of the Reprovision Station Carpark

Special Condition No.(38)(a)

"(a) The Grantee shall, at his own expense, in accordance with these Conditions, in a manner and in all respects to the satisfaction of the Commissioner for Transport and in accordance with all Ordinances, bylaws and regulations relating to public car parks and vehicle parking which are or may at any time be in force in Hong Kong:

(i) upon completion of the Reprovision Station Carpark in compliance with Special Condition No. (37)(a) hereof, commence to operate the Reprovision Station Carpark; and

(ii) at all times during the term hereby agreed to be granted, continue to operate, uphold, manage, clean, repair and maintain the Reprovision Station Carpark and everything forming a portion of or pertaining to it."

Special Condition No.(38)(b)

"(b) All parking spaces within the Reprovision Station Carpark shall at all times be made available by the Grantee to all members of the public, and the Grantee shall at all times permit vehicular access to and from the Reprovision Station Carpark:

(i) for the purpose of park-and-ride for the West Rail as referred to in Special Condition No. (42)(a)(i) hereof (as to which the decision of the Commissioner for Transport shall be final and binding on the Grantee) for the parking of motor vehicles and motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport; and

(ii) for the parking of motor vehicles and motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport."

Special Condition No.(38)(c)

"(c) Without prejudice to Special Condition No. (17)(b) hereof and sub-clause (b) of this Special Condition, the Reprovision Station Carpark or any parking spaces within the Reprovision Station Carpark 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."

Special Condition No.(38)(d)

"(d) For the purpose of sub-clause (b) of this Special Condition, the Grantee shall, upon completion of the Reprovision Station Carpark and thereafter at all times throughout the term hereby agreed to be granted, free of costs or consideration and without any interruption, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through the lot or any part thereof and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to, from and through the Reprovision Station Carpark."

24. Restriction on alienation of the Reprovision Station Carpark

Special Condition No.(40)(a)

"(a) The Grantee shall not without the consent in writing of the Director assign, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of or encumber the Reprovision Station Carpark or any part thereof or any interest therein or the WR Undivided Shares referred to in Special Condition No. (41)(a) hereof or enter into any agreement so to do."

Special Condition No.(40)(b)

"(b) Notwithstanding sub-clause (a) of this Special Condition and Special Condition No. (53) hereof, the Grantee is hereby given permission to grant the right to MTR Corporation Limited (hereinafter referred to as "MTRCL") to have access to, use and occupy the Reprovision Station Carpark on the terms and conditions contained in the Service Concession Agreement dated the 9th day of August 2007 made between the Grantee and MTRCL (hereinafter referred to as "the Service Concession Agreement") for a term commencing from the date of this Agreement until the 1st day of December 2057 or such extended term as may be approved by the Director at his sole discretion but in any event expiring not later than the residue of the term hereby agreed to be granted less the last seven days thereof subject to the following conditions:

(i) the granting of the right by the Grantee to MTRCL as aforesaid shall be subject to these Conditions;

(ii) the Grantee shall procure an undertaking to be given by MTRCL in favour of the Government for the purpose of this Special Condition (hereinafter referred to as the "Undertaking") in the form and on such terms and conditions to be determined or approved in writing by the Director and deliver the duly executed Undertaking to the Director within 14 days from the date of this Agreement;

(iii) MTRCL shall not without the consent in writing of the Director assign, sell, transfer, charge or further grant or otherwise dispose of any of their right to have access to, use and occupy the Reprovision Station Carpark or any part thereof or any of their interest (if any) created by the Service Concession Agreement in the Reprovision Station Carpark or any part thereof, part with possession or otherwise dispose of or encumber the Reprovision Station Carpark or any part thereof or any interest therein or enter into any agreement so to do;

..."

25. West Rail Railway Protection

Special Condition No.(42)(a)

"(a) (i) No building works (including but not limited to foundation works) or any other works within the lot or any part thereof shall damage, interfere with, obstruct or endanger the safety or the operation of the railway known as the West Rail, the West Rail Kam Sheung Road Station or any works, structures, facilities or installations in relation to the West Rail (any such works, structures, facilities and installations in relation to the West Rail are hereinafter collectively referred to as "the West Rail Structures and Installations") within the lot or in the vicinity of the lot. Prior to the commencement of any works whatsoever on the lot, the Grantee shall consult MTRCL so as to ensure that any such works do not damage, interfere with, obstruct or endanger the safety or the operation of the West Rail, the West Rail Kam Sheung Road Station and the West Rail Structures and Installations or any part thereof (as to which the decision of the Director shall be final and conclusive). If requested by the Director, the Grantee shall, at his own expense, take such measures and precautions as may be required by the Director or MTRCL or both to ensure the safety of the operation of the West Rail, the West Rail Kam Sheung Road Station and the West Rail Structures and Installations.

(ii) The Grantee acknowledges that as at the date of this Agreement, there are in existence, within the lot and the Green Areas, certain West Rail signalling and communications cables shown by dashed purple lines and marked "WEST RAIL SIGNALLING CABLES" on Plan A annexed hereto (hereinafter collectively referred to as "the West Rail Signalling Cables"), which form part of the West Rail Structures and Installations.

(iii) The Government gives no warranty, express or implied, as to the physical condition, state or safety of the West Rail Signalling Cables or any part thereof, or whether the West Rail Signalling Cables were erected or installed or have remained in existence in compliance with all applicable Ordinances, by-laws and regulations.

(iv) No building, structure, support for any building or buildings or any structure or structures, or projection (other than boundary fences the type, design and disposition of which shall all be subject to the prior approval in writing of the Director and other than the Projecting Structures) shall be erected or constructed within a distance of 3.0 metres measured from the edge of each of the West Rail Signalling Cables (hereinafter referred to as "the Signalling Cables Set Back Areas"), and no tree shall be planted within the Signalling Cables Set Back Areas.

(v) Subject to sub-clause (a)(iv) of this Special Condition, prior to the commencement of any works whatsoever within, over, above or under the Signalling Cables Set Back Areas, the Grantee shall consult MTRCL so as to ensure that any such works do not damage, interfere with or endanger the safe operation of the West Rail Signalling Cables.

..."

Special Condition No.(42)(b)

"(b) The Grantee shall comply with all Ordinances, by-laws and regulations relating to the West Rail, the West Rail Kam Sheung Road Station and the West Rail Structures and Installations."

Special Condition No.(42)(c)

"(c) The Grantee shall not interfere in any way with the construction, use and operation of the West Rail, the West Rail Kam Sheung Road Station and the West Rail Structures and Installations."

Special Condition No.(42)(d)

"(d) The Grantee shall at his own expense comply with all the special requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the West Rail, the West Rail Kam Sheung Road Station and the West Rail Structures and Installations."

Special Condition No.(42)(e)

"(e) Throughout the term hereby agreed to be granted, the Grantee shall observe and comply with, in all respects to the satisfaction of the Building Authority, all the requirements imposed by the Building Authority, including but not limited to those as stated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-24 issued by the Building Authority, and any amendment thereto or substitution therefor, and any other practice notes issued by the Building Authority from time to time, for the protection of the West Rail, the West Rail Kam Sheung Road Station and the West Rail Structures and Installations."

26. Access to the West Rail, the West Rail Kam Sheung Road Station and the West Rail Structures and Installations

Special Condition No.(43)

"The Grantee shall throughout the term hereby agreed to be granted, permit the Government, the Director, MTRCL and their officers, servants, contractors, agents and persons authorized by the Director or MTRCL the right of ingress, egress and regress to, from and through the lot and any building or buildings or any structure or structures erected or to be erected thereon at all times, with or without tools, vehicles, machinery or equipment, to carry out works and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the West Rail, the West Rail Kam Sheung Road Station and the West Rail Structures and Installations...."

27. Recreational facilities

Special Condition No.(45)

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

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (18)(d)(i) hereof, subject to Special Condition No. (90)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (55)(a)(vi) hereof;

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

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

28. Pedestrian Link

Special Condition No.(49)(a)

"(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface such segregated pedestrian ways or paths within the lot (together with such stairs, ramps, lightings and escalators as the Director at his sole discretion may require) for the purposes as specified in sub-clause (b) of this Special Condition, at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall approve in writing (hereinafter collectively referred to as ''the Pedestrian Link")."

Special Condition No.(49)(b)

"(b) The Pedestrian Link shall follow the shortest possible routes and shall be covered and constructed and designed so as to:

(i) link up each and every building to be erected on the lot at such locations and levels of the building as the Director shall approve; and

(ii) link up all major facilities within the lot including but not limited to the residential blocks, the Reprovision PTI and the Reprovision Station Carpark provided thereon."

Special Condition No.(49)(c)

"(c) The Grantee shall at all times throughout the term hereby agreed to be granted, at his own expense, upkeep, maintain, repair and manage the Pedestrian Link in good and substantial condition and repair to the satisfaction of the Director."

Special Condition No.(49)(d)

"(d) (i) The Grantee shall, at his own expense and in all respects to the satisfaction of the Director, design, provide and complete, and at all times thereafter upkeep, maintain, repair and manage, a pedestrian walkway within the lot in accordance with sub-clause (d)(ii) of this Special Condition so as to link up at such locations and levels as the Director shall approve in writing:

(I) the Reprovision PTI;

(II) the Reprovision Station Carpark;

(III) the ground level of the lot;

(IV) the footpath at Kam Ho Road at the connection point at or about approximately the position shown by a black dot marked "CONNECTION POINT" on Plan A annexed hereto or such other point as may be approved in writing by the Director (such connection point or other point as may be approved in writing by the Director is hereinafter referred to as "the Connection Point");

(V) the footpaths at street level adjacent to the lot; and

(VI) the West Rail Kam Sheung Road Station

(such pedestrian walkway is hereinafter referred to as "the Pedestrian Walkway").

(ii) (I) Subject to sub-clause (d)(ii)(II) of this Special Condition, the Pedestrian Walkway shall have a clear width of not less than 6 metres or such other width as the Director may approve in writing.

(II) The part of the Pedestrian Walkway linking up the Connection Point to the West Rail Kam Sheung Road Station shall follow the shortest possible route and shall have a clear width of not less than 4 metres or such other width as the Director may approve in writing."

Special Condition No.(49)(e)

"(e) The Grantee shall, upon completion of the Pedestrian Walkway in accordance with sub-clause (d) of this Special Condition (as to which the decision of the Director shall be final and binding on the Grantee) and thereafter at all times throughout the term hereby agreed to be granted, at his own expense, keep the Pedestrian Walkway required to be provided under sub-clause (d) of this Special Condition open for use by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes free of costs or consideration and without any interruption."

Special Condition No.(49)(f)

"(f) (i) Prior to the completion of the Pedestrian Walkway in accordance with sub-clause (d) of this Special Condition (as to which the decision of the Director shall be final and binding on the Grantee), the Grantee shall, at his own expense and in all respects to the satisfaction of the Director, design, provide and complete, and thereafter upkeep, maintain, repair and manage, a temporary pedestrian walkway within the lot so as to link up the West Rail Kam Sheung Road Station, the ground level of the lot, the Connection Point and the footpaths at street level adjacent to the lot (hereinafter referred to as "the Temporary Pedestrian Walkway").

(ii) Upon completion of the Temporary Pedestrian Walkway in accordance with sub-clause (f)(i) of this Special Condition (as to which the decision of the Director shall be final and binding on the Grantee) and thereafter at all times throughout the period during which the Temporary Pedestrian Walkway is in existence, the Grantee shall, at his own expense, keep the Temporary Pedestrian Walkway open for use by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge and without any interruption until completion of the Pedestrian Walkway in accordance with sub-clause (d) of this Special Condition (as to which the decision of the Director shall be final and binding on the Grantee)."

29. Emergency Vehicular Access

Special Condition No.(51)(a)

"(a) The Grantee shall at all times throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director, provide, construct, upkeep, maintain, repair and manage an emergency vehicular access within the lot for the passage of emergency vehicles through the lot to and from the West Rail Kam Sheung Road Station or any other railway line as the Director may from time to time require or specify (hereinafter referred to as "the Emergency Vehicular Access")."

Special Condition No.(51)(b)

"(b) The Grantee shall at all times throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director:

(i) permit all emergency vehicles free and uninterrupted use of the Emergency Vehicular Access and unrestricted access to, from and through the Emergency Vehicular Access for all emergency vehicles; and

(ii) keep the Emergency Vehicular Access free from obstruction."

30. Parking requirements

Special Condition No.(58)

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

"the Residential Parking Spaces") at a rate to be calculated by reference to the respective sizes of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number of the Residential Parking Spaces different from those set out in the table below:

Size of each residential unit	**Number of the Residential Parking Spaces to be provided**
Less than 40 square metres	One space for every 30 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 17.14 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 5.71 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 2.18 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	One space for every 1.26 residential units or part thereof

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

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of the total gross floor area stipulated in Special Condition No. (18)(d)(i) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of the total gross floor area stipulated in Special Condition No. (18)(d)(i) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of 5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of one space being provided for each block of residential units.

(iv) The spaces provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (60) hereof) and sub-clause (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (60) hereof) and sub-clause (a)(iii) of this Special Condition, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for Disabled Persons.

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

(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Motor Cycle Parking Spaces") at a rate of one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No. (60) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rate as may be approved by the Director.

(e) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (60) hereof) and (a)(iii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No. (60) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

(iv) Each of the spaces provided under sub-clause (d) of this Special Condition shall be of such dimensions as may be approved in writing by the Director."

31. Loading and unloading requirements

Special Condition No.(59)

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (60) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4. 7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

32. Restriction on alienation of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces

Special Condition No.(62)(a)

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

(i) assigned except

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

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

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

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

33. Cutting away

Special Condition No.(66)

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (65) hereof.

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

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the 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 and professional fees and charges."

34. Anchor maintenance

Special Condition No.(68)

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

35. Spoil or debris

Special Condition No.(69)(a)

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

36. Construction of drains and channels

Special Condition No.(71)

"(a) Without prejudice to Special Condition No. (81) hereof, 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.

(b) Without prejudice to Special Condition No. (81) hereof, 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."

37. Existing Water Mains

Special Condition No.(72)(a)

"(a) The Grantee acknowledges that as at the date of this Agreement, there are existing water mains within the lot, the Green Areas, the Yellow Area and the land adjacent to the lot shown by blue lines and marked "EXISTING WATER MAINS" on Plan A annexed hereto (hereinafter collectively referred to as "the Existing Water Mains")."

Special Condition No.(72)(c)

"(c) Except with the prior written consent of the Water Authority, no building, structure, support for any building or buildings or structure or structures, or projection shall be erected, constructed or placed on, over, under, above, below or within the areas measuring 1.5 metres from the centre lines of the Existing Water Mains (hereinafter collectively referred to as ''the Waterworks Reserve Areas")."

Special Condition No.(72)(d)

"(d) Except as permitted under sub-clause (e) of this Special Condition, no object, material or structure whatsoever shall be placed or stored within the Waterworks Reserve Areas and no vehicle shall be parked on or within the Waterworks Reserve Areas."

Special Condition No.(72)(e)

"(e) No object, material or structure of whatsoever nature except turfing shall be permitted within the area measuring from 1.5 metres around the cover of any valve or within a distance of 1.0 metre from any hydrant outlet within the Waterworks Reserve Areas."

Special Condition No.(72)(f)

"(f) Except with the prior written approval of the Water Authority, all tree planting and site formation works shall be prohibited within the Waterworks Reserve Areas. Rigid root barriers which extend below the invert level of the Existing Water Mains shall be provided and constructed by the Grantee in all respects to the satisfaction of the Water Authority in the event that any tree is planted within the area measuring 2.5 metres from the centre lines of the Existing Water Mains."

Special Condition No.(72)(h)

"(h) The Grantee shall pay to the Government on demand the costs of repair and reinstatement to any Existing Water Mains, valves, valve pits or chambers or any other part of waterworks, structures and facilities and the like relating to the Existing Water Mains which shall become necessary at any time during the term hereby agreed to be granted as a result of any damage caused by the Grantee, his servants, workmen and contractors, or any activities carried out on, over, under, above, below or within the lot, the Green Areas and the Yellow Area by the Grantee, his servants, workmen and contractors."

38. Fresh water for flushing purposes

Special Condition No.(73)

"Neither salt water nor treat effluent supply shall be available for flushing. Consent to use temporary main fresh water for flushing will be given provided that the Grantee will be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in the future."

39. Noise mitigation measures

Special Condition No.(76)(b)

"(b) 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 as proposed in the NIA and approved by the Director (hereinafter referred to as ''the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director."

40. Noise Barrier

Special Condition No.(77)

"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 (hereinafter referred to as ''the Noise Barrier"), the following conditions shall apply:

(a) 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;

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

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

(d) the 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 sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

(e) the Noise Barrier shall not be used for any purpose other than for noise barrier, and the Grantee shall not, except with the prior written consent of the Director, 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;

..."

Special Condition No.(77)(j)

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

41. Protection of the Cables

Special Condition No.(80)(a)

"(a) The Grantee hereby acknowledges and accepts that as at the date of this Agreement, there are in existence some electricity transmission cables of 132 kilovolts and 11 kilovolts together with the associated cable works, structures, facilities and installations (hereinafter collectively referred to as ''the Cables") laid by CLP Power Hong Kong Limited (hereinafter referred to as ''the Power Company") below the ground level or levels of the lot within the area shown edged orange and marked "CABLE RESERVE AREA" on Plan A annexed hereto (which edged orange area is hereinafter referred to as ''the Cable Reserve Area")."

Special Condition No.(80)(c)

"(c) The Grantee shall at his own expense ascertain the extent of the Cables and shall not demolish, damage or interfere with in any way or permit or suffer to be demolished, damaged or interfered with in any way the Cables or any part or parts thereof (the decision of the Director as to what constitutes demolition, damage or interference shall be final and binding on the Grantee). Any demolition of, damage to or interference with the Cables or any part or parts thereof shall be reinstated, made good or rectified by the Power Company at the cost of the Grantee. Without prejudice to Special Condition No. (4) hereof, the Grantee shall indemnify and keep indemnified the Government, the Director and his officers, contractors, agents, workmen and persons authorized by the Director 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 existence of the Cables, or any demolition of, damage to or interference with the Cables or any part or parts thereof by the Grantee, his employees, agents, workmen and contractors."

Special Condition No.(80)(d)

"(d) (i) No building, structure, support or foundation for any building or buildings or structure or structures, or projection (other than boundary fences the type, design and disposition of which shall all be subject to the prior written approval of the Director and other than the Existing Structures) shall be erected, constructed or placed, and no tree shall be planted, within the Cable Reserve Area.

(ii) Notwithstanding sub-clause (d)(i) of this Special Condition, with the prior written approval of the Director, building or buildings, structure or structures, or support for any building or structure may be erected or constructed over or above the Cable Reserve Area within the lot provided that there is a clear air space extending upwards from the ground level or levels of the Cable Reserve Area to a height of not less than 5.1 metres. In giving the said approval, the Director may at his sole discretion impose any terms and conditions as he considers fit."

Special Condition No.(80)(e)

"(e) Prior to the commencement of any works whatsoever within a distance of 3. 0 metres in all directions of the Cables and the Cable Reserve Area, the Grantee shall consult the Power Company so as to ensure that any such works will not damage, interfere with or endanger the safe operation of the Cables (as to which the decision of the Director shall be final and conclusive), and if required by the Director, the Grantee shall, at his own expense, take such precautions as may be required by the Power Company to ensure the safe operation of the Cables."

42. Construction of the Sewerage Works

Special Condition No.(81)(a)

"(a) In addition and without prejudice to Special Condition No. (71) hereof:

(i) (I) the Grantee shall, at his own expense and in all respects to the satisfaction of the Director of Drainage Services and the Director of Civil Engineering and Development, construct, provide and complete all the sewers and associated manholes to connect with the existing sewerage system at Kam Tai Road (all such sewers and associated manholes together with all the connection works are hereinafter collectively referred to as ''the Sewerage Works") along approximately the alignments shown by the brown line and marked "ALIGNMENT OF SEWERAGE WORKS" on Plan A annexed hereto or such other alignments as may otherwise be required or approved in writing by the Director at his sole discretion, in a good workmanlike manner and in accordance with these Conditions and the Technical Details annexed hereto (hereinafter referred to as "the Technical Details"); and

(II) without prejudice to the provisions of Special Condition No. (86) hereof, the Grantee shall at all times, at his own expense, maintain and repair the Sewerage Works in good and substantial repair and condition and in all respects to the satisfaction of the Director of Drainage Services and the Director of Civil Engineering and Development, until the expiry of the Sewerage Works Defects Liability Period referred to in Special Condition No. (86)(a) hereof in respect of the Sewerage Works as a whole or the expiry of each and every Sewerage Works Defects Liability Period referred to in Special Condition No. (86)(a) hereof in respect of the relevant part or parts of the Sewerage Works as provided in Special Condition No. (85) hereof (as the case may be), and for the purpose of sub-clause (a)(i)(I) of this Special Condition, the decision of the Director as to what constitutes the existing sewerage system at Kam Tai Road shall be final and binding on the Grantee; and

(ii) the Grantee shall comply with and remain obliged to comply with sub-clause (a)(i)(I) of this Special Condition unless the Director shall have issued a written notification to the Grantee confirming that the Grantee will not be required to construct and provide the Sewerage Works under sub-clause (a)(i)(I) of this Special Condition (such written notification is hereinafter referred to as ''the Written Notification"), upon which the Grantee will not be required to comply with sub-clause (a)(i)(II) of this Special Condition and any provisions in Special Conditions Nos. (82), (83), (84), (85), (86) and (87) hereof."

Special Condition No.(81)(d)

"(d) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition, 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 shall be final and binding on the Grantee."

43. Restriction on merging of residential units

Special Condition No.(91)

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

44. No grave or columbarium permitted

Special Condition No.(92)

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

Notes:

1. Pursuant to the Building Covenant Extension Letter dated 20 November 2020 issued by the Railway Development Section, Lands Department and registered in the Land Registry by Memorial No.20120200990034, the time limit for the completion of the development of the Lot, formation of the Green Areas and the Green Cross-hatched Black Area, provision of the Government Accommodation and construction of the Reprovision Station Carpark by the Grantee under the Land Grant has been extended from 30 September 2025 to 31 March 2026.

1. 期數位於丈量約份第103約地段第1040號(「該地段」)。

2. 該地段根據2017年9月5日訂立之《私人協約方式批地協議及條件》並在土地註冊處登記為《新批地文件》第22520號(其後以2021年9月2日及2022年1月7日訂立的兩份批地條件修訂書更改、修訂或增補並分別於土地註冊處登記為《註冊摘要》第21091001090014號及22011301070016號)(「批地文件」)批授，批租年期為2017年9月5日開始起計50年。

3. 用途

特別條件第(17)條

"(a) 受限於此等批地條件及特別受限於本特別條件(b)及(c)款之規定，該地段或其任何部分或已建或擬建於該地段的任何建築物或任何建築物部分除作非工業用途外(不包括貨倉、酒店及加油站)，不可作任何其他用途。

(b) 本文特別條件第(37)(a)條所載的重建車站停車場或其任何部分或本文特別條件第(37)(a)條所載位於重建車站停車場內的任何車位，除按照本文特別條件第(38)條規定用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛和電單車外，不可作任何其他用途。

(c) 茲毋損本特別條件(a)款及本文特別條件第(10)、(11)、(12)、(13)及(24)條之一般規定，該地段或其任何部分或已建或擬建於該地段的任何建築物或任何建築物部分除遵照此等批地條件、經批准的建築圖則、經署長依據本文特別條件第(15)條規定批准的總綱發展藍圖和本文特別條件第(21)(c)條所載的經批准的園景設計總圖的設計、構造及作原擬的用途外，不可作任何其他用途。"

4. 建築契諾

特別條件第(16)條

"承批人應發展該地段，即全面遵照此等批地條件和現正或可能於任何時間在香港生效關乎建築、衛生及規劃的所有條例、附例和規例，在該處建造一座或多座建築物，並於2025年9月30日或之前竣工且致其適宜佔用。"(註1)

5. 承批人的彌償

一般條件第(4)條

"倘因承批人違反此等批地條件又或毗連、毗鄰土地或該地段受損或出現泥土或地下水污染，而地政總署署長認為(以下簡稱「署長」，其意見將作終論並對承批人具有約束力)有關損害或泥土或地下水污染乃因承批人使用該地段或建於該處任何發展項目或重建項目或其任何部分又或承批人於該地段進行任何活動或執行任何工程所致，則不論承批人使用該地段、發展或重建、進行活動或執行工程乃遵從或違反此等批地條件，承批人現承諾就任何由此招致或產生的訴訟、法律程序、責任、索求、費用、開支和損失(不論屬經濟或其他性質)向政府作出彌償，並且保持令其獲得彌償。"

6. 保養

一般條件第(6)條

"(a) 承批人應在整個批租期內遵照此等批地條件進行建造或重建工程(本詞指本一般條件(b)款所述預期進行的重建工程)：

(i) 依照經批准的設計、配置和任何經批准的建築圖則(不得作任何更改或修改)保養所有建築物；

(ii) 保養現已或此後將會按照此等批地條件或日後任何合約修訂條文建造的所有建築物，使其修繕妥當及狀況良好，以及在批租期屆滿或提前終止時以同等的修繕狀況交還此等建築物。

(b) 如在批租期任何時期內拆卸該地段或其任何部分的現有建築物，承批人必須另建完好穩固的一座或多座同類型建築物而總樓面面積不少於現有建築物或有關類型和價值經署長批准的一座或多座建築物作替代。倘如上所述拆卸建築物，承批人應在拆卸前一個曆月內向署長申請同意在該地段進行重建工程。承批人接獲同意書後，必須在三個曆月內展開必要的重建工程，並在署長指定的期限內以署長滿意的方式完成重建。"

7. 私家街、私家路及後巷

一般條件第(8)條

"此等批地條件訂明拓建的任何私家街、私家路及後巷，選址必須令署長滿意，並按照署長決定納入或不涵蓋於本文協定批租的該地段範圍。無論屬任何情況，此等私家街、私家路及後巷必須在政府規定時免費交還政府。如向政府交還上述私家街、私家路及後巷，政府將進行該處的路面、路緣石、排水渠(包括污水及雨水渠)、渠道及路燈建設工程，費用則由承批人支付，其後則以公帑保養。如上述私家街、私家路及後巷仍屬於本文協定批租的該地段一部分，承批人應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行保養工程，以全面令署長滿意。署長可基於公眾人士利益按需要在該處執行或達致執行路燈安裝及保養工程， 承批人須承擔經署長核實的路燈安裝工程資本開支，並且允許工人和車輛自由進出該批租地段範圍，以便安裝及保養路燈。"

8. 現存構築物及伸出樓外構築物

特別條件第(4)(a)條

"(a) 承批人確認於本協議訂立日：

(i) 該地段內現存有某些電纜、建築物、構築物及地基，包括但不限於本文特別條件第(10)(a)條所載的現存車站停車場及本文特別條件第(11)(a)(iii)條所載的現存交通設施、本文特別條件第(42)(a)(ii)條所載的該地段內 西鐵訊號電纜任何一個或多個部分和本文特別條件第(80)(a)條所載的電纜(此等電纜、建築物、構築物及地基以下統稱「現存構築物」)；及

(ii) 本文所夾附圖則A以綠色圍邊顯示並註明為“PROJECTING STRUCTURES”的該地段範圍內現存有某些伸出西鐵錦上路站外的現存構築物(此等現存構築物以下統稱「伸出樓外構築物」)；為免存疑，本特別條件和本文特別條件第(5)條及第(42)(a)(iv)條所載的 伸出樓外構築物乃屬於本文特別條件第(42)(a)(i)條所載的西鐵構築物及裝置一部分，而本文的規定概不導致產生任何預期或保證，意指 伸出樓外構築物或其任何部分將會在本文協定批授的整個年期內任何時間被拆卸或替換。”

9. 綠色範圍及綠色間黑十字線範圍的平整工程

特別條件第(6)(a)條

“(a) 承批人應：

(i) 在2025年9月30日或署長批准的其他日期或之前(註1)，自費採用署長批准並令署長全面滿意的方式及物料，按照 署長批准的標準、樓層、定線和設計：

(I) 鋪設及平整本文所夾附圖則A分別以綠色及綠色加黑十字線顯示的擬建公共道路部分(以下分別簡稱「綠色範圍」及「綠色加黑十字線範圍」)；及

(II) 在綠色範圍及綠色加黑十字線範圍內提供和建造署長全權酌情指定的橋樑、隧道、上跨路、下通道、下水道、高架道路、行車天橋、行人路、道路或其他構築物(以下統稱「構築物」)，

以便在綠色範圍及綠色加黑十字線範圍建造建築物和供車輛及行人通行；

(ii) 在2025年9月30日或署長批准的其他日期或之前(註1)，自費以署長滿意的方式，在綠色範圍及綠色加黑十字線範圍鋪設路面、建造路緣和渠道，以及為此等設施提供署長規定的溝渠、污水管、排水渠、消防栓連同接駁總喉的水管、服務設施、街燈、交通標誌、街道設施、道路標記及機器；

(iii) 在2025年9月30日或署長批准的其他日期或之前(註1)，自費以署長全面滿意的方式，採用署長批准的物料、標準和設計，在綠色加黑十字線範圍內設置公眾單車停車場供公眾人士停泊單車(以下簡稱「單車停車場」)。 單車停車場應包括及提供354個單車架或署長書面批准的其他設施，以供停泊708輛或署長書面批准其他數目的單車(以下統稱「單車車位」)；

(iv) 自費以署長滿意的方式保養綠色範圍，連同所有在該處建造、安裝及提供的構築物和所有結構、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、道路標記及機器，直至承批人遵照本文特別條件第(7)條將綠色範圍的佔管權交還政府為止；及

(v) 自費以署長滿意的方式保養綠色間黑十字線範圍及所有附屬或從屬於該處的物件，包括但不限於單車停車場連同單車車位、構築物和所有在該處建造、安裝及提供的結構、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、機器、單車架及其他設施，直至承批人遵照本文特別條件第(7)條將綠色間黑十字線範圍的佔管權交還政府為止。”

特別條件第(6)(b)條

“(b) 如承批人不在本特別條件(a)款指定的期限內履行該款所訂的承批人責任，政府可執行必要的工程，費用由承批人承擔，承批人須在政府通知時向政府支付相等於工程費用的款項。付款金額由署長釐定，其決定將作終論並對承批人具有約束力。”

10. 綠色範圍及綠色間黑十字線範圍的使用限制規定

特別條件第(8)條

“如事前未獲署長書面同意，承批人不可使用綠色範圍及綠色加黑十字線範圍儲物或興建任何臨時構築物，又或作並非關乎執行本文特別條件第(6)條所訂工程的其他用途。”

11. 現存車站停車場

特別條件第(10)(a)條

“(a) 承批人確認於本協議訂立日該地段內有現存的公共停車場，大約設於本文所夾附圖則A顯示並註明為“EXISTING STATION CARPARK”的位置(以下簡稱「現存車站停車場」)。”

特別條件第(10)(b)條

“(b) 直至現存車站停車場已獲運輸署署長書面批准停運而本文特別條件第(12)(a)(ii)條所載的臨時車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止，承批人不可拆卸、更改、損壞現存車站停車場或其任何部分又或阻礙、干預該處的運作或使用，亦不可進行任何工程，以致影響 現存車站停車場或其任何部分的運作。”

特別條件第(10)(c)條

“(c) 承批人時刻均須自費以運輸署署長全面滿意的方式，遵照現正或可能於任何時間在香港生效關乎公共停車場和車輛停泊事宜的所有條例、附例及規例：

(i) 持續運作現存車站停車場 ；

(ii) 保持、管理、清潔、修理及保養現存車站停車場，以維持其安全、整潔、井然和修繕妥當及狀況良好；及

(iii) 保持現存車站停車場適合運作及使用，

直至現存車站停車場已獲運輸署署長書面批准停運而本文特別條件第(12)(a)(ii)條所載的臨時車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止。”

特別條件第(10)(d)條

"(d) 承批人時刻均須允許所有公眾人士免費、無償及順通無阻地步行或乘坐輪椅進入、通行和行經承批人就此指定的該地段或其任何部分，以及在該處任何建築物、構築物及搭建物之內、其下或跨越或貫越該處，藉此進出及通行現存車站停車場作任何合法事宜，直至現存車站停車場已獲運輸署署長書面批准停運而本文特別條件第(12)(a)(ii)條所載的臨時車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止。"

特別條件第(10)(e)條

"(e) 本文特別條件第(12)(a)(ii)條所載的臨時車站停車場以運輸署署長全面滿意的方式建成後，承批人應自費以運輸署署長全面滿意的方式自費搬遷現存車站停車場及所有附屬或從屬於該處的物件，包括但不限於本文特別條件第(12)(a)(ii)條所載的臨時車站停車場的相關設施和固定裝置。"

特別條件第(10)(f)條

"(f) 現存車站停車場或其任何部分或任何位於該處的車位，除遵照本特別條件(g)款規定用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛外，不得作任何其他用途，其中特別禁止使用 現存車站停車場或任何位於該處的車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。"

特別條件第(10)(g)條

"(g) 直至現存車站停車場已獲運輸署署長書面批准停運而本文特別條件第(12)(a)(ii)條所載的臨時車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止，承批人時刻均須將 現存車站停車場 內所有車位開放供所有公眾人士使用，並且時刻允許車輛進出現存車站停車場：

(i) 以便推行本文特別條件第(42)(a)(i)條所載的西鐵泊車轉乘計劃(運輸署署長就此作出的決定將作終論並對承批人具有約束力)，供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛以時租、日租、月租或運輸署署長書面批准的其他形式停泊；及

(ii) 以供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛以時租、日租、月租或運輸署署長書面批准的其他形式停泊。"

12. 現存公共運輸交匯處、九巴車站、跨境全日通車站、現存單車車位及現存交通設施

特別條件第(11)(a)條

"(a) 承批人確認於本協議訂立日：

(i) (I) 本文所夾附圖則A以黃色顯示的範圍內(以下簡稱「黃色範圍」)現存有一個公共運輸交匯處連同相關的公路構築物(包括但不限於行人路天面及上蓋)和公共照明燈，設於或大約設於本文所夾附 圖則A顯示並註明為"EXISTING PUBLIC TRANSPORT INTERCHANGE"的位置(以下統稱「現存公共運輸交匯處」)；

(II) 黃色範圍內現存有九龍巴士(一九三三)有限公司營運的巴士營運站及相關構築物(以下統稱「九巴車站」)；及

(III) 黃色範圍現存有跨境全日通(旺角)有限公司營運的站長室兼售票處(以下簡稱「跨境全日通車站」)；

(ii) 黃色範圍內現存有多個單車車位連同相關的公路構築物和公共照明燈，設於或大約設於本文所夾附圖則A 顯示並註明為"EXISTING BICYCLE PARKING SPACES"的位置(以下統稱「現存單車車位」)；及

(iii) 本文所夾附圖則A以紅色圍邊顯示的該地段部分現存有多個設有收費錶的公共汽車及旅遊巴車位、公共電單車位、上落客車位連同相關的道路和公路構築物(包括但不限於行人路天面及上蓋)和公共照明燈(以下統稱「現存交通設施」)。"

特別條件第(11)(b)條

"(b) (i) 如事前未經運輸署署長書面批准，又或遵照運輸署署長的規定，承批人不可拆卸、更改、損壞現存公共運輸交匯處或其任何一個或多個部分，又或阻礙、干預該處的運作或使用，亦不可進行任何工程，以致影響現存公共運輸交匯處或其任何一個或多個部分的運作。

(ii) 承批人不可拆卸、更改、損壞九巴車站或跨境全日通車站或其任何部分，又或阻礙、干預該處的運作或使用，亦不可進行任何工程，以致影響九巴車站或跨境全日通車站或其任何部分的運作，直至九巴車站及跨境全日通車站已分別停止運作為止。

(iii) 如事前未經運輸署署長書面批准，承批人不可拆卸、更改、損壞 現存單車車位或現存交通設施 或其任何部分，又或阻礙、干預該處的運作或使用，亦不可進行任何工程，以致影響現存單車車位或現存交通設施或其任何部分的運作，直至現存單車車位及現存交通設施已分別停止運作為止。"

特別條件第(11)(c)條

"(c) (i) 承批人時刻均須以免費、無償及暢通無阻的方式：

(I) 允許政府、運輸署署長及其人員、承辦商、代理和經運輸署署長授權的任何人等持續營運及使用，以及允許所有公眾人士使用：

(A) 現存公共運輸交匯處或其任何一個或多個部分，直至現存公共運輸交匯處或其任何一個或多個部分已獲運輸署署長書面批准停運而本文特別條件第(12)(a)(i)條所載的臨時公共運輸交匯處已落成，並以運輸署署長全面滿意的方式投入運作為止；及

(B) 現存單車車位及現存交通設施，直至現存單車車位及現存交通設施分別獲運輸署署長書面批准停運為止；

(II) 允許九龍巴士(一九三三)有限公司(以下簡稱「九巴」)、其人員、承辦商和經其授權的人等：

(A) 持續管理、保養、運作和使用九巴車站 ，直至九巴車站停運為止；及

(B) 搬遷九巴車站到本文特別條件第(12)(a)(i)條所載的臨時公共運輸交匯處，以及在九巴車站停運後拆卸和移除九巴車站；及

(III) 允許跨境全日通(旺角)有限公司(以下簡稱「跨境全日通」)、其人員、承辦商和經其授權的人等：

(A) 持續管理、保養、運作和使用跨境全日通車站，直至跨境全日通車站停運為止；及

(B) 搬遷跨境全日通車站到本文特別條件第(12)(a)(i)條所載的臨時公共運輸交匯處，以及在跨境全日通車站停運後拆卸和移除跨境全日通車站。

(ii) 茲就本特別條件(c)(i)(I)款而言，政府、運輸署署長及其人員、承辦商和代理以及經運輸署署長授權的任何人等均有全權及絕對權利持續營運和使用現存公共運輸交匯處、現存單車車位及現存交通設施，以及每日24小時開放現存公共運輸交匯處、現存單車車位及現存交通設施予所有公眾人士使用，直至本特別條件(c)(i)(I)(A)款就 現存公共運輸交匯處或其任何一個或多個部分指定的期限和本特別條件(c)(i)(I)(B)款就現存單車車位及現存交通設施指定的期限為止。

(iii) 茲就本特別條件(c)(i)及(c)(ii)款而言，承批人時刻均須以免費、無償及暢通無阻的方式：

(I) 允許政府、運輸署署長及其人員、承辦商和代理以及經運輸署署長授權的任何人等行使權利進出通行、往返及行經現存公共運輸交匯處、現存單車車位、現存交通設施、黃色範圍及該地段，以及給予所有政府車輛不受限制的權利通行及往返現存公共運輸交匯處、現存單車車位及現存交通設施；

(II) 允許九巴、跨境全日通及其人員、承辦商和經其授權的任何人等行使權利進出通行、往返及行經 現存公共運輸交匯處及黃色範圍；及

(III) 允許所有公眾人士步行或乘坐輪椅進入及行經 承批人就此指定的黃色範圍及該地段部分和該處任何建築物、構築物及搭建物之內、其下或跨越其上，藉此通行及往返現存公共運輸交匯處或其任何一個或多個部分、現存單車車位或其任何一個或多個部分及現存交通設施或其任何一個或多個部分，以作任何合法用途，此外並須允許所有公眾車輛通行及往返黃色範圍及該地段，直至本特別條件(c)(i)(I)(A)款就 現存公共運輸交匯處或其任何一個或多個部分指定的期限和本特別條件(c)(i)(I)(B)款就現存單車車位及現存交通設施指定的期限為止。

(iv) 為免存疑，政府擁有絕對權利就現存公共運輸交匯處、現存單車車位及現存交通設施行使《道路交通條例》及《公共巴士服務條例》、其任何相關規例及修訂法例分別賦予的權力，並且擁有及保留絕對而不受束縛的酌情權，可隨時按政府視為恰當允許其人員、承辦商、代理、經其授權的任何人等和公眾人士使用現存公共運輸交匯處、現存單車車位及現存交通設施或其任何一個或多個部分。”

特別條件第(11)(d)條

“(d) (i) 承批人時刻均須自費保持、管理、清潔、修理和保養黃色範圍及該處所有附屬物或從屬物，包括但不限於行人徑、行車道及其他設施，以保持其安全、整潔、井然和修繕妥當及狀況良好，全面令運輸署署長滿意，直至黃色範圍按照本文特別條件第(12)(j)(ii)條交還政府為止。

(ii) 茲加上及毋損本特別條件(d)(i)款之規定，承批人時刻均須自費保持、管理、清潔、修理和保養現存公共運輸交匯處、現存單車車位及現存交通設施和該處所有附屬物或從屬物，包括但不限於行人徑、行車道及其他設施，以保持其安全、整潔、井然和修繕妥當及狀況良好，並且保持其適合運作及使用，全面令運輸署署長滿意，直至本特別條件(c)(i)(I)(A)款就現存公共運輸交匯處或其任何一個或多個部分指定的期限和本特別條件(c)(i)(I)(B)款就現存單車車位及現存交通設施指定的期限為止。”

特別條件第(11)(e)條

“(e) 承批人應在事前獲運輸署署長書面批准後或於運輸署署長指定時，自費按照運輸署署長批准或規定將現存公共運輸交匯處或其任何一個或多個部分，包括但不限於相關設施和固定裝置，搬遷到本文特別條件第(12)(a)(i)條所載的臨時公共運輸交匯處，以全面令運輸署署長滿意。”

特別條件第(11)(f)條

“(f) 承批人應自費：

(i) 在事前獲運輸署署長書面批准後或於運輸署署長指定時，按照運輸署署長批准或規定拆卸及移除現存公共運輸交匯處或其任何一個或多個部分，以全面令署長滿意；及

(ii) 在運輸署署長書面批准現存單車車位停止運作後拆卸及移除現存單車車位，以全面令署長滿意。 ”

特別條件第(11)(g)條

“(g) 如承批人不履行本特別條件所訂的承批人責任，政府可執行必要的工程，費用由承批人承擔，承批人須在政府通知時向政府支付相等於工程費用的款項。付款金額由署長釐定，其決定將作終論並對承批人具有約束力。”

13. 在黃色範圍設置臨時公共運輸交匯處、臨時車站停車場及臨時電單車位

特別條件第(12)(a)條

"(a) 承批人須自費以運輸署署長全面滿意的方式設計、興建、建造和建成下列設施，並達致適宜佔用及營運，其後並須按照運輸署署長指定及批准的方式、物料、標準、樓層、定線和設計在黃色範圍提供及保養此等設施，直至黃色範圍的佔管權依據本特別條件(j)(ii)款規定交還政府為止：

(i) 一個臨時公共運輸交匯處，內置及包含運輸署署長全權酌情指定的附屬設施和構築物，而運輸署署長的決定將作終論並對承批人具有約束力(該臨時公共運輸交匯處以下簡稱「臨時公共運輸交匯處」)；

(ii) 一個臨時公共停車場，內置及包含：

(I) 運輸署署長全權酌情指定的附屬設施和構築物，而運輸署署長的決定將作終論並對承批人具有約束力；及

(II) 593個車位或採用署長批准的其他車位數目(署長批准時可制訂其視為恰當的條款與條件)，用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛

(該臨時公共停車場以下簡稱「臨時車站停車場」)；及

(iii) 39個臨時車位或採用署長批准的其他車位數目(署長批准時可制訂其視為恰當的條款與條件)，用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的電單車(此等臨時車位以下簡稱「臨時電單車位」。"

特別條件第(12)(b)條

"(b) 承批人時刻均須以免費、無償及暢通無阻的方式：

(i) 允許九巴、其人員、承辦商和經其授權的人等：

(I) 在臨時公共運輸交匯處內興建、建造、提供和建成搬遷的九巴車站(以下簡稱「臨時九巴車站」)；

(II) 管理、保養、營運和使用臨時九巴車站，直至 臨時九巴車站停運為止；及

(III) 在臨時九巴車站停運後拆卸和移除臨時九巴車站及

(ii) 允許跨境全日通、其人員、承辦商和經其授權的人等：

(I) 在臨時公共運輸交匯處內興建、建造、提供和建成搬遷的跨境全日通車站(以下簡稱「臨時跨境全日通車站」)；

(II) 管理、保養、營運和使用臨時跨境全日通車站，直至臨時跨境全日通車站停運為止；及

(III) 在臨時跨境全日通車站停運後拆卸和移除臨時跨境全日通車站。"

特別條件第(12)(c)條

"(c) 承批人不可拆卸、更改、損壞 臨時九巴車站或臨時跨境全日通車站或其任何部分，又或阻礙、干預該處的運作或使用，亦不可進行任何工程，以致影響臨時九巴車站或臨時跨境全日通車站或其任何部分的運作，直至臨時九巴車站及臨時跨境全日通車站分別停運為止。"

特別條件第(12)(d)條

"(d) 承批人時刻均須自費以運輸署署長全面滿意的方式：

(i) 保持、管理、清潔、修理和保養臨時公共運輸交匯處、臨時車站停車場、臨時電單車位及該處所有附屬物或從屬物，以保持其安全、整潔、井然和修繕妥當及狀況良好；及

(ii) 保持臨時公共運輸交匯處、臨時車站停車場及臨時電單車位適宜運作及使用，

直至黃色範圍的佔管權按照本特別條件第(j)(ii)款交還政府為止。"

特別條件第(12)(e)條

"(e) (i) 承批人時刻均須以免費、無償及暢通無阻的方式，允許政府、運輸署署長及其人員、承辦商、代理和經運輸署署長授權的任何人等營運及使用，以及允許所有公眾人士使用 臨時公共運輸交匯處，直至臨時公共運輸交匯處已獲運輸署署長書面批准停運而本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處已落成，並以運輸署署長全面滿意的方式投入運作為止。

(ii) 儘管有本特別條件(j)(i)款之規定，政府、運輸署署長及其人員、承辦商、代理和經運輸署署長授權的人等時刻均擁有全權及絕對權利營運及使用臨時公共運輸交匯處，以及每日24小時開放臨時公共運輸交匯處予所有公眾人士使用，直至臨時公共運輸交匯處已獲運輸署署長書面批准停運而本文特別條件第(24)(a)(i)條所載的 重建公共運輸交匯處已落成，並以運輸署署長全面滿意的方式投入運作為止。

(iii) 茲就本特別條件(b)、(e)(i)及(e)(ii)款而言， 承批人時刻均須以免費、無償及暢通無阻的方式：

(I) 允許政府、運輸署署長及其人員、承辦商、代理和經運輸署署長授權的任何人等行使權利進出通行、往返及行經 臨時公共運輸交匯處及 黃色範圍，以及給予所有政府車輛不受限制的權利通行、往返及行經 臨時公共運輸交匯處；

(II) 允許九巴、跨境全日通及其人員、承辦商和經其授權的任何人等行使權利進出、往返及行經臨時公共運輸交匯處及黃色範圍；及

(III) 允許所有公眾人士步行或乘坐輪椅進入及行經 承批人就此指定的黃色範圍任何一個或多個部分以及該處任何建築物、構築物及搭建物內、下或跨越其上，藉此進出及通行臨時公共運輸交匯處，以作任何合法用途，此外並須允許所有公眾車輛進出及通行黃色範圍，直至臨時公共運輸交匯處已獲運輸署署長書面批准停運而本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處已落成，並以運輸署署長全面滿意的方式投入運作為止。

(iv) 為免存疑，政府擁有絕對權利就臨時公共運輸交匯處行使《道路交通條例》及《公共巴士服務條例》、其任何相關規例及修訂法例分別賦予的權力，並且擁有及保留絕對而不受束縛的酌情權，可隨時按政府視為恰當允許其人員、承辦商、代理、經其授權的任何人等及公眾人士使用臨時公共運輸交匯處或其任何部分。”

特別條件第(12)(f)條

“(f) 承批人時刻均須自費以運輸署署長全面滿意的方式，遵照現正或可能於任何時間在香港生效關乎公共停車場及車輛停泊事宜的所有條例、附例和規例營運臨時車站停車場及臨時電單車位，直至臨時車站停車場及臨時電單車位分別獲運輸署署長書面批准停運而本文特別條件第(37)(a)條所載的重建車站停車場落成，並以運輸署署長全面滿意的方式投入運作為止。”

特別條件第(12)(g)條

“(g) (i) 本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處已以運輸署署長全面滿意的方式落成後，承批人須自費將臨時公共運輸交匯處，包括但不限於相關設施及固定裝置，搬遷到本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處，以全面令運輸署署長滿意。

(ii) 本文特別條件第(37)(a)條所載的重建車站停車場已以運輸署署長全面滿意的方式落成後，承批人應自費將臨時車站停車場，包括但不限於相關設施及固定裝置，搬遷到本文特別條件第(37)(a)條所載的重建車站停車場，以全面令運輸署署長滿意。”

特別條件第(12)(h)條

“(h) 承批人時刻均應以免費、無償及暢通無阻的方式，允許所有公眾人士步行或乘坐輪椅進入、通行和行經承批人就此指定的黃色範圍任何一個或多個部分和該處任何建築物、構築物及搭建物之內、其下或跨越其上，藉此進出通行、往返及行經臨時車站停車場及臨時電單車位或其任何一個或多個部分，以作任何合法用途，直至臨時車站停車場及臨時電單車位已分別獲運輸署署長書面批准停運而本文特別條件第(37)(a)條所載的重建車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止。”

特別條件第(12)(i)條

“(i) (i) 臨時車站停車場或其任何部分或任何位於該處的車位，除遵照本特別條件(i)(ii)款規定用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛外，不得作任何其他用途，其中特別禁止使用臨時車站停車場或任何位於該處的車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(ii) 直至臨時車站停車場已獲運輸署署長書面批准停運而本文特別條件第(37)(a)條所載的重建車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止，承批人時刻均須將臨時車站停車場內所有車位開放供所有公眾人士使用，並且時刻允許車輛進出臨時車站停車場：

(I) 以便推行本文特別條件第(42)(a)(i)條所載的西鐵泊車轉乘計劃(運輸署署長就此作出的決定將作終論並對承批人具有約束力)，供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛以時租、日租、月租或運輸署署長書面批准的其他形式停泊；及

(II) 以供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛以時租、日租、月租或運輸署署長書面批准的其他形式停泊。

(iii) 臨時電單車位除遵照本特別條件(i)(iv)款規定用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的電單車外，不得作任何其他用途，其中特別禁止使用臨時電單車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(iv) 直至臨時電單車位已獲運輸署署長書面批准停運而本文特別條件第(37)(a)條所載的重建車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止，承批人時刻均須將臨時電單車位開放供所有公眾人士免費或無償地停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的電單車。”

特別條件第(12)(k)條

“(k) 如承批人不履行本特別條件所訂的任何承批人責任，政府可執行必要的工程，費用由承批人承擔， 承批人須在政府通知時向政府支付相等於工程費用的款項，付款金額由署長釐定，其決定將作終論並對承批人具有約束力。”

14. 現存公廁

特別條件第(13)(a)條

“(a) (i) 承批人確認本文所夾附圖則A以黃色加黑點顯示的地方(以下簡稱「黃色加黑點範圍」)現存有一個由食物環境衛生署署長營運的公廁(該公廁以下簡稱「現存公廁」。

(ii) 如事前未獲食物環境衛生署署長書面批准，以及直至本文特別條件第(24)(a)(ii)條所載的建公廁已落成，並以食物環境衛生署署長全面滿意的方式投入運作為止， 承批人不可拆卸、更改、損壞現存公廁或其任何部分，又或阻礙、干預該處的運作或使用，亦不可進行任何工程，以致影響現存公廁或其任何部分的運作。”

特別條件第(13)(b)條

“(b) (i) 承批人時刻均須以免費、無償及暢通無阻的方式，允許政府、食物環境衛生署署長及其人員、承辦商、代理和經食物環境衛生署署長授權的任何人等持續管理、營運及使用，以及允許所有公眾人士使用現存公廁，直至現存公廁已獲食物環境衛生署署長書面批准停運而本文特別條件第(24)(a)(ii)條所載的重建公廁已落成，並以食物環境衛生署署長全面滿意的方式投入運作為止。

(ii) 茲就本特別條件(b)(i)款而言，政府、食物環境衛生署署長及其人員、承辦商、代理和經食物環境衛生署署長授權的任何人等時刻均有全權及絕對權利持續管理、營運和使用現存公廁以及每日24小時開放現存公廁予所有公眾人士使用，直至食物環境衛生署署長書面批准現存公廁 停運而本文特別條件第(24)(a)(ii)條所載的重建公廁 已落成，並以食物環境衛生署署長全面滿意的方式投入運作為止。

(iii) 茲就本特別條件(b)(i)及(b)(ii)款而言，承批人時刻均須以免費、無償及暢通無阻的方式：

(I) 允許政府、食物環境衛生署署長及其人員、承辦商、代理和經食物環境衛生署署長授權的任何人等行使權利進出通行、往返和行經黃色範圍及 黃色加黑點範圍；及

(II) 允許所有公眾人士步行或乘坐輪椅進入、通行和行經承批人就此指定的黃色範圍或其任何一個或多個部分和該處任何建築物、構築物及搭建物之內、其下或跨越其上，藉此進出通行 黃色加黑點範圍及現存公廁，以作任何合法用途，直至 現存公廁已獲食物環境衛生署署長書面批准停運而本文特別條件第(24)(a)(ii)條所載的 重建公廁已落成，並以食物環境衛生署署長全面滿意的方式投入運作為止。

(iv) 為免存疑，政府擁有及保留絕對及不受縛束的酌情權，可隨時按政府視為恰當允許其人員、承辦商、代理、經其授權的任何人等和公眾人士使用現存公廁或其任何部分。”

特別條件第(13)(c)條

“(c) 直至現存公廁已獲食物環境衛生署署長書面批准停運而本文特別條件第(24)(a)(ii)條所載的重建公廁已落成，並以食物環境衛生署署長全面滿意的方式投入運作為止，食物環境衛生署署長有權向承批人發出書面通知提出要求，而承批人接獲通知後須自費以食物環境衛生署署長全面滿意的方式修理、修復和還原承批人、其傭工、工人及承辦商對 現存公廁造成的任何破損。倘承批人疏忽或不全面遵從食物環境衛生署署長於上述通知列明的期限內按照要求行事，食物環境衛生署署長可隨時執行及進行此等修理、修復或還原工程及其全權酌情視為必要的任何其他工程，承批人須在政府通知時繳付此等工程的費用。付款金額由食物環境衛生署署長釐定，其決定將作終論並對承批人具有約束力。”

特別條件第(13)(d)條

“(d) 承批人應在現存公廁獲食物環境衛生署署長書面批准停運而本文特別條件第(24)(a)(ii)條所載的重建公廁已落成，並以食物環境衛生署署長全面滿意的方式投入運作時及最遲於現存公廁經食物環境衛生署署長書面批准停運當日後十二個曆月內或食物環境衛生署署長批准的其他日期，自費拆卸和移除現存公廁連同所有當時位於黃色加黑點範圍或其任何部分或構成該處一部分的構築物、固定裝置及加建物，包括但不限於地基、鋪築路面或其他表面，以全面令署長滿意。”

特別條件第(13)(f)條

“(f) 如承批人不履行本特別條件訂明的任何承批人責任，政府可執行必要的工程，費用由承批人承擔，承批人須在政府通知時向政府支付相等於工程費用的款項，付款金額由署長釐定，其決定將作終論並對承批人具有約束力。”

特別條件第(13)(g)條

“(g) 如事前未獲署長書面同意，承批人不得使用黃色加黑點範圍或其任何一個或多個部分儲物，又或在該處搭建任何構築物，又或作公廁以外的任何其他用途。”

15. 發展條件

特別條件第(18)條

“受限於此等批地條件規定，如該地段或其任何部分發展或重建(本詞純粹指本文一般條件第6條預期進行的重建工程)：

(a) 承批人只可在該地段興建、建造、提供和保養：

(i) 私人住宅用途樓宇及設施，(以下簡稱「住宅樓宇」)，其總樓面面積不少於68,938平方米而不超過114,896平方米；

(ii) 本文特別條件第(24)條所載的政府樓宇；及

(iii) 本文特別條件第(37)(a)條所載的重建車站停車場；及

為免存疑，無論何時承批人均不可在該地段興建任何建築物，除非用作本文特別條件第(24)條所載的住宅樓宇及政府樓宇和用作本文特別條件第(37)(a)條所載的重建車站停車場之一座或多座建築物，則屬例外；

(b) 任何已建或擬建於該地段的一座或多座建築物必須全面遵從《建築物條例》、其任何相關規例及修訂法例的規定；

(c) 如非全面遵從《城市規劃條例》、其任何相關規例及修訂法例的規定，不得在該地段或其任何部分或於此等批地條件訂明的該地段外一個或多個地方興建任何一座或多座建築物，亦不可發展或使用該地段或其任何部分或此等批地條件訂明的該地段外任何一個或多個地方。

(d) (i) 該地段任何已建或擬建的一座或多座建築物的全部總樓面面積應不少於68,938平方米而不超過114,896平方米；

(ii) 承批人明確同意及承認，政府並無擔保相關樓宇可達到本特別條件(a)(i)及(d)(i)款訂明的最大總樓面面積。倘無法達到最大總樓面面積，承批人不可就此向政府索償，亦不得向政府申索退還地價；

(e) (i) 現已或將會根據本特別條件(a)(i)款規定在該地段興建的住宅單位總數不可少於1,652個；

(ii) 本特別條件(e)(i)款規定提供的住宅單位總數中，不少於661個住宅單位的個別實用面積不可超過50平方米；

(iii) 於此等批地條件，署長就何謂住宅單位所作的決定將作終論並對承批人具有約束力；

(iv) 於本(e)款，“實用面積”指有牆包圍的單位樓面面積(包括任何露台、工作平台及陽台樓面面積但不包括其他地方(包括任何閣樓、窗台、車位、庭院、前庭、花園、平台、天台及空調機房等其他面積)。實用面積(包括任何有牆包圍的露台、工作平台或陽台)應由單位、露台、工作平台或陽台(視情況而定)的圍牆外側開始量度，除非圍牆屬於分隔兩個毗連單位、露台、工作平台或陽台(視情況而定)則於該情況下應由此等牆的中間點開始量度。實用面積應涵蓋此等單位、露台、工作平台或陽台(視情況而定)的內部間隔牆及柱，但不包括單位、露台、工作平台或陽台(視情況而定)圍牆以外的公用部分。量度露台、工作平台或陽台時，不會計算鄰接單位的圍牆或邊界牆整個厚度，惟倘任何圍牆鄰接公用地方，則鄰接圍牆整個厚度均會連計在內。如任何露台、工作平台或陽台並非由實心牆包圍，此等露台、工作平台或陽台的樓面面積將由其外邊界開始量度；

(f) 該地段任何已建或擬建建築物或其他構築物的任何部分連同該處任何附加物或配件(如有)，總高度不得超出香港主水平基準以上69米；

(g) (i) 除非獲署長事先書面批准，該地段任何已建或擬建的一座或一組建築物的面牆伸展長度不可達60米或以上；

(ii) 於本特別條件(g)(i)款：

(I) 署長就何謂建築物所作的決定將作終論並對承批人具有約束力；

(II) 如該地段任何已建或擬建的兩座建築物之間的最短水平距離少於15米，則該兩座或以上的建築物即被視作一組建築物；

(III) 署長就何謂該地段任何已建或擬建建築物或建築物群面牆伸展長度所作的決定將作終論並對 承批人具有約束力；及

(IV) 計算本特別條件(g)(i)款所載的面牆伸展長度時，將會計入兩座建築物之間的空隙。署長就計算方法所作的決定將作終論並對批人具有約束力；及

(h) 該地段任何已建或擬建的一座或多座建築物的設計和配置必須提交署長書面批准，直至署長正式批准，該地段不可動工進行任何建築工程(地盤平整工程、核准工程及特別條件第(72)(g)條所載的工程除外)。”

16. 樹木保護

特別條件第(20)條

“如事前未獲署長書面同意，而署長給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於該地段或毗連土地生長的樹木。”

17. 園景

特別條件第(21)條

“(a) 承批人應自費向署長提交園景設計總圖，列明擬遵照本特別條件(b)款規定在該地段內提供各園景工程的位置、配置和布局，以供署長批核。直至園景設計總圖經署長書面批准，而關於本文特別條件第(20)條所訂保護樹木草案亦獲得署長同意(如有要求)，不得在該地段或其任何部分展開任何地盤平整工程。

(b) (i) 園景設計總圖比例應為1：500或更大，並須載有包括現有樹木調查及處理方案、地盤布局圖及平整水準、 建築物發展效果圖，園景工程及種植花木的示意佈局，及規劃署署長可能要求的其它資訊。

(ii) 該地段須有不少於30%面積種植樹木、灌叢或其他植物。

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

(iv) 署長就承批人所建議園景工程是否如本特別條件(b)(ii)款佔該地段30%面積所作的決定將作終論，並對承批人具有約束力。

(v) 署長可全權酌情接納承批人建議取代種植樹木、灌叢或其他植物的非種植綠化特色。

(c) 承批人應按照經批准的園景設計總圖(以下簡稱「經批准的園景設計總圖」)，自費以署長全面滿意的方式在該地段進行園景工程，如事前未獲署長書面同意，不得對經批准的園景設計總圖作出任何修改、更改、改動、改變或取代。

(d) 承批人其後須自費保持和保養園景工程，以維持其安全、整潔、井然及健康，全面令署長滿意。

(e) 根據本特別條件進行園景工程的一處或多處地方，一律指定並且納入本文特別條件第(55)(a)(vi)條所載的公用地方。”

18. 生態走廊

特別條件第(23)(a)條

“(a) 除非事前已獲漁農自然護理署署長書面同意，否則承批人應自費以漁農自然護理署署長全面滿意的方式在指定一條橫貫該地段東西面、闊30米的生態走廊(以下簡稱「生態走廊」)。”

特別條件第(23)(b)條

"(b) 如事前未獲漁農自然護理署署長書面同意，生態走廊範圍內不可興建或建造任何高於該地段地面水平25米的建築物、構築物或任何一座或多座建築物或構築物的支承件或伸出物。"

19. 提供政府樓宇

特別條件第(24)(a)條

"(a) 承批人應在2025年9月30日或之前(註1)，自費以署長全面滿意的方式，以良好工藝並依照批地文件附錄的技術規格附表(以下稱為「技術規格附表」)及根據特別條款第(25)條批准的圖則，設計、興建、建造、提供、建成以下設施並確保其適宜佔用及營運：

(i) 一個位於該地段地下層的公共運輸交匯處，包括：

(I) 兩個雙排巴士停車處；
(II) 四個單排巴士停車處；
(III) 四個雙排小巴停車處；
(IV) 三個單排小巴停車處；
(V) 兩個雙排的士停車處；
(VI) 一個雙排上落貨停車處；
(VII) 一個單排上落貨停車處；
(VIII) 一個巴士站長室，最小尺寸為4225毫米闊及6500毫米長，或署長批准的其他等同樓面面積；
(IX) 一個休息室，最小尺寸為3925毫米闊及2350毫米長；及
(X) 巴士營辦商職員專用的男廁及女廁

(以下統稱「重建公共運輸交匯處」)；及

(ii) 一個公廁，淨作業樓面面積不少於90平方米(以下簡稱「重建公廁」)

(上述設施(包括署長按照此等條款許可的固定照明裝置、通風裝置、排氣管道及道路或地台表面，但不包括並非專門服務該處的電梯、自動扶梯、樓梯、機器、設備和其他設施以及牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構項件)，連同署長全權酌情指定為該處專用的任何其他地方、設施、服務及裝置(署長的決定將作終論並對承批人具有約束力)，以下統稱「政府樓宇」)。"

20. 政府樓宇的保養

特別條件第(33)(a)條

"(a) 茲毋損本文特別條件第(34)條之規定，承批人時刻均須自費以署長全面滿意的方式保養政府樓宇及其屋宇裝備裝置，以保持其狀況良好，直至本文特別條件第(34)(a)條所載的保養期屆滿為止。"

21. 外部飾面及牆壁結構等的保養

特別條件第(36)(a)條

"(a) 承批人應在本文協定批授的整個年期內，自費(惟財政司司長法團可依照本文特別條件第(55)(a)(ii)(I)條所述作出任何分擔)以署長全面滿意的方式保養以下物件(以下統稱「該等物件」)：

(i) 政府樓宇的外部飾面和政府樓宇之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板和任何其他結構項件的結構；

(ii) 所有供政府樓宇及該地段發展項目其餘部分使用的電梯、自動扶梯及樓梯；

(iii) 屬於政府樓宇及該地段發展項目其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備(包括但不限於手提及非手提式消防裝置設備)；

(iv) 政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供政府樓宇及該地段發展項目其餘部分使用的公共部分及設施。"

22. 建造重建車站停車場

特別條件第(37)(a)條

"(a) 承批人除須依照規定提供本文特別條件第(58)及(59)條所訂的車位作其分別用途外，並須於2025年9月30日或署長批准的其他日期或之前(註1)，全面遵照此等批地條件和現正或可能於任何時間在香港生效關乎公共停車場及車輛停泊事宜的所有條例、附例及規例，自費以署長全面滿意的方式：

(i) 採用署長指定及批准的物料、標準、樓層、定線和設計，以良好工藝在該地段內設計、興建、建造、提供、建成一個維持內置和設有適當出入及迴旋通道的公共停車場，並達致適宜佔用及營運(該公共停車場以下簡稱「重建車站停車場」)；及

(ii) 於重建車站停車場提供：

(I) 610個車位或採用署長書面批准的其他車位數目，用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛；及

(II) 45個車位或採用署長書面批准的其他車位數目，用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的電單車，

署長根據本特別條件(a)(ii)(I)及(a)(ii)(II)款批准時可制訂其視為恰當的條款與條件。"

23. 重建車站停車場的營運及保養

特別條件第(38)(a)條

"(a) 承批人應依照此等批地條件和現正或可能於任何時間在香港生效關乎公共停車場及車輛停泊事宜的所有條例、附例及規例，自費以運輸署署長全面滿意的方式：

(i) 在重建車站停車場依照本文特別條件第(37)(a)條規定建成後，開始營運重建車站停車場；及

(ii) 於本文協定批授的整個年期內持續營運、保持、管理、清潔、修理和保養重建車站停車場及該處所有附屬物或從屬物。"

特別條件第(38)(b)條

"(b) 承批人時刻均須將重建車站停車場內所有車位開放供所有公眾人士使用，並且時刻允許車輛進出重建車站停車場：

(i) 以便推行本文特別條件第(42)(a)(i)條所載的西鐵泊車轉乘計劃(運輸署署長就此作出的決定將作終論並對承批人具有約束力)，供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛和電單車以時租、日租、月租或運輸署署長書面批准的其他形式停泊；及

(ii) 以供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛和電單車以時租、日租、月租或運輸署署長書面批准的其他形式停泊。"

特別條件第(38)(c)條

"(c) 茲毋損本文特別條件第(17)(b)條和本特別條件(b)款之規定， 重建車站停車場或任何位於該處的車位，不得用於存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。"

特別條件第(38)(d)條

"(d) 就本特別條件(b)款而言，重建車站停車場落成後及在本文協定批授的整個年期內，承批人須以免費、無償及暢通無阻的方式，允許所有公眾人士步行或乘坐輪椅進入、通行和行經該地段或其任何部分，以及承批人就此指定的該處任何建築物、構築物及搭建物之內、其下或跨越其上，藉此進出通行、往返和行經重建車站停車場，以作任何合法用途。"

24. 讓與重建車站停車場的限制規定

特別條件第(40)(a)條

"(a) 如未經署長書面同意，承批人不可轉讓、按揭、押記、批租、分租、出讓或以其他方式處置或以產權負擔約制重建車站停車場或其任何部分、任何相關權益或本文特別條件第(41)(a)條所載的 WR不分割份數，又或就此訂立任何協議。"

特別條件第(40)(b)條

"(b) 儘管有本特別條件(a)款及本文特別條件第(53)條之規定，承批人現獲許可授權香港鐵路有限公司(以下簡稱「港鐵」)根據承批人與港鐵於2007年8月9日所訂服務經營權協議(以下簡稱「服務經營權協議」的條款與條件規定通行、使用及佔用 重建車站停車場，有效期為本協議生效日起至2057年12月1日或署長全權酌情批准的較長期限，但於任何情況下不得超逾本文協定批授的年期餘年減最後七天，並須受限於以下條件：

(i) 承批人授予港鐵的上述權利須受限於此等批地條件；

(ii) 承批人應要求港鐵就本特別條件發出以政府為受惠人的承諾書(以下簡稱「承諾書」)，格式和條款與條件由署長指定或書面批准，妥為簽訂後於本協議訂立日後十四(14)天內交付署長；

(iii) 港鐵未經署長書面同意不得轉讓、出售、轉移、押記或分授或以其他方式處置服務經營權協議訂明其可通行、使用和佔用 重建車站停車場或其任何部分或其任何權益(如有)的任何權利，亦不可出讓或以其他方式處置或以產權負擔制約重建車站停車場或其任何部分或相關權益，又或就此訂立任何協議；

… "

25. 西鐵鐵路的保護

特別條件第(42)(a)條

"(a) (i) 該地段或其任何部分範圍內不可進行任何建造工程(包括但不限於地基工程)或其他工程，以致損害、干預、阻礙或危害稱為西鐵的鐵路、西鐵錦上路站或位於該地段或附近的西鐵任何相關工程、構築物、設施或裝置(任何此等工程、構築物、設施及裝置以下統稱「西鐵構築物與裝置」)的安全或運作。承批人在該地段展開任何工程之前，必須先諮詢港鐵，確保有關工程不會損害、干預、阻礙或危害西鐵、西鐵錦上路站或西鐵與裝置或其任何部分的安全或運作(署長就此所作的決定將作終論)。如署長要求，承批人應自費採取署長或港鐵或兩者指定的措施及防範措施，以確保西鐵、西鐵錦上路站或西鐵構築物與裝置可安全運作。

(ii) 承批人確認於本協議訂立日，該地段及綠色範圍內現存有某些本文所夾附圖A以紫色虛線顯示並註明為"WEST RAIL SIGNALLING CABLES"的西鐵訊號及通訊電纜(以下統稱「西鐵訊號電纜」)，屬於西鐵構築物與裝置一部分。

(iii) 政府並無就西鐵訊號電纜或其任何部分的實際情況、狀況或安全又或西鐵訊號電纜的建造、安裝或繼續存留是否符合所有適用條例、附例及規則作出明示或隱含的保證。

(iv) 任何西鐵訊號電纜邊緣3.0米範圍內(以下簡稱「訊號電纜後移區」)不可興建或建造任何建築物、構築物或任何一座或多座建築物或構築物的支承件或伸出物(事前已獲署長書面批准類型、設計和配置的邊界圍欄及伸出樓外構築物除外)，亦不可在訊號電纜後移區種植樹木。

(v) 受限於本特別條件(a)(iv)款之規定，承批人在訊號電纜後移區之內、其上、其下或跨越該處展開任何工程之前，必須先諮詢港鐵，確保有關工程不會損害、干預或危害西鐵訊號電纜的安全運作。

... ”

特別條件第(42)(b)條

“(b) 承批人須遵守所有關於西鐵、西鐵錦上路站及西鐵構築物與裝置的條例、附例和規例。”

特別條件第(42)(c)條

“(c) 承批人概不可於任何方面干預西鐵、西鐵錦上路站及西鐵構築物與裝置的建造、使用和運作。”

特別條件第(42)(d)條

“(d) 承批人須自費遵守建築事務監督、消防處處長及所有其他相關政府和法定當局就與西鐵和西鐵構築物及裝置連接或緊鄰的一座或多座建築物或其任何一個或多個部分之建造(包括擬使用的物料)、維修及保養作出的所有特別要求。”

特別條件第(42)(e)條

“(e) 於本文協定批授的整個年期內，承批人應以建築事務監督全面滿意的方式遵守、履行建築事務監督制訂的所有規定，包括但不限於建築事務監督發布的《認可人士、註冊結構工程師及註冊岩土工程師作業備考APP-24》所列規定和相關修訂本或取代本，以及建築事務監督不時發布的任何其他作業備考，以保護西鐵、西鐵錦上路站 及西鐵構築物與裝置。”

26. 通行西鐵、西鐵錦上路站及西鐵構築物與裝置

特別條件第(43)條

“ 承批人應在本文協定批授的整個年期內，允許政府、署長、港鐵及其人員、傭工、承辦商、代理和經署長或港鐵授權的任何人等行使權利，不論攜帶工具、車輛、機器或設備與否，隨時進出通行、往返及行經該地段和該處任何已建或擬建的一座或多座建築物或構築物，以便執行任何與西鐵、西鐵錦上路站及西鐵構築物與裝置相關的測量、檢查、檢驗、保養、改善或發展。...”

27. 康樂設施

特別條件第(45)條

“(a) 承批人可在該地段內興建、建造和提供經署長書面批准的康樂設施及該處的附屬設施(以下簡稱「該等設施」)。該等設施的類型、大小、設計、高度及布局亦須事前提交署長書面批准。

(b) 為計算本文特別條件第(18)(d)(i)條所載的全部總樓面面積，受限於本文特別條件第(90)(d)條之規定，任何根據本特別條件(a)款在該地段內設置以供該地段已建或擬建的一座或多座住宅大廈住戶及彼等各真正訪客公用與共享的該等設施任何部分，一律不連計在內，署長認為並非作上述用途的該等設施其餘部分則會計算在內。

(c) 如該等設施任何部分豁免計入本特別條款(b)款所訂的全部總樓面面積(以下簡稱「豁免設施」)：

(i) 豁免設施將指定為並構成本文特別條件第(55)(a)(vi)條所載的公用地方一部分；

(ii) 承批人應自費保養豁免設施以保持其修繕妥當及狀況良好，並負責運作豁免設施以令署長滿意；及

(iii) 豁免設施只可供該地段任何一座或多座已建或擬建住宅大廈的住戶和彼等的真正訪客使用，任何其他人士或人等一概不可使用。”

28. 行人通道

特別條件第(49)(a)條

“(a) 承批人應自費以署長全面滿意的方式在該地段內鋪設、平整、提供、建造分段行人路或行人道(連同署長全權酌情視為必要的樓梯、斜路、照明裝置和自動扶梯)並鋪設路面，以作本特別條件(b)款所載的用途，相關的位置、方式、物料、標準、樓層、定線及設計均須經署長書面批准(以下統稱「行人通道」)。”

特別條件第(49)(b)條

“(b) 行人通道應採取最短的可行路線並興建上蓋，建造和設計應符合以下要求：

(i) 在署長批准的建築物位置及樓層連貫將會建於該地段上的每座建築物；及

(ii) 連貫該地段內所有主要設施，包括但不限於住宅大廈和在該處設置的重建公共運輸交匯處及重建車站停車場。”

特別條件第(49)(c)條

“(c) 承批人應在整個協定的批租年期內，時刻自費保持、保養、修理及管理行人通道，以保持其修繕妥當及狀況良好，令署長滿意。”

特別條件第(49)(d)條

“(d) (i) 承批人應自費以署長全面滿意的方式，在該地段內設計、提供和建成而其後須時刻保持、保養、修理及管理本特別條件(d)(ii)款訂明的行人走道，以在署長書面批准的位置及樓層貫連下列地方：

(I) 重建公共運輸交匯處；

(II) 重建車站停車場；

(III) 該地段地面層；

(IV) 錦河路行人道，位於或大約位於本文所夾附圖則A以黑點顯示並註明為“CONNECTION POINT”的連接點或署長書面批准的其他地點(該連接點或經署長書面批准的其他地點以下簡稱「連接點」)；

(V) 毗連該地段街面的行人道；及

(VI) 西鐵錦上路站

(該行人走道以下簡稱「行人走道」)。

(ii)(I) 受限於本特別條件(d)(ii)(II)款之規定，行人走道的淨闊度不可少於6米，又或採取署長書面批准的其他闊度。

(II) 由連接點通往西鐵錦上路站的一段行人走道應採取最短的可行路線，淨闊度不可少於4米，又或採取署長書面批准的其他闊度。”

特別條件第(49)(e)條

“(e) 承批人應在行人走道按照本特別條件(d)款規定建成後(署長就此作出的決定將作終論並對承批人具有約束力)及自此於本文協定批授的整個年期內，自費遵照本特別條件(d)款保持行人走道，以及每日24小時開放行人走道讓所有公眾人士免費、無償及暢通無阻地步行或乘坐輪椅通行，以作任何合法用途。”

特別條件第(49)(f)條

“(f) (i) 行人走道按照本特別條件(d)款規定建成(署長就此作出的決定將作終論並對承批人具有約束力)之前，承批人須自費以署長全面滿意的方式，在該地段內設計、提供、建成和其後保持、保養、修理及管理一條臨時行人走道，以連接 西鐵錦上路站、該地段地面層、連接點及毗鄰該地段街面的行人道(以下簡稱「臨時行人走道」)。

(ii) 承批人應在臨時行人走道按照本特別條件(f)(i)款規定建成(署長就此作出的決定將作終論並對承批人具有約束力)及其後臨時行人走道存續期間時刻自費遵照本特別條件(d)款保持臨時行人走道，以及每日24小時開放 臨時行人走道讓所有公眾人士免費及暢通無阻地步行或乘坐輪椅通行，以作任何合法用途，直至行人走道建成(署長就此作出的決定將作終論並對承批人具有約束力)為止。”

29. 緊急車輛通道

特別條件第(51)(a)條

“(a) 承批人應在本文協定批授的整個年期內，自費以署長全面滿意的方式在該地段內提供、建造、保持、保養、修理及管理一條緊急車輛通道，以供緊急車輛通行該地段往返 西鐵錦上路站或署長不時規定或指明的任何其他鐵路線(以下簡稱「緊急車輛通道」)。”

特別條件第(51)(b)條

“(b) 承批人應在本文協定批授的整個年期內，時刻自費以署長全面滿意的方式：

(i) 允許所有緊急車輛自由及不間斷地使用緊急車輛通道，並且允許所有緊急車輛不受限制地進出、往返和通行緊急車輛通道；及

(ii) 保持緊急車輛通道暢通無阻。”

30. 泊車規定

特別條件第(58)條

“(a) (i) 該地段內應設置署長滿意的車位，以供停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌而屬於該地段已建或擬建的一座或多座建築物內各住宅單位住戶和彼等各真正賓客、訪客或獲邀人士的車輛(以下簡稱「住宅車位」)。配置比例將分別根據下表所列該地段已建或擬建住宅單位的面積計算，除非署長同意有別於下表所列的其他配置比例或住宅車位數目：

每個住宅單位的大小	擬提供住宅車位數目
少於40平方米	每30個住宅單位或不足此數一個車位
不少於40平方米但少於70平方米	每17.14個住宅單位或不足此數一個車位
不少於70平方米但少於100平方米	每5.71個住宅單位或不足此數一個車位
不少於100平方米但少於130平方米	每2.18個住宅單位或不足此數一個車位
不少於130平方米但少於160平方米	每1.6個住宅單位或不足此數一個車位
不少於160平方米	每1.26個住宅單位或不足此數一個車位

(ii) 就本特別條件(a)(i)款而言，必須配置的住宅車位總數應為分別根據本特別條件(a)(i)款中列表所載每個住宅單位面積計算的住宅車位數額的總和。於此等 批地條件，關於總樓面面積的“每個住宅單位的大小”一詞指以下(I)與(II)之和：

(I) 每個由單位住戶專用與專享的住宅單位的總樓面面積。總樓面面積應由單位圍牆或矮牆外側開始量度，除非圍牆是分隔兩個毗連單位則屬例外，於該情況下應由牆中央開始量度，並須一併量度單位內的內部間隔牆及柱。但為免存疑，不需要量度在計算本文特別條件第(18)(d)(i)條訂明的全部總樓面面積時不會連計在內的單位內所有樓面面積；及

(II) 個別住宅單位按比例分攤的住宅公用地方(定義以下文所訂為準)總樓面面積，即計算每個住宅單位圍牆以外供現已或將會建於該地段發展項目住宅部分的所有住戶公用與共享的住宅公用地方的全部總樓面面積。但為免存疑，不需要量度在計算本文特別條件第(18)(d)(i)條訂明的全部總樓面面積時不會連計在內的所有樓面面積(住宅公用地方以下簡稱「住宅公用地方」)，然後依照下列程式按比例分攤予每個住宅單位：

$$\text{住宅公用地方全部總樓面面積} \times \frac{\text{個別住宅單位依照本特別條件(a)(ii)(I)款計算之總樓面面積}}{\text{所有住宅單位依照本特別條件(a)(ii)(I)款計算之全部總樓面面積}}$$

(iii) 該地段任何已建或擬建住宅單位大廈如設有超過75個住宅單位，將會額外配置車位以供停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌而屬於該地段已建或擬建的一座或多座建築物內住宅單位住戶的真正賓客、訪客或獲邀人士的車輛，配置比例為每座住宅單位大廈5個車位或採用署長批准的其他比例，但受限於每座住宅單位大廈最少須配置一個車位。

(iv) 根據本特別條件(a)(i)(可遵照本文特別條件第(60)條規定調整)及(a)(iii)款提供的車位除作兩款分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(b) (i) 承批人應遵照建築事務監督的規定和批准，在根據本特別條件(a)(i)(可遵照本文特別條件第(60)條規定調整)及(a)(iii)款設置的車位中，預留及指定部分車位供《道路交通條例》、其任何相關規例及修訂法例界定定義的傷殘人士停泊車輛(此等預留及指定的車位簡稱「傷殘人士車位」)。根據本特別條件(a)(iii)款設置的車位最少須預留及指定一個傷殘人士車位，惟承批人不得將所有根據本特別條件(a)(iii)款設置的車位預留或指定為傷殘人士車位。

(ii) 傷殘人士車位除供《道路交通條例》、其任何相關規例及修訂法例界定定義的傷殘人士停泊屬於現已或將會建於該地段的一座或多座建築物的住戶和彼等各真正賓客、訪客及獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(c) (i) 該地段內應設置署長滿意的車位，以供停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌而屬於該地段已建或擬建的一座或多座建築物內住宅單位住戶及彼等各真正賓客、訪客或獲邀人士的電單車(以下簡稱「住宅電單車位」)。除非署長另行批准採用其他比例，否則配置比例為該地段已建或擬建的一座或多座建築物內每100個住宅單位或不足此數配置一個車位。如根據本(c)(i)款設置的車位數目為小數位數，則四捨五入進位為最接近之整數。

(ii) 住宅電單車位 (可遵照本文特別條件第(60)條規定調整)除作本特別條件(c)(i)款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(d) 該地段內應設置署長滿意的車位，以供停泊屬於該地段已建或擬建的一座或多座建築物內住宅單位住戶和彼等各真正賓客、訪客或獲邀人士的單車，配置比例為每15個或不足此數總樓面面積少於70平方米的住宅單位配置一個車位，或採取署長批准的其他比例。

(e) (i) 除傷殘人士車位外，每個根據本特別條件(a)(i)(可遵照本文特別條件第(60)條規定調整)及(a)(iii)款提供的車位必須為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 傷殘人士車位的大小將由建築事務監督指定和批准。

(iii) 每個住宅電單車位(可遵照本文特別條件第(60)條規定調整)必須為1.0米闊及2.4米長，最低淨空高度為2.4米或署長批准的其他最低淨空高度。

(iv) 每個根據本特別條件(d)款提供的車位，其大小須經署長書面批准。”

31. 上落貨車位規定

特別條件第(59)條

“(a) 該地段內應設有署長滿意的車位供貨車裝卸貨物，比例為該地段已建或擬建的一座或多座建築物每800個住宅單位或不足此數配置一個車位或採用署長批准的其他比例，但該地段每座已建或擬建住宅單位大廈最少須設有一個上落貨車位。上落貨車位應設於每座住宅單位大廈範圍內或毗連該處。

(b) 每個根據本特別條件(a)款提供的車位(可根據本文特別條件第(60)條調整)必須為3.5米闊及11.0米長，最低淨空高度為4.7米。此等車位除供與該地段已建或擬建的一座或多座建築物相關的貨車上落貨外，不得作任何其他用途。”

32. 讓與住宅車位及住宅電單車位的限制規定

特別條件第(62)(a)條

“(a) 儘管承批人已按署長滿意的方式履行和遵守此等批地條件，仍不可將住宅車位及住宅電單車位：

(i) 轉讓，除非：

(I) 連同賦予專有權使用及佔管該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數一併轉讓；或

(II) 向現時已擁有具專有權使用及佔管該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數的業主轉讓；或

(ii) 分租(租予該地段已建或擬建的一座或多座建築物內住宅單位的住戶除外)，

於任何情況下，該地段已建或擬建的一座或多座建築物內任何一個住宅單位的住戶概不可承讓或承租合共超過三個住宅車位及住宅電單車位。”

33. 削土

特別條件第(66)條

"(a) 如該地段內或任何政府土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等批地條件規定承批人執行的任何其他工程等，不論事前是否獲署長書面同意，承批人亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何塌方、山泥傾瀉或地陷。承批人應在本文協定的整個批租年期內自費保養上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令署長滿意。

(b) 本特別條件(a)款的規定概不妨礙政府行使此等批地條件賦予的權利，尤其是以本文特別條件第(65)條下的權利。

(c) 無論何時，如因承批人進行任何平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰政府土地或已批租土地發生塌方、山泥傾瀉或地陷，承批人須自費還原並修葺該處，以令署長滿意，同時須就政府、其代理及承辦商因有關塌方、山泥傾瀉或地陷而蒙受或招致的所有費用、收費、損害、索求及索償作出彌償。

(d) 除享有本文訂明可就違反任何此等 批地條件追討的任何其他權利或補償權外，署長另有權向承批人發出書面通知，要求承批人進行、建造和保養上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何塌方、山泥傾瀉或地陷範圍。如承批人疏忽或不按照通知書訂明的期限以署長滿意的方式執行通知書的指示，署長可即時執行和進行任何必要的工程。承批人須在接獲通知時向政府償還有關的費用，以及任何行政或專業收費與費用。"

34. 保養地錨

特別條件第(68)條

"如該地段的發展或重建項目或其任何部分已安裝預應力地錨，承批人 應自費在預應力地錨的整個使用周期內定期保養和監察，以令署長滿意，並且在署長不時全權酌情要求時提交上述監察工程的報告及資料。如承批人 疏忽或不執行規定的監察工程，署長可即時執行和進行監察工程，承批人必須在接獲通知時向政府償還有關的費用。"

35. 廢土或廢料

特別條件第(69)(a)條

"(a) 如源自該地段或受該地段任何發展項目影響的其他地方之廢土、泥石、廢料、建築廢料或建材(以下簡稱「廢料」)侵蝕、沖流或棄置於公共小巷或道路，又或排進道路下水道、前濱或海床、污水管、雨水渠或明渠或其政府產業(以下簡稱「政府產業」)，承批人必須自費清理廢料和修復受損的政府產業，此外並須就廢料侵蝕、沖流或棄置而導致私人物業蒙受任何損害或滋擾所引致的所有訴訟、索償及索求向政府作出彌償。"

36. 建造排水渠及渠道

特別條件第(71)條

"(a) 茲毋損本文特別條件第(81)條之規定，承批人應按署長視為需要，自費以署長滿意的方式在該地段邊界範圍內或政府土地上建造和保養排水渠及渠道，以截流和輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或政府雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，承批人必須獨自承擔並向政府及其人員作出彌償。

(b) 茲毋損本文特別條件第(81)條之規定，接駁該地段任何排水渠及污水管至已鋪設及啟用的政府雨水渠及污水管的工程，可由署長負責執行。署長毋須就由此引致的任何損失或損害向承批人承擔責任，而承批人接獲政府通知時須向政府支付此等接駁程的費用。此外，承批人亦可自費以署長滿意的方式執行上述接駁工程。於該情況下，位於政府土地範圍內的上述接駁工程部分將由承批人自費保養，如政府發出通知，承批人須將此等工程部分移交政府，日後由政府自費保養，承批人並須在政府通知時向政府繳付上述接駁工程的技術審核費用。如承批人不保養建於政府土地上的上述接駁工程任何部分，署長可執行其視為必要的保養工程，承批人須在政府通知時支付有關工程的費用。"

37. 現有總喉

特別條件第(72)(a)條

"(a) 承批人確認在本協議訂立日，該地段、綠色範圍、黃色範圍及該地段毗鄰土地本文所夾附圖則以藍線顯示並註明為"EXISTING WATER MAINS"有現存的供水總喉(以下簡稱「現存總喉」)。"

特別條件第(72)(c)條

"(c) 除非事前獲水務監督書面同意，否則現存總喉中線周圍1.5米的範圍(以下統稱「水務專用範圍」)之內、之上、之下、其上或其下不得興建、建造或設置任何建築物、構築物或一座或多座建築物或構築物的支承件或伸出物。"

特別條件第(72)(d)條

"(d) 除本特別條件(e)款許可外，水務專用範圍內不可擺放或儲存任何物件、物料或構築物，亦不可在水務專用範圍上或內停泊車輛。"

特別條件第(72)(e)條

"(e) 水務專用範圍內任何閥蓋周圍1.5米或任何消防栓出口管周圍1.0米的範圍不得擺放任何性質的物件、物料或構築物，但准許鋪設草皮。"

特別條件第(72)(f)條

"(f) 如事前未獲水務監督書面批准，水務專用範圍內不准植樹及進行地盤平整工程。如在現存總喉中線周圍2.5米範圍內植樹，承批人應以水務監督全面滿意的方式提供及建造堅固的樹根屏障，並要確保伸展至現存總喉管道內底水平以下。"

特別條件第(72)(h)條

"(h) 如在本文協定批授的年期內任何時間由承批人、其傭工、工人及承辦商造成或因彼等在該地段、綠色範圍及黃色範圍之內、之上、之下、其上或其下進行任何活動導致現存總喉受損，以致需要修理和還原任何現存總喉、閥、閥井、閥室、水務設施的其他部分或構築物及設施和其他現存總喉相關設施， 承批人須在政府通知時向政府支付此等工程的費用。"

38. 食水沖廁

特別條件第(73)條

"該地段並無鹹水或經處理的污水供應作沖廁用途，現同意承批人可暫時使用食水沖廁，惟承批人必須安裝適合用鹹水的渠務設施，並於日後可有鹹水供應時接受鹹水沖廁。"

39. 噪音緩解措施

特別條件第(76)(b)條

"(b) 承批人應自費在署長指定的期限內，以署長全面滿意的方式執行及實施所有經署長批准的NIA所載的建議 噪音緩解措施(以下簡稱「經批准的噪音緩解措施」)。"

40. 隔音屏障

特別條件第(77)條

"如經批准的噪音緩解措施涵蓋於該地段上興建或建造任何伸展至該地段邊界以外並跨越毗鄰政府土地部分的一個或多個隔音屏障(以下簡稱「隔音屏障」)，必須遵從以下條件：

(a) 承批人應自費依照建築事務監督批准的圖則和全面遵照《建築物條例》、其任何相關規例及修訂法例的規定設計、興建及建造隔音屏障；

(b) 不可在毗鄰該地段的任何政府土地之上、其內或其下興建隔音屏障的地基或支承件；

(c) 如事前未獲署長書面批准，不可在隔音屏障或其任何一個或多個部分進行或安裝改建、加建、更換或附件工程；

(d) 承批人時刻均須自費保持、保養和修理隔音屏障或(如署長批准)其更換件，以保持其修繕妥當及狀況良好，全面令署長滿意。如執行本(d)款的任何工作需要暫時禁止車輛通行或改道，必須在施工前徵取運輸署署長書面同意臨時交通安排；

(e) 隔音屏障除作隔音屏障外，不可作任何其他用途。如事前未獲署長書面同意，承批人不可使用或容忍、准許他人使用隔音屏障或其任何一個或多個部分陳列廣告或展示任何招牌、告示或海報；

…"

特別條件第(77)(j)條

"(j) 如承批人不履行本特別條件所訂的任何承批人責任，署長可執行必要的工程，承批人須在署長通知時向署長支付相等於工程費用的款項。付款金額由署長釐定，其決定將作終論並對承批人具有約束力。"

41. 保護電纜

特別條件第(80)(a)條

"(a) 承批人確認和接受於本協議訂立日，該地段有現存的132千伏及11千伏輸電纜和相關的電纜系統、構築物、設施及裝置(以下統稱「電纜」)，由香港中華電力有限公司(以下簡稱「電力公司」)鋪設於本文所夾附圖則A以橙色圍邊並註明為"CABLE RESERVE AREA"的該地段範圍(該橙色圍邊範圍以下簡稱「電纜專用範圍」)地面以下水平。"

特別條件第(80)(c)條

"(c) 承批人應自費核實電纜覆蓋的範圍，並且概不可拆卸、損壞或干預或允許、容忍他人拆卸、損壞或干預電纜或其任何一個或多個部分(署長就何謂拆卸、損壞或干預所作的決定將作終論並對 承批人具有約束力)。如有拆卸、損壞或干預電纜或其任何一個或多個部分，電力公司將負責還原、修復或糾正，費用由承批人支付。茲毋損本文特別條件第(4)條之規定，倘因電纜的存在，或因 承批人、其僱員、代理、工人及承辦商拆卸、損壞或干預電纜或其任何一個或多個部分而直接或間接招致或引起任何責任、損失、損害、索償、開支、費用、收費、索求、訴訟及法律程序，承批人須向政府、署長及其人員、承辦商、代理、工人和經署長授權的人等作出彌償，並且保持令其獲得彌償。"

特別條件第(80)(d)條

"(d) (i) 電纜專用範圍內不可興建、建造或放置任何建築物、構築物或一座或多座建築物或構築物的支承件、地基或伸出物(事前已獲署長書面批准類型、設計和配置的邊界圍欄及現存構築物除外)，亦不可種植樹木。

(ii) 儘管有本特別條件(d)(i)款之規定，如事前獲署長書面批准，可在該地段內電纜專用範圍之上或跨越該處興建或建造一座或多座建築物、構築物或任何建築物或構築物的支承件，惟電纜專用範圍地面對上必須預留不少於5.1米淨空域。署長給予批准時可附加其酌情視為恰當的任何條款與條件。"

特別條件第(80)(e)條

"(e) 承批人在電纜及電纜專用範圍四周3.0米內展開任何工程之前，必須先諮詢電力公司，以確保有關工程不會損壞、干預或危害 電纜的安全運作(署長就此所作的決定將作終論)。如署長規定，承批人須自費採取電力公司指定的防範措施，確保電纜可安全運作。"

42. 建造污水收集系統工程

特別條件第(81)(a)條

"(a) 茲附加於及毋損本文特別條件第(71)條之規定：

(i) (I) 承批人應自費以渠務署署長及土木工程拓展署署長全面滿意的方式，採用良好工藝和依照此等 批地條件及本文所夾附的《技術說明》(以下簡稱「技術說明」)，大約沿着本文所夾附圖則A 以啡色線顯示並註明為"ALIGNMENT OF SEWERAGE WORKS"的走線或署長全權酌情以書面指定或批准的其他走線建造、提供和建成所有污水管及相關沙井，以接駁錦泰路現存的污水收集系統(所有此等污水管及相關沙井連同所有接駁工程以下統稱「污水收集系統工程」)；及

(II) 茲毋損本文特別條件第(86)條之規定，承批人應時刻自費以渠務署署長及土木工程拓展署署長全面滿意的方式，保養和修理 污水收集系統工程，以保持其修繕妥當及狀況良好，直至本文特別條件第(86)(a)條所載的 污水收集系統工程整體污水收集系統工程保養期或本文特別條件第(86)(a)條所載關於本文特別條件第(85)條所訂 污水收集系統工程相關的一個或多個部分的每個污水收集系統工程保養期(視情況而定)屆滿為止，

就本特別條件(a)(i)(I)款而言，署長就何謂錦泰路現存污水收集系統所作的決定將作終論，並對承批人具有約束力；及

(ii) 承批人應遵守及持續負責遵守本特別條件(a)(i)(I)款的規定，除非署長已向承批人發出書面通知確認 承批人毋須建造和提供本特別條件(a)(i)(I)款訂明的 污水收集系統工程(該書面通知以下簡稱「通知書」)，屆時承批人便毋須遵守本特別條件(a)(i)(II)款及本文特別條件第(82)、(83)、(84)、(85)、(86)及(87)條的規定。"

特別條件第(81)(d)條

"(d) 如承批人不履行本特別條件(a)款所訂的承批人責任，政府可執行必要的工程，費用由承批人承擔，承批人須在政府通知時向政府支付相等於工程費用的款項。付款金額由署長釐定，其決定將作終論並對承批人具有約束力。"

43. 合併住宅單位的限制規定

特別條件第(91)條

"除非獲署長事先書面批准，承批人不可進行或允許、容忍他人進行與該地段內興建的任何住宅單位相關的工程，包括但不限於拆卸或更改任何間隔牆或地台或天台樓板或間隔結構，以致該單位內部與任何毗連或毗鄰的該地段內興建的住宅單位相連相通。署長就任何工程是否導致單位內部與任何毗連或毗鄰住宅單位相連相通所作的決定將作終論，並對承批人具有約束力。"

44. 不准搭建或製作墳墓或骨灰龕

特別條件第(92)條

"該地段不可興建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶罐或骨灰甕內或以其他方式存放。"

註：

1. 根據地政總署鐵路發展組於2020年11月20日發出並於土地註冊處登記為《註冊摘要》第20120200990034號的《延長建築契諾信件》，承批人依照批地文件發展該地段、平整綠色範圍及綠色間黑十字線範圍、提供 政府樓宇和建造重建車站停車場的工程完竣期限已由2025年9月30日延長至2026年3月31日。

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

1. Green Areas and Green Cross-hatched Black Area

(I) Description

Under Special Condition No. (6) of the Land Grant, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands (the "Director"):-

(i) lay and form the Green Areas (as defined below) and the Green Cross-hatched Black Area (as defined below); and

(ii) provide and construct the Structures (as defined below) within the Green Areas and the Green Cross-hatched Black Area.

(II) Relevant Provisions of the Land Grant

Special Condition Nos.(6)(a)(i), (ii) and (iii)

"(a) The Grantee shall:

(i) on or before the 30th day of September 2025 or such other date as may be approved by the Director (Note 1), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads respectively shown coloured green and green cross-hatched black on Plan A annexed hereto (hereinafter respectively referred to as ″ the Green Areas″ and "the Green Cross-hatched Black Area″); and

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

so that building, vehicular and pedestrian traffic may be carried on the Green Areas and the Green Cross-hatched Black Area;

(ii) on or before the 30th day of September 2025 or such other date as may be approved by the Director (Note 1), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and the Green Cross-hatched Black Area and provide the same with 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;

(iii) on or before the 30th day of September 2025 or such other date as may be approved by the Director (Note 1), at his own expense, in such manner, with such materials and to such standards and design as the Director shall approve and in all respects to the satisfaction of the Director, provide within the Green Cross-hatched Black Area a public bicycle parking area for the parking of bicycles by the public (hereinafter referred to as the ″Bicycle Parking Area″), which shall contain and provide 354 bicycle racks or such other facilities as may be approved in writing by the Director for the parking of 708 bicycles or such other number of bicycles as may be approved in writing by the Director (hereinafter collectively referred to as the ″Bicycle Parking Spaces″)."

Special Condition No.(6)(b)

"(b) In the event of the non-fulfilment of the Grantee′s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the 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 binding on the Grantee."

Special Condition No.(6)(c)

"(c) 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 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 Grantee in respect of any such loss, damage, nuisance or disturbance."

Special Condition No.(7)

"For the purpose only of carrying out the necessary works specified in Special Condition No. (6) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas and the Green Cross-hatched Black Area, subject to Special Condition No. (42) hereof and the existence of the West Rail Signalling Cables referred to in Special Condition No. (42)(a)(ii) hereof. The Green Areas and the Green Cross-hatched Black Area, or any part or parts of the Green Areas and the Green Cross-hatched Black Area as the Director may at his sole discretion specify or require, 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 these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Cross-hatched Black Area, or any part or parts of the Green Areas and the Green Cross-hatched Black Area, allow free access over and along the Green Areas and the Green Cross-hatched Black Area, or any such part or parts of the Green Areas and the Green Cross-hatched Black 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. (6) hereof or otherwise."

Special Condition No.(8)

"The Grantee shall not without the prior written consent of the Director use the Green Areas and the Green Cross-hatched Black 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. (6) hereof."

[Note: The Grantee has re-delivered the Green Cross-hatched Black Area to the Government in accordance with Special Condition No. (7). The obligations under Special Condition No. (6) relating to the Green Cross-hatched Black Area have lapsed.]

(III) Relevant Provisions of the latest draft Deed of Mutual Covenant and Management Agreement (the "DMC")

Definition of "Green Areas" in Section B (Definitions) of the DMC

""Green Areas" means those areas or portions shown coloured green on the Plan referred to under Special Condition No.(6)(a)(i)(I) of the Government Grant which expression shall include the Structures constructed thereon."

Definition of "Structures" in Section B (Definitions) of the DMC

""Structures" shall have the same meaning as defined in Special Condition No.(6)(a)(i)(II) of the Government Grant."

Clause 1(k)(v) (Offensive user) of the Third Schedule (Restrictions and Prohibitions) of the DMC

"...an Owner shall not...:-

(k) (v) use the Green Areas 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.(6) of the Government Grant."

2. The Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces in the Yellow Area

(I) Description

Under Special Condition No. (12) of the Land Grant, the Grantee shall at his own expense design, erect, construct, complete and make fit for occupation and operation:-

(i) the Temporary PTI (as defined below);

(ii) the Temporary Station Carpark (as defined below); and

(iii) the Temporary Motor Cycle Parking Spaces (as defined below).

(II) Relevant Provisions of the Land Grant

Special Condition No.(12)(a)

"(a) The Grantee shall, at his own expense and in all respects to the satisfaction of the Commissioner for Transport, design, erect, construct, complete and make fit for occupation and operation, and thereafter provide and maintain until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (j)(ii) of this Special Condition, within the Yellow Area in such manner, with such materials and to such standards, levels, alignment and design as the Commissioner for Transport shall require and approve:

(i) a temporary public transport interchange, which shall include and contain such ancillary facilities and structures as shall be determined by the Commissioner for Transport at his sole discretion, whose determination shall be final and binding on the Grantee (such temporary public transport interchange is hereinafter referred to as "the Temporary PTI");

(ii) a temporary public carpark, which shall include and contain:

(I) such ancillary facilities and structures as shall be determined by the Commissioner for Transport at his sole discretion whose determination shall be final and binding on the Grantee; and

(II) 593 spaces or such other number of spaces as may be approved by the Director (who may, in giving such approval, impose such terms and conditions as he sees fit) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation

(such temporary public carpark is hereinafter referred to as the "Temporary Station Carpark"); and

(iii) 39 temporary spaces or such other number of temporary spaces as may be approved by the Director (who may, in giving such approval, impose such terms and conditions as he sees fit) for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (such temporary spaces are hereinafter referred to as the "Temporary Motor Cycle Parking Spaces")."

Special Condition No.(12)(e)

"(e) (i) The Grantee shall at all times, free of costs or consideration and without any interruption, permit the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport to operate and use, and all members of the public to use, the Temporary PTI until the cessation of operation of the Temporary PTI has been approved in writing by the Commissioner for Transport and the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport.

(ii) Notwithstanding sub-clause (j)(i) of this Special Condition, the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport shall at all times have the full and absolute rights to operate and use the Temporary PTI and to open the Temporary PTI for use by all members of the public 24 hours a day until the cessation of the operation of the Temporary PTI has been approved in writing by the Commissioner for Transport and the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport.

(iii) For the purpose of sub-clauses (b), (e)(i) and (e)(ii) of this Special Condition, the Grantee shall at all times, free of costs or consideration and without any interruption:

(I) permit the Government, the Commissioner for Transport and his officers, contractors, agents and any persons authorized by the Commissioner for Transport the right of ingress, egress and regress to, from and through the Temporary PTI and the Yellow Area, and unrestricted access to, from and through the Temporary PTI for all Government vehicular traffic;

(II) permit KMB, ACEL and their officers, contractors and any persons authorized by KMB or ACEL, the right of ingress, egress and regress to, from and through the Temporary PTI and the Yellow Area; and

(III) until the cessation of operation of the Temporary PTI has been approved in writing by the Commissioner for Transport and the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through such part or parts of the Yellow Area and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to, from and through the Temporary PTI, and permit unrestricted access to, from and through the Yellow Area for all public vehicular traffic.

(iv) For the avoidance of doubt, the Government shall have the absolute right in exercising its powers in connection with the Temporary PTI conferred upon it under the Road Traffic Ordinance and the Public Bus Services Ordinance, any regulations respectively made thereunder and any amending legislation, and shall have and retain the absolute and unfettered discretion, at any time or times as the Government sees fit, to permit its officers, contractors, agents and authorized persons and the members of the public to use the Temporary PTI or any part thereof."

Special Condition No.(12)(g)

"(g) (i) Upon completion of the Reprovision PTI referred to in Special Condition No.(24)(a)(i) hereof in all respects to the satisfaction of the Commissioner for Transport, the Grantee shall at his own expense relocate the Temporary PTI including but not limited to the associated facilities and fixtures to the Reprovision PTI referred to in Special Condition No. (24)(a)(i) hereof in all respects to the satisfaction of the Commissioner for Transport.

(ii) Upon completion of the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof in all respects to the satisfaction of the Commissioner for Transport, the Grantee shall at his own expense relocate the Temporary Station Carpark including but not limited to the associated facilities and fixtures to the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(12)(h)

"(h) The Grantee shall at all times, free of costs or consideration and without any interruption, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through such part or parts of the Yellow Area and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to, from and through the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces or any part or parts thereof, until the respective cessations of operation of the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces have been approved in writing by the Commissioner for Transport and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport."

Special Condition No.(12)(i)

"(i) (i) The Temporary Station Carpark or any part thereof or any parking spaces within the Temporary Station Carpark 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, in accordance with sub-clause (i)(ii) of this Special Condition and in particular the Temporary Station Carpark or any parking spaces within the Temporary Station Carpark 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) Until the cessation of operation of the Temporary Station Carpark has been approved in writing by the Commissioner for Transport and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport, all parking spaces within the Temporary Station Carpark shall at all times be made available by the Grantee to all members of the public, and the Grantee shall at all times permit vehicular access to and from the Temporary Station Carpark:

(I) for the purpose of park-and-ride for the West Rail as referred to in Special Condition No. (42)(a)(i) hereof (as to which the decision of the Commissioner for Transport shall be final and binding on the Grantee) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport; and

(II) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport.

(iii) The Temporary 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, in accordance with sub-clause (i)(iv) of this Special Condition and in particular the Temporary Motor Cycle Parking 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) Until the cessation of operation of the Temporary Motor Cycle Parking Spaces has been approved by the Commissioner for Transport in writing and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport, all Temporary Motor Cycle Parking Spaces shall at all times be made available by the Grantee to all members of the public for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, free of costs or consideration."

Special Condition No.(12)(j)

"(j) (i) For the purpose only of carrying out the necessary works specified in Special Condition No. (11) hereof and this Special Condition, the Grantee shall on the date of this Agreement be granted possession of the Yellow Area.

(ii) The Yellow Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Grantee to the Government at any time on demand of the Director, without any consideration, payment or compensation whatsoever payable by the Government to the Grantee, on a date or dates as the Director may at any time or times at his sole discretion specify by notice in writing to the Grantee, 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 these Conditions have been complied with to his satisfaction.

(iii) The Grantee shall, if so required by the Director, at his own expense and in all respects to the satisfaction of the Director, prior to re-delivery of possession of the Yellow Area or any part or parts thereof to the Government, remove the Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces, and all other structures, fixtures and additions including but not limited to foundation, paving or other surfacing then standing on or forming part of the Yellow Area or any part or parts thereof (irrespective of whether they were erected or installed by the Grantee), make good and repair in a proper and workmanlike manner any damage to the Yellow Area and thereafter form, pave and fence off the Yellow Area."

Special Condition No.(12)(k)

"(k) In the event of the non-fulfilment of any of the Grantee's obligations under this Special Condition, 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 shall be final and binding on the Grantee."

Special Condition No.(12)(l)

"(l) 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 structure other than the Temporary PTI, the Temporary Station Carpark, the Temporary Motor Cycle Parking Spaces, the Temporary KMB Kiosks and the Temporary ACEL Kiosk, or for any purposes other than those specified in Special Condition No. (11) hereof and this Special Condition."

Special Condition No.(12)(m)

"(m) The Grantee shall at all times while he is in possession of the Yellow Area or any part or parts thereof:

(i) permit the Government, the Director, the Commissioner for Transport and their officers, contractors, agents and workmen and any persons authorized by the Director or the Commissioner for Transport, with or without tools, equipment, machinery or motor vehicles, the right of ingress, egress and regress to, from and through the Yellow Area or any part or parts thereof for the purposes of operating and using the Existing PTI, the Existing Bicycle Parking Spaces and the Temporary PTI under Special Condition No. (11) hereof and this Special Condition, exercising the rights under Special Condition No. (11) hereof and this Special Condition, and the carrying out, inspecting, checking and supervising of the works referred to in Special Condition No. (11) hereof and this Special Condition and any other works which the Director may consider necessary in the Yellow Area or any part or parts thereof;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Yellow Area or any part or parts thereof as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any part or parts thereof or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wires, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area or any part or parts thereof; and

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

Special Condition No.(12)(n)

"(n) 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 this Special Condition or the exercise of the rights by the Government under this Special Condition 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."

Special Condition No.(12)(o)

"(o) The Grantee shall indemnify and keep indemnified the Government and its officers, contractors, agents, workmen and persons authorized by 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 anything done or omitted to be done by the Grantee, his servants, workmen or contractors in relation to the carrying out, performance or fulfilment of the Grantee's obligations under this Special Condition or out of or in connection with the erection, construction, operation, use, maintenance, demolition or removal of the Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces, or any part or parts of any of them, or the state and condition, or the lack of repair or maintenance, of any of them, or the relocation of the Temporary PTI and the Temporary Station Carpark, or any part or parts of any of them."

Special Condition No.(12)(p)

"(p) For the purpose of this Special Condition, the decision of the Director as to what constitutes the Temporary PTI, the Temporary Station Carpark, the Temporary Motor Cycle Parking Spaces, the Temporary KMB Kiosks and the Temporary ACEL Kiosk respectively and what constitutes obstruction or interference shall be final and binding on the Grantee."

Special Condition No.(12)(q)

"(q) For the purpose of this Special Condition, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No. (53)(b) hereof."

(III) Relevant Provisions of the DMC

Not applicable.

3. Government Accommodation

(I) Description

Under Special Condition No. (24) of the Land Grant, the Grantee shall at his own expense design, erect, construct, provide, complete and make fit for occupation and operation the following accommodation:

(i) the Reprovision PTI (as defined below); and

(ii) the Reprovision Public Toilet (as defined below).

(II) Relevant Provisions of the Land Grant

Special Condition No.(24)

"(a) The Grantee shall, on or before the 30th day of September 2025 (Note 1), at his own expense and in all respects to the satisfaction of the Director design, erect, construct, provide, complete and make fit for occupation and operation in a good workmanlike manner and in accordance with these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as "the Technical Schedules") and the plans approved under Special Condition No. (25) hereof, the following accommodation:

(i) one public transport interchange on the ground level of the lot comprising:

(I) two double-width bus bays;
(II) four single-width bus bays;
(III) four double-width minibus bays;
(IV) three single-width minibus bays;
(V) two double-width taxi lay-bys;
(VI) one double-width loading and unloading lay-by;
(VII) one single-width loading and unloading lay-by;
(VIII) a bus regulator office with the minimum dimensions of 4225 millimetres in width and 6500 millimetres in length or such equivalent floor area as may be approved in writing by the Director;
(IX) a rest room with the minimum dimensions of 3925 millimetres in width and 2350 millimetres in length; and
(X) male and female toilets for the staff of the bus operator

(hereinafter collectively referred to as "the Reprovision PTI"); and

(ii) one public toilet with a net operational floor area of not less than 90 square metres (hereinafter referred to as "the Reprovision Public Toilet")

(which accommodation (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may at his sole discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "the Government Accommodation").

(b) The Government hereby reserves the right to alter or vary at its sole discretion at any time the use of the Government Accommodation or any part thereof.

(c) (i) For the purpose of determining the net operational floor area of any part of the Government Accommodation, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within such part of the

Government Accommodation as detailed in the Technical Schedules excluding any structures and partitions, circulation areas, staircases, staircase halls, lift landings, areas for mechanical and electrical services for any kind of systems and pipe ducts, services passageway, services ducts and services corridor.

(ii) For the purpose of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space."

Special Condition No.(28)

"(a) The Director shall have the right at his sole discretion to nominate officers of Government departments (hereinafter referred to as ''the Officers") who shall generally oversee the design, construction, provision and completion of the Government Accommodation and shall monitor the construction, provision and completion (hereinafter collectively referred to as ''the Construction Works") of the Government Accommodation in order to ensure that the Construction Works of the Government Accommodation are carried out in accordance with these Conditions.

(b) The Grantee shall notify the Officers of any condition, restriction, requirement and information affecting or relating to the Government Accommodation or any part thereof or the Construction Works of the Government Accommodation or any part thereof forthwith upon the same becoming known to the Grantee, his servants, agents, contractors or workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Officers when required by the Officers.

(c) The Grantee shall keep the Director and the Officers advised from time to time as to when he shall be in a position to apply for the relevant occupation permit or temporary occupation permit from the Building Authority in respect of the Government Accommodation or any part thereof.

(d) The Government and the Director accept no responsibility or liability for any costs, claims, demands, charges, damages, actions or proceedings of whatsoever nature arising out of or in connection with the exercise by the Officers of the authority conferred under sub-clause (a) of this Special Condition.

(e) The Grantee shall indemnify and keep indemnified the Government and the Director from and against all liabilities, costs, expenses, claims, actions, demands and proceedings of whatsoever nature arising out of or in connection with the Construction Works of the Government Accommodation or any part thereof."

Special Condition No.(31)(a)

"(a) Notwithstanding any provision to the contrary contained in these Conditions, the Grantee shall, at his own expense, when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns), with vacant possession, free from encumbrances and free of costs or consideration, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Grantee shall, at his own expense, complete the assignment or assignments of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No. (30) hereof within such time or times as may be specified in writing by the Director."

(III) Relevant Provisions of the DMC

Definition of "Government Accommodation" in Section B (Definitions) of the DMC

""Government Accommodation" means, collectively, the Reprovision PTI and the Reprovision Public Toilet."

Definition of "Reprovision PTI" in Section B (Definitions) of the DMC

""Reprovision PTI" means, collectively, the public transport interchange located or to be located at the Lower Ground Floor of the Development and constructed or to be constructed in accordance with Special Condition No.(24)(a)(i) of the Government Grant (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with the Government Grant, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may at his sole discretion determine and, for the purpose of identification only, shown coloured Violet Triangled Black on the plans bearing drawing nos.DMC-02 and DMC-03 annexed hereto."

""Reprovision Public Toilet" means one public toilet constructed or to be constructed in accordance with Special Condition No.(24)(a)(ii) of the Government Grant (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with the Government Grant, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may at his sole discretion determine and, for the purpose of identification only, shown coloured Violet Hatched Black on the plans bearing drawing nos.DMC-02 and DMC-03 annexed hereto."

4. Reprovision Station Carpark

(I) Description

Under Special Condition No. (37) of the Land Grant, the Grantee shall at his own expense:

(i) design, erect, construct, provide, complete, make fit for occupation and operation the Reprovision Station Carpark (as defined below); and

(ii) provide within the Reprovision Station Carpark:

(I) 610 spaces or such other number of spaces as may be approved in writing by the Director for the parking of motor vehicles; and

(II) 45 spaces or such other number of spaces as may be approved in writing by the Director for the parking of motor cycles.

(II) Relevant Provisions of the Land Grant

Special Condition No.(37)

"(a) In addition to the requirements to provide spaces for the respective purposes under and in accordance with Special Conditions Nos. (58) and (59) hereof, the Grantee shall, on or before the 30th day of September 2025 or such other date as may be approved in writing by the Director (Note 1), at his own expense in accordance with these Conditions, in all respects to the satisfaction of the Director and in accordance with all Ordinances, by-laws and regulations relating to public car parks and vehicle parking which are or may at any time be in force in Hong Kong:

(i) design, erect, construct, provide, complete, make fit for occupation and operation, in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall require and approve, and maintain within the lot, a public car park, which shall include and contain adequate means of access and circulations (such public car park is hereinafter referred to as "the Reprovision Station Carpark"); and

(ii) provide within the Reprovision Station Carpark:

(I) 610 spaces or such other number of spaces as may be approved in writing by the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation; and

(II) 45 spaces or such other number of spaces as may be approved in writing by the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation,

provided that the Director may, in giving any approval under sub-clauses (a)(ii)(I) and (a)(ii)(II) of this Special Condition impose such terms and conditions as he sees fit.

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (18)(d)(i) hereof, any part of the Reprovision Station Carpark provided within the lot in accordance with sub-clause (a) of this Special Condition shall not be taken into account.

(c) 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 this Special Condition 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.

(d) For the purposes of these Conditions, the decision of the Director as to what constitutes the Reprovision Station Carpark shall be final and binding on the Grantee.

(e) For the purpose of this Special Condition, the expression "Grantee" shall exclude the Grantee's assigns."

Special Condition No.(38)(b)

"(b) All parking spaces within the Reprovision Station Carpark shall at all times be made available by the Grantee to all members of the public, and the Grantee shall at all times permit vehicular access to and from the Reprovision Station Carpark:

(i) for the purpose of park-and-ride for the West Rail as referred to in Special Condition No. (42)(a)(i) hereof (as to which the decision of the Commissioner for Transport shall be final and binding on the Grantee) for the parking of motor vehicles and motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport; and

(ii) for the parking of motor vehicles and motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, on hourly, daily or monthly basis or such other basis as may be approved in writing by the Commissioner for Transport."

Special Condition No.(38)(c)

"(c) Without prejudice to Special Condition No. (17)(b) hereof and sub-clause (b) of this Special Condition, the Reprovision Station Carpark or any parking spaces within the Reprovision Station Carpark 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."

Special Condition No.(38)(d)

"(d) For the purpose of sub-clause (b) of this Special Condition, the Grantee shall, upon completion of the Reprovision Station Carpark and thereafter at all times throughout the term hereby agreed to be granted, free of costs or consideration and without any interruption, permit all members of the public on foot or by wheelchair for all lawful purposes to enter into, upon and through the lot or any part thereof and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to, from and through the Reprovision Station Carpark."

Special Condition No.(38)(e)

"(e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clauses (b) and (d) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the lot or any part or parts thereof to the public for use or right of passage."

Special Condition No.(38)(f)

"(f) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clauses (b) and (d) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the 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."

Special Condition No.(38)(g)

"(g) For the purpose of this Special Condition, the expression "Grantee" shall exclude the Grantee's assigns."

Special Condition No.(39)

"(a) The lot having been granted on the special terms and for the special purposes set out in these Conditions, the Grantee hereby acknowledges and agrees that it must be used for those purposes to the satisfaction of the Director and, if, at any time during the term hereby agreed to be granted, the Director is of the opinion that the Reprovision Station Carpark or any part thereof has ceased to be used for the purposes specified in Special Conditions Nos. (17)(b) and (38)(b) hereof (as to which, and without prejudice to the rights of the Director under this Special Condition, the non-user of the Reprovision Station Carpark or any part thereof for those purposes for a total period of six calendar months during the term hereby agreed to be granted shall be conclusive evidence) or that the extent of the user for those purposes has so diminished to the extent that the Reprovision Station Carpark or any part thereof is, in the opinion of the Director, either not being used or adequately used for the purposes for which it is granted, the Grantee will be deemed to be in breach of Special Condition No. (38)(a) hereof and this Special Condition and it will be lawful for the Government to reenter upon and take back possession of the Reprovision Station Carpark or any part thereof, or any interest in it and the buildings and structures on it without notice, whether under the Government Rights (Re-entry and Vesting Remedies) Ordinance or at common law, or otherwise and upon the exercise of this power, the rights of the Grantee under this Agreement in respect of the Reprovision Station Carpark shall absolutely cease and determine and no compensation whatsoever shall be payable to the Grantee and subject to the provisions of Special Condition No. (41)(b) hereof the WR Undivided Shares referred to in Special Condition No. (41)(a) hereof or interest relating to the Reprovision Station Carpark or any part thereof shall vest in F.S.I.. The Grantee hereby acknowledges and agrees that for the purpose of this Special Condition, the opinion of the Director shall be unfettered, conclusive and binding on the Grantee.

(b) In the event that the Reprovision Station Carpark or any part thereof is re-entered upon and taken back pursuant to sub-clause (a) of this Special Condition, notwithstanding anything contained in these Conditions, the Reprovision Station Carpark or such part thereof may be used for any purposes as the Government deems fit and the Government shall have full power to deal with the Reprovision Station Carpark or such part thereof as it deems fit free of all rights or claims on the part of the Grantee."

Special Condition No.(40)

"(a) The Grantee shall not without the consent in writing of the Director assign, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of or encumber the Reprovision Station Carpark or any part thereof or any interest therein or the WR Undivided Shares referred to in Special Condition No. (41)(a) hereof or enter into any agreement so to do.

(b) Notwithstanding sub-clause (a) of this Special Condition and Special Condition No. (53) hereof, the Grantee is hereby given permission to grant the right to MTR Corporation Limited (hereinafter referred to as "MTRCL") to have access to, use and occupy the Reprovision Station Carpark on the terms and conditions contained in the Service Concession Agreement dated the 9th day of August 2007 made between the Grantee and MTRCL (hereinafter referred to as "the Service Concession Agreement") for a term commencing from the date of this Agreement until the 1st day of December 2057 or such extended term as may be approved by the Director at his sole discretion but in any event expiring not later than the residue of the term hereby agreed to be granted less the last seven days thereof subject to the following conditions:

(i) the granting of the right by the Grantee to MTRCL as aforesaid shall be subject to these Conditions;

(ii) the Grantee shall procure an undertaking to be given by MTRCL in favour of the Government for the purpose of this Special Condition (hereinafter referred to as the "Undertaking") in the form and on such terms and conditions to be determined or approved in writing by the Director and deliver the duly executed Undertaking to the Director within 14 days from the date of this Agreement;

(iii) MTRCL shall not without the consent in writing of the Director assign, sell, transfer, charge or further grant or otherwise dispose of any of their right to have access to, use and occupy the Reprovision Station Carpark or any part thereof or any of their interest (if any) created by the Service Concession Agreement in the Reprovision Station Carpark or any part thereof, part with possession or otherwise dispose of or encumber the Reprovision Station Carpark or any part thereof or any interest therein or enter into any agreement so to do;

(iv) (I) in the event of:

(A) any breach, non-performance or non-observance of any of :

(1) these Conditions by the Grantee or MTRCL insofar as they affect or relate to the Reprovision Station Carpark; or

(2) the terms and conditions of the Undertaking by MTRCL;

(as to which the Director's decision shall be final and binding on the Grantee); or

(B) revocation or expiration of the franchise granted to MTRCL under section 4 of the Mass Transit Railway Ordinance (hereinafter referred to as ''the Ordinance") which relates to the KCRC Railway (as defined in the Ordinance); or

(C) termination or expiry of the Service Concession Agreement,

the Director may, without prejudice to any other rights of the Government and the Director in respect of any breach, nonperformance or non-observance as aforesaid or in respect of the revocation or expiration of the franchise or the termination or expiry of the Service Concession Agreement, forthwith revoke or withdraw the permission given to the Grantee to grant the right to MTRCL as provided in sub-clause (b) of this Special Condition (hereinafter referred to as "the Permission") by written notice to the Grantee; and

(II) if the Permission is revoked or withdrawn in accordance with sub-clause (b)(iv)(I) of this Special Condition, no compensation shall be paid to the Grantee; and

(v) the Grantee shall indemnify and keep indemnified the Government, its officers and servants from and against all losses, actions, costs, claims and demands arising directly or indirectly out of or in connection with the Permission including its revocation or withdrawal and the granting of the right by the Grantee to MTRCL as aforesaid in respect of the Reprovision Station Carpark.

(c) Notwithstanding sub-clause (a) of this Special Condition and Special Condition No. (53) hereof, the Grantee may, subject to the payment of a premium of HK$1,000.00 to the Government (if demanded), enter into agreements for the operation and management of the Reprovision Station Carpark as a whole for a period not exceeding 30 years in the aggregate including any right of renewal for the purposes of operating the Reprovision Station Carpark in accordance with Special Condition No. (38) hereof.

(d) For the purpose of this Special Condition, the expression "Grantee" shall exclude the Grantee's assigns."

Special Condition No.(41)

"(a) The Grantee shall allocate and distribute to the Reprovision Station Carpark such number of undivided shares of and in the lot as the Director shall approve (hereinafter referred to as "the WR Undivided Shares").

(b) In the event that the WR Undivided Shares or any part thereof are required to be vested whether pursuant to Special Condition No. (39) hereof or otherwise and notwithstanding any provisions contained in these Conditions the Grantee being the owner of the WR Undivided Shares, shall upon demand made by the Government and within such time limit as may be imposed by the Government, transfer and assign at the expense of the Grantee free of costs or consideration and free from encumbrances to F.S.I. in a form satisfactory to the Director the WR Undivided Shares or such part thereof together with the right to the exclusive use, occupation and enjoyment of the Reprovision Station Carpark or any part thereof. In the event of the Grantee failing to complete such transfer and assignment, the Director shall be and is hereby in such event irrevocably appointed the attorney of the Grantee for the purpose of executing and completing such transfer and assignment on his behalf to F.S.I.."

(III) Relevant Provisions of the DMC

Definition of "Reprovision Station Carpark" in Section B (Definitions) of the DMC

""Reprovision Station Carpark" has the same meaning as defined in the Non-Railway Portion Assignment."

Clause 5 (Rights of the Owner of the Reprovision Station Carpark) of Section C (Rights of Owners) of the DMC

"The Owner of the Reprovision Station Carpark shall during the residue of the Term and any renewal thereof subject to the covenants and terms contained in the Government Grant, the Non-Railway Portion Assignment and this Deed have the full and exclusive right and privilege to hold, use, occupy and enjoy the Reprovision Station Carpark together with the appurtenances thereto and the entire rents and profits thereof."

Clause 8(a) (Disposal restrictions) of Section C (Rights of Owners) of the DMC

"(a) The right to the exclusive use, occupation and enjoyment of any Unit or any part thereof shall not be sold, assigned, mortgaged, charged, leased, licensed or otherwise disposed of separately from the Undivided Share with which the same is held Provided That this provision shall not restrict (i) the leasing of any Unit for a term of ten (10) years or less (other than leases in respect of the Reprovision Station Carpark or any part thereof for such terms as may be permitted under the Government Grant) or (ii) the licensing of any Unit or (iii) the alienation of the Reprovision Station Carpark in accordance with Special Conditions Nos.(39) or (40)(a) of the Government Grant."

5. Pedestrian Link and Pedestrian Walkway

(I) Description

Under Special Condition No. (49) of the Land Grant, the Grantee shall at his own expense lay, form, provide, construct and surface the Pedestrian Link (as defined below) and design, provide and complete the Pedestrian Walkway (as defined below).

(II) Relevant Provisions of the Land Grant

Special Condition No.(49)(a)

"(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface such segregated pedestrian ways or paths within the lot (together with such stairs, ramps, lightings and escalators as the Director at his sole discretion may require) for the purposes as specified in sub-clause (b) of this Special Condition, at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall approve in writing (hereinafter collectively referred to as ''the Pedestrian Link")."

Special Condition No.(49)(b)

"(b) The Pedestrian Link shall follow the shortest possible routes and shall be covered and constructed and designed so as to:

(i) link up each and every building to be erected on the lot at such locations and levels of the building as the Director shall approve; and

(ii) link up all major facilities within the lot including but not limited to the residential blocks, the Reprovision PTI and the Reprovision Station Carpark provided thereon."

Special Condition No.(49)(d)

"(d) (i) The Grantee shall, at his own expense and in all respects to the satisfaction of the Director, design, provide and complete, and at all times thereafter upkeep, maintain, repair and manage, a pedestrian walkway within the lot in accordance with sub-clause (d)(ii) of this Special Condition so as to link up at such locations and levels as the Director shall approve in writing:

(I) the Reprovision PTI;

(II) the Reprovision Station Carpark;

(III) the ground level of the lot;

(IV) the footpath at Kam Ho Road at the connection point at or about approximately the position shown by a black dot marked "CONNECTION POINT" on Plan A annexed hereto or such other point as may be approved in writing by the Director (such connection point or other point as may be approved in writing by the Director is hereinafter referred to as "the Connection Point");

(V) the footpaths at street level adjacent to the lot; and

(VI) the West Rail Kam Sheung Road Station

(such pedestrian walkway is hereinafter referred to as "the Pedestrian Walkway").

(ii) (I) Subject to sub-clause (d)(ii)(II) of this Special Condition, the Pedestrian Walkway shall have a clear width of not less than 6 metres or such other width as the Director may approve in writing.

(II) The part of the Pedestrian Walkway linking up the Connection Point to the West Rail Kam Sheung Road Station shall follow the shortest possible route and shall have a clear width of not less than 4 metres or such other width as the Director may approve in writing."

Special Condition No.(49)(e)

"(e) The Grantee shall, upon completion of the Pedestrian Walkway in accordance with sub-clause (d) of this Special Condition (as to which the decision of the Director shall be final and binding on the Grantee) and thereafter at all times throughout the term hereby agreed to be granted, at his own expense, keep the Pedestrian Walkway required to be provided under sub-clause (d) of this Special Condition open for use by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes free of costs or consideration and without any interruption."

Special Condition No.(49)(f)

"(f) (i) Prior to the completion of the Pedestrian Walkway in accordance with sub- clause (d) of this Special Condition (as to which the decision of the Director shall be final and binding on the Grantee), the Grantee shall, at his own expense and in all respects to the satisfaction of the Director, design, provide and complete, and thereafter upkeep, maintain, repair and manage, a temporary pedestrian walkway within the lot so as to link up the West Rail Kam Sheung Road Station, the ground level of the lot, the Connection Point and the footpaths at street level adjacent to the lot (hereinafter referred to as "the Temporary Pedestrian Walkway").

(ii) Upon completion of the Temporary Pedestrian Walkway in accordance with sub-clause (f)(i) of this Special Condition (as to which the decision of the Director shall be final and binding on the Grantee) and thereafter at all times throughout the period during which the Temporary Pedestrian Walkway is in existence, the Grantee shall, at his own expense, keep the Temporary Pedestrian Walkway open for use by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge and without any interruption until completion of the Pedestrian Walkway in accordance with sub-clause (d) of this Special Condition (as to which the decision of the Director shall be final and binding on the Grantee)."

Special Condition No.(49)(g)

"(g) For the avoidance of doubt, the Pedestrian Walkway and the Temporary Pedestrian Walkway required to be provided under this Special Condition may be provided within the Emergency Vehicular Access referred to in Special Condition No. (51) hereof."

Special Condition No.(49)(h)

"(h) The Grantee shall indemnify and keep indemnified the Government, the Director, his officers, contractors, agents, workmen and persons authorized by the Director from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings of whatsoever nature arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen or contractors in relation to the carrying out, performance or fulfilment of the Grantee's obligations under this Special Condition or out of or in connection with the provision, completion, upkeeping, maintenance, repair and management of the Pedestrian Walkway and the Temporary Pedestrian Walkway, or any part or parts of the Pedestrian Walkway and the Temporary Pedestrian Walkway."

Special Condition No.(49)(i)

"(i) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clauses (e) and (f)(ii) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pedestrian Walkway or the Temporary Pedestrian Walkway, or any part or parts thereof, to the public for use or right of passage."

Special Condition No.(49)(j)

"(j) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clauses (e) and (f)(ii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the 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."

Special Condition No.(49)(k)

"(k) For the purpose of this Special Condition, the decision of the Director as to what constitutes the shortest possible route or routes, the ground level and the street level shall be final and binding on the Grantee."

Special Condition No.(49)(l)

"(1) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I .."

(III) Relevant Provisions of the DMC

Definition of "Connection Point" in Section B (Definitions) of the DMC

""Connection Point" means the connection point at Kam Ho Road at or about approximately the position shown by a black dot marked "CONNECTION POINT" on the Plan or such other point as may be approved in writing by the Director referred to in Special Condition No.(49)(d)(i) of the Government Grant."

Definition of "Pedestrian Link" in Section B (Definitions) of the DMC

""Pedestrian Link" means, collectively, any or all of the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director may require) constructed or to be constructed within the Land at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as may be approved by the Director in accordance with Special Condition No.(49)(a) of the Government Grant for the purpose of linking up each and every building erected on the Land in accordance with Special Condition No.(49)(b)(i) of the Government Grant and all major facilities within the Land including but not limited to the residential blocks, the Reprovision PTI and the Reprovision Station Carpark in accordance with Special Condition No.(49)(b)(ii) of the Government Grant, which is shown for the purpose of identification only Edged Dotted Red on the plans annexed hereto, part of which forms part of the Residential Common Areas and part of which forms part of the Estate Common Areas."

Definition of "Pedestrian Walkway" in Section B (Definitions) of the DMC

""Pedestrian Walkway" means the pedestrian walkway designed and provided within the Land so as to link up at such locations and levels as approved by the Director (i) the Reprovision PTI, (ii) the Reprovision Station Carpark, (iii) the ground level of the Land, (iv) the footpath at the Connection Point, (v) the footpaths at street level adjacent to the Land, and (vi) the Railway Station referred to in Special Condition No.(49)(d) of the Government Grant, which is shown for the purpose of identification only Circled Black on the plans annexed hereto."

Clause 4 (Rights of Public over the Pedestrian Walkway) of Part II (Exceptions and Reservations) of the Second Schedule to the DMC

"The right for all members of the public 24 hours a day during the day or night and for all lawful purposes to use the Pedestrian Walkway free of costs or consideration and without any interruption on foot or by wheelchair."

6. Emergency Vehicular Access

(I) Description

Under Special Condition No. (51) of the Land Grant, the Grantee shall at his own expense provide and construct the Emergency Vehicular Access (as defined below).

(II) Relevant Provisions of the Land Grant

Special Condition No.(51)

"(a) The Grantee shall at all times throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director, provide, construct, upkeep, maintain, repair and manage an emergency vehicular access within the lot for the passage of emergency vehicles through the lot to and from the West Rail Kam Sheung Road Station or any other railway line as the Director may from time to time require or specify (hereinafter referred to as "the Emergency Vehicular Access").

(b) The Grantee shall at all times throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director:

(i) permit all emergency vehicles free and uninterrupted use of the Emergency Vehicular Access and unrestricted access to, from and through the Emergency Vehicular Access for all emergency vehicles; and

(ii) keep the Emergency Vehicular Access free from obstruction.

(c) For the avoidance of doubt, the Emergency Vehicular Access required to be provided under this Special Condition may be provided within the Reprovision PTI and may form part of a complete routing of emergency vehicular access.

(d) The Grantee shall indemnify and keep indemnified the Government, the Director, its officers, contractors, agents, workmen and persons authorized by the Director from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings of whatsoever nature arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen or contractors in relation to the carrying out, performance or fulfilment of the Grantee′s obligations under this Special Condition or out of or in connection with the provision, construction, upkeeping, maintenance, repair and management of the Emergency Vehicular Access or any part thereof.

(e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (b) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Emergency Vehicular Access or any part or parts thereof to the public for use or right of passage.

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

(g) For the purpose of this Special Condition, the decision of the Director as to what constitutes an emergency vehicle and a complete routing of emergency vehicular access shall be final and binding on the Grantee.

(h) For the purpose of this Special Condition only, the expression ″Grantee″ shall exclude F.S.I..”

(III) Relevant Provisions of the DMC

Definition of “Railway Station Emergency Vehicular Access” in Section B (Definitions) of the DMC

““Railway Station Emergency Vehicular Access” means the emergency vehicular access referred to under Special Condition No.(51)(a) of the Government Grant, which areas for the purpose of identification only are shown and coloured Pink Stippled Black on the plans annexed hereto.”

Clause 3(e) (Right of Railway Station Emergency Vehicular Access) of Part I (Rights, Easements and Privileges) of the Second Schedule to the DMC

“(e) The right of ingress and egress to or from the Land for the passage of emergency vehicles through the Railway Station Emergency Vehicular Access Provided Always That such right shall not in any way affect the free and uninterrupted rights of the Owner of the Reprovision Station Carpark, KCRC as the owner of the West Rail and persons authorized by any of them to use the Railway Station Emergency Vehicular Access or impede or restrict the access of the Owner of the Reprovision Station Carpark, KCRC as the owner of the West Rail and persons authorized by any of them to the Railway Station via the Railway Station Emergency Vehicular Access.”

Clause 1(s)(ii) (Not to obstruct Common Areas and the Railway Station Emergency Vehicular Access) of the Third Schedule (Restrictions and Prohibitions) to the DMC

“...an Owner shall not...

(s) (ii) encumber or obstruct or permit or suffer to be encumbered or obstructed with any boxes, dustbins, packaging goods, rubbish, chattels or other obstruction of any kind or nature the Railway Station Emergency Vehicular Access and KCRC as the owner of the West Rail shall be entitled without notice and at the Owner’s expense to remove and dispose of as it sees fit any such material aforesaid and KCRC shall not thereby incur any liability to the Owner or any other person whomsoever and all losses, damages or expenses incurred or suffered by KCRC shall be recoverable from the defaulting Owner.”

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

1. Green Areas and Green Cross-hatched Black Area

(I) Description

Under Special Condition No. (6) of the Land Grant, the Grantee shall maintain at his own expense the Green Areas and the Green Cross-hatched Black Area.

(II) Relevant Provisions of the Land Grant

Special Condition Nos.(6)(a)(iv) and (v)

“(a) The Grantee shall:

(iv) maintain at his own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been re-delivered to the Government by the Grantee in accordance with Special Condition No. (7) hereof; and

(v) maintain at his own expense the Green Cross-hatched Black Area and everything forming a portion of or pertaining to it including but not limited to the Bicycle Parking Area, together with the Bicycle Parking Spaces, the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings, plant, bicycle racks and such other facilities constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Cross-hatched Black Area has been re-delivered to the Government by the Grantee in accordance with Special Condition No. (7) hereof.”

[Note: The Grantee has re-delivered the Green Cross-hatched Black Area to the Government in accordance with Special Condition No. (7). The obligations under Special Condition No. (6) relating to the Green Cross-hatched Black Area have lapsed.]

(III) Relevant Provisions of the DMC

Definition of "Green Areas" in Section B (Definitions) of the DMC

""Green Areas" means those areas or portions shown coloured green on the Plan referred to under Special Condition No.(6)(a)(i)(I) of the Government Grant which expression shall include the Structures constructed thereon."

Definition of "Structures" in Section B (Definitions) of the DMC

""Structures" shall have the same meaning as defined in Special Condition No.(6)(a)(i)(II) of the Government Grant."

Clause 30 (Maintenance of the Green Areas prior to re-delivery to the Government) of Section E (Obligations of Owners) of the DMC

"The Owners (save and except the Owner of the Government Accommodation) shall at their own expense maintain the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until possession of the Green Areas has been re-delivered to the Government in accordance with Special Condition No.(7) of the Government Grant"

Clause 1(b)(xxxxii) of Section I (Powers and Duties of the Manager) of the DMC

"(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xxxxii) To maintain the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until possession of the Green Areas has been re-delivered to the Government pursuant to Special Condition No.(7) of the Government Grant."

Clause 4(i)(i) (Determination of Management Charges) of Section J (Management Charges) of the DMC

"(i) The Manager shall prepare the following budgets:-

(i) an Estate Management Budget which shall show the estimated expenditure for the management and maintenance of the Green Areas, the part of the Pedestrian Link within the Estate Common Areas, the Railway Station Emergency Vehicular Access, the Slope Structures, the Estate Common Areas and the Estate Common Services and Facilities and the Items including the contribution to the estate account of the Special Fund and the Manager's Remuneration but excluding expenditure attributable to the Residential Accommodation, or the Residential Parking Spaces."

Clause 5(d) (Payment of Management Charges) of Section J (Management Charges) of the DMC

"(d) Notwithstanding anything contained in this Deed to the contrary, the Owner of the Reprovision Station Carpark shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance of the Green Areas prior to the re-delivery of possession of the Green Areas to the Government in accordance with the Government Grant, and the maintenance and management of the Items, the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access and the Slope Structures (if any) but not otherwise (the "Development Basis Contribution") to the extent that the Owner of the Reprovision Station Carpark shall contribute 9% of the Development Basis Contribution and the Owners of the Estate (excluding FSI as the Owner of the Government Accommodation) shall contribute 91% of the Development Basis Contribution."

2. The Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces in the Yellow Area

(I) Description

Under Special Condition No. (12) of the Land Grant, the Grantee shall at his own expense:

(i) uphold, manage, clean, repair and maintain the Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces;

(ii) keep the Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces fit for operation and use; and

(iii) operate the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces.

(II) Relevant Provisions of the Land Grant

Special Condition No. (12)(d)

"(d) The Grantee shall at all times, at his own expense and in all respects to the satisfaction of the Commissioner for Transport:

(i) uphold, manage, clean, repair and maintain the Temporary PTI, the Temporary Station Carpark, the Temporary Motor Cycle Parking Spaces, and everything forming a portion of or appertaining to any of them, in a safe, clean, neat and tidy condition and in good substantial repair and condition; and

(ii) keep the Temporary PTI, the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces fit for operation and use,

until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (j)(ii) of this Special Condition."

Special Condition No.(12)(f)

"(f) The Grantee shall at all times, at his own expense and in all respects to the satisfaction of the Commissioner for Transport and in accordance with all Ordinances, by-laws and regulations relating to public car parks and vehicle parking which are or may at any time be in force in Hong Kong, operate the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces until the respective cessations of operation of the Temporary Station Carpark and the Temporary Motor Cycle Parking Spaces have been approved in writing by the Commissioner for Transport and the Reprovision Station Carpark referred to in Special Condition No. (37)(a) hereof has been completed and in operation in all respects to the satisfaction of the Commissioner for Transport."

(III) Relevant Provisions of the DMC

Not applicable.

3. Items in respect of the Government Accommodation

(I) Description

Under Special Condition No. (36) of the Land Grant, the Grantee shall at his own expense but subject to any contribution by F.S.I. maintain the Items (as defined below).

(II) Relevant Provisions of the Land Grant

Special Condition No.(36)

"(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No.(55)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

(b) The Grantee shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, losses, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

(c) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I .."

(III) Relevant Provisions of the DMC

Definition of "Government Accommodation" in Section B (Definitions) of the DMC

""Government Accommodation" means, collectively, the Reprovision PTI and the Reprovision Public Toilet."

Definition of "Reprovision PTI" in Section B (Definitions) of the DMC

""Reprovision PTI" means, collectively, the public transport interchange located or to be located at the Lower Ground Floor of the Development and constructed or to be constructed in accordance with Special Condition No.(24)(a)(i) of the Government Grant (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with the Government Grant, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may at his sole discretion determine and, for the purpose of identification only, shown coloured Violet Triangled Black on the plans bearing drawing nos.DMC-02 and DMC-03 annexed hereto."

Definition of "Reprovision Public Toilet" in Section B (Definitions) of the DMC

""Reprovision Public Toilet" means one public toilet constructed or to be constructed in accordance with Special Condition No.(24)(a)(ii) of the Government Grant (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with the Government Grant, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may at his sole discretion determine and, for the purpose of identification only, shown coloured Violet Hatched Black on the plans bearing drawing nos.DMC-02 and DMC-03 annexed hereto."

Definition of "Items" in Section B (Definitions) of the DMC

""Items" means, collectively, (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development; (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development, referred to in Special Condition No.(36)(a) of the Government Grant."

Clause 9 (Maintenance of Items) of Section E (Obligations of Owners) of the DMC

"All Owners (save and except FSI as the Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items in accordance with Special Condition No.(36)(a) of the Government Grant and shall indemnify and shall keep indemnified the Government and FSI from and against all actions, proceedings, liabilities, claims, costs, expenses, losses, damages, charges and demands of whatsoever nature arising out of or as a consequence of a failure to maintain, manage or repair the Items."

Clause 1(b)(xii) of Section I (Powers and Duties of the Manager) of the DMC

"(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xii) To manage and maintain the Items."

Clause 1(n) (Costs to be borne by all the Owners) of Section J (Management Charges) of the DMC

"The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Estate and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and shall be paid by the Owners of the Estate (save and except FSI as the Owner of the Government Accommodation) in the manner herein provided:-

(n) the costs of maintaining, repairing and operating the Items."

Clause 4(i)(i) (Determination of Management Charges) of Section J (Management Charges) of the DMC

"(i) The Manager shall prepare the following budgets:-

(i) an Estate Management Budget which shall show the estimated expenditure for the management and maintenance of the Green Areas, the part of the Pedestrian Link within the Estate Common Areas, the Railway Station Emergency Vehicular Access, the Slope Structures, the Estate Common Areas and the Estate Common Services and Facilities and the Items including the contribution to the estate account of the Special Fund and the Manager's Remuneration but excluding expenditure attributable to the Residential Accommodation, or the Residential Parking Spaces."

Clause 5(d) (Payment of Management Charges) of Section J (Management Charges) of the DMC

"(d) Notwithstanding anything contained in this Deed to the contrary, the Owner of the Reprovision Station Carpark shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance of the Green Areas prior to the re-delivery of possession of the Green Areas to the Government in accordance with the Government Grant, and the maintenance and management of the Items, the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access and the Slope Structures (if any) but not otherwise (the "Development Basis Contribution") to the extent that the Owner of the Reprovision Station Carpark shall contribute 9% of the Development Basis Contribution and the Owners of the Estate (excluding FSI as the Owner of the Government Accommodation) shall contribute 91% of the Development Basis Contribution."

4. Reprovision Station Carpark

(I) Description

Under Special Condition No. (38) of the Land Grant, the Grantee shall at his own expense operate, uphold, manage, clean, repair and maintain the Reprovision Station Carpark.

(II) Relevant Provisions of the Land Grant

Special Condition No.(38)(a)

"(a) The Grantee shall, at his own expense, in accordance with these Conditions, in a manner and in all respects to the satisfaction of the Commissioner for Transport and in accordance with all Ordinances, bylaws and regulations relating to public car parks and vehicle parking which are or may at any time be in force in Hong Kong:

(i) upon completion of the Reprovision Station Carpark in compliance with Special Condition No. (37)(a) hereof, commence to operate the Reprovision Station Carpark; and

(ii) at all times during the term hereby agreed to be granted, continue to operate, uphold, manage, clean, repair and maintain the Reprovision Station Carpark and everything forming a portion of or pertaining to it."

(III) Relevant Provisions of the DMC

Definition of "Estate Common Areas" in Section B (Definitions) of the DMC

""Estate Common Areas" means those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to, FS inlet & sprinkler control valve room, street fire hydrant water tank and pump room, sprinkler water tank and pump room, ducts, fan room for basement and its access pavement and passageways, water meter cabinet, master water meter room, gas meter room, owners' corporation office provided under Special Condition No.(48)(a) of the Government Grant, staircases and associated lobbies, corridors, ramps and landings, part of

the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access, the External Walls of the Podium (including vertical green on the External Walls of the Podium but excluding the louvres installed in the External Walls of the Podium serving the Reprovision Station Carpark exclusively and any signs or signages of the Reprovision Station Carpark affixed, installed, erected or displayed or to be affixed, installed, erected or displayed on the External Walls of the Podium by the Owner of the Reprovision Station Carpark pursuant to Clause 5(g) of Part I of the Second Schedule hereto), the Slope Structures (if any) within the Estate, part of the Cable Reserve Area, part of the Waterworks Reserve Areas, and all other communal areas within the Estate not used for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Areas, the Residential Car Park Common Areas and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces). The Estate Common Areas are for the purpose of identification only as shown (where possible and capable of being shown) coloured Pink (including Pink Stippled Black) on the plans annexed hereto."

Definition of "External Walls of the Podium" in Section B (Definitions) of the DMC

""External Walls of the Podium" has the same meaning as defined in the Non-Railway Portion Assignment."

Definition of "Reprovision Station Carpark" in Section B (Definitions) of the DMC

""Reprovision Station Carpark" has the same meaning as defined in the Non-Railway Portion Assignment."

Definition of "Residential Common Areas" in Section B (Definitions) of the DMC

""Residential Common Areas" means those parts of the Residential Accommodation intended for the common use and benefit of the Owners of the Residential Accommodation and not for the sole benefit of any Owner of a Residential Unit, including but not limited to refuse storage and material recovery chamber, parking space for refuse collection operation, Bicycle Parking Spaces, rain water recycling tank and pump room, areas for installation or use of aerial broadcast distribution or telecommunications network facilities, transfer plates, residential entrance lobbies, shuttle lift lobbies, staircases, fireman's lift lobbies, parts of the protected lobbies, landings, walkways, covered walkway as shown for the purpose of identification only (where possible and capable of being shown) Hatched Red on the plans bearing drawing nos.DMC-03 and DMC-04 annexed hereto, corridors and passages, refuge floors, communal open space, the Greenery Area, Noise Mitigation Measures (excluding those forming part or parts of a Unit), lift shafts, plant and equipment rooms podium deck, smoke vent outlets, wider common corridors and lift lobbies of the Towers, refuse rooms, swimming pool filtration plant rooms, roofs, flat roofs and common flat roofs, architectural features of the Towers and associated supporting beams and columns, the external walls (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows)), non-structural prefabricated external wall, claddings, louvers, grilles and facades of the Towers, parapet walls, structural walls and columns within or appertaining to the Residential Accommodation, all the slabs of the said parts of the Residential Accommodation, and all utilities, services, trenches, pits and facilities which serve the Residential Accommodation or any part thereof, as well as all the finishes of the Residential Accommodation, the movement joints therein and its associated protection thereof, the loading and unloading spaces for goods vehicles provided under Special Condition No.(59)(a) of the Government Grant, Visitors' Car Parking Spaces, parts of the office accommodation and quarter for watchmen provided under Special Condition Nos.(46)(a) and (47)(a) of the Government Grant, covered landscaped and play areas as shown for the purpose of identification only (where possible and capable of being shown) Hatched Black on the plans bearing drawing nos.DMC-03A and DMC-04A annexed hereto, Recreational Facilities, fire services pump rooms, transformer rooms, switch rooms, primary air unit rooms, main telecommunication broadcast equipment rooms, telecommunication duct, emergency generator rooms, water pump rooms, fan rooms, chiller plant room, water meter cabinet room, air handling unit rooms, filtration plant rooms, pipe ducts, pipe duct coverings, cable ducts, air duct shaft, mail boxes, canopy, lawns, water features, planters, footpaths, open spaces; parts of the Pedestrian Link, part of the Cable Reserve Area, part of the Waterworks Reserve Areas, the water-proofing system and associated protection immediately above the lowest slab at the ceiling of the Reprovision Station Carpark; and other areas designated for the benefit of the Residential Accommodation but excluding anything contained in the Government Accommodation, the Estate Common Areas, the Residential Car Park Common Areas and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces; and, insofar as they are capable of being shown on plans, the Residential Common Areas are for the purpose of identification only as shown (where possible or capable of being shown) coloured Orange on the plans annexed hereto."

Clause 6(b) (Management Charges) of Section E (Obligations of Owners) of the DMC

"(b) The Owner of the Reprovision Station Carpark shall be responsible for the maintenance and management of the Reprovision Station Carpark but not any part of the Estate and shall not be liable to contribute towards the Management Charges (except as provided for in Clause 5(d) of Section J of this Deed), the Special Fund and deposits calculated in accordance with Section J hereof."

Clause 21 (Operation and maintenance of the Reprovision Station Carpark) of Section E (Obligations of Owners) of the DMC

"Subject to Special Condition No.(39)(b) of the Government Grant, the Owner of the Reprovision Station Carpark (which expression shall exclude its assigns) shall at all times, at its own expense and in all respects to the satisfaction of the Commissioner for Transport and in accordance with the Government Grant and all ordinances, by-laws and regulations relating to public car parks and vehicle parking which are or may at any time be in force in Hong Kong operate the Reprovision Station Carpark upon completion of the Reprovision Station Carpark and at all times during the Term continue to operate, uphold, manage, clean, repair and maintain the Reprovision Station Carpark and everything forming a portion of or pertaining to it."

Clause 4(i)(i) (Determination of Management Charges) of Section J (Management Charges) of the DMC

"(i) The Manager shall prepare the following budgets:-

(i) an Estate Management Budget which shall show the estimated expenditure for the management and maintenance of the Green Areas, the part of the Pedestrian Link within the Estate Common Areas, the Railway Station Emergency Vehicular Access, the Slope Structures, the Estate Common Areas and the Estate Common Services and Facilities and the Items including the contribution to the estate account of the Special Fund and the Manager's Remuneration but excluding expenditure attributable to the Residential Accommodation, or the Residential Parking Spaces."

Clause 5(d) (Payment of Management Charges) of Section J (Management Charges) of the DMC

"(d) Notwithstanding anything contained in this Deed to the contrary, the Owner of the Reprovision Station Carpark shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance of the Green Areas prior to the re-delivery of possession of the Green Areas to the Government in accordance with the Government Grant, and the maintenance and management of the Items, the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access and the Slope Structures (if any) but not otherwise (the "Development Basis Contribution") to the extent that the Owner of the Reprovision Station Carpark shall contribute 9% of the Development Basis Contribution and the Owners of the Estate (excluding FSI as the Owner of the Government Accommodation) shall contribute 91% of the Development Basis Contribution."

5. Pedestrian Link and Pedestrian Walkway

(I) Description

Under Special Condition No. (49) of the Land Grant, the Grantee shall at his own expense upkeep, maintain, repair and manage the Pedestrian Link and the Pedestrian Walkway.

(II) Relevant Provisions of the Land Grant

Special Condition No.(49)(c)

"(c) The Grantee shall at all times throughout the term hereby agreed to be granted, at his own expense, upkeep, maintain, repair and manage the Pedestrian Link in good and substantial condition and repair to the satisfaction of the Director."

Special Condition No.(49)(d)

"(d) (i) The Grantee shall, at his own expense and in all respects to the satisfaction of the Director, design, provide and complete, and at all times thereafter upkeep, maintain, repair and manage, a pedestrian walkway within the lot in accordance with sub-clause (d)(ii) of this Special Condition so as to link up at such locations and levels as the Director shall approve in writing:

(I) the Reprovision PTI;

(II) the Reprovision Station Carpark;

(III) the ground level of the lot;

(IV) the footpath at Kam Ho Road at the connection point at or about approximately the position shown by a black dot marked "CONNECTION POINT" on Plan A annexed hereto or such other point as may be approved in writing by the Director (such connection point or other point as may be approved in writing by the Director is hereinafter referred to as "the Connection Point");

(V) the footpaths at street level adjacent to the lot; and

(VI) the West Rail Kam Sheung Road Station

(such pedestrian walkway is hereinafter referred to as "the Pedestrian Walkway").

(ii) (I) Subject to sub-clause (d)(ii)(II) of this Special Condition, the Pedestrian Walkway shall have a clear width of not less than 6 metres or such other width as the Director may approve in writing.

(II) The part of the Pedestrian Walkway linking up the Connection Point to the West Rail Kam Sheung Road Station shall follow the shortest possible route and shall have a clear width of not less than 4 metres or such other width as the Director may approve in writing."

(III) Relevant Provisions of the DMC

Definition of "Estate Common Areas" in Section B (Definitions) of the DMC

""Estate Common Areas" means those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to, FS inlet & sprinkler control valve room, street fire hydrant water tank and pump room, sprinkler water tank and pump room, ducts, fan room for basement and its access pavement and passageways, water meter cabinet, master water meter room, gas meter room, owners' corporation office provided under Special Condition No.(48)(a) of the Government Grant, staircases and associated lobbies, corridors, ramps and landings, part of the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access, the External Walls of the Podium (including vertical green on the External Walls of the Podium but excluding the louvres installed in the External Walls of the Podium serving the Reprovision Station Carpark exclusively and any signs or signages of the Reprovision Station Carpark affixed, installed, erected or displayed or to be affixed, installed, erected or displayed on the External Walls of the Podium by the Owner of the Reprovision Station Carpark pursuant to Clause 5(g) of Part I of the Second Schedule hereto), the Slope Structures (if any) within the Estate, part of the Cable Reserve Area, part of the Waterworks Reserve Areas, and all other communal areas within the Estate not used for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Areas, the Residential Car Park Common Areas and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces). The Estate Common Areas are for the purpose of identification only as shown (where possible and capable of being shown) coloured Pink (including Pink Stippled Black) on the plans annexed hereto."

Definition of "External Walls of the Podium" in Section B (Definitions) of the DMC

""External Walls of the Podium" has the same meaning as defined in the Non-Railway Portion Assignment."

Definition of "Pedestrian Link" in Section B (Definitions) of the DMC

""Pedestrian Link" means, collectively, any or all of the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director may require) constructed or to be constructed within the Land at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as may be approved by the Director in accordance with Special Condition No.(49)(a) of the Government Grant for the purpose of linking up each and every building erected on the Land in accordance with Special Condition No.(49)(b)(i) of the Government Grant and all major facilities within the Land including but not limited to the residential blocks, the Reprovision PTI and the Reprovision Station Carpark in accordance with Special Condition No.(49)(b)(ii) of the Government Grant, which is shown for the purpose of

identification only Edged Dotted Red on the plans annexed hereto, part of which forms part of the Residential Common Areas and part of which forms part of the Estate Common Areas."

Definition of "Pedestrian Walkway" in Section B (Definitions) of the DMC

""Pedestrian Walkway" means the pedestrian walkway designed and provided within the Land so as to link up at such locations and levels as approved by the Director (i) the Reprovision PTI, (ii) the Reprovision Station Carpark, (iii) the ground level of the Land, (iv) the footpath at the Connection Point, (v) the footpaths at street level adjacent to the Land, and (vi) the Railway Station referred to in Special Condition No.(49)(d) of the Government Grant, which is shown for the purpose of identification only Circled Black on the plans annexed hereto."

Definition of "Residential Common Areas" in Section B (Definitions) of the DMC

""Residential Common Areas" means those parts of the Residential Accommodation intended for the common use and benefit of the Owners of the Residential Accommodation and not for the sole benefit of any Owner of a Residential Unit, including but not limited to refuse storage and material recovery chamber, parking space for refuse collection operation, Bicycle Parking Spaces, rain water recycling tank and pump room, areas for installation or use of aerial broadcast distribution or telecommunications network facilities, transfer plates, residential entrance lobbies, shuttle lift lobbies, staircases, fireman's lift lobbies, parts of the protected lobbies, landings, walkways, covered walkway as shown for the purpose of identification only (where possible and capable of being shown) Hatched Red on the plans bearing drawing nos.DMC-03 and DMC-04 annexed hereto, corridors and passages, refuge floors, communal open space, the Greenery Area, Noise Mitigation Measures (excluding those forming part or parts of a Unit), lift shafts, plant and equipment rooms podium deck, smoke vent outlets, wider common corridors and lift lobbies of the Towers, refuse rooms, swimming pool filtration plant rooms, roofs, flat roofs and common flat roofs, architectural features of the Towers and associated supporting beams and columns, the external walls (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows)), non-structural prefabricated external wall, claddings, louvers, grilles and facades of the Towers, parapet walls, structural walls and columns within or appertaining to the Residential Accommodation, all the slabs of the said parts of the Residential Accommodation, and all utilities, services, trenches, pits and facilities which serve the Residential Accommodation or any part thereof, as well as all the finishes of the Residential Accommodation, the movement joints therein and its associated protection thereof, the loading and unloading spaces for goods vehicles provided under Special Condition No.(59)(a) of the Government Grant, Visitors' Car Parking Spaces, parts of the office accommodation and quarter for watchmen provided under Special Condition Nos.(46)(a) and (47)(a) of the Government Grant, covered landscaped and play areas as shown for the purpose of identification only (where possible and capable of being shown) Hatched Black on the plans bearing drawing nos.DMC-03A and DMC-04A annexed hereto , Recreational Facilities, fire services pump rooms, transformer rooms, switch rooms, primary air unit rooms, main telecommunication broadcast equipment rooms, telecommunication duct, emergency generator rooms, water pump rooms, fan rooms, chiller plant room, water meter cabinet room, air handling unit rooms, filtration plant rooms, pipe ducts, pipe duct coverings, cable ducts, air duct shaft, mail boxes, canopy, lawns, water features, planters, footpaths, open spaces; parts of the Pedestrian Link, part of the Cable Reserve Area, part of the Waterworks Reserve Areas, the water-proofing system and associated protection immediately above the lowest slab at the ceiling of the Reprovision Station Carpark; and other areas designated for the benefit of the Residential Accommodation but excluding anything contained in the Government Accommodation, the Estate Common Areas, the Residential Car Park Common Areas and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces; and, insofar as they are capable of being shown on plans, the Residential Common Areas are for the purpose of identification only as shown (where possible or capable of being shown) coloured Orange on the plans annexed hereto."

Clause 1(x) (Costs to be borne by all the Owners) of Section J (Management Charges) of the DMC

"The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Estate and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and shall be paid by the Owners of the Estate (save and except FSI as the Owner of the Government Accommodation) in the manner herein provided:-

(x) the costs of maintenance and management of the Pedestrian Link and the Pedestrian Walkway."

Clause 4(i)(i) (Determination of Management Charges) of Section J (Management Charges) of the DMC

"(i) The Manager shall prepare the following budgets:-

(i) an Estate Management Budget which shall show the estimated expenditure for the management and maintenance of the Green Areas, the part of the Pedestrian Link within the Estate Common Areas, the Railway Station Emergency Vehicular Access, the Slope Structures, the Estate Common Areas and the Estate Common Services and Facilities and the Items including the contribution to the estate account of the Special Fund and the Manager's Remuneration but excluding expenditure attributable to the Residential Accommodation, or the Residential Parking Spaces."

Clause 5(d) (Payment of Management Charges) of Section J (Management Charges) of the DMC

"(d) Notwithstanding anything contained in this Deed to the contrary, the Owner of the Reprovision Station Carpark shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance of the Green Areas prior to the re-delivery of possession of the Green Areas to the Government in accordance with the Government Grant, and the maintenance and management of the Items, the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access and the Slope Structures (if any) but not otherwise (the "Development Basis Contribution") to the extent that the Owner of the Reprovision Station Carpark shall contribute 9% of the Development Basis Contribution and the Owners of the Estate (excluding FSI as the Owner of the Government Accommodation) shall contribute 91%of the Development Basis Contribution."

6. Emergency Vehicular Access

(I) Description

Under Special Condition No. (51) of the Land Grant, the Grantee shall at his own expense upkeep, maintain, repair and manage the Emergency Vehicular Access.

(II) Relevant Provisions of the Land Grant

Special Condition No.(51)(a)

"(a) The Grantee shall at all times throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director, provide, construct, upkeep, maintain, repair and manage an emergency vehicular access within the lot for the passage of emergency vehicles through the lot to and from the West Rail Kam Sheung Road Station or any other railway line as the Director may from time to time require or specify (hereinafter referred to as "the Emergency Vehicular Access")."

(III) Relevant Provisions of the DMC

Definition of "Estate Common Areas" in Section B (Definitions) of the DMC

""Estate Common Areas" means those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to, FS inlet & sprinkler control valve room, street fire hydrant water tank and pump room, sprinkler water tank and pump room, ducts, fan room for basement and its access pavement and passageways, water meter cabinet, master water meter room, gas meter room, owners' corporation office provided under Special Condition No.(48)(a) of the Government Grant, staircases and associated lobbies, corridors, ramps and landings, part of the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access, the External Walls of the Podium (including vertical green on the External Walls of the Podium but excluding the louvres installed in the External Walls of the Podium serving the Reprovision Station Carpark exclusively and any signs or signages of the Reprovision Station Carpark affixed, installed, erected or displayed or to be affixed, installed, erected or displayed on the External Walls of the Podium by the Owner of the Reprovision Station Carpark pursuant to Clause 5(g) of Part I of the Second Schedule hereto), the Slope Structures (if any) within the Estate, part of the Cable Reserve Area, part of the Waterworks Reserve Areas, and all other communal areas within the Estate not used for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Areas, the Residential Car Park Common Areas and the Common Areas, Services and Facilities for Residential Accommodation and Residential Parking Spaces). The Estate Common Areas are for the purpose of identification only as shown (where possible and capable of being shown) coloured Pink (including Pink Stippled Black) on the plans annexed hereto."

Definition of "External Walls of the Podium" in Section B (Definitions) of the DMC

""External Walls of the Podium" has the same meaning as defined in the Non-Railway Portion Assignment."

Definition of "Railway Station Emergency Vehicular Access" in Section B (Definitions) of the DMC

""Railway Station Emergency Vehicular Access" means the emergency vehicular access referred to under Special Condition No.(51)(a) of the Government Grant, which areas for the purpose of identification only are shown and coloured Pink Stippled Black on the plans annexed hereto."

Clause 22 (Maintenance of the Railway Station Emergency Vehicular Access) of Section E (Obligations of Owners) of the DMC

"The Owners (except FSI) shall at their own expense repair, manage and maintain the Railway Station Emergency Vehicular Access."

Clause 4(i)(i) (Determination of Management Charges) of Section J (Management Charges) of the DMC

"(i) The Manager shall prepare the following budgets:-

(i) an Estate Management Budget which shall show the estimated expenditure for the management and maintenance of the Green Areas, the part of the Pedestrian Link within the Estate Common Areas, the Railway Station Emergency Vehicular Access, the Slope Structures, the Estate Common Areas and the Estate Common Services and Facilities and the Items including the contribution to the estate account of the Special Fund and the Manager's Remuneration but excluding expenditure attributable to the Residential Accommodation, or the Residential Parking Spaces."

Clause 5(d) (Payment of Management Charges) of Section J (Management Charges) of the DMC

"(d) Notwithstanding anything contained in this Deed to the contrary, the Owner of the Reprovision Station Carpark shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance of the Green Areas prior to the re-delivery of possession of the Green Areas to the Government in accordance with the Government Grant, and the maintenance and management of the Items, the Pedestrian Link, the Pedestrian Walkway, the Railway Station Emergency Vehicular Access and the Slope Structures (if any) but not otherwise (the "Development Basis Contribution") to the extent that the Owner of the Reprovision Station Carpark shall contribute 9% of the Development Basis Contribution and the Owners of the Estate (excluding FSI as the Owner of the Government Accommodation) shall contribute 91% of the Development Basis Contribution."

C. Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase

Not applicable.

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

Not applicable.

Notes:

1. Pursuant to the Building Covenant Extension Letter dated 20 November 2020 issued by the Railway Development Section, Lands Department and registered in the Land Registry by Memorial No.20120200990034, the time limit for the completion of the development of the Lot, formation of the Green Areas and the Green Cross-hatched Black Area, provision of the Government Accommodation and construction of the Reprovision Station Carpark by the Grantee under the Land Grant has been extended from 30 September 2025 to 31 March 2026.

A. 批地文件規定須興建並提供予政府或供公眾使用的設施：

1. 綠色範圍及綠色加黑十字線範圍

(I) 說明

根據批地文件特別條件第(6)條，承批人應自費以地政總署署長(「署長」)全面滿意的方式：

(i) 鋪設及平整綠色範圍(定義以下文所訂為準)及「綠色加黑十字線範圍」(定義以下文所訂為準)；及

(ii) 在綠色範圍及綠色加黑十字線範圍內提供和建造構築物(定義以下文所訂為準)。

(II) 批地文件的相關條文

特別條件第(6)(a)(i)、(ii)及(iii)條

“(a) 承批人應：

(i) 在2025年9月30日或署長批准的其他日期或之前(註1)，自費採用署長批准並令署長全面滿意的方式及物料，按照署長批准的標準、樓層、定線和設計：

(I) 鋪設及平整本文所夾附圖則A分別以綠色及綠色加黑十字線顯示的擬建公共道路部分(以下分別簡稱「綠色範圍」及「綠色加黑十字線範圍」)；及

(II) 在綠色範圍及綠色加黑十字線範圍提供和建造署長全權酌情指定的橋樑、隧道、上跨路、下通道、下水道、高架道路、行車天橋、行人路、道路或其他構築物(以下統稱「構築物」)

以便在綠色範圍及綠色加黑十字線範圍建造建築物和供車輛及行人通行；

(ii) 在2025年9月30日或署長批准的其他日期或之前(註1)，自費以署長滿意的方式，在綠色範圍及綠色加黑十字線範圍鋪設路面、建造路緣和渠道，以及為此等設施提供署長規定的溝渠、污水管、排水渠、消防栓連同接駁總喉的水管、服務設施、街燈、交通標誌、街道設施、道路標記及機器；

(iii) 在2025年9月30日或署長批准的其他日期或之前(註1)，自費以署長全面滿意的方式，採用署長批准的物料、標準和設計，在綠色加黑十字線範圍內設置公眾單車停車場供公眾人士停泊單車(以下簡稱「單車停車場」)。單車停車場應包括及提供354個單車架或署長書面批准的其他設施，以供停泊708輛或署長書面批准其他數目的單車(以下統稱「單車車位」)。”

特別條件第(6)(b)條

“(b) 如承批人不在本特別條件(a)款指定的期限內履行該款所訂的承批人義務，政府可執行必要的工程，費用由承批人承擔，承批人須在政府通知時向政府支付相等於工程費用的款項。付款金額由署長釐定，其決定將作終論並對承批人具有約束力。”

特別條件第(6)(c)條

“(c) 如承批人或任何其他人士因為承批人履行本特別條件(a)款訂明的義務或因為政府行使本特別條件(b)款所賦予權利等而蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府概毋須就此承擔義務。承批人不可就任何此等損失、損害、滋擾或騷擾向政府索償。”

特別條件第(7)條

“茲為執行本文特別條件第(6)條所訂的必要工程，承批人將在本協議生效日獲授予綠色範圍及綠色加黑十字線範圍的佔管權，但須受限於本文特別條件第(42)條之規定和本文特別條件第(42)(a)(ii)條所載的現存西鐵訊號電纜。承批人應在署長要求時將綠色範圍及綠色加黑十字線範圍又或署長全權酌情指定或規定的綠色範圍及綠色加黑十字線範圍任何一個或多個部分交還政府，而於任何情況下該等範圍亦會被視為在署長發函說明承批人已以其滿意的方式全面履行此等批地條件當日交還政府。承批人佔管綠色範圍及綠色加黑十字線範圍又或綠色範圍及綠色加黑十字線範圍任何一個或多個部分期間的所有合理時間，准許所有政府和公共車輛及行人免費進入、通過及經過綠色範圍及綠色加黑十字線範圍又或綠色範圍及綠色加黑十字線範圍任何一個或多個部分，並確保該項進入的權利不受進行的工程干擾或阻礙，不論是按照本文特別條件第(6)條或其他規定進行的工程。”

特別條件第(8)條

“如事前未獲署長書面同意，承批人不可使用綠色範圍及綠色加黑十字線範圍儲物或興建任何臨時構築物，又或作並非關乎執行本文特別條件第(6)條所訂工程的其他用途。”

[註：承批人已依照特別條件第(7)條規定向政府交還綠色加黑十字線範圍。特別條件第(6)條中關於綠色加黑十字線範圍的義務已失效。]

(III)公契及管理協議(「公契」)最新擬稿的相關條文

公契B節(定義)中「綠色範圍」的定義

"「綠色範圍」指政府批地文件特別條件第(6)(a)(i)(I)條所載圖則以綠色顯示的地方或部分;綠色範圍一詞包括建於該處的構築物。"

公契B節(定義)中「構築物」的定義

"「構築物」指政府批地文件特別條件第(6)(a)(i)(II)條所載的定義。"

公契附錄三(限制及禁止規定)第1(k)(v)條(厭惡性用途)

"…業主不可…:

(k)(v) 在綠色範圍儲物或興建任何臨時構築物又或並非執行政府批地文件特別條件第(6)條所訂工程的任何其他用途。"

2. 黃色範圍內的臨時公共運輸交匯處、臨時車站停車場及臨時電單車位

(I) 說明

根據批地文件特別條件第(12)條,承批人須自費設計、興建、建造和建成以下設施並達致適宜佔用及營運:

(i) 臨時公共運輸交匯處(定義以下文所訂為準);

(ii) 臨時車站停車場(定義以下文所訂為準);及

(iii) 臨時電單車位(定義以下文所訂為準)。

(II) 批地文件的相關條文

特別條件第(12)(a)條

"(a) 承批人須自費以運輸署署長全面滿意的方式設計、興建、建造和建成下列設施,並達致適宜佔用及營運,其後並須按照運輸署署長指定及批准的方式、物料、標準、樓層、定線和設計在黃色範圍提供及保養此等設施,直至黃色範圍的佔管權依據本特別條件(j)(ii)款規定交還政府為止:

(i) 一個臨時公共運輸交匯處,內置及包含運輸署署長全權酌情指定的附屬設施和構築物,而運輸署署長的決定將作終論並對承批人具有約束力(該臨時公共運輸交匯處以下簡稱臨時公共運輸交匯處);

(ii) 一個臨時公共停車場,內置及包含:

(I) 運輸署署長全權酌情指定的附屬設施和構築物,而運輸署署長的決定將作終論並對承批人具有約束力;及

(II) 593個車位或採用署長批准的其他車位數目(署長批准時可制訂其視為恰當的條款與條件),用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛

(該臨時公共停車場以下簡稱「臨時車站停車場」);及

(iii) 39個臨時車位或採用署長批准的其他臨時車位數目(署長批准時可制訂其視為恰當的條款與條件),用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的電單車(此等臨時車位以下簡稱「臨時電單車位」。"

特別條件第(12)(e)條

"(e)(i) 承批人時刻均須以免費、無償及暢通無阻的方式,允許政府、運輸署署長及其人員、承辦商、代理和經運輸署署長授權的任何人等營運及使用,以及允許所有公眾人士使用臨時公共運輸交匯處,直至臨時公共運輸交匯處已獲運輸署署長書面批准停運而本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處已落成,並以運輸署署長全面滿意的方式投入運作為止。

(ii) 儘管有本特別條件(j)(i)款之規定,政府、運輸署署長及其人員、承辦商、代理和經運輸署署長授權的人等時刻均擁有全權及絕對權利營運及使用臨時公共運輸交匯處,以及每日24小時開放臨時公共運輸交匯處予所有公眾人士使用,直至臨時公共運輸交匯處已獲運輸署署長書面批准停運而本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處已落成,並以運輸署署長全面滿意的方式投入運作為止。

(iii) 茲就本特別條件(b)、(e)(i)及(e)(ii)款而言，承批人時刻均須以免費、無償及暢通無阻的方式：

(I) 允許政府、運輸署署長及其人員、承辦商、代理和經運輸署署長授權的任何人等行使權利進出通行、往返及行經臨時公共運輸交匯處及黃色範圍，以及給予所有政府車輛不受限制的權利通行、往返及行經臨時公共運輸交匯處；

(II) 允許九巴、跨境全日通及其人員、承辦商和經其授權的任何人等行使權利進出通行、往返及行經臨時公共運輸交匯處及黃色範圍；及

(III) 允許所有公眾人士步行或乘坐輪椅進入及行經承批人就此指定的黃色範圍任何一個或多個部分以及該處任何建築物、構築物及搭建物之內、下或跨越其上，藉此進出及通行臨時公共運輸交匯處，以作任何合法用途，此外並須允許所有公眾車輛進出及通行黃色範圍，直至臨時公共運輸交匯處已獲運輸署署長書面批准停運而本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處已落成，並以運輸署署長全面滿意的方式投入運作為止。

(iv) 為免存疑，政府擁有絕對權利就臨時公共運輸交匯處行使《道路交通條例》及《公共巴士服務條例》、其任何相關規例及修訂法例分別賦予的權力，並且擁有及保留絕對而不受束縛的酌情權，可隨時按政府視為恰當允許其人員、承辦商、代理、經其授權的任何人等及公眾人士使用臨時公共運輸交匯處或其任何部分。”

特別條件第(12)(g)條

“(g)(i) 本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處已以運輸署署長全面滿意的方式落成後，承批人須自費將臨時公共運輸交匯處，包括但不限於相關設施及固定裝置，搬遷到本文特別條件第(24)(a)(i)條所載的重建公共運輸交匯處，以全面令運輸署署長滿意。

(ii) 本文特別條件第(37)(a)條所載的重建車站停車場已以運輸署署長全面滿意的方式落成後，承批人應自費將臨時車站停車場，包括但不限於相關設施及固定裝置，搬遷到本文特別條件第(37)(a)條所載的重建車站停車場，以全面令運輸署署長滿意。”

特別條件第(12)(h)條

“(h) 承批人時刻均應以免費、無償及暢通無阻的方式，允許所有公眾人士步行或乘坐輪椅進入、通行和行經承批人就此指定的黃色範圍任何一個或多個部分和該處任何建築物、構築物及搭建物之內、其下或通越或跨越其上，藉此進出通行、往返及行經臨時車站停車場及臨時電單車位或其任何一個或多個部分，以作任何合法用途，直至臨時車站停車場及臨時電單車位已分別獲運輸署署長書面批准停運而本文特別條件第(37)(a)條所載的重建車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止。”

特別條件第(12)(i)條

“(i)(i) 臨時車站停車場或其任何部分或任何位於該處的車位，除遵照本特別條件(i)(ii)款規定用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛外，不得作任何其他用途，其中特別禁止使用臨時車站停車場或任何位於該處的車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(ii) 直至臨時車站停車場已獲運輸署署長書面批准停運而本文特別條件第(37)(a)條所載的重建車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止，承批人時刻均須將臨時車站停車場內所有車位開放供所有公眾人士使用，並且時刻允許車輛進出臨時車站停車場：

(I) 以便推行本文特別條件第(42)(a)(i)條所載的西鐵泊車轉乘計劃(運輸署署長就此作出的決定將作終論並對承批人具有約束力)，供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛以時租、日租、月租或運輸署署長書面批准的其他形式停泊；及

(II) 以供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛以時租、日租、月租或運輸署署長書面批准的其他形式停泊。

(iii) 臨時電單車位除遵照本特別條件(i)(iv)款規定用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的電單車外，不得作任何其他用途，其中特別禁止使用臨時電單車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(iv) 直至臨時電單車位已獲運輸署署長書面批准停運而本文特別條件第(37)(a)條所載的重建車站停車場已落成，並以運輸署署長全面滿意的方式投入運作為止，承批人時刻均須將所有臨時電單車位開放供所有公眾人士免費或無償地停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的電單車。”

特別條件第(12)(j)條

“(j)(i) 茲為執行本文特別條件第(11)條所訂的必要工程，承批人將在本協議生效日獲授予黃色範圍的佔管權。

(ii) 承批人應在署長隨時要求時，在署長全權酌情以書面指明或規定的日期，以無償、免費或毋須政府支付任何款項的形式將黃色範圍或其任何一個或多個部分交還政府，而於任何情況下該等範圍亦會被視為在署長發函說明承批人已以其滿意的方式履行此等批地條件當日交還政府。

(iii) 如署長要求，承批人應在交還黃色範圍或其任何一個或多個部分的佔管權之前，自費以署長全面滿意的方式待移除臨時公共運輸交匯處、臨時車站停車場及臨時電單車位和所有其他構築物、固定裝置及附加物，包括但不限於當時位於黃色範圍或附屬於該處的任何一個或多個部分的地基、鋪築路面或其他表面(不論是否由承批人興建或安裝)，並且以良好工藝修復和修理由此對黃色範圍造成的任何損壞，其後則平整、鋪設及以圍欄圍封黃色範圍。”

特別條件第(12)(k)條

“(k) 如承批人不履行本特別條件所訂的任何承批人義務，政府可執行必要的工程，費用由承批人承擔，承批人須在政府通知時向政府支付相等於工程費用的款項，付款金額由署長釐定，其決定將作終論並對承批人具有約束力。”

特別條件第(12)(l)條

“(l) 如事前未獲署長書面同意，承批人不可使用黃色範圍或其任何一個或多個部分儲物或興建臨時公共運輸交匯處、臨時車站停車場、臨時電單車位、臨時九巴車站及臨時跨境全日通車站以外的任何構築物又或作並非關於執行本文特別條件第(11)條和本特別條件所訂工程的其他用途。”

特別條件第(12)(m)條

“(m)承批人應在佔管黃色範圍或其任何一個或多個部分的所有時間：

(i) 允許政府、署長、運輸署署長及其人員、承辦商、代理、工人和經署長或運輸署署長授權的任何人等，有權不論攜帶工具、設備、機器或駕車與否，隨時進出通行、往返及行經黃色範圍或其任何一個或多個部分，以根據本文特別條件第(11)條及本特別條件運作和使用現存公共運輸交匯處、現存單車車位及臨時公共運輸交匯處、行使本文特別條件第(11)條及本特別條件賦予的權利，以及執行、檢查、檢驗和監督本文特別條件第(11)條所載的工程及署長視為必須在黃色範圍或其任何一個或多個部分執行的任何其他工程；

(ii) 允許政府及經政府授權的相關公用事業公司行使權利，按彼等需要進出通行、往返及行經黃色範圍或其任何一個或多個部分，以執行擬於黃色範圍及其任何一個或多個部分或任何毗鄰土地之內、其上或其下實施的工程，包括但不限於鋪設和其後保養所有為該地段或毗鄰、鄰近土地或處所提供的電話、電力、煤氣(如有)及其他服務所需的水管、電線、管道、電纜槽及其他導體和附屬設備。承批人應與政府及經政府授權的相關公用事業公司充分合作，以處理任何上述擬於黃色範圍或其任何一個或多個部分之內執行的工程之相關事宜；及

(iii) 允許水務監督人員及經其授權的其他人等行使權利，按彼等需要進出通行、往返及行經黃色範圍或其任何一個或多個部分，以執行任何與運作、保養、修理、更換和更改黃色範圍或其任何一個或多個部分之內任何其他水務裝置相關的工程。”

特別條件第(12)(n)條

“(n) 如承批人或任何其他人士因為承批人履行本特別條件訂明的義務或因為政府行使本特別條件所賦予權利等而蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府概毋須就此承擔責任。承批人不可就任何此等損失、損害、滋擾或騷擾向政府索償。”

特別條件第(12)(o)條

“(o) 倘承批人、其傭工、工人或承辦商因應執行、履行或遵行本特別條件所訂的承批人義務或因為臨時公共運輸交匯處、臨時車站停車場及臨時電單車位或其任何一個或多個部分的興建、建造、營運、使用、保養、拆卸或移除事宜，又或因為任何上述地方的狀況和情況或修理或保養不善，又或因為搬遷臨時公共運輸交匯處、臨時車站停車場或其任何一個或多個部分，而作出或遺漏作出任何事宜，以致直接或間接引起或招致任何責任、損失、損害、索償、開支、費用、收費、索求、訴訟及法律程序，承批人須就此向政府及其人員、承辦商、代理、工人和經政府授權人等作出彌償，並且保持令其獲得彌償。”

特別條件第(12)(p)條

“(p) 於本特別條件，署長分別就何謂臨時公共運輸交匯處、臨時車站停車場、臨時電單車位、臨時九巴車站及臨時跨境全日通車站以及何謂阻礙或干預所作的決定將作終論，並對承批人具有約束力。”

特別條件第(12)(q)條

“(q) 於本特別條件，承批人的定義不包括其受讓人但包括本文特別條件第(53)(b)條所訂的受讓人。”

(III) 公契的相關條文

不適用。

3. 政府樓宇

(I) 說明

根據批地文件特別條件第(24)條，承批人應自費設計、興建、建造、提供、建成以下地方並確保其適宜佔用及營運：

(i) 一個重建公共運輸交匯處(定義以下文所訂為準)；及

(ii) 一個重建公廁(定義以下文所訂為準)。

(II) 批地文件的相關條文

特別條件第(24)條

"(a) 承批人應在2025年9月30日(註1)或之前，自費以署長全面滿意的方式，以良好工藝並依照地條件文件附錄的技術規格附表(以下簡稱「技術規格附表」)及根據特別條件第(25)條批准的圖則，設計、興建、建造、提供、建成以下設施並確保其適宜佔用及營運：

(i) 一個位於該地段地下層的公共運輸交匯處，包括：

(I) 兩個雙排巴士停車處；
(II) 四個單排巴士停車處；
(III) 四個雙排小巴停車處；
(IV) 三個單排小巴停車處；
(V) 兩個雙排的士停車處；
(VI) 一個雙排上落貨停車處；
(VII) 一個單排上落貨停車處；
(VIII) 一個巴士站長室，最小尺寸為4225毫米闊及6500毫米長，或署長批准的其他等同樓面面積；
(IX) 一個休息室，最小尺寸為3925毫米闊及2350毫米長；及
(X) 巴士營辦商職員專用的男廁及女廁

(以下統稱「重建公共運輸交匯處」)；及

(ii) 一個公廁，淨作業樓面面積不少於90平方米(以下簡稱「重建公廁」)

(上述設施(包括署長按照此等條款許可的固定照明裝置、通風裝置、排氣管道及道路或地台表面，但不包括並非專門服務該處的電梯、自動扶梯、樓梯、機器、設備和其他設施以及牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構項件)，連同署長全權酌情指定為該處專用的任何其他地方、設施、服務及裝置(署長的決定將作終論並對承批人具有約束力)，以下統稱「政府樓宇」)。

(b) 政府現保留權利隨時全權酌情更改或改變政府樓宇或其任何部分的用途。

(c) (i) 釐定政府樓宇任何部分的淨作業樓面面積時，除非另有訂明，否則淨作業樓面面積將視作涵蓋技術規格附表所載政府樓宇該部分所有房間及空間的淨樓面面積，但不包括任何構築物及間隔、流通地方、樓梯、樓梯間、電梯平台、任何系統的機電服務設施地方及水管槽、服務設施通道、服務設施管道和服務設施走廊。

(ii) 於本特別條件，個別房間或空間的淨樓面面積指該房間或空間圍牆或邊界內的面積，即該房間或空間內的建成或擬建牆壁表面、獨立柱或牆柱之間距離所得的面積。"

特別條件第(28)條

"(a) 署長可全權酌情指定政府部門人員(以下簡稱「政府人員」)概括監管政府樓宇的設計、建造、裝配及完工，同時監察其建造、裝配和完工情況(以下統稱「建造工程」)，以確保政府樓宇的建造工程按照此等批地條件實施。

(b) 當承批人、其傭工、代理、承辦商或工人知悉任何影響或關於政府樓宇或其任何部分或政府樓宇或其任何部分的建造工程之情況、限制、規定及資訊，必須即時通知政府人員，並須提供所有圖則、工地記錄、通知書、函件、證書、批准書和資料，以及在政府人員要求時提供所有必要支援及充分合作。

(c) 承批人應不時通知署長及政府人員其何時可向建築事務監督申領政府樓宇或其任何部分的相關佔用許可證或臨時佔用許可證。

(d) 倘因政府人員行使本特別條件(a)款所賦予權力而招致或引起任何費用、索償、需索、收費、損害、訴訟或法律程序，政府及署長概不承擔任何責任。

(e) 承批人須就政府樓宇或其任何部分建造工程所招致或引起的任何性質責任、費用、開支、索償、訴訟、需索及法律程序向政府及署長彌償，並且保持令其獲得彌償。"

特別條件第(31)(a)條

"(a) 儘管此等批地條件另有任何相反規定，承批人應在署長通知時，自費交還空置情況下的佔管權並不帶任何產權負擔及免費或無償的形式，在署長以書面指定的期限內，向

根據《財政司司長法團條例》、其任何相關規例及修訂法例成立為單一法團的財政司司長法團(以下簡稱「財政司司長法團」;如上下文意允許,財政司司長法團一詞之定義包括其繼承人及受讓人)自費及完成轉讓本特別條件(b)款所訂的不分割份數,連同使用、佔用與享用承批人已根據本文特別條件第(30)條完成政府樓宇或其任何部分的工程並獲發完工證明書的政府樓宇或其任何部分之專有權。”

(III) 公契的相關條文

公契B節(定義)中政府樓宇的定義

“「政府樓宇」統指重建公共運輸交匯處及重建公廁。”

公契B節(定義)中重建公共運輸交匯處的定義

“「重建公共運輸交匯處」統指位於發展項目地下低層現已或將會按照政府批地文件特別條件第(24)(a)(i)條建造的公共運輸交匯處(包括固定照明裝置、通風裝置、排氣管道及道路或地台表面,但不包括署長根據政府批地文件許可惟並非該處專用的電梯、自動扶梯、樓梯、機器、設備和其他設施以及牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構項件),連同署長全權酌情指定為該處專用的任何其他地方、設施、服務及裝置,現於本文所夾附並標明為DMC-02及DMC-03的圖則以紫色加黑三角形顯示,僅供識別。”

“「重建公廁」指現已或將會按照政府批地文件特別條件第(24)(a)(ii)條建造的一個公廁(包括固定照明裝置、通風裝置、排氣管道及道路或地台表面,但不包括署長根據政府批地文件許可惟並非該處專用的電梯、自動扶梯、樓梯、機器、設備和其他設施以及牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構項件),連同署長全權酌情指定為該處專用的任何其他地方、設施、服務及裝置,現於本文所夾附並標明為DMC-02及DMC-03的圖則以紫色加黑斜線顯示,僅供識別。”

4. 重建車站停車場

(I) 說明

根據批地文件特別條件第(37)條,承批人應自費:

(i) 設計、興建、建造、提供、建成重建車站停車場(定義以下文所訂為準)並達致適宜佔用及營運;及

(ii) 於重建車站停車場提供:

(I) 610個車位(或採用署長書面批准的其他車位數目),用於停泊車輛;及

(II) 45個車位(或採用署長書面批准的其他車位數目),用於停泊電單車。

(II) 批地文件的相關條文

特別條件第(37)條

“(a) 承批人除須依照規定提供本文特別條件第(58)及(59)條所訂的車位作其分別用途外,並須於2025年9月30日或署長書面批准的其他日期或之前(註1),全面遵照此等批地條件和現正或可能於任何時間在香港生效關乎公共停車場及車輛停泊事宜的所有條例、附例及規例,自費以署長全面滿意的方式:

(i) 採用署長指定及批准的物料、標準、樓層、定線和設計,以良好工藝在該地段內設計、興建、建造、提供、建成一個維持內置和設有適當出入及迴旋通道的公共停車場,並達致適宜佔用及營運(該公共停車場以下簡稱「重建車站停車場」);及

(ii) 於重建車站停車場提供:

(I) 610個車位(或採用署長書面批准的其他車位數目),用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛;及

(II) 45個車位(或採用署長書面批准的其他車位數目),用於停泊根據《道路交通條例》、其任何相關規例及修訂法例持牌的電單車,

署長根據本特別條件(a)(ii)(I)及(a)(ii)(II)款批准時可制訂其視為恰當的條款與條件。

(b) 為計算本文特別條件第(18)(d)(i)條所載的全部總樓面面積,任何根據本特別條件(a)款在該地段內設置的重建車站停車場部分均不會連計在內。

(c) 如承批人或任何其他人士因為承批人履行本特別條件等訂明的責任而蒙受或連帶招致任何損失、損害、滋擾或騷擾,政府概毋須就此承擔責任。承批人不可就任何此等損失、損害、滋擾或騷擾向政府索償。

(d) 就此等批地條件,署長就何謂重建車站停車場所作的決定將作終論並對承批人具有約束力。

(e) 於本特別條件，承批人的定義不包括其受讓人。”

特別條件第(38)(b)條

“(b) 承批人時刻均須將重建車站停車場內所有車位開放供所有公眾人士使用，並且時刻允許車輛進出重建車站停車場：

(i) 以便推行本文特別條件第(42)(a)(i)條所載的西鐵泊車轉乘計劃(運輸署署長就此作出的決定將作終論並對承批人具有約束力)，供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛和電單車以時租、日租、月租或運輸署署長書面批准的其他形式停泊；及

(ii) 以供根據《道路交通條例》、其任何相關規例及修訂法例持牌的車輛和電單車以時租、日租、月租或運輸署署長書面批准的其他形式停泊。”

特別條件第(38)(c)條

“(c) 茲毋損本文特別條件第(17)(b)條和本特別條件(b)款之規定，重建車站停車場或任何位於該處的車位，不得用於存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。”

特別條件第(38)(d)條

“(d) 就本特別條件(b)款而言，重建車站停車場落成後及在本文協定批授的整個年期內，承批人須以免費、無償及暢通無阻的方式，允許所有公眾人士步行或乘坐輪椅進入、通行和行經該地段或其任何部分，以及承批人就此指定的該處任何建築物、構築物及搭建物之內、其下或通越或跨越其上，藉此進出通行、往返和行經重建車站停車場，以作任何合法用途。”

特別條件第(38)(e)條

“(e) 現明確協議及聲明，儘管本特別條件(b)及(d)款對承批人施加責任，承批人並無意向而政府亦無同意將該地段或其任何一個或多個部分劃作公眾使用或給予公眾通過權。”

特別條件第(38)(f)條

“(f) 現明確協議及聲明，任何人士均不可鑒於本特別條件(b)及(d)款所載向承批人的義務不得期望或要求獲得新增上蓋面積或地積比有關的特許權或權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何相關修訂條文或取代條文等亦然。為免存疑，承批人現明確放棄依據《建築物(規劃)規例》第22(1)條、其任何相關修訂條文或取代條文所訂額外上蓋面積或地積比的一切索求。”

特別條件第(38)(g)條

“(g) 於本特別條件，承批人的定義不包括其受讓人。”

特別條件第(39)條

“(a) 該地段乃基於此等批地條件所訂的特別條款和特別用途批出，承批人現確認及同意該地段必須作署長滿意的用途。倘於本文協定批授的年期內任何時間，署長認為重建車站停車場或其任何部分已不再作本文特別條件第(17)(b)及(38)(b)條指定的用途(就此事項而言，茲毋損本特別條件賦予署長的權利，重建車站停車場或其任何部分於本文協定批授的年期內合共六(6)個曆月非作原訂用途即可作為終論性憑證)，又或重建車站停車場或其任何部分減少作原訂用途的程度已令署長認為重建車站停車場或其任何部分並非用作或充分用作當初批出的用途，承批人將被視為違反本文特別條件第(38)(a)條及本特別條件規定，政府可依法根據《政府土地權(重收及轉歸補救)條例》或普通法等重收重建車站停車場或其任何部分並收回佔管權或其任何權益或該處任何建築物及構築物，事前毋須通知。政府如上行使權利時，本協議所訂承批人就重建車站停車場擁有的權力和權利即告絕對終止及廢止，政府概不會向承批人支付任何補償，而受限於本文特別條件第(41)(b)條所指本文特別條件第(41)(a)條所載的WR不分割份數或重建車站停車場或其任何部分的相關權益將歸屬於財政司司長法團。承批人現確認及同意，就本特別條件而言，署長的決定將不受任何束縛並作終論及對承批人具有約束力。

(b) 倘政府根據本特別條件(a)款重收及收回重建車站停車場或其任何部分，則儘管此等批地條件另有任何規定，政府可以其視為恰當的任何用途使用重建車站停車場或相關部分作。政府有全權按其視為恰當處置重建車站停車場或相關部分，承批人不可就此行使任何權利或提出任何索償。”

特別條件第(40)條

“(a) 如未經署長書面同意，承批人不可轉讓、按揭、押記、批租、分租、出讓或以其他方式處置或以產權負擔約制重建車站停車場或其任何部分、任何相關權益或本文特別條件第(41)(a)條所載的WR不分割份數，又或就此訂立任何協議。

(b) 儘管有本特別條件(a)款及本文特別條件第(53)條之規定，承批人現獲許可授權香港鐵路有限公司(以下簡稱「港鐵」)根據承批人與港鐵於2007年8月9日所訂服務經營權協議(以下簡稱「服務經營權協議」的條款與條件規定通行、使用及佔用重建車站停車場，有效期為本協議生效日起至2057年12月1日或署長全權酌情批准的較長期限，但於任何情況下不得超逾本文協定批授的年期餘年減最後七天，並須受限於以下條件：

(i) 承批人授予港鐵的上述權利須受限於此等批地條件；

(ii) 承批人應要求港鐵就本特別條件發出以政府為受惠人的承諾書(以下簡稱「承諾書」),格式和條款與條件由署長指定或書面批准,妥為簽訂後於本協議訂立日後十四(14)天內交付署長;

(iii) 港鐵未經署長書面同意不得轉讓、出售、轉移、押記或分授或以其他方式處置服務經營權協議訂明其可通行、使用和佔用重建車站停車場或其任何部分或其任何權益(如有)的任何權利,亦不可出讓或以其他方式處置或以產權負擔制約重建車站停車場或其任何部分或相關權益,又或就此訂立任何協議;

(iv) (I) 倘若:

(A) 承批人或港鐵違反、不遵守或不履行以下任何一項:

(1) 影響或關於重建車站停車場的批地條件;或

(2) 港鐵發出的承諾書之條款及條件;

(署長就此作出的決定將作終論並對承批人具有約束力);或

(B) 根據《香港鐵路條例》(以下簡稱「該條例」)第4條授予港鐵而乃關乎九鐵公司(定義以該條例所訂為準)的專營權撤銷或期限屆滿;或

(C) 服務經營權協議終止或期限屆滿,

茲毋損政府及署長可因應上述違反、不履行或不遵守的事件或因應專營權撤銷或期限屆滿或服務經營權協議終止或期限屆滿行使的任何其他權利,署長可向承批人發出書面通知,即時撤銷或撤回承批人按照本特別條件(b)款規定給予港鐵授權的許可(以下簡稱「許可」);及

(II) 如遵照本特別條件(b)(iv)(I)款撤銷或撤回許可,署長不會向承批人作出任何補償;及

(v) 倘政府、其人員及傭工因為上述許可,包括撤銷或撤回及承批人給予港鐵關於重建車站停車場的授權,以致直接或間接蒙受或招致任何損失、訴訟、費用、索償及索求,承批人須就此向政府、其人員及傭工作出彌償,並且保持令其獲得彌償。

(c) 儘管有本特別條件(a)款及本文特別條件第(53)條之規定,承批人如向政府繳付港幣一千元地價(如政府要求),便可訂立營運及管理整體重建車站停車場的協議,總年期不超過三十(30)年,並且包括任何續訂權利,以便按照本文特別條件第(38)條營運重建車站停車場。

(d) 於本特別條件,承批人的定義不包括其受讓人。”

特別條件第(41)條

“(a) 承批人應按照署長批准,將該地段內指定數額的不分割份數分配和分派予重建車站停車場(以下簡稱「WR不分割份數」)。

(b) 如WR不分割份數或當中任何部分必須遵照本文特別條件第(39)條等轉歸,則儘管此等批地條件另有任何規定,承批人作為WR不分割份數擁有人亦須於政府要求時,在政府指定的期限內,自費以署長滿意的方式,將WR不分割份數或其任何部分免費、無償及不帶任何產權負擔轉移及轉讓予財政司司長法團,並且連同使用、佔用與享用重建車站停車場或其任何部分的專有權。倘承批人未能完成上述轉移及轉讓交易,署長將會並就此不可撤回地獲委任為承批人的受權人,以代表承批人執行及完成向財政司司長法團轉移及轉讓WR不分割份數或其任何部分。”

(III) 公契的相關條文

公契B節(定義)中重建車站停車場的定義

“「重建車站停車場」採用非鐵路部分轉讓契約所訂的定義。”

公契C節(業主之權利)第5條(重建車站停車場業主之權利)

“受限於政府批地文件、非鐵路部分轉讓契約及本契約的契諾與條款規定,重建車站停車場業主可於年期餘年及任何相關續訂年期內享有全權、專有權和特權持有、使用、佔用與享用重建車站停車場連同其從屬物和所有租金及利潤。”

公契C節(業主之權利)第8(a)條(處置的限制規定)

“(a) 任何單位或其任何部分的使用、佔用與享用專有權不可脫離該單位的不分割份數獨立出售、轉讓、按揭、押記、出租、許可使用或以其他方式處置。然而本條規定並不限制(i)出租任何單位不超過十(10)年(按政府批地文件允許的期限出租重建車站停車場或其任何部分除外)或(ii)許可使用任何單位或(iii)按照政府批地文件特別條件第(39)或(40)(a)條讓與重建車站停車場。”

5. 行人通道及行人走道

(I) 說明

根據批地文件特別條件第(49)條，承批人應自費鋪設、平整、提供、建造行人通道(定義以下文所訂為準)及鋪設表面，以及設計、提供及建成行人走道(定義以下文所訂為準)。

(II) 批地文件的相關條文

特別條件第(49)(a)條

"(a) 承批人應自費以署長全面滿意的方式在該地段內鋪設、平整、提供、建造分段行人路或行人道(連同署長全權酌情視為必要的樓梯、斜路、照明裝置和自動扶梯)並鋪設路面，以作本特別條件(b)款所載的用途，相關的位置、方式、物料、標準、樓層、定線及設計均須經署長書面批准(以下統稱「行人通道」)。"

特別條件第(49)(b)條

"(b) 行人通道應採取最短的可行路線並興建上蓋，建造和設計應符合以下要求：

(i) 在署長批准的建築物位置及樓層連貫將會建於該地段上的每座建築物；及

(ii) 連貫該地段內所有主要設施，包括但不限於住宅大廈和在該處設置的重建公共運輸交匯處及重建車站停車場。"

特別條件第(49)(d)條

"(d)(i) 承批人應自費以署長全面滿意的方式，在該地段內設計、提供和建成而其後須時刻保持、保養、修理及管理本特別條件(d)(ii)款訂明的行人走道，以在署長書面批准的位置及樓層貫連下列地方：

(I) 重建公共運輸交匯處；

(II) 重建車站停車場；

(III) 該地段地面層；

(IV) 錦河路行人道，位於或大約位於本文所夾附圖則A以黑點顯示並註明為"CONNECTION POINT"的連接點或署長書面批准的其他地點(該連接點或經署長書面批准的其他地點以下簡稱「連接點」)；

(V) 毗連該地段街面的行人道；及

(VI) 西鐵錦上路站

(該行人走道以下簡稱「行人走道」)。

(ii) (I) 受限於本特別條件(d)(ii)(II)款之規定，行人走道的淨闊度不可少於6米，又或採取署長書面批准的其他闊度。

(II) 由連接點通往西鐵錦上路站的一段行人走道應採取最短的可行路線，淨闊度不可少於4米，又或採取署長書面批准的其他闊度。"

特別條件第(49)(e)條

"(e) 承批人應在行人走道按照本特別條件(d)款規定建成後(署長就此作出的決定將作終論並對承批人具有約束力)及此後於本文協定批授的整個年期內，自費遵照本特別條件(d)款保持行人走道，以及每日24小時開放行人走道讓所有公眾人士免費、無償及暢通無阻地步行或乘坐輪椅通行，以作任何合法用途。"

特別條件第(49)(f)條

"(f)(i) 行人走道按照本特別條件(d)款規定建成(署長就此作出的決定將作終論並對承批人具有約束力)之前，承批人須自費以署長全面滿意的方式，在該地段內設計、提供、建成和其後保持、保養、修理及管理一條臨時行人走道，以連接西鐵錦上路站、該地段地面層、連接點及毗鄰該地段街面的行人道(以下簡稱「臨時行人走道」)。

(ii) 承批人應在臨時行人走道按照本特別條件(f)(i)款規定建成(署長就此作出的決定將作終論並對承批人具有約束力)及其後臨時行人走道存續期間時刻自費遵照本特別條件(d)款保持臨時行人走道，以及每日24小時開放臨時行人走道讓所有公眾人士免費及暢通無阻地步行或乘坐輪椅通行，以作任何合法用途，直至行人走道建成(署長就此作出的決定將作終論並對承批人具有約束力)為止。"

特別條件第(49)(g)條

"(g) 為免存疑，本特別條件指定提供的行人走道及臨時行人走道可設置於本文特別條件第(51)條所載的緊急車輛通道範圍內。"

特別條件第(49)(h)條

"(h) 倘承批人、其傭工、工人或承辦商因應執行、履行或遵行本特別條件所訂的承批人義務而作出或遺漏作出任何事宜，又或因應或鑒於提供、建成、保持、保養、修理及管理行人走道及臨時行人走道或其任何一個或多個部分，以致直接或間接引起或導致任何責任、損失、損害、索償、開支、費用、收費、索求、訴訟及法律程序，承批人須就此向政府、署長及其人員、承辦商、代理、工人和經署長授權人等作出彌償，並且保持令其獲得彌償。"

特別條件第(49)(i)條

“(i) 現明確協議及聲明，儘管本特別條件(e)及(f)(ii)款對承批人施加責任，承批人並無意向而政府亦無同意將行人走道或臨時行人走道或其任何一個或多個部分劃作公眾使用或給予公眾通過權。”

特別條件第(49)(j)條

“(j) 現明確協議及聲明，任何人士均不可鑒於本特別條款件(e)及(f)(ii)款所載承批人的義務不得期望或要求獲得新增上蓋面積或地積比有關的特許權或權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何相關修訂條文或取代條文等亦然。為免存疑，承批人現明確放棄依據《建築物(規劃)規例》第22(1)條、其任何相關修訂條文或取代條文所訂額外上蓋面積或地積比的一切索求。”

特別條件第(49)(k)條

“(k) 於本特別條件，署長就何謂最短可行路線、地面及街面所作的決定將作終論並對承批人具有約束力。”

特別條件第(49)(l)條

“(l) 茲僅於本特別條件而言，承批人的定義不包括財政司司長法團…”

(III) 公契的相關條文

公契B節(定義)中連接點的定義

“「連接點」指政府批地文件特別條件第(49)(d)(i)條所載的錦河路連接點，位於或大約位於圖則以黑點顯示並註明為“CONNECTION POINT”的連接點或署長書面批准的其他地點。”

公契B節(定義)中行人通道的定義

“「行人通道」統指現時或將會按照署長根據政府批地文件特別條件第(49)(a)條批准的位置、方式、物料、標準、樓層、定線及設計在該土地內建造的任何或所有分段行人路或行人道(連同署長指定的樓梯、斜路、照明裝置及自動扶梯)，以遵照政府批地文件特別條件第(49)(b)(i)條規定連接建於該土地的每座建築物和遵照政府批地文件特別條件第(49)(b)(ii)條於該土地內的所有主要設施，包括但不限於各座住宅大廈、重建公共運輸交匯處及重建車站停車場。行人通道現於本文所夾附圖則以紅點圍邊顯示，僅供識別。(行人通道)部分範圍屬於住宅公用地方而部分範圍屬於屋苑公用地方。”

公契B節(定義)中行人走道的定義

“「行人走道」指設計及設置於該土地內的行人走道，以在經署長批准的位置及樓層連接(i)重建公共運輸交匯處；(ii)重建車站停車場；(iii)該土地地面；(iv)位於連接點的行人路；(v)毗鄰該土地街面的行人路；及(vi)政府批地文件特別條件第(49)(d)條所載的車站，現於本文所夾附圖則以黑圈顯示，僅供識別。”

公契附錄二第II部分(原權益保留條款及新權益保留條款)第4條(公眾就行人走道享有的權利)

“所有公眾人士有權每日24小時不論日夜免費、無償及暢通無阻地步行或乘坐輪椅使用行人走道，以作任何合法用途。”

6. 緊急車輛通道

(I) 說明

根據批地文件特別條件第(51)條，承批人應自費提供及建造緊急車輛通道(定義以下文所訂為準)。

(II) 批地文件的相關條文

特別條件第(51)條

“(a) 承批人應在本文協定批授的整個年期內，自費以署長全面滿意的方式在該地段內提供、建造、保持、保養、修理及管理一條緊急車輛通道，以供緊急車輛通行該地段往返西鐵錦上路站或署長不時規定或指明的任何其他鐵路線(以下簡稱「緊急車輛通道」)。

(b) 承批人應在本文協定批授的整個年期內，時刻自費以署長全面滿意的方式：

(i) 允許所有緊急車輛自由及不間斷地使用緊急車輛通道，並且允許所有緊急車輛不受限制地進出通行、往返和行經緊急車輛通道；及

(ii) 保持緊急車輛通道暢通無阻。

(c) 為免存疑，本特別條件指定提供的緊急車輛通道可設於重建公共運輸交匯處內，並可作為緊急車輛通道完整路線一部分。

(d) 倘承批人、其傭工、工人或承辦商因應執行、履行或遵行本特別條件所訂的承批人義務而作出或遺漏作出任何事宜，又或因應或鑒於提供、建成、保持、保養、修理和管理緊急車輛通道或其任何部分，以致直接或間接引起或招致任何責任、損失、損害、索償、開支、費用、收費、索求、訴訟及法律程序，承批人須就此向政府、署長及其人員、承辦商、代理、工人和經署長授權的人等作出彌償，並且保持令其獲得彌償。

(e) 現明確協議及聲明，儘管本特別條件(b)款對承批人施加責任，承批人並無意向而政府亦無同意將緊急車輛通道或其任何一個或多個部分劃作公眾使用或給予公眾人士通過權。

(f) 現明確協議及聲明，任何人士均不可鑒於本特別條款件(b)款所載承批人的義務不得期望或要求獲得新增上蓋面積或地積比有關的特許權或權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何相關修訂條文或取代條文等亦然。為免存疑，承批人現明確放棄依據《建築物(規劃)規例》第22(1)條、其任何相關修訂條文或取代條文所訂額外上蓋面積或地積比的一切索求。

(g) 於本特別條件，署長就何謂緊急車輛及緊急車輛通道完整路線所作的決定將作終論並對承批人具有約束力。

(h) 茲僅就本特別條件而言，承批人的定義不包括財政司司長法團。”

(III) 公契的相關條文

公契B節(定義)中鐵路車站緊急車輛通道的定義

“「鐵路車站緊急車輛通道」指政府批地文件特別條件第(51)(a)條所載的緊急車輛通道，有關範圍現於本文所夾附的圖則以粉紅色加黑點顯示，僅供識別。”

公契附錄二第I部分(權利、地役權及特權)第3(e)條(鐵路車站緊急車輛通道的權利)

“(e) 緊急車輛有權經過鐵路車站緊急車輛通道以進出通行、往返及行經該土地，惟本項權利概不可影響重建車站停車場業主、作為西鐵擁有人的九鐵和經彼等任何一方授權人等自由及暢通無阻地使用鐵路車站緊急車輛通道的權利，或妨礙或限制重建車站停車場業主、作為西鐵擁有人的九鐵和經彼等任何一方授權人等通行鐵路車站緊急車輛通道以便往返車站。”

公契附錄三(限制及禁止規定)第1(s)(ii)條(不可阻礙公用地方及鐵路車站緊急車輛通道)

“…業主不可…

(s) (ii) 放置任何種類或性質的箱、垃圾桶、包裝物品、垃圾、物件或其他妨礙物以致阻礙、阻塞或允許或容忍他人阻礙、阻塞鐵路車站緊急車輛通道，九鐵作為西鐵擁有人有權按其視為恰當移除和處置上述物料，事前毋須通知，費用由業主支付，而九鐵毋須就此向業主或任何其他人士承擔責任。九鐵可向違規業主追討由此蒙受或招致的所有損失、損害或開支。”

B. 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設施

1. 綠色範圍及綠色加黑十字線範圍

(I) 說明

根據批地文件特別條件第(6)條，承批人應自費保養綠色範圍及綠色加黑十字線範圍。

(II) 批地文件的相關條文

特別條件第(6)(a)(iv)及(v)條

“(a) 承批人應：

(iv) 自費以署長滿意的方式保養綠色範圍，連同所有在該處建造、安裝及提供的構築物和所有結構、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器，直至承批人遵照本文特別條件第(7)條將綠色範圍的佔管權交還政府為止；及

(v) 自費以署長滿意的方式保養綠色加黑十字線範圍及所有附屬或從屬於該處的物件，包括但不限於單車停車場連同單車車位、構築物和所有在該處建造、安裝及提供的結構、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記、機器、單車架及其他設施，直至承批人遵照本文特別條件第(7)條將綠色加黑十字線範圍的佔管權交還政府為止。”

[註：承批人已遵照特別條件第(7)條將綠色加黑十字線範圍交還政府。特別條件第(6)條訂明關於綠色加黑十字線範圍的義務已失效。]

(III) 公契的相關條文

公契B節(定義)中綠色範圍的定義

“「綠色範圍」指政府批地文件特別條件第(6)(a)(i)(I)條所載於圖則以綠色顯示的地方或部分。綠色範圍的定義包括建於該處的構築物。”

公契B節(定義)中構築物的定義

“「構築物」指政府批地文件特別條件第(6)(a)(i)(II)條所載的定義。”

公契E節(業主之義務)第30條(綠色範圍交還政府之前負責保養)

“業主(政府樓宇的業主除外)應自費以署長滿意的方式保養綠色範圍，連同所有在該處建造、安裝及提供的構築物和所有結構、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器，直至綠色範圍的佔管權遵照政府批地文件特別條件第(7)條交還政府為止。”

公契I節(管理人之權力及義務)第1(b)(xxxxii)條

“(b) 茲毋損前文之一般規定，管理人擁有下列權力及職責：

(xxxxii) 以署長滿意的方式保養綠色範圍及構築物，連同所有在該處建造、安裝及提供的所有結構、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器，直至綠色範圍的佔管權遵照政府批地文件特別條件第(7)條交還政府為止。”

公契J節(管理開支)第4(i)(i)條(釐定管理開支)

“(i) 管理人應擬備下列預算案：

(i) 屋苑管理預算案，列明綠色範圍、屋苑公用地方內行人通道相關部分、鐵路車站緊急車輛通道、斜坡結構、屋苑公用地方及屋苑公用服務與設施和該等物件的估計管理及保養預計開支，包括攤付特別基金的屋苑賬戶供款及管理人酬金，但不包括住宅樓宇或住宅車位應佔的開支。”

公契J節(管理開支)第5(d)條(支付管理開支)

“(d) 儘管本契約另有任何相反規定，於綠色範圍的佔管權遵照政府批地文件規定交還政府之前，重建車站停車場業主亦須分擔保養綠色範圍招致的屋苑管理預算案費用及開支，以及該等物件、行人通道、行人走道、鐵路車站緊急車輛通道及斜坡結構(如有)的保養及管理開支，但僅此而已(以下簡稱「發展項目基準的分擔開支」)，即重建車站停車場業主應攤付9%的發展項目基準的分擔開支，而屋苑業主(作為政府樓宇業主的財政司司長法團除外)須攤付91%的發展項目基準的分擔開支。”

2. 黃色範圍內的臨時公共運輸交匯處、臨時車站停車場及臨時電單車位

(I) 說明

根據批地文件特別條件第(12)條，承批人應自費：

(i) 保持、管理、清潔、修理和保養臨時公共運輸交匯處、臨時車站停車場及臨時電單車位；

(ii) 保持臨時公共運輸交匯處、臨時車站停車場及臨時電單車位適宜運作及使用；及

(iii) 營運臨時車站停車場及臨時電單車位。

(II) 批地文件的相關條文

“(d) 承批人時刻均須自費以運輸署署長全面滿意的方式：

(i) 保持、管理、清潔、修理和保養臨時公共運輸交匯處、臨時車站停車場、臨時電單車位及該處所有附屬物或從屬物，以保持其安全、整潔、井然和修繕妥當及狀況良好；及

(ii) 保持臨時公共運輸交匯處、臨時車站停車場及臨時電單車位適宜運作及使用，

直至黃色範圍的佔管權按照本特別條件第(j)(ii)款交還政府為止。”

特別條件第(12)(f)條

“(f) 承批人時刻均須自費以運輸署署長全面滿意的方式，遵照現正或可能於任何時間在香港生效關乎公共停車場及車輛停泊事宜的所有條例、附例和規例營運臨時車站停車場及臨時電單車位，直至臨時車站停車場及臨時電單車位分別獲運輸署署長書面批准停運而本文特別條件第(37)(a)條所載的重建車站停車場落成，並以運輸署署長全面滿意的方式投入運作為止。”

(III) 公契的相關條文

不適用。

3. 政府樓宇的該等物件

(I) 說明

根據批地文件特別條件第(36)條，承批人應自費保養該等物件(定義以下文所訂為準)，惟財政司司長法團可作出任何分擔。

(II) 批地文件的相關條文

特別條件第(36)條

"(a) 承批人應在本文協定批授的整個年期內，自費(但財政司司長法團可依照本文特別條件第(55)(a)(ii)(I)條所述作出任何分擔)以署長全面滿意的方式保養以下物件(以下簡稱「該等物件」)：

(i) 政府樓宇的外部飾面和政府樓宇之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板和任何其他結構項件的結構；

(ii) 所有供政府樓宇及該地段發展項目其餘部分使用的電梯、自動扶梯及樓梯；

(iii) 屬於政府樓宇及該地段發展項目其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備(包括但不限於手提及非手提式消防裝置設備)；

(iv) 政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供政府樓宇及該地段發展項目其餘部分使用的公共部分及設施。

(b) 如因承批人不保養該等物件招致或引起任何責任、損失、損害、開支、索償、費用、索求、收費、訴訟及法律程序，承批人須向政府及財政司司長法團作出彌償，並且保持令其獲得彌償。

(c) 茲僅於本文特別條件而言，承批人的定義不包括財政司司長法團。"

(III) 公契的相關條文

公契B節(定義)中政府樓宇的定義

"「政府樓宇」統指重建公共運輸交匯處及重建公廁。"

公契B節(定義)中重建公共運輸交匯處的定義

"「重建公共運輸交匯處」統指位於發展項目地下低層現已或將會按照政府批地文件特別條件第(24)(a)(i)條建造的公共運輸交匯處(包括固定照明裝置、通風裝置、排氣管道及道路或地台表面，但不包括署長根據政府批地文件許可惟並非該處專用的電梯、自動扶梯、樓梯、機器、設備和其他設施以及牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構項件)，連同署長全權酌情指定為該處專用的任何其他地方、設施、服務及裝置，現於本文所夾附並標明為DMC-02及DMC-03的圖則以紫色加黑三角形顯示，僅供識別。"

公契B節(定義)中重建公廁的定義

"「重建公廁」指現已或將會按照政府批地文件特別條件第(24)(a)(ii)條建造的一個公廁(包括固定照明裝置、通風裝置、排氣管道及道路或地台表面，但不包括署長根據政府批地文件許可惟並非該處專用的電梯、自動扶梯、樓梯、機器、設備和其他設施以及牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構項件)，連同署長全權酌情指定為該處專用的任何其他地方、設施、服務及裝置，現於本文所夾附並標明為DMC-02及DMC-03的圖則以紫色加黑斜線顯示，僅供識別。"

公契B節(定義)中該等物件的定義

"「該等物件」統指政府批地文件特別條件第(36)(a)條所載的(i)政府樓宇的外部飾面和政府樓宇之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板和任何其他結構項件的結構；(ii)所有供政府樓宇及發展項目其餘部分使用的電梯、自動扶梯及樓梯；(iii)屬於政府樓宇及發展項目其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備(包括但不限於手提及非手提式消防裝置設備)；(iv)政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及(v)所有其他供政府樓宇及發展項目其餘部分使用的公共部分及設施。"

公契E節(業主之義務)第9條(保養該等物件)

"所有業主(作為政府樓宇業主的財政司司長法團除外)均須依照政府批地文件特別條件第(36)(a)條規定，透過管理人作為代表，負責保養、管理和修理該等物件，並須就該等物件保養、管理或修理不善而招致或引起的任何訴訟、法律程序、責任、索償、費用、開支、損失、損害、收費及索求向政府及財政司司長法團作出彌償，並且保持令其獲得彌償。"

公契I節(管理人之權力及義務)第1(b)(xii)條

"(b) 茲毋損前文之一般規定，管理人擁有以下權力及責任：

(xii) 管理及保養該等物件。"

公契J節(管理開支)第1(n)條(由所有業主承擔的費用)

"管理人因管理屋苑及執行其任何職責或行使其任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項，並由屋苑各業主(作為政府樓宇業主的財政司司長法團除外)按照下述方式支付：

(n) 保養、修理及運作該等物件的費用。"

公契J節(管理開支)第4(i)(i)條(釐定管理開支)

"(i) 管理人應擬備下列預算案：

(i) 屋苑管理預算案，列明綠色範圍、屋苑公用地方內行人通道相關部分、鐵路車站緊急車輛通道、斜坡結構、屋苑公用地方及屋苑公用服務與設施和該等物件的估計管理及保養預計開支，包括攤付特別基金的屋苑賬戶供款及管理人酬金，但不包括住宅樓宇或住宅車位應佔的開支。"

公契J節(管理開支)第5(d)條(支付管理開支)

"(d) 儘管本契約另有任何相反規定，於綠色範圍的佔管權遵照政府批地文件規定交還政府之前，重建車站停車場業主亦須分擔保養綠色範圍招致的屋苑管理預算案費用及開支，以及該等物件、行人通道、行人走道、鐵路車站緊急車輛通道及斜坡結構(如有)及的保養及管理開支，但僅此而已(以下簡稱「發展項目基準的分擔開支」)，即重建車站停車場業主應攤付9%的發展項目基準的分擔開支，而屋苑業主(作為政府樓宇業主的財政司司長法團除外)須攤付91%的發展項目基準的分擔開支。"

4. 重建車站停車場

(I) 說明

根據批地文件特別條件第(38)條，承批人應自費營運、保養、管理、清潔、修理及保養重建車站停車場。

(II) 批地文件的相關條文

特別條件第(38)(a)條

"(a) 承批人應依照此等批地條件和現正或可能於任何時間在香港生效關乎公共停車場及車輛停泊事宜的所有條例、附例及規例，自費以運輸署署長全面滿意的方式：

(i) 在重建車站停車場依照本文特別條件第(37)(a)條規定建成後，開始營運重建車站停車場；及

(ii) 於本文協定批授的整個年期內持續營運、保持、管理、清潔、修理和保養重建車站停車場及該處所有附屬物或從屬物。"

(III) 公契的相關條文

公契B節(定義)中屋苑公用地方的定義

"「屋苑公用地方」指擬供屋苑全體業主公用而非任何個別一名或一組屋苑業主專享的屋苑部分，包括但不限於消防入水掣及消防花灑控制閥房、街道消防栓水箱及泵房、消防花灑水箱及泵房、管道、地庫及出入行人道和通道風機、水錶櫃、總水錶房、燃氣錶房、根據「政府批地書」特別條件第(48)(a)條提供的業主立案法團辦事處、樓梯及相關大堂、走廊、斜路和斜路平台、行人通道部分、行人走道、鐵路車站緊急救援車輛通道」、平台外牆(包括平台外牆的垂直綠化設施但不包括裝設於平台外牆的重建車站停車場專用百葉板，以及重建車站停車場業主現已或將會按照公契第二附錄第I部分第5(g)條規定裝設、安裝、架設或展示於平台外牆的「重建車站停車場」招牌或指示牌)、位於屋苑內的斜坡結構(如有)，電纜專用範圍相關部分、水務專用範圍相關部分，以及屋苑內所有其他並非供任何個別一名或一組屋苑業主專享的公共地方(但不包括住宅公用地方、住宅停車場公用地方和住宅樓宇及住宅車位公用地方、服務與設施)。屋苑公用地方現於公契所夾附的圖則以粉紅色(包括粉紅色加黑點)顯示(只要可在圖則顯示)，僅供識別。"

公契B節(定義)中平台的定義

"「平台外牆」指非鐵路部分轉讓契約訂明的定義。"

公契B節(定義)中重建車站停車場的定義

"「重建車站停車場」採用非鐵路部分轉讓契約訂明的定義。"

公契B節(定義)中住宅公用地方的定義

"「住宅公用地方」指擬供住宅樓宇業主公用與共享而非任何個別住宅單位業主專享的住宅樓宇部分，包括但不限於垃圾及物料回收房、垃圾車裝卸車位、單車車位、雨水回收水箱及泵房、安裝或使用天線廣播分導系統或電訊網絡設施的地方、轉換層、住宅入口大堂、穿梭電梯大堂、樓梯、消防電梯大堂、防護廊相關部分、樓梯平台、行人走道、現於公契所夾附註明為DMC-03及DMC-04的圖則間紅斜線顯示(只要可在圖則顯示)僅供識別的有蓋行人走道、走廊及通道、隔火層、公共休憩地方、綠化範圍、噪音緩解措施(附屬於個別單位一個或多個部分除外)、電梯槽、機器及設備房室外平台、排煙口、大廈加闊公共走廊及電梯大堂、垃圾房、泳池濾水裝置機房、天台、平台及公共平台、大廈建築裝飾及相關的支承樑及柱、外牆(包括幕牆或其任何部分(包括幕牆的窗框、玻璃嵌板、鉸、鎖、

把手、澆注繫錨、墊片、窗密封件及其他部件、該處的不可開啟窗戶及窗框、玻璃嵌板、澆注繫錨、墊片、窗戶密封件及此等不可開啟窗戶的其他部件，但不包括裝設於該處的所有可開啟窗戶和包圍可開啟窗戶玻璃嵌板的邊框、玻璃嵌板、鉸、鎖、把手、澆注繫錨、墊片、窗戶密封件及此等可開啟窗戶的其他部件))、大廈的非結構性預製外牆、面板、百葉板、欄柵及面牆，以及位於或從屬於住宅樓宇的護牆、結構牆及柱、上述住宅樓宇部分的所有樓板，以及專為住宅樓宇或其任何部分而設的所有公用服務設施、服務裝置、坑、槽及設施，連同住宅樓宇所有飾面，該處的伸縮接縫及相關防護裝置、根據政府批地書特別條件第(59)(a)條提供的貨車上落貨車位、訪客車位、根據政府批地書特別條件第(46)(a)及(47)(a)條提供的看守人辦事處及宿舍相關部分、現於公契所夾附註明為DMC-03A及DMC-04A的圖則間黑斜線顯示(只要可在圖則顯示)僅供識別的有蓋園景區及遊樂地方、康樂設施、消防泵房、變壓器房、電掣房、鮮風櫃房、主電訊廣播設備室、電訊管線槽、緊急發電機房、水泵房、風機房、冷凍機房、水錶櫃房、空調機房、濾水裝置機房、水管槽、水管槽蓋、電纜槽、排風管井、信箱、簷篷、草坪、水池、花槽、行人道、休憩用地；行人通道相關部分、電纜專用範圍相關部分、水務專用範圍相關部分、重建車站停車場天花最低樓板對上之防水系統及相關防護裝置；以及指定供住宅樓宇享用的其他地方，但不包括政府樓宇、屋苑公用地方、住宅停車場公用地方和住宅樓宇及住宅車位公用地方、服務與設施範圍內任何物件。住宅公用地方現於公契所夾附的圖則以橙色顯示(只要可在圖則顯示)，僅供識別。”

公契E節(業主之義務)第6(b)條(管理開支)

“(b) 重建車站停車場業主應負責保養及管理重建車站停車場但非屋苑任何部分，此外亦毋須攤付管理開支(本契約J節第5(d)條規定除外)、特別基金及依照本文J節規定計算的各項按金。”

公契E節(業主之義務)第21條(營運及保養重建車站停車場)

“受限於政府批地文件特別條件第(39)(b)條之規定，重建車站停車場業主(業主一詞的定義不包括其受讓人)時刻均須自費以運輸署署長全面滿意的方式，依照政府批地文件和現正或可能於任何時間在香港生效關乎公共停車場及車輛停泊事宜的所有條例、附例及規例，在重建車站停車場落成後營運重建車站停車場，並於年期內持續營運、保持、管理、清潔、修理和保養重建車站停車場及該處所有附屬物或從屬物。”

公契J節(管理開支)第4(i)(i)條(釐定管理開支)

“(i) 管理人應擬備下列預算案：

(i) 屋苑管理預算案，列明綠色範圍、屋苑公用地方內行人通道相關部分、鐵路車站緊急車輛通道、斜坡結構、屋苑公用地方及屋苑公用服務與設施和該等物件的估計管理及保養預計開支，包括攤付特別基金的屋苑賬戶供款及管理人酬金，但不包括住宅樓宇或住宅車位應佔的開支。”

公契J節(管理開支)第5(d)條(支付管理開支)

“(d) 儘管本契約另有任何相反規定，於綠色範圍的佔管權遵照政府批地文件規定交還政府之前，重建車站停車場業主亦須分擔保養綠色範圍招致的屋苑管理預算案費用及開支，以及該等物件、行人通道、行人走道、鐵路車站緊急車輛通道及斜坡結構(如有)的保養及管理開支，但僅此而已(以下簡稱「發展項目基準的分擔開支」)，即重建車站停車場業主應攤付9%的發展項目基準的分擔開支，而屋苑業主(作為政府樓宇業主的財政司司長法團除外)須攤付91%的發展項目基準的分擔開支。”

5. 行人通道及行人走道

(I)說明

根據批地文件特別條件第(49)條，承批人應自費保持、保養、修理及管理行人通道及行人走道。

(II) 批地文件的相關條文

特別條件第(49)(c)條

“(c) 承批人應在整個協定的批租年期內，時刻自費保持、保養、修理及管理行人通道，以保持其修繕妥當及狀況良好，令署長滿意。”

特別條件第(49)(d)條

“(d)(i) 承批人應自費以署長全面滿意的方式，在該地段內設計、提供和建成而其後須時刻保持、保養、修理及管理本特別條件(d)(ii)款訂明的行人走道，以在署長書面批准的位置及樓層貫連下列地方：

(I) 重建公共運輸交匯處；

(II) 重建車站停車場；

(III)該地段地面層；

(IV) 錦河路行人道，位於或大約位於本文所夾附經圖則A以黑點顯示並註明為“CONNECTION POINT”的連接點或署長書面批准的其他地點(該連接點或經署長書面批准的其他地點以下簡稱「連接點」)；

(V) 毗連該地段街面的行人道；及

(VI) 西鐵錦上路站

(該行人走道以下簡稱「行人走道」)。

(ii) (I) 受限於本特別條件(d)(ii)(II)款之規定，行人走道的淨闊度不可少於6米，又或採取署長書面批准的其他闊度。

(II) 由連接點通往西鐵錦上路站的一段行人走道應採取最短的可行路線，淨闊度不可少於4米，又或採取署長書面批准的其他闊度。”

(III) 公契的相關條文

公契B節(定義)中屋苑公用地方的定義

“「屋苑公用地方」指擬供屋苑全體業主公用而非任何個別一名或一組屋苑業主專享的屋苑部分，包括但不限於消防入水掣及消防花灑控制閥房、街道消防栓水箱及泵房、消防花灑水箱及泵房、管道、地庫及出入行人道和通道風機、水錶櫃、總水錶房、燃氣錶房、根據「政府批地書」特別條件第(48)(a)條提供的業主立案法團辦事處、樓梯及相關大堂、走廊、斜路和斜路平台、行人通道部分、行人走道、鐵路車站緊急救援車輛通道」、平台外牆(包括平台外牆的垂直綠化設施但不包括裝設於平台外牆的重建車站停車場專用百葉板，以及重建車站停車場業主現已或將會按照公契第二附錄第I部分第5(g)條規定裝設、安裝、架設或展示於平台外牆的「重建車站停車場」招牌或指示牌)、位於屋苑內的斜坡結構(如有)，電纜專用範圍相關部分、水務專用範圍相關部分，以及屋苑內所有其他並非供任何個別一名或一組屋苑業主專享的公共地方(但不包括住宅公用地方、住宅停車場公用地方和住宅樓宇及住宅車位公用地方、服務與設施)。屋苑公用地方現於公契所夾附的圖則以粉紅色(包括粉紅色加黑點)顯示(只要可在圖則顯示)，僅供識別。”

公契B節(定義)中平台外牆的定義

“「平台外牆」指非鐵路部分轉讓契約訂明的定義。”

公契B節(定義)中行人通道的定義

“「行人通道」統指現時或將會按照署長根據政府批地文件特別條件第(49)(a)條批准的位置、方式、物料、標準、樓層、定線及設計在該土地建造的任何或所有分段行人路或行人道(連同署長指定的樓梯、斜路、照明裝置及自動扶梯)，以遵照政府批地文件特別條件第(49)(b)(i)條規定連接建於該土地的每座建築物和遵照政府批地文件特別條件第(49)(b)(ii)條於該土地內所有主要設施，包括但不限於各座住宅大廈、重建公共運輸交匯處及重建車站停車場。行人通道現於本文所夾附圖則以紅點圍邊顯示，僅供識別。(行人通道)部分範圍屬於住宅公用地方而部分範圍屬於屋苑公用地方。”

公契B節(定義)中行人走道的定義

“「行人走道」指設計及設置於該土地內的行人走道，以在經署長批准的位置及樓層連接(i)重建公共運輸交匯處；(ii)重建車站停車場；(iii)該土地地面；(iv)位於連接點的行人路；(v)毗鄰該土地街面的行人路；及(v)政府批地文件特別條件第(49)(d)條所載的車站，現於本文所夾附圖則以黑圈顯示，僅供識別。”

公契B節(定義)中住宅公用地方的定義

“「住宅公用地方」指擬供住宅樓宇業主公用與共享而非任何個別住宅單位業主專享的住宅樓宇部分，包括但不限於垃圾及物料回收房、垃圾車裝卸車位、單車車位、雨水回收水箱及泵房、安裝或使用天線廣播分導系統或電訊網絡設施的地方、轉換層、住宅入口大堂、穿梭電梯大堂、樓梯、消防電梯大堂、防護廊相關部分、樓梯平台、行人走道、現於公契所夾附註明為DMC-03及DMC-04的圖則間紅斜線顯示(只要可在圖則顯示)僅供識別的有蓋行人走道、走廊及通道、隔火層、公共休憩地方、綠化範圍、噪音緩解措施(附屬於個別單位一個或多個部分除外)、電梯槽、機器及設備房室外平台、排煙口、大廈加闊公共走廊及電梯大堂、垃圾房、泳池濾水裝置機房、天台、平台及公共平台、大廈建築裝飾及相關的支承樑及柱、外牆(包括幕牆或其任何部分(包括幕牆的窗框、玻璃嵌板、鉸、鎖、把手、澆注繫錨、墊片、窗密封件及其他部件、該處的不可開啟窗戶及窗框、玻璃嵌板、澆注繫錨、墊片、窗戶密封件及此等不可開啟窗戶的其他部件，但不包括裝設於該處的所有可開啟窗戶和包圍可開啟窗戶玻璃嵌板的邊框、玻璃嵌板、鉸、鎖、把手、澆注繫錨、墊片、窗戶密封件及此等可開啟窗戶的其他部件))、大廈的非結構性預製外牆、面板、百葉板、欄柵及面牆，以及位於或從屬於住宅樓宇的護牆、結構牆及柱、上述住宅樓宇部分的所有樓板，以及專為住宅樓宇或其任何部分而設的所有公用服務設施、服務裝置、坑、槽及設施，連同住宅樓宇所有飾面，該處的伸縮接縫及相關防護裝置、根據政府批地書特別條件第(59)(a)條提供的貨車上落貨車位、訪客車位、根據政府批地書特別條件第(46)(a)及(47)(a)條提供的看守人辦事處及宿舍相關部分、現於公契所夾附註明為DMC-03A及DMC-04A的圖則間黑斜線顯示(只要可在圖則顯示)僅供識別的有蓋園景區及遊樂地方、康樂設施、消防泵房、變壓器房、電掣房、鮮風櫃房、主電訊廣播設備室、電訊管線槽、緊急發電機房、水泵房、風機房、冷凍機房、水錶櫃房、空調機房、濾水裝置機房、水管槽、水管槽蓋、電纜槽、排風管井、信箱、簷篷、草坪、水池、花槽、行人道、休憩用地；行人通道相關部分、電纜專用範圍相關部分、水務專用範圍相關部分、重建車站停車場天花最低樓板對上之防水系統及相關防護裝置；以及指定供住宅樓宇享用的其他地方，但不包括政府樓宇、屋苑公用地方、住宅停車場公用地方和住宅樓宇及住宅車位公用地方、服務與設施範圍內任何物件。住宅公用地方現於公契所夾附的圖則以橙色顯示(只要可在圖則顯示)，僅供識別。”

公契J節(管理開支)第1(x)條(由所有業主承擔的費用)

“管理人因管理屋苑及執行其任何責任或行使其任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項，並由屋苑各業主(作為政府樓宇業主的財政司司長法團除外)按照下述方式支付：

(x) 保養及管理行人通道及行人走道的費用。”

公契J節(管理開支)第4(i)(i)條(釐定管理開支)

"(i) 管理人應擬備下列預算案：

(i) 屋苑管理預算案，列明綠色範圍、屋苑公用地方內行人通道相關部分、鐵路車站緊急車輛通道、斜坡結構、屋苑公用地方及屋苑公用服務與設施和該等物件的估計管理及保養預計開支，包括攤付特別基金的屋苑賬戶供款及管理人酬金，但不包括住宅樓宇或住宅車位應佔的開支。"

公契J節(管理開支)第5(d)條(支付管理開支)

"(d) 儘管本契約另有任何相反規定，於綠色範圍的佔管權遵照政府批地文件規定交還政府之前，重建車站停車場業主亦須分擔保養綠色範圍招致的屋苑管理預算案的費用及開支，以及該等物件、行人通道、行人走道、鐵路車站緊急車輛通道及斜坡結構(如有)的保養及管理開支，但僅此而已(以下簡稱「發展項目基準的分擔開支」)，即重建車站停車場業主應攤付9%的發展項目基準的分擔開支，而屋苑業主(作為政府樓宇業主的財政司司長法團除外)須攤付91%的發展項目基準的分擔開支。"

6. 緊急車輛通道

(I) 說明

根據批地文件特別條件第(51)條，承批人應自費保持、保養、修理及管理緊急車輛通道。

(II) 批地文件的相關條文

特別條件第(51)(a)條

"(a) 承批人應在本文協定批授的整個年期內，自費以署長全面滿意的方式在該地段內提供、建造、保持、保養、修理及管理一條緊急車輛通道，以供緊急車輛通行該地段往返西鐵錦上路站或署長不時規定或指明的任何其他鐵路線(以下簡稱「緊急車輛通道」)。"

(III) 公契的相關條文

公契B節(定義)中屋苑公用地方的定義

"「屋苑公用地方」指擬供屋苑全體業主公用而非任何個別一名或一組屋苑業主專享的屋苑部分，包括但不限於消防入水掣及消防花灑控制閥房、街道消防栓水箱及泵房、消防花灑水箱及泵房、管道、地庫及出入行人道和通道風機、水錶櫃、總水錶房、燃氣錶房、根據「政府批地書」特別條件第(48)(a)條提供的業主立案法團辦事處、樓梯及相關大堂、走廊、斜路和斜路平台、行人通道部分、行人走道、鐵路車站緊急救援車輛通道」、平台外牆(包括平台外牆的垂直綠化設施但不包括裝設於平台外牆的重建車站停車場專用百葉板，以及重建車站停車場業主現已或將會按照公契第二附錄第I部分第5(g)條規定裝設、安裝、架設或展示於平台外牆的「重建車站停車場」招牌或指示牌)、位於屋苑內的斜坡結構(如有)，電纜專用範圍相關部分、水務專用範圍相關部分，以及屋苑內所有其他並非供任何個別一名或一組屋苑業主專享的公共地方(但不包括住宅公用地方、住宅停車場公用地方和住宅樓宇及住宅車位公用地方、服務與設施)。屋苑公用地方現於公契所夾附的圖則以粉紅色(包括粉紅色加黑點)顯示(只要可在圖則顯示)，僅供識別。"

公契B節(定義)中平台外牆的定義

"「平台外牆」指非鐵路部分轉讓契約訂明的定義。"

公契B節(定義)中「鐵路車站緊急車輛通道」的定義

"「鐵路車站緊急車輛通道」指政府批地文件特別條件第(51)(a)條所載的緊急車輛通道，有關地方現於本文所夾附圖則以粉紅色加黑點顯示，僅供識別。"

公契E節(業主之義務)第22條(保養鐵路車站緊急車輛通道)

"業主(財政司司長法團除外)應自費修理、管理及保養鐵路車站緊急車輛通道。"

公契J節(管理開支)第4(i)(i)條(釐定管理開支)

"(i) 管理人應擬備下列預算案：

(i) 屋苑管理預算案，列明綠色範圍、屋苑公用地方內行人通道相關部分、鐵路車站緊急車輛通道、斜坡結構、屋苑公用地方及屋苑公用服務與設施和該等物件的估計管理及保養預計開支，包括攤付特別基金的屋苑賬戶供款及管理人酬金，但不包括住宅樓宇或住宅車位應佔的開支。"

公契J節(管理開支)第5(d)條(支付管理開支)

"(d) 儘管本契約另有任何相反規定，於綠色範圍的佔管權遵照政府批地文件規定交還政府之前，重建車站停車場業主亦須分擔保養綠色範圍招致的屋苑管理預算案費用及開支，以及該等物件、行人通道、行人走道、鐵路車站緊急車輛通道、斜坡結構(如有)的保養及管理開支，但僅此而已(以下簡稱「發展項目基準的分擔開支」)，即重建車站停車場應攤付9%的發展項目基準的分擔開支，而屋苑業主(作為政府樓宇業主的財政司司長法團除外)須攤付91%的發展項目基準的分擔開支。"

C. 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休憩用地

不適用。

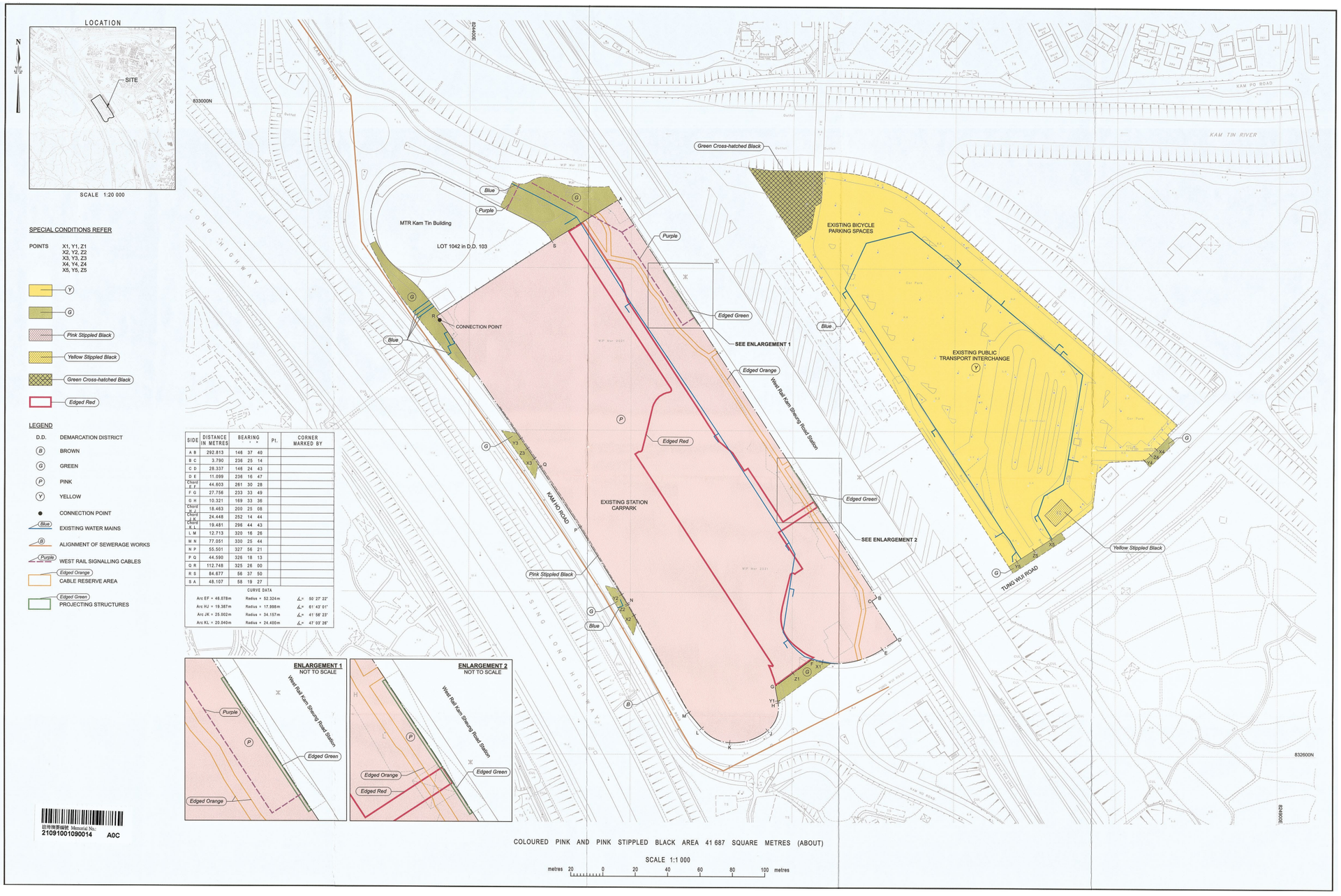
D. 期數所位於的土地中為施行《建築物(規劃)規例》(第123章，附例F)第22(1)條而撥供公眾用途的任何部分

不適用。

註：

1. 根據地政總署鐵路發展組於2020年11月20日發出並於土地註冊處登記為《註冊摘要》第20120200990034號的《延長建築契諾信件》，承批人依照批地文件發展該地段、平整綠色範圍及綠色加黑十字線範圍、提供政府樓宇和建造重建車站停車場的工程完竣期限已由2025年9月30日延長至2026年3月31日。

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



Legend 圖例:

- Green Areas 綠色範圍
- Green Cross-hatched Black Area 綠色加黑十字線範圍
- Yellow Area 黃色範圍

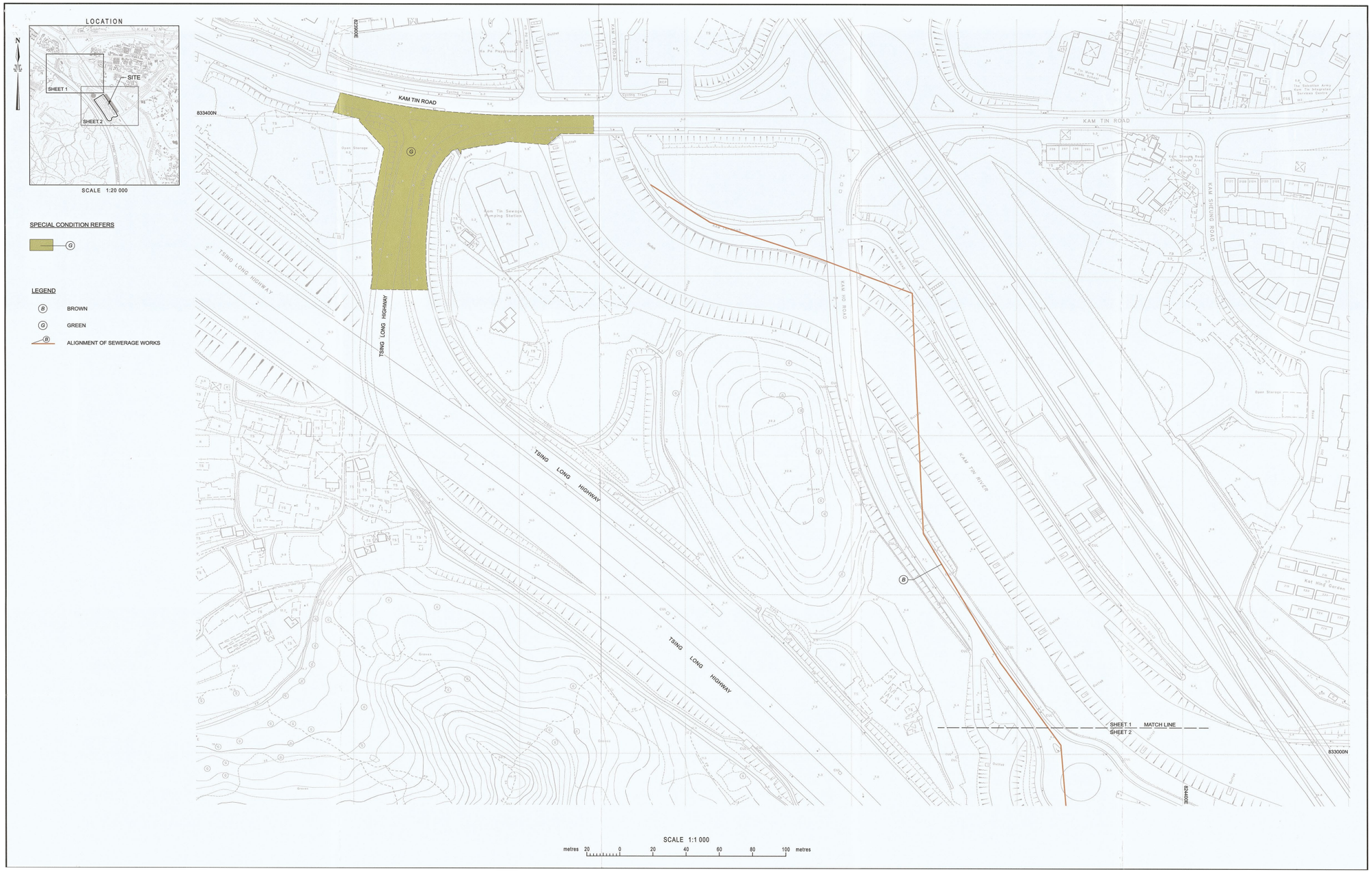
Remark :

1. The above plan is extracted from the plan annexed to the Land Grant. Other matters shown on the plan may not reflect their latest conditions.
2. It is not practicable to show Pedestrian Link and Items in respect of the Government Accommodation.

備註：

1. 上方圖則摘錄自批地文件附錄的附圖。圖中所示之其他事項未必能反映其最新狀況。
2. 在切實可行範圍內未能於圖上顯示行人通道及有關政府樓宇的該等物件。

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



Legend 圖例:

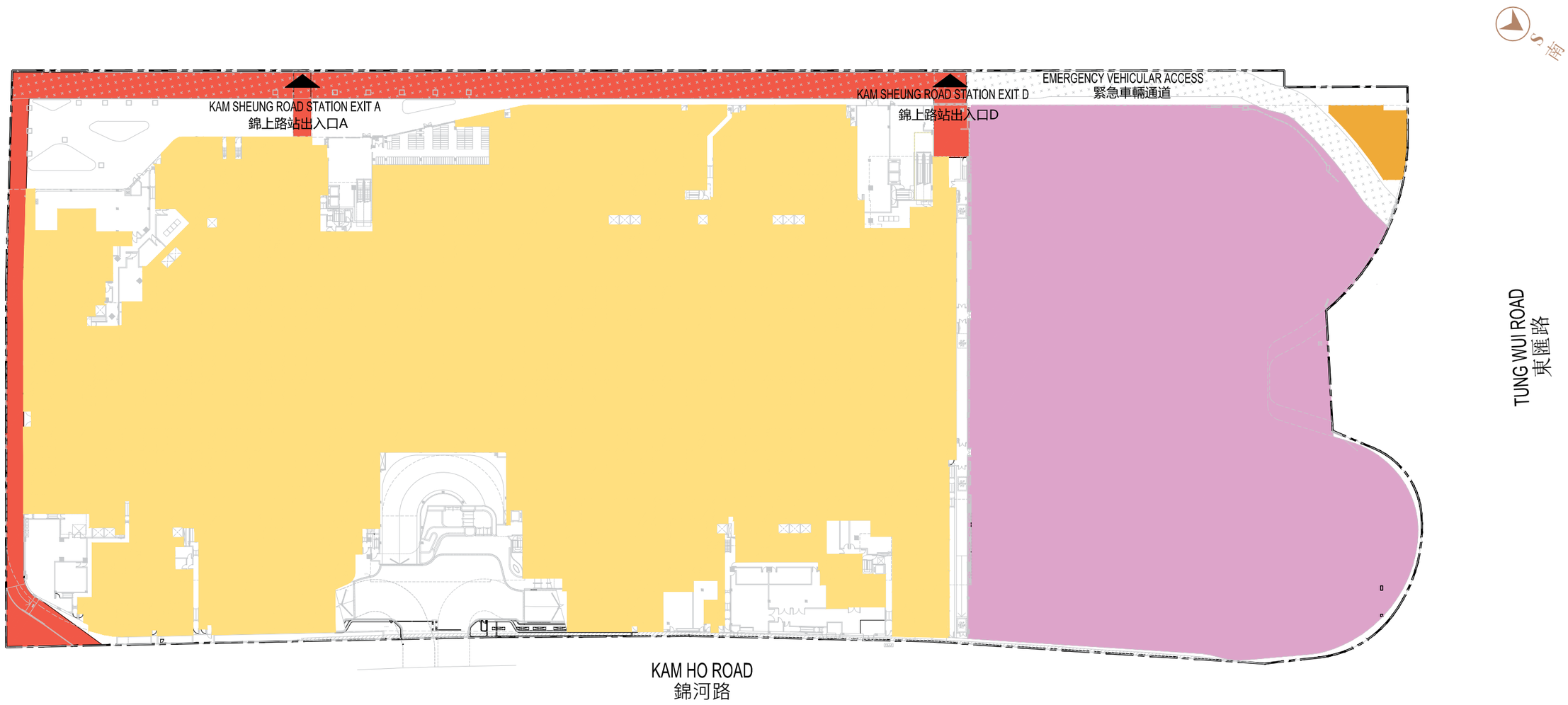
Green Areas
綠色範圍

Remark :

1. The above plan is extracted from the plan annexed to the Land Grant. Other matters shown on the plan may not reflect their latest conditions.
2. It is not practicable to show Pedestrian Link and Items in respect of the Government Accommodation.

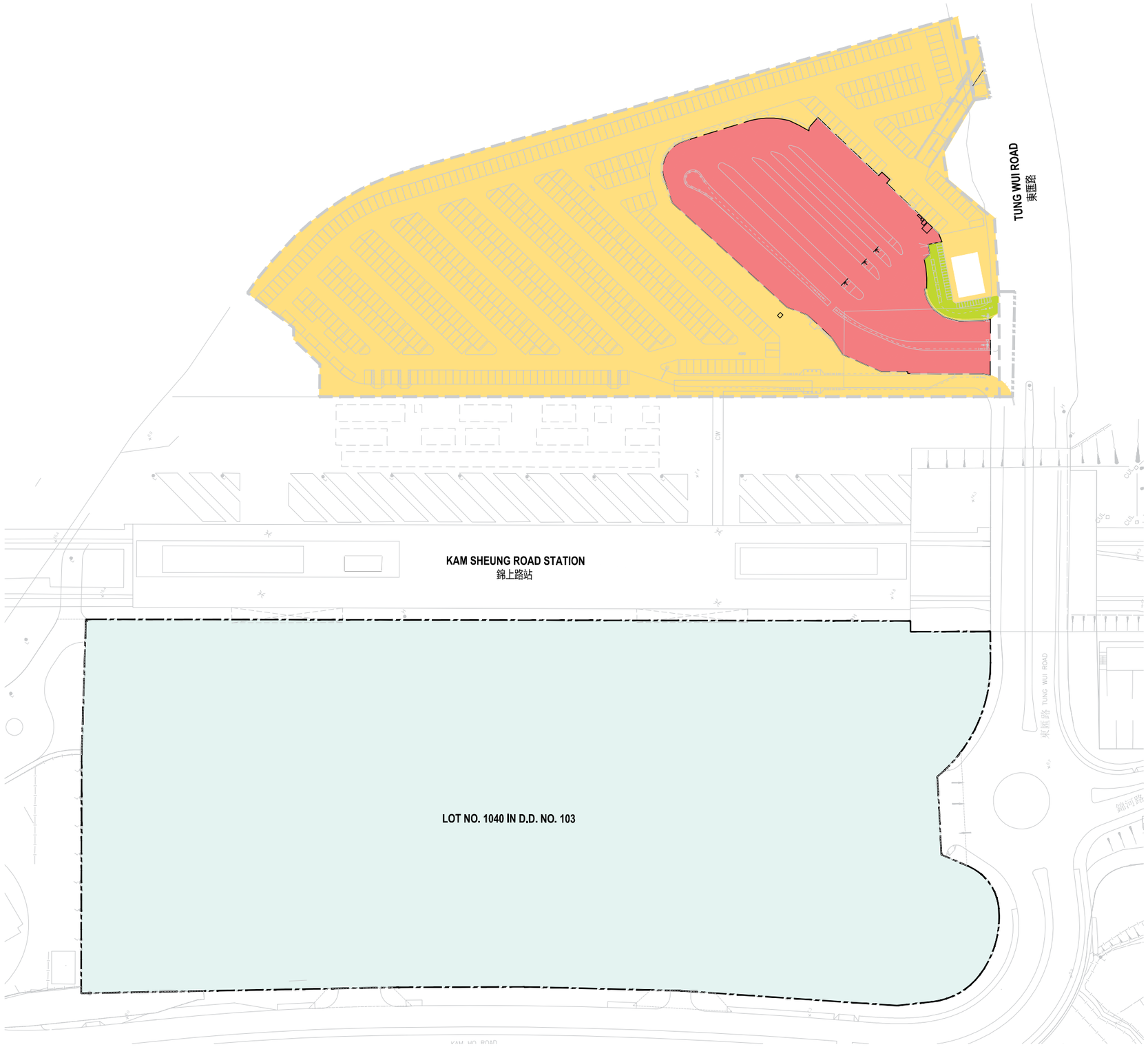
備註：

1. 上方圖則摘錄自批地文件附錄的附圖。圖中所示之其他事項未必能反映其最新狀況。
2. 在切實可行範圍內未能於圖上顯示行人通道及有關政府樓宇的該等物件。



Legend 圖例:

- Boundary of the Development 發展項目邊界
- 24 hours Pedestrian Walkway 24小時行人走道
- Emergency Vehicular Access (under Special Condition No.(51) of the Land Grant) 緊急車輛通道(根據批地文件特別條件第(51)條)
- Government Accommodation (Reprovision Public Toilet) 政府樓宇(重建公廁)
- Government Accommodation (Reprovision PTI) 政府樓宇(重建公共運輸交匯處)
- Reprovision Station Carpark 重建車站停車場



南 S

Legend 圖例:

- Temporary Station Carpark 臨時車站停車場
- Temporary PTI 臨時公共運輸交匯處
- Temporary Motor Cycle Parking Spaces 臨時電單車位
- Boundary of the Development 發展項目邊界

0M/米 20M/米 50M/米

Scale : 0 5 10 20 50m
比例

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。

Cross-Section Plan A
橫截面圖A

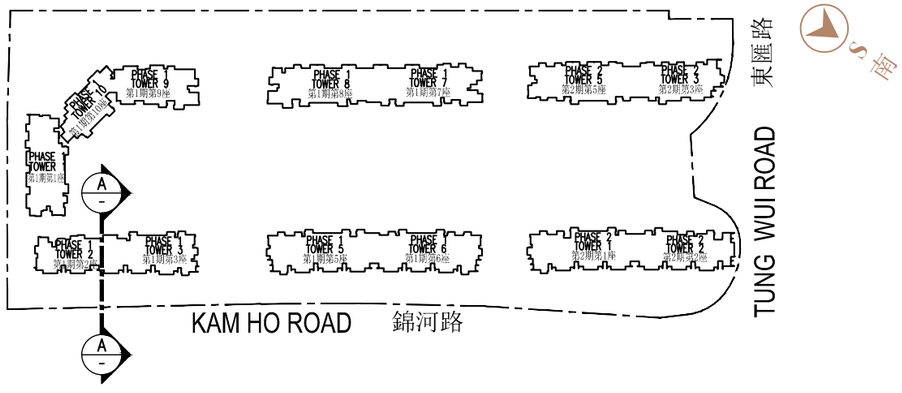
Notes:

1. (----------) Dotted line denotes the level of the lowest residential floor of the Building.
2. (▼) and (▲) denote height (in metres) above the Hong Kong Principal Datum (HKPD) .
3. The part of Emergency Vehicular Access adjacent to the building is 11.20 metres above the Hong Kong Principal Datum.
4. The part of Kam Ho Road adjacent to the building is 7.40 metres above the Hong Kong Principal Datum.

備註：

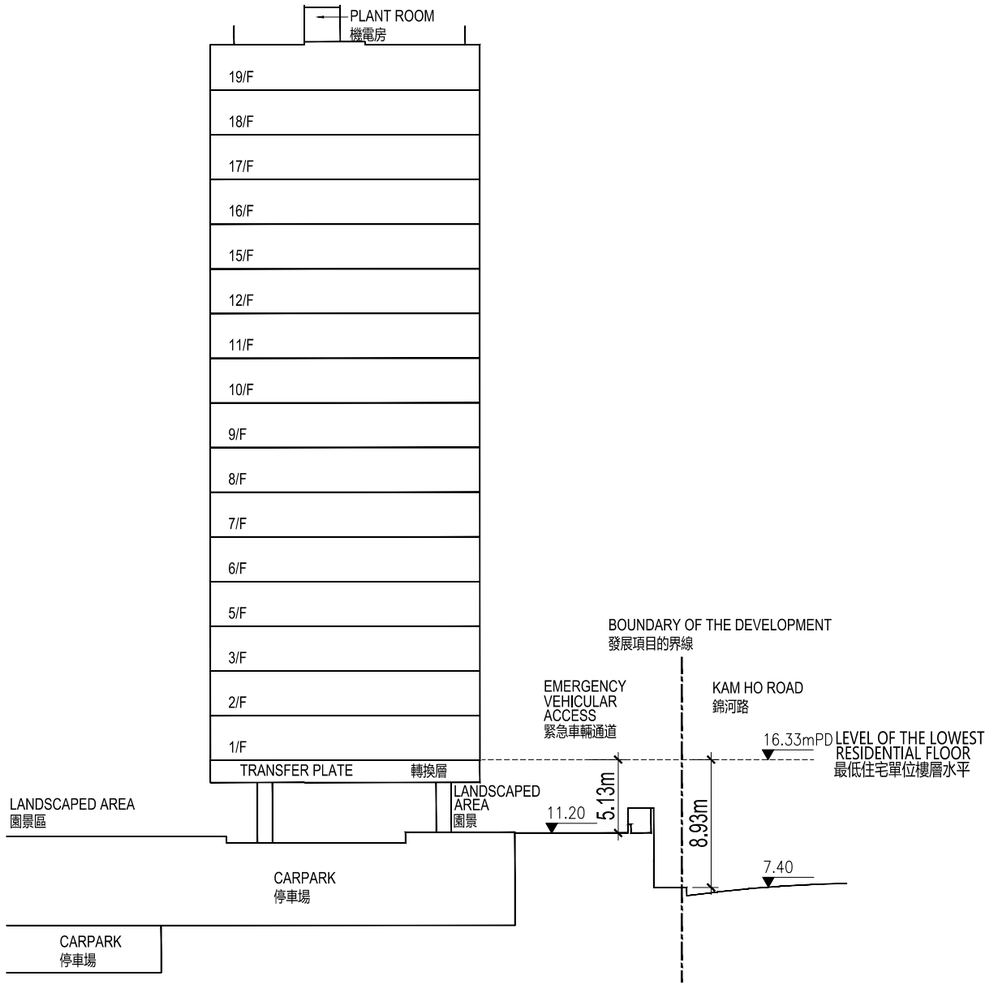
1. (----------) 虛線為該建築物最低住宅樓層水平。
2. (▼)及(▲)指香港主水平基準以上高度(米)。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上11.20米。
4. 毗連建築物的一段錦河路為香港主水平基準以上7.40米。

Key Plan 指示圖



Phase 1 Tower 2
第1期第2座

	UPPER ROOF	上層天台
	ROOF	天台
19/F	RESIDENTIAL UNITS	住宅單位
18/F	RESIDENTIAL UNITS	住宅單位
17/F	RESIDENTIAL UNITS	住宅單位
16/F	RESIDENTIAL UNITS	住宅單位
15/F	RESIDENTIAL UNITS	住宅單位
12/F	RESIDENTIAL UNITS	住宅單位
11/F	RESIDENTIAL UNITS	住宅單位
10/F	RESIDENTIAL UNITS	住宅單位
9/F	RESIDENTIAL UNITS	住宅單位
8/F	RESIDENTIAL UNITS	住宅單位
7/F	RESIDENTIAL UNITS	住宅單位
6/F	RESIDENTIAL UNITS	住宅單位
5/F	RESIDENTIAL UNITS	住宅單位
3/F	RESIDENTIAL UNITS	住宅單位
2/F	RESIDENTIAL UNITS	住宅單位
1/F	RESIDENTIAL UNITS	住宅單位
G/F	GROUND FLOOR	地下
B1/F	BASEMENT 1	地庫1層
B2/F	BASEMENT 2	地庫2層



Cross-Section Plan B
橫截面圖B

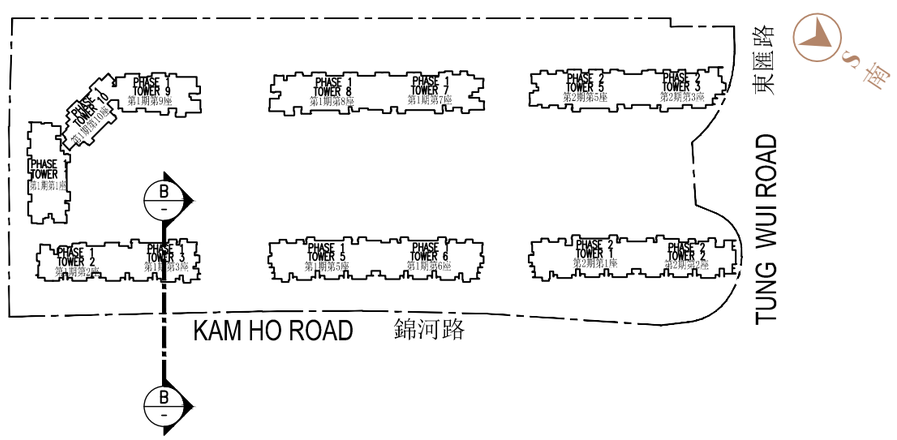
Notes:

1. (----------) Dotted line denotes the level of the lowest residential floor of the Building.
2. (▼) and (▲) denote height (in metres) above the Hong Kong Principal Datum (HKPD) .
3. The part of Emergency Vehicular Access adjacent to the building is 7.65 metres to 11.20 metres above the Hong Kong Principal Datum.
4. The part of Kam Ho Road adjacent to the building is 7.40 metres above the Hong Kong Principal Datum.

備註：

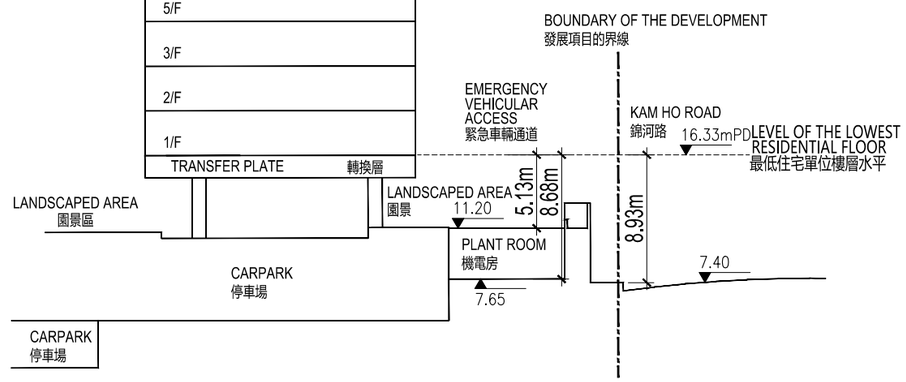
1. (----------) 虛線為該建築物最低住宅樓層水平。
2. (▼)及(▲)指香港主水平基準以上高度(米)。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上7.65米至11.20米。
4. 毗連建築物的一段錦河路為香港主水平基準以上7.40米。

Key Plan 指示圖



Phase 1 Tower 3
第1期第3座

UPPER ROOF		上層天台
ROOF		天台
19/F	RESIDENTIAL UNITS	住宅單位
18/F	RESIDENTIAL UNITS	住宅單位
17/F	RESIDENTIAL UNITS	住宅單位
16/F	RESIDENTIAL UNITS	住宅單位
15/F	RESIDENTIAL UNITS	住宅單位
12/F	RESIDENTIAL UNITS	住宅單位
11/F	RESIDENTIAL UNITS	住宅單位
10/F	RESIDENTIAL UNITS	住宅單位
9/F	RESIDENTIAL UNITS	住宅單位
8/F	RESIDENTIAL UNITS	住宅單位
7/F	RESIDENTIAL UNITS	住宅單位
6/F	RESIDENTIAL UNITS	住宅單位
5/F	RESIDENTIAL UNITS	住宅單位
3/F	RESIDENTIAL UNITS	住宅單位
2/F	RESIDENTIAL UNITS	住宅單位
1/F	RESIDENTIAL UNITS	住宅單位
G/F	GROUND FLOOR	地下
B1/F	BASEMENT 1	地庫1層
B2/F	BASEMENT 2	地庫2層



Cross-Section Plan C
橫截面圖C

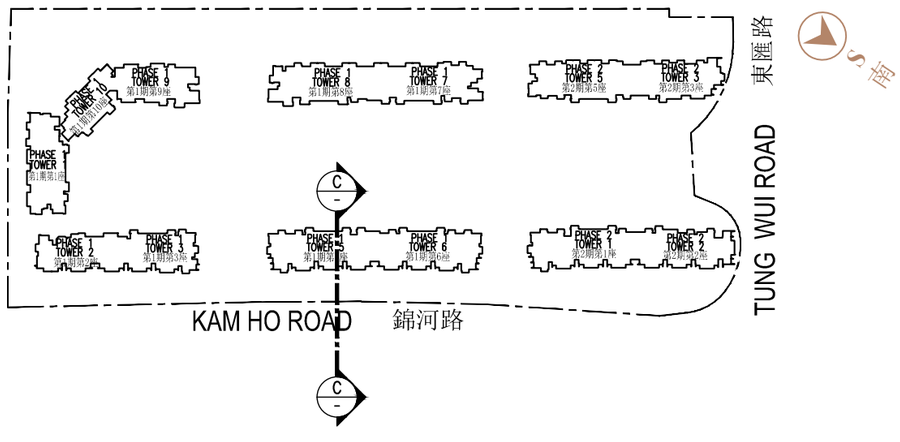
Notes:

1. (----------) Dotted line denotes the level of the lowest residential floor of the Building.
2. (▼) and (▲) denote height (in metres) above the Hong Kong Principal Datum (HKPD) .
3. The part of Emergency Vehicular Access adjacent to the building is 7.65 metres to 10.50 metres above the Hong Kong Principal Datum.
4. The part of Kam Ho Road adjacent to the building is 7.40 metres above the Hong Kong Principal Datum.

備註：

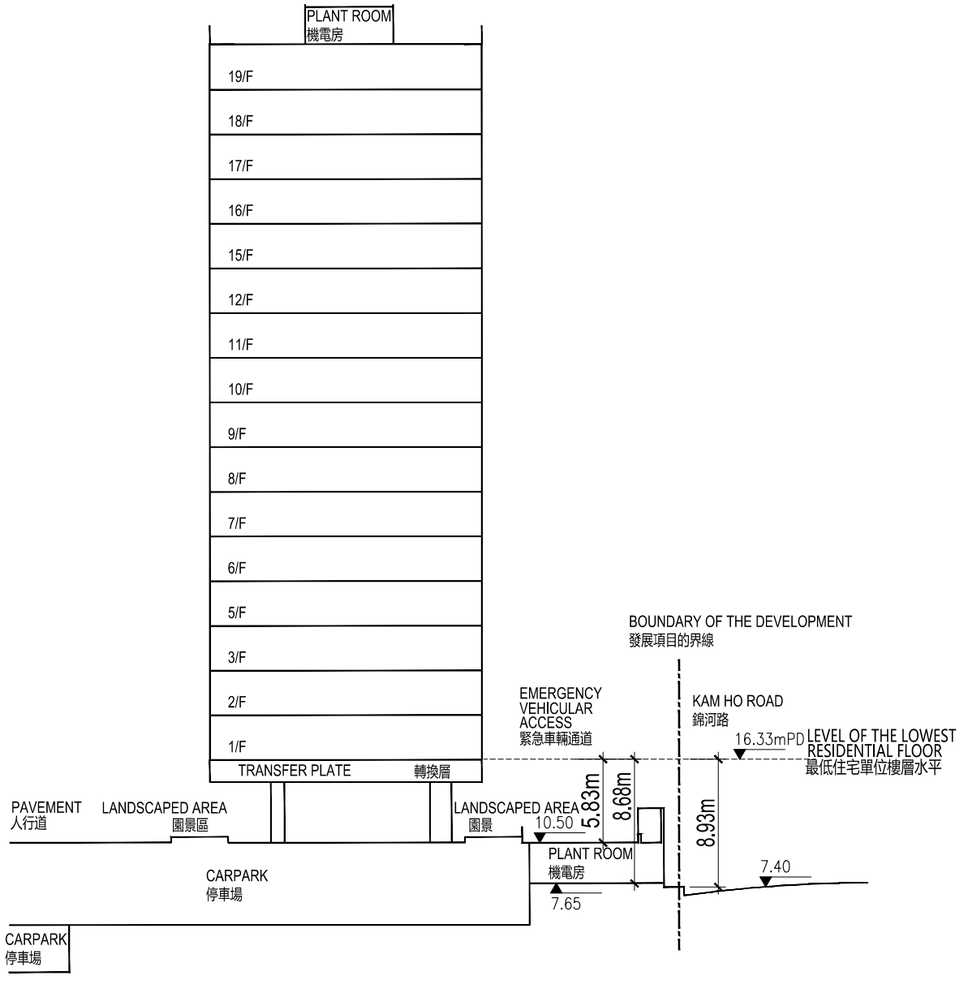
1. (----------) 虛線為該建築物最低住宅樓層水平。
2. (▼)及(▲)指香港主水平基準以上高度(米)。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上7.65米至10.50米。
4. 毗連建築物的一段錦河路為香港主水平基準以上7.40米。

Key Plan 指示圖



UPPER ROOF			上層天台
ROOF			天台
19/F	RESIDENTIAL UNITS	住宅單位	
18/F	RESIDENTIAL UNITS	住宅單位	
17/F	RESIDENTIAL UNITS	住宅單位	
16/F	RESIDENTIAL UNITS	住宅單位	
15/F	RESIDENTIAL UNITS	住宅單位	
12/F	RESIDENTIAL UNITS	住宅單位	
11/F	RESIDENTIAL UNITS	住宅單位	
10/F	RESIDENTIAL UNITS	住宅單位	
9/F	RESIDENTIAL UNITS	住宅單位	
8/F	RESIDENTIAL UNITS	住宅單位	
7/F	RESIDENTIAL UNITS	住宅單位	
6/F	RESIDENTIAL UNITS	住宅單位	
5/F	RESIDENTIAL UNITS	住宅單位	
3/F	RESIDENTIAL UNITS	住宅單位	
2/F	RESIDENTIAL UNITS	住宅單位	
1/F	RESIDENTIAL UNITS	住宅單位	
G/F	GROUND FLOOR	地下	
B1/F	BASEMENT 1	地庫1層	
B2/F	BASEMENT 2	地庫2層	

Phase 1 Tower 5
第1期第5座



Cross-Section Plan D
橫截面圖D

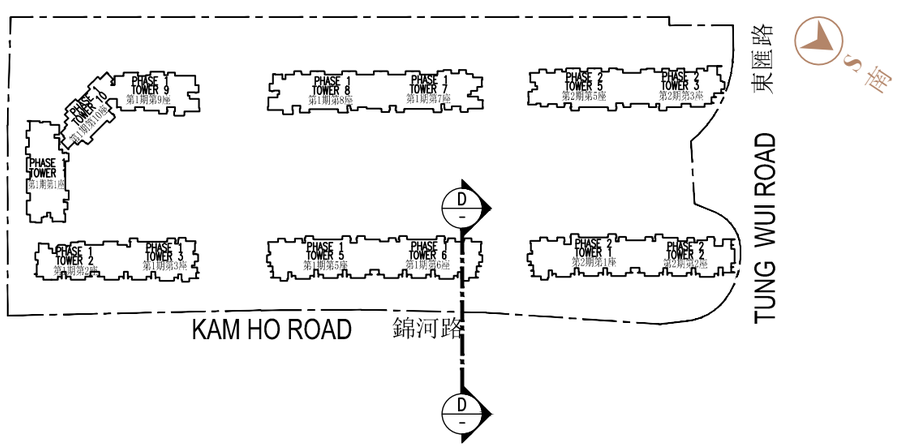
Notes:

1. (----------) Dotted line denotes the level of the lowest residential floor of the Building.
2. (▼) and (▲) denote height (in metres) above the Hong Kong Principal Datum (HKPD) .
3. The part of Emergency Vehicular Access adjacent to the building is 10.50 metres to 14.04 metres above the Hong Kong Principal Datum.
4. The part of Kam Ho Road adjacent to the building is 7.40 metres above the Hong Kong Principal Datum.

備註：

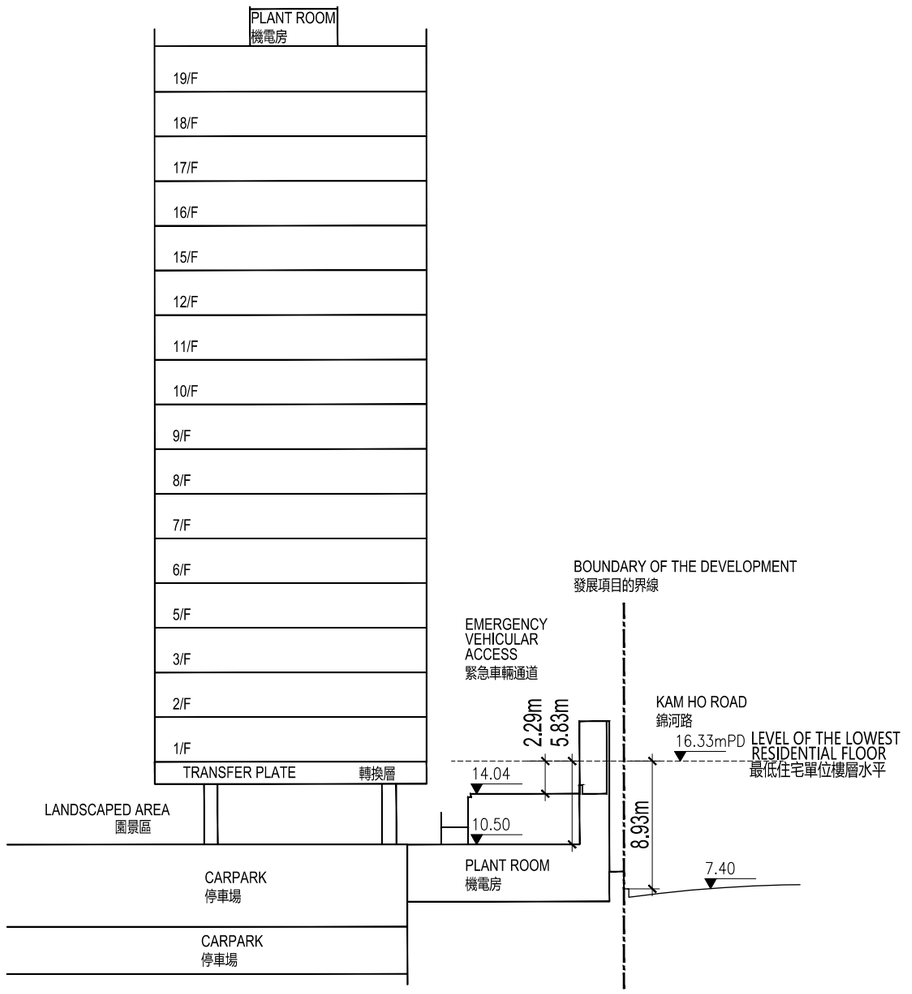
1. (----------) 虛線為該建築物最低住宅樓層水平。
2. (▼)及(▲)指香港主水平基準以上高度(米)。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上10.50米至14.04米。
4. 毗連建築物的一段錦河路為香港主水平基準以上7.40米。

Key Plan 指示圖



UPPER ROOF		上層天台
ROOF		天台
19/F	RESIDENTIAL UNITS	住宅單位
18/F	RESIDENTIAL UNITS	住宅單位
17/F	RESIDENTIAL UNITS	住宅單位
16/F	RESIDENTIAL UNITS	住宅單位
15/F	RESIDENTIAL UNITS	住宅單位
12/F	RESIDENTIAL UNITS	住宅單位
11/F	RESIDENTIAL UNITS	住宅單位
10/F	RESIDENTIAL UNITS	住宅單位
9/F	RESIDENTIAL UNITS	住宅單位
8/F	RESIDENTIAL UNITS	住宅單位
7/F	RESIDENTIAL UNITS	住宅單位
6/F	RESIDENTIAL UNITS	住宅單位
5/F	RESIDENTIAL UNITS	住宅單位
3/F	RESIDENTIAL UNITS	住宅單位
2/F	RESIDENTIAL UNITS	住宅單位
1/F	RESIDENTIAL UNITS	住宅單位
G/F	GROUND FLOOR	地下
B1/F	BASEMENT 1	地庫1層
B2/F	BASEMENT 2	地庫2層

Phase 1 Tower 6
第1期第6座



ELEVATION PLAN
立 面 圖

Phase 1 Tower 2 & Phase 1 Tower 3
第1期第2座 及 第1期第3座

Phase 1 Tower 2
第1期第2座

Phase 1 Tower 3
第1期第3座



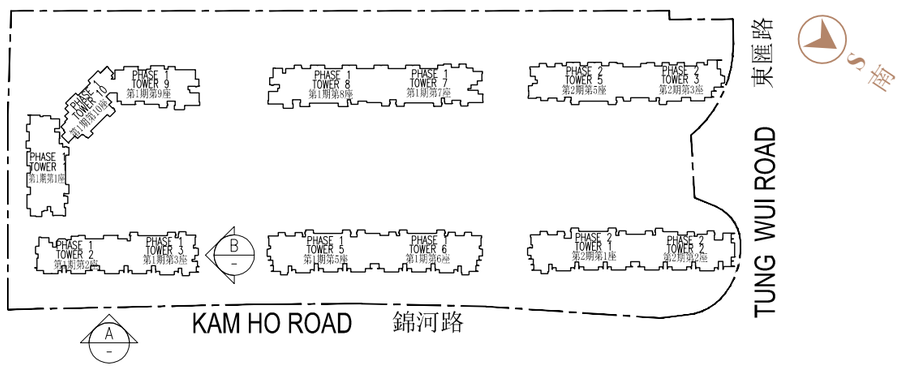
Elevation A
立面圖 A

Phase 1 Tower 3
第1期第3座



Elevation B
立面圖 B

Key Plan 指示圖



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 1 April 2022; and
以二零二二年四月一日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.
大致上與期數的外觀一致。

ELEVATION PLAN
立 面 圖

Phase 1 Tower 2 & Phase 1 Tower 3
第1期第2座 及 第1期第3座

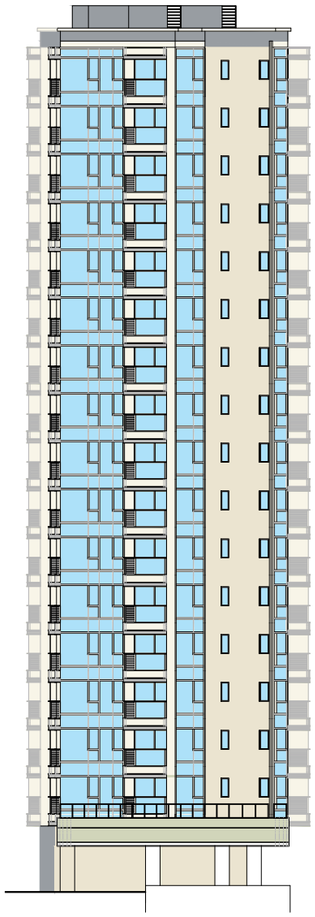
Phase 1 Tower 3
第1期第3座

Phase 1 Tower 2
第1期第2座



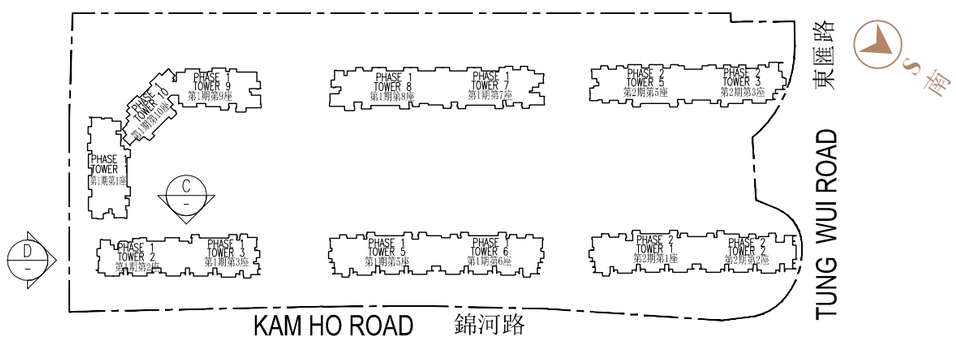
Elevation C
立面圖 C

Phase 1 Tower 2
第1期第2座



Elevation D
立面圖 D

Key Plan 指示圖



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 1 April 2022; and
以二零二二年四月一日的情況為準的期數的經批准的建築圖則為基礎擬備；及

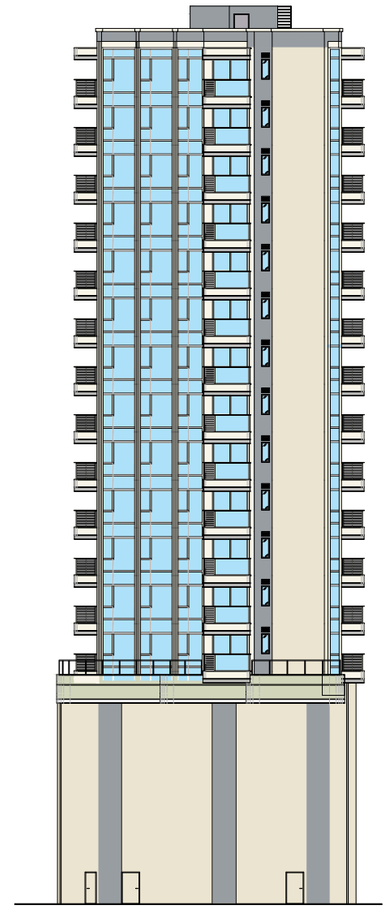
(2) are in general accordance with the outward appearance of the Phase.
大致上與期數的外觀一致。

ELEVATION PLAN
立 面 圖

Phase 1 Tower 5 & Phase 1 Tower 6
第1期第5座 及 第1期第6座

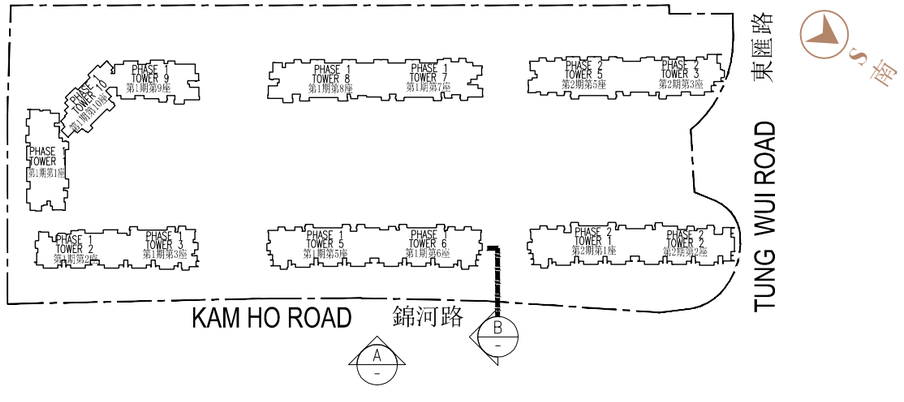


Elevation A
立面圖 A



Elevation B
立面圖 B

Key Plan 指示圖



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 1 April 2022; and
以二零二二年四月一日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.
大致上與期數的外觀一致。

ELEVATION PLAN
立 面 圖

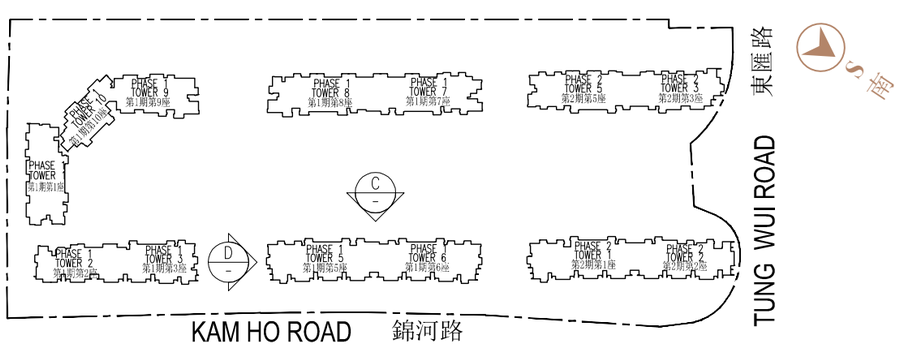
Phase 1 Tower 5 & Phase 1 Tower 6
第1期第5座 及 第1期第6座



Elevation C
立面圖 C

Elevation D
立面圖 D

Key Plan 指示圖



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 1 April 2022; and
以二零二二年四月一日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.
大致上與期數的外觀一致。

Common Facilities 公用設施	Covered Area 有上蓋遮蓋面積		Uncovered Area 無上蓋遮蓋面積		Total Area 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) 住客會所(包括供住客使用的任何康樂設施)	3,499.979	37,674	69.103	744	3,569.082	38,418
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	N/A 不適用					
Communal garden or play area for residents' use below the lowest residential floor of a building in the phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	3,603.268	38,786	12,518.012	134,744	16,121.280	173,529

Note:
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 may be slightly different from that shown in square metres.

備註：
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平方米計算之面積可能有些微差異。

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		Descriptions
(a) External wall	Type of finishes	External wall tile, metal cladding, metal louvre and curtain wall
(b) Window	Material of frame	Fluorocarbon coated aluminium frame
	Material of glass	Living room / Dining room and bedroom (except bedroom specified below): Insulated-Glass-Unit (IGU) glass panels with low-E coating Bedroom of the following flats: IGU with acid-etched finish at acoustic window - Flats B2, B3 and B5 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 2 - Flats B3, B5, B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 3 - Flats B3, B5, B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 - Flats B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 6 - Flats B3 and B5 on 5/F-12/F and 15/F-19/F of Phase 1 Tower 6 Kitchen (except Open Kitchen): Single glazing clear glass Bathroom of the following flats: Acid-etched frosted glass - Flats A1 and B1 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 2 - Flats A1 and B2 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 3 - Flat A1 on 2/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 - Flat A1 on 5/F-12/F and 15/F-19/F of Phase 1 Tower 6
(c) Bay window	Material of bay window	No bay window
	Window sill finishes	No bay window
(d) Planter	Type of finishes	No planter

1. 外部裝修物料

細項		描述
(a) 外牆	裝修物料的類型	外牆瓷磚、金屬飾面、金屬百葉及玻璃幕牆
(b) 窗	框的用料	氟化碳塗層鋁質框
	玻璃的用料	客廳/飯廳及睡房(除以下指定睡房外)： 雙層中空玻璃配低輻射鍍膜 以下指定單位之睡房：隔音玻璃配雙層中空酸蝕玻璃 - 第1期第2座1樓至3樓、5樓至12樓及15樓至19樓B2、B3及B5單位 - 第1期第3座1樓至3樓、5樓至12樓及15樓至19樓B3、B5、B6、B7、B8及B9單位 - 第1期第5座1樓至3樓、5樓至12樓及15樓至19樓B3、B5、B6、B7、B8及B9單位 - 第1期第6座1樓至3樓、5樓至12樓及15樓至19樓B6、B7、B8及B9單位 - 第1期第6座5樓至12樓及15樓至19樓B3及B5單位 廚房(除開放式廚房外)：單片清玻璃片 以下指定單位之浴室：酸蝕磨砂玻璃 - 第1期第2座1樓至3樓、5樓至12樓及15樓至19樓A1及B1單位 - 第1期第3座1樓至3樓、5樓至12樓及15樓至19樓A1及B2單位 - 第1期第5座2樓至3樓、5樓至12樓及15樓至19樓A1單位 - 第1期第6座5樓至12樓及15樓至19樓A1單位
(c) 窗台	窗台的用料	沒有窗台
	窗台板的裝修物料	沒有窗台
(d) 花槽	裝修物料的類型	沒有花槽

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.

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1. Exterior finishes

Item		Descriptions	
(e) Verandah or balcony	(i) Type of finishes	Balcony	Aluminium framed laminated glass balustrade with aluminium top rail
		Balcony floor	Tile
		Balcony wall	All flats except flats specified below: Aluminium framed laminated glass balustrade, tiles anid aluminum cladding For the following flats: Aluminium framed laminated glass balustrade, tiles, aluminum cladding and aluminum acoustic cladding - Flats A1, B1, B2, B3 and B5 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 2 - Flats B2, B3, B5, B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 3 - Flats B2, B3, B5, B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 - Flats B2, B3 and B5 on 5/F-12/F and 15/F-19/F of Phase 1 Tower 6; - Flats B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 6
		Balcony ceiling	All flats except flats specified below: Aluminium ceiling For the following flats: Aluminium acoustic ceiling - Flats A1, B1, B2, B3 and B5 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 2; - Flats B1, B2, B3, B5, B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 3; - Flat B1 on 2/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5; - Flats B2, B3, B5, B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5; - Flats B1, B2, B3 and B5 on 5/F-12/F and 15/F-19/F of Phase 1 Tower 6; - Flats B6, B7, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 6

1. 外部裝修物料

細項		描述	
(e) 陽台或露台	(i) 裝修物料的類型	露台	鋁質框鑲夾層玻璃欄杆及鋁質頂欄
		露台地台	瓷磚
		露台外牆	所有單位除以下指定單位外：鋁框夾層玻璃欄河、瓷磚及鋁板 以下指定單位：鋁框夾層玻璃欄河、瓷磚、鋁板及鋁吸音板 - 第1期第2座1樓至3樓、5樓至12樓及15樓至19樓A1、B1、B2、B3及B5單位 - 第1期第3座1樓至3樓、5樓至12樓及15樓至19樓B2、B3、B5、B6、B7、B8及B9單位 - 第1期第5座1樓至3樓、5樓至12樓及15樓至19樓B2、B3、B5、B6、B7、B8及B9單位 - 第1期第6座5樓至12樓及15樓至19樓B2、B3及B5單位 - 第1期第6座1樓至3樓、5樓至12樓及15樓至19樓B6、B7、B8及B9單位
		露台天花	所有單位除以下指定單位外：鋁天花 以下指定單位：鋁吸音天花 - 第1期第2座1樓至3樓、5樓至12樓及15樓至19樓A1、B1、B2、B3及B5單位 - 第1期第3座1樓至3樓、5樓至12樓及15樓至19樓B1、B2、B3、B5、B6、B7、B8及B9單位 - 第1期第5座2樓至3樓、5樓至12樓及15樓至19樓B1單位 - 第1期第5座1樓至3樓、5樓至12樓及15樓至19樓B2、B3、B5、B6、B7、B8及B9單位 - 第1期第6座5樓至12樓及15樓至19樓B1、B2、B3及B5單位 - 第1期第6座1樓至3樓、5樓至12樓及15樓至19樓B6、B7、B8及B9單位

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.

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。

1. Exterior finishes

Item		Descriptions	
(e) Verandah or balcony	(i) Type of finishes	Verandah	No verandah
	(ii) Whether it is covered	Balcony: Yes Verandah: No verandah	
(f) Drying facilities for clothing	Type and material	No drying facilities	

1. 外部裝修物料

細項		描述	
(e) 陽台或露台	(i) 裝修物料的類型	陽台	沒有陽台
	(ii) 是否有蓋	露台：是 陽台：沒有陽台	
(f) 乾衣設施	類型及用料	沒有乾衣設施	

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2. Interior finishes

Item		Descriptions		
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes
(a) Lobby	Shuttle lift lobby of lift P1, P2, P3, P4 and P5 on B2/F, LG/F and G/F	Natural stone, plastic laminate, mirror, metal, timber veneer and glass	Natural stone and metal	Painted gypsum board false ceiling, metal and timber veneer
	Residential entrance lobby on G/F	Natural stone, plastic laminate, mirror and metal	Natural stone and metal	Painted gypsum board false ceiling, metal and plastic laminate
	Lift lobby of lift C1 on LG/F and G/F and Lift lobby of lift C2 on G/F and UG/F	Tile, plastic laminate, mirror, metal and timber veneer	Tile	Painted gypsum board false ceiling
	Fireman's lift lobby of lift T1-4, T2&3-1, T5&6-1, T7&8-1 and T9&10-1 on B2/F and G/F	Tile, plastic laminate, metal and solid surfacing	Tile	Painted gypsum board false ceiling
	Fireman's lift lobby on typical floor	Tile, plastic laminate, solid surfacing and metal	Tile	Painted gypsum board false ceiling
	Residential lift lobby on typical floor	Tile, plastic laminate, solid surfacing, metal, timber veneer and glass	Tile	Painted gypsum board false ceiling and metal
		Type of wall finishes		Type of ceiling finishes
(b) Internal wall and ceiling	Living room / Dining room	Exposed surface plastered and painted with emulsion paint		Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead finished with emulsion paint
	Bedroom	Exposed surface plastered and painted with emulsion paint		Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead finished with emulsion paint

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2. 室內裝修物料

細項		描述		
		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型
(a) 大堂	地庫2層、地下下層及地下P1、P2、P3、P4及P5號穿梭升降機大堂	天然石、膠板面板、鏡、金屬、木皮飾面及玻璃	天然石及金屬	石膏板假天花髹上油漆、金屬及木皮飾面
	地下住宅入口大堂	天然石、膠板面板、鏡及金屬	天然石及金屬	石膏板假天花髹上油漆、金屬及膠板面板
	地下下層及地下C1號升降機大堂及地下及地下上層C2號升降機大堂	瓷磚、膠板面板、鏡、金屬及木皮飾面	瓷磚	石膏板假天花髹上油漆
	地庫2層及地下T1-4、T2&3-1、T5&6-1、T7&8-1及T9&10-1號消防升降機大堂	瓷磚、膠板面板、金屬及實體面材	瓷磚	石膏板假天花髹上油漆
	標準層消防升降機大堂	瓷磚、膠板面板、實體面材及金屬	瓷磚	石膏板假天花髹上油漆
	住宅標準層電梯大堂	瓷磚、膠板面板、實體面材、金屬、木皮飾面及玻璃	瓷磚	石膏板假天花髹上油漆及金屬
		牆壁的裝修物料的類型		天花板的裝修物料的類型
(b) 內牆及天花板	客廳/飯廳	外露部份批盪後再髹乳膠漆		外露部分批盪後再髹乳膠漆，石膏板假陣髹上乳膠漆
	睡房	外露部份批盪後再髹乳膠漆		外露部分批盪後再髹乳膠漆，石膏板假陣髹上乳膠漆

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2. Interior Finishes

Item			Descriptions			
			Material of floor			Material of skirting
(c) Internal floor		Living room / Dining room	Engineered timber flooring with tile border at open kitchen and reconstituted stone border at balcony sliding door access			Engineered timber
		Bedroom	Engineered timber flooring			Engineered timber
			Wall	Floor		Ceiling
(d) Bathroom	(i)	Type of finishes	Tile, glass and metal on exposed surface	Tile on exposed surface		Gypsum board false ceiling with emulsion paint and metal false ceiling
	(ii)	Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking bench
(e) Kitchen (including Open Kitchen)	(i)	Type of finishes	Kitchen (except Open Kitchen): Mirror, metal and tile on exposed surface Open Kitchen: Mirror, metal, plastic laminate and tile on exposed surface	Kitchen (except Open Kitchen): Tile on exposed surface Open kitchen: Tile and engineered timber flooring on exposed surface	Kitchen (except Open Kitchen): Painted gypsum board false ceiling and metal false ceiling Open kitchen: Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead finished with emulsion paint	Solid surfacing
	(ii)	Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			

2. 室內裝修物料

細項			描述			
			地板的用料			牆腳線的用料
(c) 內部地板		客廳/飯廳	複合木地板配以瓷磚邊緣於開放式廚房及人造石邊緣於露台趟門			複合木
		睡房	複合木地板			複合木
			牆壁	地板		天花板
(d) 浴室	(i)	裝修物料的類型	外露位置鋪砌瓷磚、玻璃及金屬	外露位置鋪砌瓷磚		石膏板假天花髹上乳膠漆及金屬假天花
	(ii)	牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			
			牆壁	地板	天花板	灶台
(e) 廚房（包括開放式廚房）	(i)	裝修物料的類型	廚房（開放式廚房除外）：外露位置鋪砌鏡、金屬及瓷磚 開放式廚房：外露位置鋪砌鏡、金屬、膠板面板及瓷磚	廚房（開放式廚房除外）：外露位置鋪砌瓷磚 開放式廚房：外露位置鋪砌瓷磚及複合木地板	廚房（開放式廚房除外）：石膏板假天花髹上油漆及金屬假天花 開放式廚房：外露部分批盪後再髹乳膠漆，石膏板假陣髹上乳膠漆	實體面材
	(ii)	牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			

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3. Interior Fittings

Item		Descriptions		
		Material	Finishes	Accessories
(a) Doors	Entrance	Fire-rated solid core timber door	Timber veneer	Digital locket with handle, door viewer, door closer and door stopper
	Bathroom	All flats except flats specified below: Hollow core timber door with timber louvre For the following flats: Hollow core timber door - Flats A1 and B1 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 2 - Flats A1 and B2 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 3 - Flat A1 on 2/F, 3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 - Flat A1 on 5/F-12/F and 15/F-19/F of Phase 1 Tower 6	Timber veneer and plastic laminate	Hooks, lockset with handle and door stopper
	Balcony	Aluminium frame glass sliding door	Fluorocarbon coated aluminium frame with glass	Lockset with handle and door stopper
	Utility platform	Aluminium frame glass sliding door	Fluorocarbon coated aluminium frame with glass	Lockset with handle and door stopper
	Kitchen (except Open Kitchen)	Fire-rated solid core timber door with fire-rated glass vision panel	Timber veneer and glass	Door closer, handle and door stopper
	Bedroom	Hollow core timber door	Timber veneer	Lockset with handle and door stopper
	Store	Hollow core timber door	Timber veneer	Lockset with handle and door stopper
	Lavatory	Aluminium frame glass bi-folding door	Powder coated aluminuium frame with sandblasted glass	Lockset with handle
	Utility Room	Fire-rated solid core timber door	Timber veneer	Lockset with handle and door stopper

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3. 室內裝置

細項		描述		
		用料	裝修物料	配件
(a) 門	大門	防火實心木門	木皮飾面	電子門鎖連拉手、防盜眼、門鼓及門擋
	浴室	所有單位除以下指定單位外：空心木門連木百葉 以下指定單位：空心木門 - 第1期第2座1樓至3樓、5樓至12樓及15樓至19樓A1及B1單位 - 第1期第3座1樓至3樓、5樓至12樓及15樓至19樓A1及B2單位 - 第1期第5座2樓、3樓、5樓至12樓及15樓至19樓A1單位 - 第1期第6座5樓至12樓及15樓至19樓A1單位	木皮飾面及膠板面板	掛勾、門鎖連拉手及門擋
	露台	鋁框玻璃趟門	玻璃及氟化碳噴塗層鋁質框	門鎖連拉手及門擋
	工作平台	鋁框玻璃趟門	玻璃及氟化碳噴塗層鋁質框	門鎖連拉手及門擋
	廚房(開放式廚房除外)	防火實心木門配防火玻璃視窗	木皮飾面及玻璃	門鼓、拉手及門擋
	睡房	空心木門	木皮飾面	門鎖連拉手及門擋
	儲物室	空心木門	木皮飾面	門鎖連拉手及門擋
	洗手間	鋁框玻璃趟摺門	粉末塗層鋁質框配噴砂玻璃	門鎖連拉手
	工作間	防火實心木門	木皮飾面	門鎖連拉手及門擋

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3. Interior Fittings

Item			Descriptions	
			Type	Material
(b) Bathroom	(i)	Fittings and equipment	Wash basin	Vitreous China
			Water closet	Vitreous China
			Wash basin mixer	Metal
			Towel bar	Metal
			Basin countertop	Reconstituted stone
			Basin cabinet	Timber, plastic laminate and metal
			Mirror cabinet	Metal, mirror and glass
			Paper holder	Metal
	(ii)	Water supply system	See "3(j) Water Supply" below for type and material of water supply system	
	(iii)	Bathing facilities (including shower or bath tub (if applicable))	Mixer and shower set in shower cubicle	Metal
			Shower cubicle	Glass and metal
			Bathtub	Enameled steel
			Bathtub mixer and shower set	Metal
	(iv)	Size of bath tub (if applicable)	1500mm (L) x 700mm (W) x 390mm (D) Bathrooms in the following flats: - Flats A1, A3, B1, B3 and B5 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 2 - Flats A1, A2, A3, A5, A6, B2, B6, B8 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 3 - Flats A1 and A2 on 2/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 - Flats A3, A5, A6, B2, B6, B7 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 - Flats A1, A2 and B2 on 5/F-12/F and 15/F-19/F of Phase 1 Tower 6 - Flats A3, A5, A6, B6, B7 and B9 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 6 Master bathrooms in the following flats: - Flats A2 and A3 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 3 - Flats A3, A5 and A6 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 - Flats A3 and A5 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 6	

3. 室內裝置

細項			描述	
			類型	用料
(b) 浴室	(i)	裝置及設備	洗手盆	搪瓷
			坐廁	搪瓷
			洗手盆水龍頭	金屬
			毛巾桿	金屬
			洗手盆檯面	人造石
			洗手盆櫃	木、膠板面板及金屬
			鏡櫃	金屬、鏡及玻璃
			廁紙架	金屬
	(ii)	供水系統	供水系統的類型及用料見下文「3(j) 供水」一欄	
	(iii)	沐浴設施(包括花灑或浴缸(如適用的話))	淋浴間水龍頭及花灑套裝	金屬
			淋浴間	玻璃及金屬
			浴缸	搪瓷鋼板
			浴缸水龍頭及花灑套裝	金屬
	(iv)	浴缸大小(如適用的話)	1500毫米(長)x 700毫米(闊)x 390毫米(深) 以下指定單位浴室： - 第1期第2座1樓至3樓、5樓至12樓及15樓至19樓A1、A3、B1、B3及B5單位 - 第1期第3座1樓至3樓、5樓至12樓及15樓至19樓A1、A2、A3、A5、A6、B2、B6、B8及B9單位 - 第1期第5座2樓至3樓、5樓至12樓及15樓至19樓A1及A2單位 - 第1期第5座1樓至3樓、5樓至12樓及15樓至19樓A3、A5、A6、B2、B6、B7及B9單位 - 第1期第6座5樓至12樓及15樓至19樓A1、A2及B2單位 - 第1期第6座1樓至3樓、5樓至12樓及15樓至19樓A3、A5、A6、B6、B7及B9單位 以下指定單位主人浴室： - 第1期第3座1樓至3樓、5樓至12樓及15樓至19樓A2及A3單位 - 第1期第5座1樓至3樓、5樓至12樓及15樓至19樓A3、A5及A6單位 - 第1期第6座1樓至3樓、5樓至12樓及15樓至19樓A3及A5單位	

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.

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。

3. Interior Fittings

Item			Descriptions	
			Material	
(c) Kitchen (including Open Kitchen)	(i)	Sink unit	Stainless steel	
	(ii)	Water supply system	See "3(j) Water Supply" below for material of water supply system	
			Material	Finishes
	(iii)	Kitchen cabinet	Timber	Plastic laminate and metal
			Description	
	(iv)	All other fittings and equipment	Kitchen (except Open Kitchen): Hot and cold water mixer Open Kitchen: Hot and cold water mixer, sprinkler head(s) (fitted in open kitchen) and smoke detector with a sounder base (fitted in living/dining room near open kitchen)	
			Type	Material
(d) Bedroom	Fittings (including built-in wardrobe)		Not applicable	Not applicable
			Description	
(e) Telephone	Location and number of connection points		Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"	
(f) Aerials	Location and number of connection points		Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"	

3. 室內裝置

細項			描述	
			用料	
(c) 廚房（包括開放式廚房）	(i)	洗滌盆	不銹鋼	
	(ii)	供水系統	供水系統的用料見下文「3(j) 供水」一欄	
			用料	裝修物料
	(iii)	廚櫃	木材	膠板面板及金屬
			描述	
	(iv)	所有其他裝置及設備的類型	廚房(開放式廚房除外)： 冷熱水龍頭 開放式廚房： 冷熱水龍頭、消防花灑頭(安裝在開放式廚房內)及設有聲響警報基座的煙霧探測器(安裝在開放式廚房附近的客廳/飯廳內)	
			類型	用料
(d) 睡房	裝置（包括嵌入式衣櫃）		不適用	不適用
			描述	
(e) 電話	接駁點的位置及數目		請參閱「住宅單位機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目		請參閱「住宅單位機電裝置數量說明表」	

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.

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。

3. Interior Fittings

Item		Description	
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Switch, faceplate for socket and electricity supply board with miniature circuit breakers
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(h)	Gas supply	Type	Towngas
		System	For flats with open kitchen, town gas supply pipes are connected to gas water heater at balcony For all flats (except those with open kitchen), town gas supply pipes are connected to gas hob and to gas water heater at kitchen
		Location	Please refer to the "Appliances Schedule"
(i)	Washing machine connection point	Location	Water supply and drainage connection are located at kitchen (including open kitchen)
		Design	Water supply point of a design of 15mm diameter and drainage point of a design of 40mm in diameter
(j)	Water supply	(i) Material of water pipes	Copper pipes with insulation are used for hot and cold water supply uPVC pipes are used for flush water supply
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within mortar work, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		(iii) Whether hot water is available	Hot water is available for kitchen, bathroom and lavatory

3. 室內裝置

細項		描述	
(g)	電力裝置	(i) 供電附件(包括安全裝置)	開關掣、插座之面板及電力配電箱並裝置微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、飾面、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」
(h)	氣體供應	類型	煤氣
		系統	於開放式廚房單位，煤氣管道均接駁至露台之煤氣熱水爐 於所有單位(開放式廚房單位除外)，煤氣管道均接駁至廚房之煤氣煮食爐及煤氣熱水爐
		位置	請參閱「設備說明表」
(i)	洗衣機接駁點	位置	廚房(包括開放式廚房)設有來去水位
		設計	設計直徑為15毫米來水接駁喉位及設計直徑為40毫米去水喉位
(j)	供水	(i) 水管的用料	冷水喉及熱水喉採用配有絕緣保護之銅喉管 沖廁水喉採用膠喉管
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於砂漿內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、面板、非混凝土間隔牆、指定之管導槽位或其他物料遮蓋或暗藏
		(iii) 有否熱水供應	廚房、浴室及洗手間有熱水供應

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.

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。

4. Miscellaneous

Item	Description				
(a) Lifts	Residential passenger lift	(i) Brand name and model number	Brand name	Schindler
			Model number	5500MRL
		(ii) Number and floors served by them	Number of lifts	13
			Floors served by the lifts	5 lifts serving G/F, 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 2 and Phase 1 Tower 3 1 lift serving B2/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 2 and Phase 1 Tower 3 6 lifts serving G/F, 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 and Phase 1 Tower 6 1 lift serving B2/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-19/F of Phase 1 Tower 5 and Phase 1 Tower 6
	Podium lift	(i) Brand name and model number	Brand name	Fujitec
			Model number	REXIA
		(ii) Number and floors served by them	Number of lifts	7
			Floors served by the lifts	1 lift serving G/F and UG/F
				1 lifts serving LG/F and G/F
				3 lifts serving B2/F, B1/F, G/F and UG/F 2 lifts serving B2/F, B1/F and G/F
(b) Letter box	Material		Metal	
(c) Refuse collection	(i) Means of refuse collection		Refuse is collected and removed by cleaners	
	(ii) Location of refuse room		Refuse storage and material recovery room is provided in the common area of each residential floor of the building Refuse storage and material recovery chamber is provided at B2/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.

4. 雜項

細項	描述			
(a) 升降機	住宅升降機	(i) 品牌名稱及產品型號	品牌名稱	迅達
			產品型號	5500MRL
		(ii) 升降機的數目及到達的樓層	升降機的數目	13部
			到達的樓層	5部升降機到達第1期第2座及第1期第3座之地下、1樓至3樓、5樓至12樓及15樓至19樓 1部升降機到達第1期第2座及第1期第3座之地庫2層、地下、1樓至3樓、5樓至12樓及15樓至19樓 6部升降機到達第1期第5座及第1期第6座之地下、1樓至3樓、5樓至12樓及15樓至19樓 1部升降機到達第1期第5座及第1期第6座之地庫2層、地下、1樓至3樓、5樓至12樓及15樓至19樓
	平台升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達
			產品型號	REXIA
		(ii) 升降機的數目及到達的樓層	升降機的數目	7部
			到達的樓層	1部升降機到達地下及地下上層
				1部升降機到達地下下層及地下
				3部升降機到達地庫2層、地庫1層、地下及地下上層 2部升降機到達地庫2層、地庫1層及地下
(b) 信箱	用料		金屬	
(c) 垃圾收集	(i) 垃圾收集的方法		垃圾由清潔工人收集及運走	
	(ii) 垃圾房的位置		垃圾儲存及物料回收室位於大廈每層之公用地方、垃圾收集及物料回收房設於地庫2層	

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。

4. Miscellaneous

Item		Descriptions		
		Water meter	Electricity meter	Gas meter
(d) Water meter, electricity meter and gas meter	(i) Location	For Phase 1 Tower 2 and Phase 1 Tower 3, water meter is located inside common Water Meter Cabinet on each residential floor of Phase 1 Tower 3 For Phase 1 Tower 5, water meter is located inside common Water Meter Room on each residential floor of Phase 1 Tower 5 For Phase 1 Tower 6, water meter is located inside common Water Meter Room on each residential floor of Phase 1 Tower 6	Inside common Electric Meter Room on each residential floor	Separate gas meter is provided in the kitchen (except open kitchen) of individual residential flats For flats with open kitchen separate gas meter is provided above the false ceiling of the balcony
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security facilities

Item	Description
Security system and equipment (including details of built-in provisions and their locations)	CCTV cameras are provided at entrance lobby, car park, clubhouse, lifts and common areas. Visitor intercom panel and smart card system are provided at respective tower entrance lift lobbies. Vehicular control system is installed at car park main entrance. Each residential flat unit is equipped with video door phone connected to respective tower entrance lift lobby.

6. Appliances

Item	Description
Brand name and model number	For brand name and model number of appliances, please refer to the "Appliances Schedule"

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		
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶	(i) 位置	第1期第2座及第1期第3座之住戶水錶設於第1期第3座各住宅樓層之公用水錶櫃內 第1期第5座之住戶水錶設於第1期第5座各住宅樓層之公用水錶房內 第1期第6座之住戶水錶設於第1期第6座各住宅樓層之公用水錶房內	各住宅樓層之公用電錶房內	獨立煤氣錶安裝於單位之廚房內(開放式廚房除外) 開放式廚房單位之獨立煤氣錶安裝於露台假天花以上
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施

細項	描述
保安系統及設備(包括嵌入式的裝備的細節及其位置)	入口大堂、停車場、會所、升降機內及公用地方均設有閉路電視鏡頭。 每座住宅大廈入口電梯大堂均提供訪客對講機及智能卡保安系統。停車場主入口設有汽車控制系統。每戶住宅單位設有視像對講機連接住宅大廈入口電梯大堂。

6. 設備

細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」

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

Appliance 設備	Brand Name 品牌名稱	Model Name 產品型號	Phase 1 Tower 2 第1期第2座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓						
			A1	A2	A3	B1	B2	B3	B5
Multi Split Type Air-conditioner (Indoor Unit) 多聯分體式空調機(室內機)	Panasonic 樂聲牌	CS-Z20TKEW	-	-	-	-	-	-	-
		CS-Z35TKEW	Y	Y	Y	Y	Y	Y	Y
		CS-Z42TKEW	Y	-	Y	Y	-	Y	Y
		CS-Z71TKEW	Y	Y	Y	Y	Y	Y	Y
Multi Split Type Air-conditioner (Outdoor Unit) 多聯分體式空調機(室外機)	Panasonic 樂聲牌	CU-5E34PBE	Y	Y	Y	Y	Y	Y	Y
Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量空調機(室內機)	Panasonic 樂聲牌	S-22MK2E5A	-	-	-	-	-	-	-
		S-28MK2E5A	-	-	-	-	-	-	-
		S-36MK2E5A	-	-	-	-	-	-	-
		S-45MK2E5A	-	-	-	-	-	-	-
		S-56MK2E5A	-	-	-	-	-	-	-
		S-73MK2E5A	-	-	-	-	-	-	-
		S-106MK2E5A	-	-	-	-	-	-	-
Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量空調機(室外機)	Panasonic 樂聲牌	U-4LE2H4	-	-	-	-	-	-	-
		U-5LE2H4	-	-	-	-	-	-	-
		U-6LE2H4	-	-	-	-	-	-	-
Water Heater 熱水爐	TGC	RBOX16QL	Y	Y	Y	Y	Y	Y	Y
		TNJW221TFQL	-	-	-	-	-	-	-
Exhaust Fan 抽氣扇	Panasonic 樂聲牌	FV-04NU1H	Y	Y	Y	Y	Y	Y	Y
		FV-24CMH1	-	-	-	-	-	-	-
		FV-27CMH1	-	-	-	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y

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.

Notes :

1. 4/F, 13/F and 14/F are omitted.
2. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

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。

備註：

1. 不設4樓、13樓及14樓。
2. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號「 - 」表示「不提供」。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備説明表

Appliance 設備	Brand Name 品牌名稱	Model Name 產品型號	Phase 1 Tower 2 第1期第2座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓						
			A1	A2	A3	B1	B2	B3	B5
Telescopic Hood 600mm 600毫米拉趟式抽油煙機	Siemens 西門子	LI67SA531B	Y	Y	Y	Y	Y	Y	Y
Telescopic Hood 900mm 900毫米拉趟式抽油煙機	Siemens 西門子	LI97SA531B	-	-	-	-	-	-	-
Induction Hob (2 Cooking Zones) 雙頭電磁爐	Siemens 西門子	EH375FBB1E	Y	Y	Y	Y	Y	Y	Y
Domino Hob (Single Burner) 單頭氣體煮食爐	Siemens 西門子	ER3A6AB70X	-	-	-	-	-	-	-
Washer & Dryer 洗衣乾衣機	Siemens 西門子	WD14D366HK	Y	Y	Y	Y	Y	Y	Y
Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	Y	Y	Y	Y	Y	Y	Y
Steam Oven 蒸焗爐	Siemens 西門子	CS656GBS2	Y	Y	Y	Y	Y	Y	Y

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.

Notes :

1. 4/F, 13/F and 14/F are omitted.
2. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

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。

備註：

1. 不設4樓、13樓及14樓。
2. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號「 - 」表示「不提供」。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備説明表

Appliance 設備	Brand Name 品牌名稱	Model Name 產品型號	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓											
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Multi Split Type Air-conditioner (Indoor Unit) 多聯分體式空調機(室內機)	Panasonic 樂聲牌	CS-Z20TKEW	-	-	-	-	-	-	-	Y	Y	-	-	-	-
		CS-Z35TKEW	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		CS-Z42TKEW	-	-	-	Y	Y	-	Y	-	-	Y	-	Y	Y
		CS-Z71TKEW	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Multi Split Type Air-conditioner (Outdoor Unit) 多聯分體式空調機(室外機)	Panasonic 樂聲牌	CU-5E34PBE	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量空調機(室內機)	Panasonic 樂聲牌	S-22MK2E5A	Y	Y	Y	-	-	-	-	-	-	-	-	-	-
		S-28MK2E5A	Y	Y	Y	-	-	-	-	-	-	-	-	-	-
		S-36MK2E5A	Y	Y	Y	-	-	-	-	-	-	-	-	-	-
		S-45MK2E5A	-	-	-	-	-	-	-			-	-	-	-
		S-56MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-
		S-73MK2E5A	Y	Y	Y	-	-	-	-	-	-	-	-	-	-
		S-106MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-
Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量空調機(室外機)	Panasonic 樂聲牌	U-4LE2H4	-	-	-	-	-	-	-	-	-	-	-	-	-
		U-5LE2H4	Y	-	-	-	-	-	-	-	-	-	-	-	-
		U-6LE2H4	-	Y	Y	-	-	-	-	-	-	-	-	-	-
Water Heater 熱水爐	TGC	RBOX16QL	Y	-	-	Y	Y	Y	-	Y	Y	Y	Y	Y	Y
		TNJW221TFQL	-	Y	Y	-	-	-	Y	-	-	-	-	-	-
Exhaust Fan 抽氣扇	Panasonic 樂聲牌	FV-04NU1H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FV-24CMH1	-	-	-	-	-	-	-	-	-	-	-	-	-
		FV-27CMH1	-	Y	Y	-	-	-	Y	-	-	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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.

Notes :

1. 4/F, 13/F and 14/F are omitted.
2. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

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。

備註：

1. 不設4樓、13樓及14樓。
2. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號「 - 」表示「不提供」。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備説明表

Appliance 設備	Brand Name 品牌名稱	Model Name 產品型號	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Telescopic Hood 600mm 600毫米拉趟式抽油煙機	Siemens 西門子	LI67SA531B	Y	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Telescopic Hood 900mm 900毫米拉趟式抽油煙機	Siemens 西門子	LI97SA531B	-	Y	Y	-	-	-	-	-	-	-	-	-	-
Induction Hob (2 Cooking Zones) 雙頭電磁爐	Siemens 西門子	EH375FBB1E	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Domino Hob (Single Burner) 單頭氣體煮食爐	Siemens 西門子	ER3A6AB70X	-	Y	Y	-	-	-	Y	-	-	-	-	-	-
Washer & Dryer 洗衣乾衣機	Siemens 西門子	WD14D366HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Steam Oven 蒸焗爐	Siemens 西門子	CS656GBS2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Induction Hob (3 Cooking Zones) 三頭電磁爐	Siemens 西門子	EH675LDC2E	Y	-	-	-	-	-	-	-	-	-	-	-	-

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.

Notes :

1. 4/F, 13/F and 14/F are omitted.
2. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

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。

備註：

1. 不設4樓、13樓及14樓。
2. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號「-」表示「不提供」。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備説明表

Appliance 設備	Brand Name 品牌名稱	Model Name 產品型號	Phase 1 Tower 5 第1期第5座																						
			1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓												
			A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Multi Split Type Air-conditioner (Indoor Unit) 多聯分體式空調機(室內機)	Panasonic 樂聲牌	CS-Z20TKEW	-	-	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-	Y	Y	-	-	-	-
		CS-Z35TKEW	-	-	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	-	Y	-	Y	Y	Y	Y	Y	Y
		CS-Z42TKEW	-	-	-	-	-	-	Y	Y	-	Y	-	Y	-	-	-	-	-	-	-	Y	Y	-	Y
		CS-Z71TKEW	-	-	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	-	Y	-	Y	Y	Y	Y	Y	Y
Multi Split Type Air-conditioner (Outdoor Unit) 多聯分體式空調機(室外機)	Panasonic 樂聲牌	CU-5E34PBE	-	-	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	-	Y	-	Y	Y	Y	Y	Y	Y
Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量空調機(室內機)	Panasonic 樂聲牌	S-22MK2E5A	Y	Y	Y	Y	-	-	-	-	-	-	Y	-	Y	Y	Y	-	Y	-	-	-	-	-	-
		S-28MK2E5A	Y	Y	Y	Y	-	-	-	-	-	-	Y	-	Y	Y	Y	-	Y	-	-	-	-	-	-
		S-36MK2E5A	Y	Y	Y	Y	-	-	-	-	-	-	Y	-	Y	Y	Y	-	Y	-	-	-	-	-	-
		S-45MK2E5A	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-			-	-	-	-
		S-56MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		S-73MK2E5A	Y	Y	Y	Y	-	-	-	-	-	-	Y	-	Y	Y	Y	-	Y	-	-	-	-	-	-
		S-106MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量空調機(室外機)	Panasonic 樂聲牌	U-4LE2H4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		U-5LE2H4	-	-	-	Y	-	-	-	-	-	-	Y	-	-	-	-	-	Y	-	-	-	-	-	-
		U-6LE2H4	Y	Y	Y	-	-	-	-	-	-	-	-	-	Y	Y	Y	-	-	-	-	-	-	-	-
Water Heater 熱水爐	TGC	RBOX16QL	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	-	Y	Y	Y	Y	Y	Y
		TNJW221TFQL	Y	Y	Y	Y	-	-	-	-	-	-	-	-	Y	Y	Y	-	Y	-	-	-	-	-	-
Exhaust Fan 抽氣扇	Panasonic 樂聲牌	FV-04NU1H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FV-24CMH1	Y	Y	Y	-	-	-	-	-	-	-	-	-	Y	Y	Y	-	-	-	-	-	-	-	-
		FV-27CMH1	Y	Y	Y	Y	-	-	-	-	-	-	-	-	Y	Y	Y	-	Y	-	-	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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.

Notes :

1. 4/F, 13/F and 14/F are omitted.
2. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

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。

備註：

1. 不設4樓、13樓及14樓。
2. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號「 - 」表示「不提供」。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備説明表

Appliance 設備	Brand Name 品牌名稱	Model Name 產品型號	Phase 1 Tower 5 第1期第5座																						
			1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓												
			A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Telescopic Hood 600mm 600毫米拉趟式抽油煙機	Siemens 西門子	LI67SA531B	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y
Telescopic Hood 900mm 900毫米拉趟式抽油煙機	Siemens 西門子	LI97SA531B	Y	Y	Y	-	-	-	-	-	-	-	-	-	Y	Y	Y	-	-	-	-	-	-	-	-
Induction Hob (2 Cooking Zones) 雙頭電磁爐	Siemens 西門子	EH375FBB1E	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Domino Hob (Single Burner) 單頭氣體煮食爐	Siemens 西門子	ER3A6AB70X	Y	Y	Y	Y	-	-	-	-	-	-	-	-	Y	Y	Y	-	Y	-	-	-	-	-	-
Washer & Dryer 洗衣乾衣機	Siemens 西門子	WD14D366HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Steam Oven 蒸焗爐	Siemens 西門子	CS656GBS2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Microwave Oven with Grill 微波燒烤爐	Siemens 西門子	BE525LMS0H	Y	Y	Y	-	-	-	-	-	-	-	-	-	Y	Y	Y	-	-	-	-	-	-	-	-
Induction Hob (3 Cooking Zones) 三頭電磁爐	Siemens 西門子	EH675LDC2E	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-

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.

Notes :

1. 4/F, 13/F and 14/F are omitted.
2. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

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。

備註：

1. 不設4樓、13樓及14樓。
2. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號「-」表示「不提供」。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備説明表

Appliance 設備	Brand Name 品牌名稱	Model Name 產品型號	Phase 1 Tower 6 第1期第6座																			
			1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓												
			A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Multi Split Type Air-conditioner (Indoor Unit) 多聯分體式空調機(室內機)	Panasonic 樂聲牌	CS-Z20TKEW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	-	-	-	-
		CS-Z35TKEW	-	-	-	Y	Y	Y	Y	-	-	-	-	-	Y	-	Y	Y	Y	Y	Y	Y
		CS-Z42TKEW	-	-	-	Y	Y	-	Y	-	-	-	-	-	-	-	-	-	Y	Y	-	Y
		CS-Z71TKEW	-	-	-	Y	Y	Y	Y	-	-	-	-	-	Y	-	Y	Y	Y	Y	Y	Y
Multi Split Type Air-conditioner (Outdoor Unit) 多聯分體式空調機(室外機)	Panasonic 樂聲牌	CU-5E34PBE	-	-	-	Y	Y	Y	Y	-	-	-	-	-	Y	-	Y	Y	Y	Y	Y	Y
Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量空調機(室內機)	Panasonic 樂聲牌	S-22MK2E5A	Y	Y	Y	-	-	-	-	Y	Y	Y	Y	Y	-	Y	-	-	-	-	-	-
		S-28MK2E5A	Y	Y	Y	-	-	-	-	Y	Y	Y	Y	Y	-	Y	-	-	-	-	-	-
		S-36MK2E5A	Y	Y	Y	-	-	-	-	Y	Y	Y	Y	Y	-	Y	-	-	-	-	-	-
		S-45MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-	-			-	-	-	-
		S-56MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		S-73MK2E5A	Y	Y	Y	-	-	-	-	Y	Y	Y	Y	Y	-	Y	-	-	-	-	-	-
		S-106MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量空調機(室外機)	Panasonic 樂聲牌	U-4LE2H4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		U-5LE2H4	-	-	Y	-	-	-	-	Y	Y	-	-	Y	-	Y	-	-	-	-	-	-
		U-6LE2H4	Y	Y	-	-	-	-	-	-	-	Y	Y	-	-	-	-	-	-	-	-	-
Water Heater 熱水爐	TGC	RBOX16QL	-	-	Y	Y	Y	Y	Y	Y	Y	-	-	Y	Y	-	Y	Y	Y	Y	Y	Y
		TNJW221TFQL	Y	Y	-	-	-	-	-	-	-	Y	Y	-	-	Y	-	-	-	-	-	-
Exhaust Fan 抽氣扇	Panasonic 樂聲牌	FV-04NU1H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FV-24CMH1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		FV-27CMH1	Y	Y	-	-	-	-	-	-	-	Y	Y	-	-	Y	-	-	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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.

Notes :

1. 4/F, 13/F and 14/F are omitted.
2. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

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。

備註：

1. 不設4樓、13樓及14樓。
2. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號「 - 」表示「不提供」。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備説明表

Appliance 設備	Brand Name 品牌名稱	Model Name 產品型號	Phase 1 Tower 6 第1期第6座																				
			1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓													
			A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9	
Telescopic Hood 600mm 600毫米拉趟式抽油煙機	Siemens 西門子	LI67SA531B	-	-	Y	Y	Y	Y	Y	Y	Y	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Telescopic Hood 900mm 900毫米拉趟式抽油煙機	Siemens 西門子	LI97SA531B	Y	Y	-	-	-	-	-	-	-	Y	Y	-	-	-	-	-	-	-	-	-	
Induction Hob (2 Cooking Zones) 雙頭電磁爐	Siemens 西門子	EH375FBB1E	Y	Y	-	Y	Y	Y	Y	-	-	Y	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	
Domino Hob (Single Burner) 單頭氣體煮食爐	Siemens 西門子	ER3A6AB70X	Y	Y	-	-	-	-	-	-	-	Y	Y	-	-	Y	-	-	-	-	-	-	
Washer & Dryer 洗衣乾衣機	Siemens 西門子	WD14D366HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Steam Oven 蒸焗爐	Siemens 西門子	CS656GBS2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Induction Hob (3 Cooking Zones) 三頭電磁爐	Siemens 西門子	EH675LDC2E	-	-	Y	-	-	-	-	Y	Y	-	-	Y	-	-	-	-	-	-	-	-	

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.

Notes :

1. 4/F, 13/F and 14/F are omitted.
2. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

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。

備註：

1. 不設4樓、13樓及14樓。
2. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號「 - 」表示「不提供」。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

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	Phase 1 Tower 2 第1期第2座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓						
		A1	A2	A3	B1	B2	B3	B5
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	9	8	9	9	8	10	10
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2
	Internet Connection Point 互聯網接駁位	3	3	3	3	3	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1
	13A Twin Socket Outlet for Telecom Equipment 電信設備13安培雙位電插座	1	1	1	1	1	1	1
	Switch for Telecom Equipment 電信設備開關掣	1	1	1	1	1	1	1
	Lighting Point 燈位	3	2	3	3	2	3	3

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 2 第1期第2座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓						
		A1	A2	A3	B1	B2	B3	B5
Living Room / Dining Room 客廳 / 飯廳	Video Door Phone 視像對講機	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 總電掣箱	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣	1		1	1		1	1
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1		1	1		1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1		1	1		1	1
	13A Single Socket Outlet 13安培單位電插座	1		1	1		1	1
	13A Twin Socket Outlet 13安培雙位電插座	1		1	1		1	1
	TV/FM Outlet 電視及電台插座	1		1	1		1	1
	Telephone Outlet 電話插座	1		1	1		1	1
	Lighting Point 燈位	1		1	1		1	1
	Internet Connection Point 互聯網接駁位	1		1	1		1	1
	Switch for Exhaust Fan 抽氣扇開關掣	-		-	-		-	-
	Switch for Thermo Ventilator 浴室寶開關掣	-		-	-		-	-

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
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3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 2 第1期第2座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓						
		A1	A2	A3	B1	B2	B3	B5
Bedroom / Bedroom 1 睡房 / 睡房 1	Lighting Switch 燈掣	1	1	1	1	1	1	1
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	-	1	-	-	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	2	1	2	2	1	2	2
	TV/FM Outlet 電視及電台插座	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1
	Internet Connection Point 互聯網接駁位	-	1	-	-	1	-	-

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

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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	Phase 1 Tower 2 第1期第2座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓						
		A1	A2	A3	B1	B2	B3	B5
Open Kitchen 開放式廚房	Connection Point for Induction Hob 電磁爐接線座	1	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	1	2	2	1	2	2
	Connection Point for Steam Oven 蒸焗爐接線座	1	1	1	1	1	1	1
	Switch for Steam Oven 蒸焗爐開關掣	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座	1	1	1	1	1	1	1
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座	1	1	1	1	1	1	1
	Connection Point for Telescopic Hood 拉趟式抽油煙機接線座	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1
	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	1	1	1	1	1	1	1
	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	1	1	1	1	1	1	1

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.

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。

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 2 第1期第2座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓						
		A1	A2	A3	B1	B2	B3	B5
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 浴室寶接線座	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3
	Water HeaterTemperature Remote Control 熱水爐溫度控掣	1	1	1	1	1	1	1
Utility Platform 工作平台	Isolator for Outdoor Air-conditioner 室外空調機隔離開關掣	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1
	Connection Point for Water Heater 熱水爐接線座	1	1	1	1	1	1	1

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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1. 上表「-」代表「不提供」。「/」代表「不適用」。
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3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	11	12	12	9	9	8	11	8	8	10	8	10	10
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	1	1	1	1	1	-	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	Internet Connection Point 互聯網接駁位	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	1	2	2	1	1	1	2	1	1	1	1	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	5	5	4	4	2	4	3	3	3	2	3	3
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	-	-	-	1	1	1	-	1	1	1	1	1	1

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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備註：

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2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
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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	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Living Room / Dining Room 客廳 / 飯廳	Switch for Telecom Equipment 電信設備開關掣	-	-	-	1	1	1	-	1	1	1	1	1	1
	Miniature Circuit Breaker Board 總電掣箱	-	-	-	1	1	1	-	1	1	1	1	1	1
	13A Twin Socket Outlet for Telecom Equipment 電信設備13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣	1	3	3	1	1	/	1	/	/	1	/	1	1
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	/	1	/	/	1	/	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	1	/	1	/	/	1	/	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	/	1	/	/	1	/	1	1
	13A Single Socket Outlet 13安培單位電插座	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
	Telephone Outlet 電話插座	1	1	1	1	1	/	1	/	/	1	/	1	1
	Lighting Point 燈位	1	1	1	1	1	/	1	/	/	1	/	1	1
	Internet Connection Point 互聯網接駁位	1	1	1	1	1	/	1	/	/	1	/	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	-	1	1	-	-	/	-	/	/	-	/	-	-
	Switch for Thermo Ventilator 浴室寶開關掣	-	1	1	-	-	/	-	/	/	-	/	-	-

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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備註：

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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	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Bedroom / Bedroom 1 睡房 / 睡房 1	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	-	-	-	-	-	1	-	1	1	-	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	2	2	2	2	2	1	2	1	1	2	1	2	2
	TV/FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Internet Connection Point 互聯網接駁位	-	-	-	-	-	1	-	1	1	-	1	-	-
Bedroom 2 睡房 2	Lighting Switch 燈掣	/	1	1	/	/	/	/	/	/	/	/	/	/
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	/	1	1	/	/	/	/	/	/	/	/	/	/
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	/	-	-	/	/	/	/	/	/	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	-	-	/	/	/	/	/	/	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	2	2	/	/	/	/	/	/	/	/	/	/

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
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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	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Bedroom 2 睡房 2	TV/FM Outlet 電視及電台插座	/	1	1	/	/	/	/	/	/	/	/	/	/
	Telephone Outlet 電話插座	/	1	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	/	1	1	/	/	/	/	/	/	/	/	/	/
Store 儲物室	Lighting Switch 燈掣	1	1	1	/	/	/	/	1	1	/	/	/	/
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	/	/	/	/	1	1	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	2	2	2	/	/	/	/	2	2	/	/	/	/
	Telephone Outlet 電話插座	1	1	1	/	/	/	/	1	1	/	/	/	/
	Lighting Point 燈位	1	1	1	/	/	/	/	1	1	/	/	/	/

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Kitchen 廚房	Connection Point for Induction Hob 電磁爐接線座	/	1	1	/	/	/	1	/	/	/	/	/	/
	Switch for Induction Hob 電磁爐開關掣	/	1	1	/	/	/	1	/	/	/	/	/	/
	13A Single Socket Outlet for Domino Hob 氣體煮食爐13安倍單位電插座	/	1	1	/	/	/	1	/	/	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	2	2	/	/	/	2	/	/	/	/	/	/
	Connection Point for Steam Oven 蒸焗爐接線座	/	1	1	/	/	/	1	/	/	/	/	/	/
	Switch for Steam Oven 蒸焗爐開關掣	/	1	1	/	/	/	1	/	/	/	/	/	/
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座	/	1	1	/	/	/	1	/	/	/	/	/	/
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座	/	1	1	/	/	/	1	/	/	/	/	/	/
	Connection Point for Telescopic Hood 拉趟式抽油煙機接線座	/	1	1	/	/	/	1	/	/	/	/	/	/
	Connection Point for Cabinet Light 櫃燈接線座	/	1	1	/	/	/	1	/	/	/	/	/	/
	Lighting Point 燈位	/	3	3	/	/	/	3	/	/	/	/	/	/
	Connection Point for Water Heater 熱水爐接線座	/	1	1	/	/	/	1	/	/	/	/	/	/
	Connection Point for Exhaust Fan 抽氣扇接線座	/	1	1	/	/	/	1	/	/	/	/	/	/

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
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3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
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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	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Kitchen 廚房	Switch for Telecom Equipment 電信設備開關掣	/	1	1	/	/	/	1	/	/	/	/	/	/
	Miniature Circuit Breaker Board 總電掣箱	/	1	1	/	/	/	1	/	/	/	/	/	/
	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	/	1	1	/	/	/	1	/	/	/	/	/	/
	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	/	1	1	/	/	/	1	/	/	/	/	/	/
Open Kitchen 開放式廚房	Connection Point for Induction Hob 電磁爐接線座	1	/	/	1	1	1	/	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	1	/	/	1	1	1	/	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	/	/	2	2	1	/	1	1	2	1	2	2
	Switch for Telecom Equipment 電信設備開關掣	1	/	/	-	-	-	/	-	-	-	-	-	-
	Connection Point for Steam Oven 蒸焗爐接線座	1	/	/	1	1	1	/	1	1	1	1	1	1
	Switch for Steam Oven 蒸焗爐開關掣	1	/	/	1	1	1	/	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座	1	/	/	1	1	1	/	1	1	1	1	1	1
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座	1	/	/	1	1	1	/	1	1	1	1	1	1
	Connection Point for Telescopic Hood 拉趟式抽油煙機接線座	1	/	/	1	1	1	/	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	/	/	1	1	1	/	1	1	1	1	1	1
	Lighting Point 燈位	1	/	/	1	1	1	/	1	1	1	1	1	1

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
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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	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Open Kitchen 開放式廚房	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	1			1	1	1		1	1	1	1	1	1
	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	1			1	1	1		1	1	1	1	1	1
	Miniature Circuit Breaker Board 總電掣箱	1			-	-	-		-	-	-	-	-	-
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位電插座		1	1										
	Connection Point for Exhaust Fan 抽氣扇接線座		1	1										
	Connection Point for Thermo Ventilator 浴室寶接線座		1	1										
	Connection Point for Cabinet Light 櫃燈接線座		1	1										
	Lighting Point 燈位		3	3										
	Water Heater Temperature Remote Control 熱水爐溫度控掣		1	1										

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
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3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Location 位置	Description 描述	Phase 1 Tower 3 第1期第3座 1/F-3/F, 5/F-12/F, 15/F-19/F 1樓至3樓、5樓至12樓、15樓至19樓												
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 浴室寶接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3
	Water Heater Temperature Remote Control 熱水爐溫度控掣	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Isolator for Outdoor Air-conditioner 室外空調機隔離開關掣	1	1	1	1	1	1	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
	Connection Point for Water Heater 熱水爐接線座	1	-	-	1	1	1	-	1	1	1	1	1	1

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.

Notes :

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3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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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	Phase 1 Tower 5 第1期第5座																						
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓												
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	12	12	12	10	8	8	10	10	8	10	11	9	12	12	12	8	10	8	8	10	10	8	10
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	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 13安培單位電插座	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	-	-	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	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
	Internet Connection Point 互聯網接駁位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	1	1	1	1	1	1	1	1	2	2	2	1	2	1	1	1	1	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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.

Notes :

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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	Phase 1 Tower 5 第1期第5座																							
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓													
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9	
Living Room / Dining Room 客廳 / 飯廳	Lighting Point 燈位	5	5	5	3	3	3	3	3	2	3	4	4	5	5	5	2	3	3	3	3	3	2	3	
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Connection Point for Cabinet Light 櫃燈接線座	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-	1	1	1	1	1	1	
	Switch for Telecom Equipment 電信設備開關掣	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-	1	1	1	1	1	1	
	Miniature Circuit Breaker Board 總電掣箱	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-	1	1	1	1	1	1	
	13A Twin Socket Outlet for Telecom Equipment 電信設備13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Master Bedroom 主人睡房	Lighting Switch 燈掣	3	3	3	1	/	/	1	1	/	1	1	1	3	3	3	/	1	/	/	1	1	/	1	
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1	
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1	
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1	
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1	
	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	
	Telephone Outlet 電話插座	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1	

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.

Notes :

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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	Phase 1 Tower 5 第1期第5座																							
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓													
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9	
Master Bedroom 主人睡房	Lighting Point 燈位	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1	
	Internet Connection Point 互聯網接駁位	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1	
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	-	/	/	-	-	/	-	-	-	1	1	1	/	-	/	/	-	-	/	-	
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	-	/	/	-	-	/	-	-	-	1	1	1	/	-	/	/	-	-	/	-	
Bedroom/ Bedroom 1 睡房/ 睡房 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	
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	-	-	-	-	1	1	-	-	1	-	-	-	-	-	-	1	-	1	1	-	-	1	-	
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Single Socket Outlet 13安培單位電插座	2	2	2	2	1	1	2	2	1	2	2	2	2	2	2	1	2	1	1	2	2	1	2	
	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	
	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	
	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	
	Internet Connection Point 互聯網接駁位	-	-	-	-	1	1	-	-	1	-	-	-	-	-	-	1	-	1	1	-	-	1	-	

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 5 第1期第5座																						
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓												
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	1	1										1	1	1								
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1										1	1	1								
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	-	-	-										-	-	-								
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-										-	-	-								
	13A Single Socket Outlet 13安培單位電插座	2	2	2										2	2	2								
	TV/FM Outlet 電視及電台插座	1	1	1										1	1	1								
	Telephone Outlet 電話插座	1	1	1										1	1	1								
	Lighting Point 燈位	1	1	1										1	1	1								

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

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4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 5 第1期第5座																						
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓												
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Utility Room 工作間	Lighting Switch 燈掣	2	2	2										2	2	2								
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1										1	1	1								
	13A Single Socket Outlet 13安培單位電插座	1	1	1										1	1	1								
	Lighting Point 燈位	1	1	1										1	1	1								
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1										1	1	1								
	Miniature Circuit Breaker Board 總電掣箱	1	1	1										1	1	1								
Lavatory 洗手間	Lighting Point 燈位	1	1	1										1	1	1								
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1	1										1	1	1								
Store 儲物室	Lighting Switch 燈掣				1	1	1					1						1	1	1				
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣				1	1	1					1						1	1	1				
	13A Single Socket Outlet 13安培單位電插座				2	2	2					2						2	2	2				
	Telephone Outlet 電話插座				1	1	1					1						1	1	1				
	Lighting Point 燈位				1	1	1					1						1	1	1				

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 5 第1期第5座																					
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓											
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Kitchen 廚房	Connection Point for Induction Hob 電磁爐接線座	1	1	1	1									1	1	1		1						
	Switch for Induction Hob 電磁爐開關掣	1	1	1	1									1	1	1		1						
	13A Single Socket Outlet for Domino Hob 氣體煮食爐13安倍單位電插座	1	1	1	1									1	1	1		1						
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2									2	2	2		2						
	Connection Point for Steam Oven 蒸焗爐接線位	1	1	1	1									1	1	1		1						
	Switch for Steam Oven 蒸焗爐開關掣	1	1	1	1									1	1	1		1						
	13A Single Socket Outlet for Microwave Oven with Grill 微波燒烤爐13安培單位電插座	1	1	1	-									1	1	1		-						
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座	1	1	1	1									1	1	1		1						
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座	1	1	1	1									1	1	1		1						
	Connection Point for Telescopic Hood 拉趟式抽油煙機接線座	1	1	1	1									1	1	1		1						
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1									1	1	1		1						
	Lighting Point 燈位	3	3	3	3									3	3	3		3						
	Connection Point for Water Heater 熱水爐接線座	1	1	1	1									1	1	1		1						
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1	1	1									1	1	1		1						

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 5 第1期第5座																						
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓												
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Kitchen 廚房	Miniature Circuit Breaker Board 總電掣箱	-	-	-	1									-	-	-		1						
	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	1	1	1	1									1	1	1		1						
	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	1	1	1	1									1	1	1		1						
	Switch for Telecom Equipment 電信設備開關掣	1	1	1	1									1	1	1		1						
Open Kitchen 開放式廚房	Connection Point for Induction Hob 電磁爐接線座					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座					1	1	2	2	1	2	2	2				1		1	1	2	2	1	2
	Connection Point for Steam Oven 蒸焗爐接線位					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1
	Switch for Steam Oven 蒸焗爐開關掣					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1
	Connection Point for Telescopic Hood 拉趟式抽油煙機接線座					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1
	Lighting Point 燈位					1	1	1	1	1	1	1	1				1		1	1	1	1	1	1

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
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3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 5 第1期第5座																						
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓												
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Open Kitchen 開放式廚房	Miniature Circuit Breaker Board 總電掣箱	/	/	/	/	-	-	-	-	-	-	-	-	/	/	/	1	/	-	-	-	-	-	-
	Switch for Telecom Equipment 電信設備開關掣	/	/	/	/	-	-	-	-	-	-	-	-	/	/	/	1	/	-	-	-	-	-	-
	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	/	/	/	/	1	1	1	1	1	1	1	1	/	/	/	1	/	1	1	1	1	1	1
	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	/	/	/	/	1	1	1	1	1	1	1	1	/	/	/	1	/	1	1	1	1	1	1
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	/	/	/	/	/	/	/	/	/	1	1	1	/	/	/	/	/	/	/	/
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1	1	/	/	/	/	/	/	/	/	/	1	1	1	/	/	/	/	/	/	/	/
	Connection Point for Thermo Ventilator 浴室寶接線座	1	1	1	/	/	/	/	/	/	/	/	/	1	1	1	/	/	/	/	/	/	/	/
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	/	/	/	/	/	/	/	/	/	1	1	1	/	/	/	/	/	/	/	/
	Lighting Point 燈位	3	3	3	/	/	/	/	/	/	/	/	/	3	3	3	/	/	/	/	/	/	/	/
	Water Heater Temperature Remote Control 熱水爐溫度控掣	1	1	1	/	/	/	/	/	/	/	/	/	1	1	1	/	/	/	/	/	/	/	/

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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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	Phase 1 Tower 5 第1期第5座																						
		1/F 1樓										2/F-3/F, 5/F-12/F, 15/F-19/F 2樓至3樓、5樓至12樓、15樓至19樓												
		A3	A5	A6	B2	B3	B5	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 浴室寶接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	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	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Water Heater Temperature Remote Control 熱水爐溫度控掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Isolator for Outdoor Air-conditioner 室外空調機隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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
	Connection Point for Water Heater 熱水爐接線座	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	1	-	1	1	1	1	1	1

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 6 第1期第6座																			
		1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓												
		A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	12	12	9	10	10	8	10	11	10	12	12	9	8	10	8	8	10	10	8	10
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	-	1	1	1	-	-	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	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
	Internet Connection Point 互聯網接駁位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	1	1	1	1	1	1	1	2	2	1	1	2	1	1	1	1	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	5	5	4	3	3	2	3	4	4	5	5	4	2	3	3	3	3	3	2	3
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	-	-	1	1	1	1	1	1	-	-	-	1	-	-	1	1	1	1	1	1

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 6 第1期第6座																				
		1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓													
		A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Living Room / Dining Room 客廳 / 飯廳	Switch for Telecom Equipment 電信設備開關掣	-	-	1	1	1	1	1	1	-	-	-	1	-	-	1	1	1	1	1	1
	Miniature Circuit Breaker Board 總電掣箱	-	-	1	1	1	1	1	1	-	-	-	1	-	-	1	1	1	1	1	1
	13A Twin Socket Outlet for Telecom Equipment 電信設備13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣	3	3	1	1	1	/	1	1	1	3	3	1	/	1	/	/	1	1	/	1
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1
	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
	Telephone Outlet 電話插座	1	1	1	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1
	Lighting Point 燈位	1	1	1	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1
	Internet Connection Point 互聯網接駁位	1	1	1	1	1	/	1	1	1	1	1	1	/	1	/	/	1	1	/	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	-	-	-	/	-	-	-	1	1	-	/	-	/	/	-	-	/	-
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	-	-	-	/	-	-	-	1	1	-	/	-	/	/	-	-	/	-

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
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備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
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4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 6 第1期第6座																			
		1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓												
		A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Bedroom / Bedroom 1 睡房 / 睡房 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
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	-	-	-	-	-	1	-	-	-	-	-	-	1	-	1	1	-	-	1	-
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	2	2	2	2	2	1	2	2	2	2	2	2	1	2	1	1	2	2	1	2
	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
	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
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Internet Connection Point 互聯網接駁位	-	-	-	-	-	1	-	-	-	-	-	-	1	-	1	1	-	-	1	-
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	1								1	1									
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1								1	1									
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	-	-								-	-									
	13A Twin Socket Outlet 13安培雙位電插座	-	-								-	-									
	13A Single Socket Outlet 13安培單位電插座	2	2								2	2									

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
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3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
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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	Phase 1 Tower 6 第1期第6座																				
		1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓												
		A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Bedroom 2 睡房 2	TV/FM Outlet 電視及電台插座	1	1								1	1									
	Telephone Outlet 電話插座	1	1								1	1									
	Lighting Point 燈位	1	1								1	1									
Store 儲物室	Lighting Switch 燈掣	1	1	1					1	1	1	1	1		1	1	1				
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1					1	1	1	1	1		1	1	1				
	13A Single Socket Outlet 13安培單位電插座	2	2	2					2	2	2	2	2		2	2	2				
	Telephone Outlet 電話插座	1	1	1					1	1	1	1	1		1	1	1				
	Lighting Point 燈位	1	1	1					1	1	1	1	1		1	1	1				

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
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3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
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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	Phase 1 Tower 6 第1期第6座																			
		1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓												
		A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Kitchen 廚房	Connection Point for Induction Hob 電磁爐接線座	1	1								1	1			1						
	Switch for Induction Hob 電磁爐開關掣	1	1								1	1			1						
	13A Single Socket Outlet for Domino Hob 氣體煮食爐13安倍單位電插座	1	1								1	1			1						
	13A Twin Socket Outlet 13安培雙位電插座	2	2								2	2			2						
	Connection Point for Steam Oven 蒸焗爐接線位	1	1								1	1			1						
	Switch for Steam Oven 蒸焗爐開關掣	1	1								1	1			1						
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座	1	1								1	1			1						
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座	1	1								1	1			1						
	Connection Point for Telescopic Hood 拉趟式抽油煙機接線座	1	1								1	1			1						
	Connection Point for Cabinet Light 櫃燈接線座	1	1								1	1			1						
	Lighting Point 燈位	3	3								3	3			3						
	Connection Point for Water Heater 熱水爐接線座	1	1								1	1			1						
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1								1	1			1						

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.

Notes :

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3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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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	Phase 1 Tower 6 第1期第6座																				
		1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓													
		A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Kitchen 廚房	Miniature Circuit Breaker Board 總電掣箱	1	1	/	/	/	/	/	/	/	1	1	/	/	1	/	/	/	/	/	/
	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	1	1	/	/	/	/	/	/	/	1	1	/	/	1	/	/	/	/	/	/
	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	1	1	/	/	/	/	/	/	/	1	1	/	/	1	/	/	/	/	/	/
	Switch for Telecom Equipment 電信設備開關掣	1	1	/	/	/	/	/	/	/	1	1	/	/	1	/	/	/	/	/	/
Open Kitchen 開放式廚房	Connection Point for Induction Hob 電磁爐接線座	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	/	/	2	2	2	1	2	2	2	/	/	2	1	/	1	1	2	2	1	2
	Connection Point for Steam Oven 蒸焗爐接線座	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	Switch for Steam Oven 蒸焗爐開關掣	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	Connection Point for Telescopic Hood 拉趟式抽油煙機接線座	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	Lighting Point 燈位	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1

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.

Notes :

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3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
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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	Phase 1 Tower 6 第1期第6座																				
		1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓													
		A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9
Open Kitchen 開放式廚房	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	/	/	1	1	1	1	1	1	1	/	/	1	1	/	1	1	1	1	1	1
	Miniature Circuit Breaker Board 總電掣箱	/	/	-	-	-	-	-	-	1	/	/	-	1	/	-	-	-	-	-	-
	Switch for Telecom Equipment 電信設備開關掣	/	/	-	-	-	-	-	-	1	/	/	-	1	/	-	-	-	-	-	-
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位電插座	1	1	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/
	Connection Point for Thermo Ventilator 浴室寶接線座	1	1	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/
	Connection Point for Cabinet Light 櫃燈接線座	1	1	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	3	3	/	/	/	/	/	/	/	3	3	/	/	/	/	/	/	/	/	/
	Water Heater Temperature Remote Control 熱水爐溫度控掣	1	1	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/

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2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

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	Phase 1 Tower 6 第1期第6座																				
		1/F-3/F 1樓至3樓							5/F-12/F, 15/F-19/F 5樓至12樓、15樓至19樓													
		A3	A5	A6	B6	B7	B8	B9	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B7	B8	B9	
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Connection Point for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Connection Point for Thermo Ventilator 浴室寶接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
	Water Heater Temperature Remote Control 熱水爐溫度控掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Utility Platform 工作平台	Isolator for Outdoor Air-conditioner 室外空調機隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	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	
	Connection Point for Water Heater 熱水爐接線座	-	-	1	1	1	1	1	1	1	-	-	1	1	-	1	1	1	1	1	1	

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.

Notes :

1. The symbol "-" as shown in the above table denotes "Not provided". "/" denotes "Not applicable".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 13/F and 14/F are omitted.

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。

備註：

1. 上表「-」代表「不提供」。「/」代表「不適用」。
2. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓及14樓。

SERVICE AGREEMENTS
服 務 協 議

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

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

GOVERNMENT RENT
地 税

The Owner will pay or has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of completion of the sale and purchase of that residential property.

擁有人將會繳付或已繳付(視情況而定)有關住宅物業之地税直至及包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On 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; and

2. On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Phase under the deed of the mutual covenant, and where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same.

1. 在向買方交付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；及

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

在交付時，買方須根據公契向期數的管理人(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。

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

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

凡住宅物業或於買賣合約列出裝設於物業內的裝置、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。

MAINTENANCE OF SLOPES
斜 坡 維 修

Not Applicable

不適用

MODIFICATION
修 訂

No application to the Government for a modification of the Land Grant for the Phase is underway.

期數現時並沒有向政府提出申請修訂批地文件。

Noise Mitigation Measures

According to the noise impact assessment report, the following measures to mitigate road traffic noise impact, railway noise impact and industrial noise impact will be provided in the Phase:

(a) Acoustic Window (Baffle Type)
(b) Enhanced Acoustic Balcony (Baffle Type)
(c) Fixed Glazing
(d) Maintenance Window
(e) Noise Barrier
(f) Vertical Acoustic Fin with sound absorption material

Please refer to "Floor Plans of Residential Properties in the Phase" section of this Sales Brochure for details on the location of acoustic window (baffle type), enhanced acoustic balcony (baffle type), fixed glazing, maintenance window, and vertical acoustic fin with sound absorption material. Please refer to "Layout Plan of the Development" section of this Sales Brochure for details on the location of noise barrier.

Please refer to the following tables for the top levels of noise barriers and the sizes of Vertical Acoustic Fins:

Tower	Noise Mitigation Measures
Along podium boundary at the southwest of Phase 1 Tower 2 and Phase 1 Tower 3	Noise Barrier (minimum top level of 12.9 mPD)
Along podium boundary at the southwest of Phase 1 Tower 5 and Phase 1 Tower 6	Noise Barrier (minimum top level of 12.9 mPD)
Along podium boundary at the southwest of Phase 1 Tower 5 and Phase 1 Tower 6	Noise Barrier (minimum top level of 13.25 mPD)

Tower	Floor	Flat	Noise Mitigation Measures
Phase 1 Tower 2	1/F-3/F, 5/F-12/F, 15/F-19/F	A1	1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B1	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B2	1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B3	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B5	0.85-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room

噪音緩解措施

根據噪音評估報告，期數將提供以下措施以緩解道路交通噪音、鐵路噪音以及工業噪音之影響：

(a) 減音窗(擋音式)
(b) 強效減音露台(擋音式)
(c) 固定玻璃
(d) 維修窗戶
(e) 隔音屏障
(f) 垂直隔聲鰭連吸音物料

有關減音窗(擋音式)、強效減音露台(擋音式)、固定玻璃、維修窗戶及垂直隔聲鰭連吸音物料位置的詳情，請參閱本售樓說明書的「期數的住宅物業的樓面平面圖」一節。有關隔音屏障位置的詳情，請參閱本售樓說明書的「發展項目的佈局圖」一節。

有關隔音屏障之高度以及隔聲鰭連吸音物料之大小的詳情，請參閱下表：

位置	噪音緩解措施
於第1期第2座及第1期第3座之西南方平台邊緣	隔音屏障 (最少高度為主水平基準以上12.9米)
於第1期第5座及第1期第6座之西南方平台邊緣	隔音屏障 (最少高度為主水平基準以上12.9米)
於第1期第5座及第1期第6座之西南方平台邊緣	隔音屏障 (最少高度為主水平基準以上13.25米)

座數	樓層	單位	噪音緩解措施
第1期第2座	1樓至3樓、5樓至12樓、15樓至19樓	A1	1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B1	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B2	1米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B3	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B5	0.85米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳

Tower	Floor	Flat	Noise Mitigation Measures
Phase 1 Tower 3	1/F-3/F, 5/F-12/F, 15/F-19/F	B2	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			0.75-metre long Vertical Acoustic Fin with sound absorption material at Bedroom 1
			1.415-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B3	0.685-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B5	0.685-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B6	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B7	1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B8	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B9	0.85-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
Phase 1 Tower 5	2/F-3/F, 5/F-12/F, 15/F-19/F	B1	1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
	1/F-3/F, 5/F-12/F, 15/F-19/F	B2	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom 1
			1.415-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B3	0.685-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B5	0.685-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room

座數	樓層	單位	噪音緩解措施
第1期第3座	1樓至3樓、5樓至12樓、15樓至19樓	B2	1米長垂直隔聲鰭連吸音物料設於主人睡房
			0.75米長垂直隔聲鰭連吸音物料設於睡房1
			1.415米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B3	0.685米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B5	0.685米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B6	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B7	1米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B8	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B9	0.85米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
第1期第5座	2樓至3樓、5樓至12樓、15樓至19樓	B1	1米長垂直隔聲鰭連吸音物料設於睡房
	1樓至3樓、5樓至12樓、15樓至19樓	B2	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1米長垂直隔聲鰭連吸音物料設於睡房1
			1.415米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B3	0.685米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B5	0.685米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳

Tower	Floor	Flat	Noise Mitigation Measures
Phase 1 Tower 5	1/F-3/F, 5/F-12/F, 15/F-19/F	B6	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B7	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B8	1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B9	0.85-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
Phase 1 Tower 6	5/F-12/F, 15/F-19/F	B1	1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
	5/F-12/F, 15/F-19/F	B2	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom 1
			1.415-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	5/F-12/F, 15/F-19/F	B3	1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	5/F-12/F, 15/F-19/F	B5	0.685-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B6	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B7	1-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B8	1-metre long Vertical Acoustic Fin with sound absorption material at Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room
	1/F-3/F, 5/F-12/F, 15/F-19/F	B9	0.85-metre long Vertical Acoustic Fin with sound absorption material at Master Bedroom
			1.425-metre long Vertical Acoustic Fin with sound absorption material (in the form of Enhanced Acoustic Balcony side wall) at Living Room

座數	樓層	單位	噪音緩解措施
第1期第5座	1樓至3樓、5樓至12樓、15樓至19樓	B6	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B7	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B8	1米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B9	0.85米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
第1期第6座	5樓至12樓、15樓至19樓	B1	1米長垂直隔聲鰭連吸音物料設於睡房
	5樓至12樓、15樓至19樓	B2	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1米長垂直隔聲鰭連吸音物料設於睡房1
			1.415米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	5樓至12樓、15樓至19樓	B3	1米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	5樓至12樓、15樓至19樓	B5	0.685米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B6	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B7	1米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B8	1米長垂直隔聲鰭連吸音物料設於睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳
	1樓至3樓、5樓至12樓、15樓至19樓	B9	0.85米長垂直隔聲鰭連吸音物料設於主人睡房
			1.425米長垂直隔聲鰭連吸音物料(以強效減音露台側牆形式)設於客廳

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.grandmayfair.hk/GM1

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.grandmayfair.hk/GM1

Breakdown of GFA Concessions Obtained for All Features

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

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

獲寬免總樓面面積的設施分項

			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)	7554.094
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	837.673
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	7513.129
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	Not Applicable 不適用
	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		
5	Balcony	露台	807.086
6	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	Not Applicable 不適用
7	Communal sky garden	公用空中花園	Not Applicable 不適用
9	Acoustic fin	隔聲鰭	74.493
10	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	Not Applicable 不適用
11	Non-structural prefabricated external wall	非結構預製外牆	159.105
12	Utility platform	工作平台	581.145
13	Noise barrier	隔音屏障	Not Applicable 不適用
	Amenity Features 適意設施		
14	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、警衞室和廁所、業主立案法團辦公室	232.340

15	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	3499.979
16	Covered landscaped and play area	有上蓋的園景區及遊樂場	3603.268
17	Horizontal screens/covered walkways, trellis	橫向屏障/有蓋人行道、花棚	1292.234
18	Larger lift shaft	擴大升降機井道	348.035
19	Chimney shaft	煙囪管道	Not Applicable 不適用
20	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	113.641
21	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	1533.085
22	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	Not Applicable 不適用
23	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	Not Applicable 不適用
25	Void in duplex domestic flat and house	複式住宅單位及洋房的中空	Not Applicable 不適用
28	Minor projection such as A/C box, A/C platform, window cill and projecting window	伸出物，如空調機箱	Not Applicable 不適用
29	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	伸出物，如空調機箱	574.400
	Other Exempted Items 其他項目		
30(*)	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	Not Applicable 不適用
31(*)	Other projections	其他伸出物	Not Applicable 不適用
32	Public transport terminus	公共交通總站	Not Applicable 不適用
33(*)	Party structure and common staircase	共用構築物及樓梯	Not Applicable 不適用
34(*)	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	1792.190
35(*)	Public passage	公眾通道	Not Applicable 不適用
36	Covered set back area	因建築物後移導致的覆蓋面積	Not Applicable 不適用
	Bonus GFA 額外總樓面面積		
37	Bonus GFA	額外總樓面面積	Not Applicable 不適用

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

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

Green Building Certification

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

Provisional GOLD

PROVISIONAL GOLD NB V1.2 2021 HKGBC BEAM Plus

Application no.: PAG0103/22

綠色建築認證

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

暫定評級
金級

暫定 金級 NB V1.2 2021 HKGBC 綠建環評

申請編號: PAG0103/22

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	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施：-	1. Energy-efficient lighting design with lower lighting power density (LPD) 2. High Coefficient of Performance (COP) AC units 3. High performance glazing with lower shading coefficient (SC) 4. Energy saving lift system with lower rated power" 1. 低照明功率密度的節能照明設計 2. 高效能系數的空調機 3. 低遮蔽系數 Sc值的高效能玻璃 4. 低功率的節能升降機系統

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 II) 基線樓宇(註腳II)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 住用發展項目	Area served by central building services installation (Note III) 有使用中央屋宇裝備裝置(註腳III)的部分	20,110.178	196.98	0	150.69	0
Non-domestic Development 非住用發展項目	Podium area served by central building services installation (Note IV) 平台有使用中央屋宇裝備裝置的部份(註腳IV)	17,187.944	113.07	0	81.38	0

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

Notes:

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.

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。

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說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the "Agreement") 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, sub-sell that residential unit or parking space or transfer the benefit of the Agreement 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, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, 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 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.

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 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. The restrictions on the minimum number, and on the size, of residential units is referred to in Special Condition No. (18)(e) of the Land Grant, which is set out in full under the Summary of Land Grant section of this sales brochure.

6. The restrictions on merging of residential units are referred to in Special Condition No. (91) of the Land Grant, which is set out in full below:

   Special Condition No.(91)

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

7. Clauses 5(a) and 5(b) of the Third Schedule to the approved form of the Deed of Mutual Covenant and Management Agreement for the Development ("DMC") is set out in full below:

   Clauses 5(a) and 5(b) of the Third Schedule to the approved form of DMC

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

   (b) The Manager shall deposit in the management office the record provided by the Director or any other Government authorities in place of him from time to time of the information relating to the consent given under the Government Grant for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.

8. A total number of 715 residential units are provided in the Phase.

9. The "Green Areas" and the "Green Cross-hatched Black Area" are both referred to in Special Condition No.(6)(a)(i)(I) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

10. The "Yellow Area" is referred to in Special Condition No.(11)(a)(i)(I) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

11. The "Yellow Stippled Black Area" is referred to in Special Condition No.(13)(a)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

12. The "Existing Structures" is referred to in Special Condition No.(4)(a)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

13. The "Projecting Structures" is referred to in Special Condition No.(4)(a)(ii) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

14. The "Structures" is referred to in Special Condition No.(6)(a)(i)(II) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

15. The "Bicycle Parking Area" and the "Bicycle Parking Spaces" are both referred to in Special Condition No.(6)(a)(iii) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

16. The "Existing Station Carpark" is referred to in Special Condition No.(10)(a) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

17. The "Existing PTI" is referred to in Special Condition No.(11)(a)(i)(I) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

18. The "KMB Kiosks" is referred to in Special Condition No.(11)(a)(i)(II) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

19. The "ACEL Kiosks" is referred to in Special Condition No.(11)(a)(i)(III) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

20. The "Existing Bicycle Parking Spaces" is referred to in Special Condition No.(11)(a)(ii) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

21. The "Existing Traffic Facilities" is referred to in Special Condition No.(11)(a)(iii) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

22. The "Temporary PTI" is referred to in Special Condition No.(12)(a)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

23. The "Temporary Station Carpark" is referred to in Special Condition No.(12)(a)(ii) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

24. The "Temporary Motor Cycle Parking Spaces" is referred to in Special Condition No.(12)(a)(iii) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

25. The "Temporary KMB Kiosks" is referred to in Special Condition No.(12)(b)(i)(I) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

26. The "Temporary ACEL Kiosks" is referred to in Special Condition No.(12)(b)(ii)(I) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

27. The "Existing Public Toilet" is referred to in Special Condition No.(13)(a)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

28. The "Reprovision PTI" is referred to in Special Condition No.(24)(a)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

29. The "Reprovision Public Toilet" is referred to in Special Condition No.(24)(a)(ii) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

30. The "Reprovision Station Carpark" is referred to in Special Condition No.(37)(a)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

31. The "West Rail Structures and Installations" is referred to in Special Condition No.(42)(a)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

32. The "West Rail Signalling Cables" is referred to in Special Condition No.(42)(a)(ii) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

33. The "Pedestrian Link" is referred to in Special Condition No.(49)(a) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

34. The "Pedestrian Walkway" is referred to in Special Condition No.(49)(d)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

35. The "Temporary Pedestrian Walkway" is referred to in Special Condition No.(49)(f)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

36. The "Emergency Vehicular Access" is referred to in Special Condition No.(51)(a) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

37. The "Existing Water Mains" is referred to in Special Condition No.(72)(a) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

38. The "Noise Barrier" is referred to in Special Condition No.(77) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

39. The "Sewerage Works" is referred to in Special Condition No.(81)(a)(i)(I) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

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說明書的資料

1. 買方須於正式買賣合約(「買賣合約」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契 前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或 以任何形式轉移該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。

3. 賣方將會或已經(視屬何情況而定)支付所有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期(包括該兩日)期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用(按每次要求計)，有權獲取(而當其要求時將獲提供)以下資料之最新紀錄印本：完成期數的總建築費用及總專業費用及截至該要求作出當月前之公曆月份完結時已支出和繳付之總建築費用及總專業費用。

5. 有關住宅單位的最低數量和面積的限制在批地文件特別條款第(18)(e)條提及。該特別條款在本售樓說明書的「批地文件摘要」中全部列出。

6. 有關合併住宅單位的限制在批地文件特別條款第(91)條提及。該特別條款在以下全部列出：

   特別條款第(91)條

   除非事先得到署長書面同意，否則承批人不得進行或允許或容許進行任何與該地段上興建或將興建的任何住宅單位有關的工程(包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構)而使該單位可由內部連接及可從該地段上興建或將興建的任何毗連或鄰近住宅單位進入。署長就甚麼構成可使是一個單位可由內部連接及可從任何毗連或鄰近住宅單位進入的工程的決定須作為終論並對承批人具有約束力。

7. 經批准的發展項目的公契及管理協議的第3附表第5(a)及5(b)條在以下全部列出：

   (a) 任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該住宅單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位進出的工程包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改動，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。

   (b) 管理人須在管理處備存由地政總署署長或不時取代地政處總署署長之其他政府機關提供，關於地契下發出之同意書的資訊的紀錄，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該記錄之副本，而所收到之費用須撥入資本儲備基金。

8. 期數共提供715個住宅單位。

9. 「綠色範圍」及「綠色加黑十字線範圍」均在批地文件特別條款第(6)(a)(i)(I))條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

10. 「黃色範圍」在批地文件特別條件第(11)(a)(i)(I)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

11. 「黃色加黑點範圍」在政府批地文件特別條件第(13)(a)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

12. 「現存構築物」在政府批地文件特別條件第(4)(a)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

13. 「伸出樓外構築物」在政府批地文件特別條件第(4)(a)(ii)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

14. 「構築物」在政府批地文件特別條件第(6)(a)(i)(II)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

15. 「單車停車場」及「單車車位」在政府批地文件特別條件第(6)(a)(iii)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

16. 「現存車站停車場」在政府批地文件特別條件第(10)(a)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

17. 「現存公共運輸交匯處」在政府批地文件特別條件第(11)(a)(i)(I)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

18. 「九巴車站」在政府批地文件特別條件第(11)(a)(i)(II)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

19. 「跨境全日通車站」在政府批地文件特別條件第(11)(a)(i)(III)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

20. 「現存單車車位」在政府批地文件特別條件第(11)(a)(ii)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

21. 「現有交通設施」在政府批地文件特別條件第(11)(a)(iii)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

22. 「臨時公共運輸交匯處」在政府批地文件特別條件第(12)(a)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

23. 「臨時車站停車場」在政府批地文件特別條件第(12)(a)(ii)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

24. 「臨時電單車位」在政府批地文件特別條件第(12)(a)(iii)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

25. 「臨時九巴車站」在政府批地文件特別條件第(12)(b)(i)(I)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

26. 「臨時跨境全日通車站」在政府批地文件特別條件第(12)(b)(ii)(I)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

27. 「現存公廁」在政府批地文件特別條件第(13)(a)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

28. 「重建公共運輸交匯處」在政府批地文件特別條件第(24)(a)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

29. 「重建公廁」在政府批地文件特別條件第(24)(a)(ii)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

30. 「重建車站停車場」在政府批地文件特別條件第(37)(a)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

31. 「西鐵結構與裝置」在政府批地文件特別條件第(42)(a)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

32. 「西鐵訊號電纜」在政府批地文件特別條件第(42)(a)(ii)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

33. 「行人通道」在政府批地文件特別條件第(49)(a)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

34. 「行人走道」在政府批地文件特別條件第(49)(d)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

35. 「臨時行人走道」在政府批地文件特別條件第(49)(f)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

36. 「緊急救援車輛通道」在政府批地文件特別條件第(51)(a)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

37. 「現有總喉」在政府批地文件特別條件第(72)(a)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

38. 「隔音屏障」在政府批地文件特別條件第(77)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

39. 「污水收集系統工程」在政府批地文件特別條件第(81)(a)(i)(I)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

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 of Sales Brochure: 13 April 2022
售樓説明書印製日期：2022年4月13日

EXAMINATION RECORD
檢 視 記 錄

Examination / Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
19 April 2022 2022年4月19日	26, 28, 30, 32, 34, 36, 38, 40, 42, 44	Floor Plans of Residential Properties in the Phase have been updated 更新期數的住宅物業的樓面平面圖
	148-151	Elevation Plan have been updated 更新立面圖
	154, 158, 159	Fittings, Finishes and Appliances have been updated 更新裝置、裝修物料及設備
26 April 2022 2022年4月26日	30, 32	Floor Plans of Residential Properties in the Phase have been updated 更新期數的住宅物業的樓面平面圖
	158, 159, 160	Fittings, Finishes and Appliances have been updated 更新裝置、裝修物料及設備