# THE Symphonie 映岸

售樓説明書

SALES BROCHURE

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

您在購置一手住宅物業之前，應留意下列事項：

## 適用於所有一手住宅物業

### 1. 重要資訊

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

### 2. 費用、按揭貸款和樓價

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

### 3. 價單、支付條款，以及其他財務優惠

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

### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

### 5. 售樓說明書

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

### 6. 政府批地文件和公契

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

### 7. 售樓處內有關可供揀選住宅物業的資料

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

### 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。

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

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

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

(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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

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

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

## For all first-hand residential properties

### 1. Important information

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

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

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

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

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

### 4. Property area and its surroundings

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

### 5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;

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

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

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

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

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

## 8. Register of Transactions

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

## 9. Agreement for sale and purchase

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

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

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

## 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

## For first-hand uncompleted residential properties

### 13. Pre-sale Consent

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

### 14. Show flats

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

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

### 15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

## For first-hand completed residential properties

### 16. Vendor's information form

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

### 17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

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

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

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

(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

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

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

# 1 發展項目的資料
# INFORMATION ON THE DEVELOPMENT

**發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數**
通州街280號
備註：此臨時門牌號數有待發展項目建成時確認。

**發展項目包含兩幢多單位建築物**
第1座及第2座

**每幢多單位建築物的樓層的總數**
第1座及第2座各26層(不包括地庫2層、地庫1層、天台、水缸及泵房層及頂層天台)

**發展項目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**
地庫2層、地庫1層、地下、1樓至12樓、15樓至23樓、25樓至28樓

**每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數**
13樓、14樓及24樓

**每幢多單位建築物內的庇護層(如有的話)**
不適用

**由發展項目的認可人士提供的發展項目的預計關鍵日期**
2024年2月1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。
為買賣合約的目的，在不局限任何其他可用以證明該項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該項目已落成或當作已落成(視屬何情況而定)的確證。
備註：「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。

**The Name of the Street at which the Development is situated and the Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development**
280 Tung Chau Street
Note: This provisional street number is subject to confirmation upon completion of the Development.

**The Development consists of two multi-unit buildings**
Tower 1 and Tower 2

**Total Number of Storeys of each multi-unit building**
26 storeys for each of Tower 1 and Tower 2 (excluding Basement 2, Basement 1, Roof, Water Tank and Pump Room Level and Top Roof)

**Floor Numbering in each multi-unit building as provided in the approved building plans for the development**
Basement 2, Basement 1, G/F, 1/F-12/F, 15/F-23/F, 25/F-28/F

**Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order**
13/F, 14/F and 24/F

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

**The estimated Material Date for the Development as provided by the Authorized Person for the Development**
1 February 2024
The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).
Note: "material date" means the date on which the conditions of the land grant are complied with in respect of the Development.

# 2 賣方及有參與發展項目的其他人的資料
# INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

**賣方**
市區重建局(作為「擁有人」)[1]
緯信船務有限公司(作為「如此聘用的人」)[2]

**賣方的控權公司**
擁有人(市區重建局)的控權公司：
不適用
如此聘用的人(緯信船務有限公司)的控權公司：
香港小輪(集團)有限公司

**發展項目的認可人士**
陳韻明女士

**發展項目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**
巴馬丹拿建築師有限公司

**發展項目的承建商**
華營建築有限公司

**就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所**
高李葉律師行
胡關李羅律師行

**已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構**
香港上海滙豐銀行有限公司

**已為發展項目的建造提供貸款的任何其他人**
香港小輪(集團)有限公司

備註：
1.「擁有人」指發展項目的住宅物業法律上的擁有人或實益擁有人。
2.「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人。

**Vendor**
Urban Renewal Authority (as "Owner") [1]
World Fame Shipping Limited (as "Person so engaged") [2]

**Holding company of the Vendor**
Holding company of the Owner (Urban Renewal Authority):
Not applicable
Holding company of the Person so engaged (World Fame Shipping Limited):
Hong Kong Ferry (Holdings) Company Limited

**Authorized Person for the Development**
Ms. Chan Wan Ming

**The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity**
P&T Architects Limited

**Building Contractor for the Development**
CR Construction Company Limited

**The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development**
Kao, Lee & Yip
Woo Kwan Lee & Lo

**Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development**
The Hongkong and Shanghai Banking Corporation Limited

**Any other person who has made a loan for the construction of the Development**
Hong Kong Ferry (Holdings) Company Limited

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

# 3 有參與發展項目的各方的關係
# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

| | | |
|---|---|---|
| (a) | 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。 | 不適用 |
| (b) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。 | 不適用 |
| (c) | 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。 | 否 |
| (d) | 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。 | 不適用 |
| (e) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。 | 不適用 |
| (f) | 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。 | 否 |
| (g) | 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。 | 不適用 |
| (h) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。 | 不適用 |
| (i) | 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。 | 否 |
| (j) | 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。 | 否 |
| (k) | 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。 | 否 |
| (l) | 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。 | 否 |
| (m) | 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。 | 不適用 |
| (n) | 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。 | 否 |
| (o) | 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。 | 否 |
| (p) | 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。 | 否 |
| (q) | 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。 | 不適用 |
| (r) | 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。 | 否 |
| (s) | 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。 | 否 |

備註：在本節提述賣方即提述市區重建局(作為「擁有人」)或緯信船務有限公司(作為「如此聘用的人」)。

# 3 有參與發展項目的各方的關係
# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

| | | |
|---|---|---|
| (a) | The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development. | Not applicable |
| (b) | The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. | Not applicable |
| (c) | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person. | No |
| (d) | The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. | Not applicable |
| (e) | The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. | Not applicable |
| (f) | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person. | No |
| (g) | The vendor or a building contractor for the development 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 development. | Not applicable |
| (h) | The vendor or a building contractor for the development 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 development. | Not applicable |
| (i) | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. | No |
| (j) | The vendor, a holding company of the vendor, or a building contractor for the development is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. | No |
| (k) | The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. | No |
| (l) | The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. | No |
| (m) | The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. | Not applicable |
| (n) | The vendor, a holding company of the vendor, or a building contractor for the development, 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 development holds at least 10% of the issued shares in that vendor, holding company or contractor. | No |
| (o) | The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. | No |
| (p) | The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. | No |
| (q) | The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. | Not applicable |
| (r) | The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. | No |
| (s) | The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. | No |

Note: A reference to the Vendor in this section is a reference to either Urban Renewal Authority (as "Owner") or World Fame Shipping Limited (as "Person so Engaged").

# 4 發展項目的設計的資料
# INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目會有構成圍封牆的一部分的非結構的預製外牆。
There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.

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

發展項目會有構成圍封牆的一部分的幕牆。
There will be curtain walls forming part of the enclosing walls of the Development.

每幢建築物的幕牆的厚度為200毫米。
The thickness of the curtain walls of each building is 200mm.

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

| 座數<br>Tower | 樓層<br>Floor | 單位<br>Flat | 每個住宅物業的非結構的預製外牆的總面積(平方米)<br>Total area of non-structural prefabricated external walls of each residential property (sq.m.) | 每個住宅物業的幕牆的總面積(平方米)<br>Total area of curtain walls of each residential property (sq.m.) |
|---|---|---|---|---|
| 第1座<br>Tower 1 | 7樓<br>7/F | A | 0.611 | 0.692 |
| | | B | 0.875 | 0.606 |
| | | C | 0.930 | 0.600 |
| | | D | 0.587 | 1.288 |
| | | E | 0.450 | 0.892 |
| | | F | 0.858 | 0.485 |
| | | G | 0.139 | 0.930 |

| 座數<br>Tower | 樓層<br>Floor | 單位<br>Flat | 每個住宅物業的非結構的預製外牆的總面積(平方米)<br>Total area of non-structural prefabricated external walls of each residential property (sq.m.) | 每個住宅物業的幕牆的總面積(平方米)<br>Total area of curtain walls of each residential property (sq.m.) |
|---|---|---|---|---|
| 第1座<br>Tower 1 | 8樓至12樓、15樓至23樓及25樓至27樓<br>8/F-12/F, 15/F-23/F & 25/F-27/F | A | 0.611 | 0.692 |
| | | B | 0.875 | 0.606 |
| | | C | 0.930 | 0.600 |
| | | D | 0.587 | 1.288 |
| | | E | 0.570 | 0.892 |
| | | F | 0.978 | 0.485 |
| | | G | 0.139 | 0.930 |
| | 28樓<br>28/F | A | – | 0.802 |
| | | B | 0.815 | 0.606 |
| | | C | 0.930 | 0.600 |
| | | D | 0.587 | 1.288 |
| | | E | 0.570 | 0.892 |

| 座數<br>Tower | 樓層<br>Floor | 單位<br>Flat | 每個住宅物業的非結構的預製外牆的總面積(平方米)<br>Total area of non-structural prefabricated external walls of each residential property (sq.m.) | 每個住宅物業的幕牆的總面積(平方米)<br>Total area of curtain walls of each residential property (sq.m.) |
|---|---|---|---|---|
| 第2座<br>Tower 2 | 7樓<br>7/F | A | 0.611 | 0.692 |
| | | B | 0.875 | 0.606 |
| | | C | 0.930 | 0.600 |
| | | D | 0.467 | 1.288 |
| | | E | 0.450 | 0.892 |
| | | F | 0.858 | 0.485 |
| | | G | 0.139 | 0.930 |
| | 8樓至12樓、15樓至23樓及25樓至27樓<br>8/F-12/F, 15/F-23/F & 25/F-27/F | A | 0.611 | 0.692 |
| | | B | 0.875 | 0.606 |
| | | C | 0.930 | 0.600 |
| | | D | 0.587 | 1.288 |
| | | E | 0.570 | 0.892 |
| | | F | 0.978 | 0.485 |
| | | G | 0.139 | 0.930 |
| | 28樓<br>28/F | A | – | 0.802 |
| | | B | 0.815 | 0.606 |
| | | C | 0.930 | 0.600 |
| | | D | 0.587 | 1.288 |
| | | E | 0.570 | 0.892 |

* 第1座及第2座均不設13樓、14樓及24樓。
* 13/F, 14/F and 24/F are omitted in Tower 1 and Tower 2.

# 5 物業管理的資料
# INFORMATION ON PROPERTY MANAGEMENT

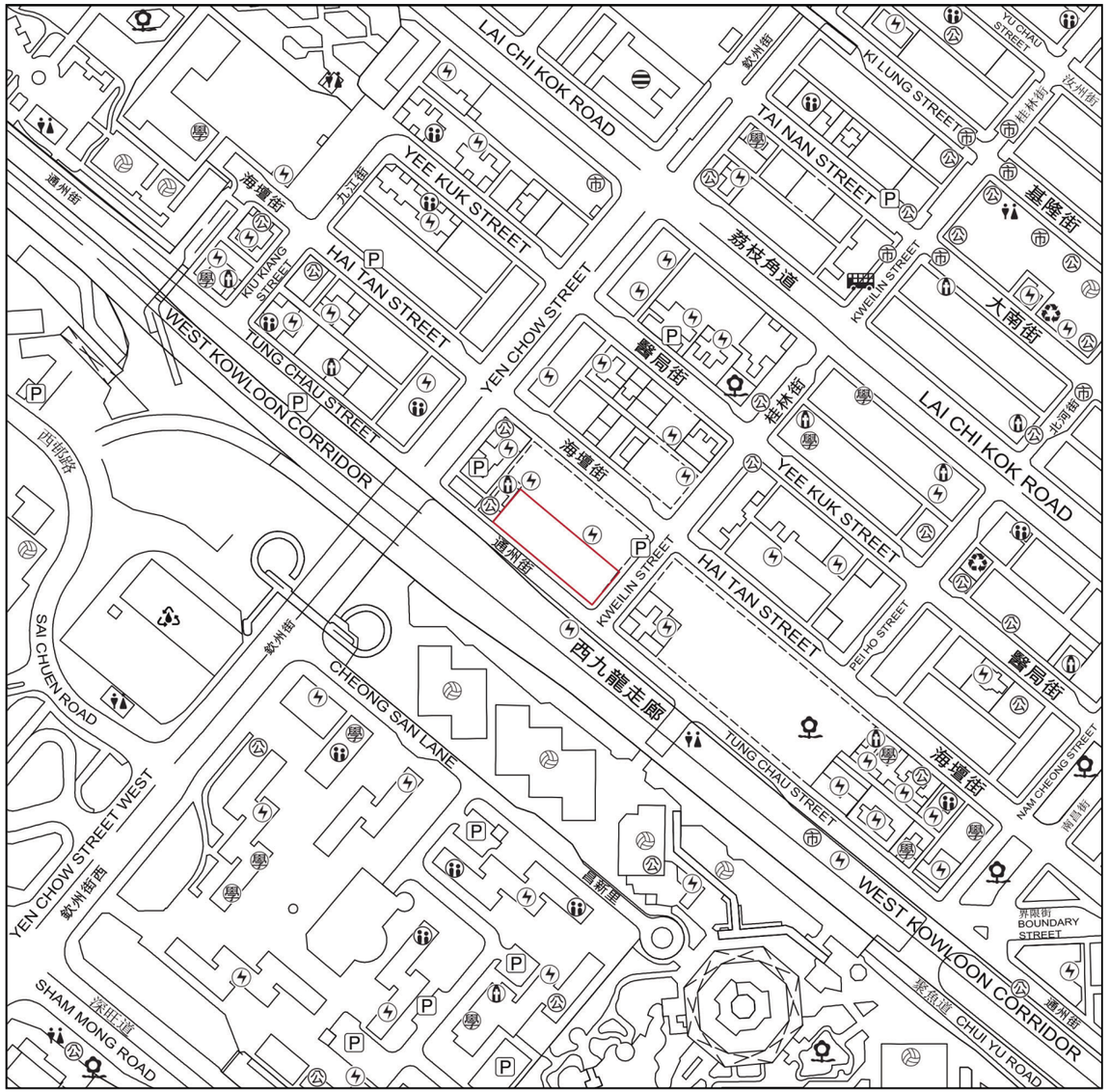
## 管理人

根據發展項目的公契的最新擬稿，恒益物業管理有限公司將獲委任為發展項目的管理人。

## Manager

Hang Yick Properties Management Limited will be appointed as the Manager of the Development under the latest draft of Deed of Mutual Covenant in respect of the Development.

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




比例尺 Scale

0米(m) 250米(m)

備註： 1. 因技術性問題，此所在位置圖顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes: 1. Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. 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.

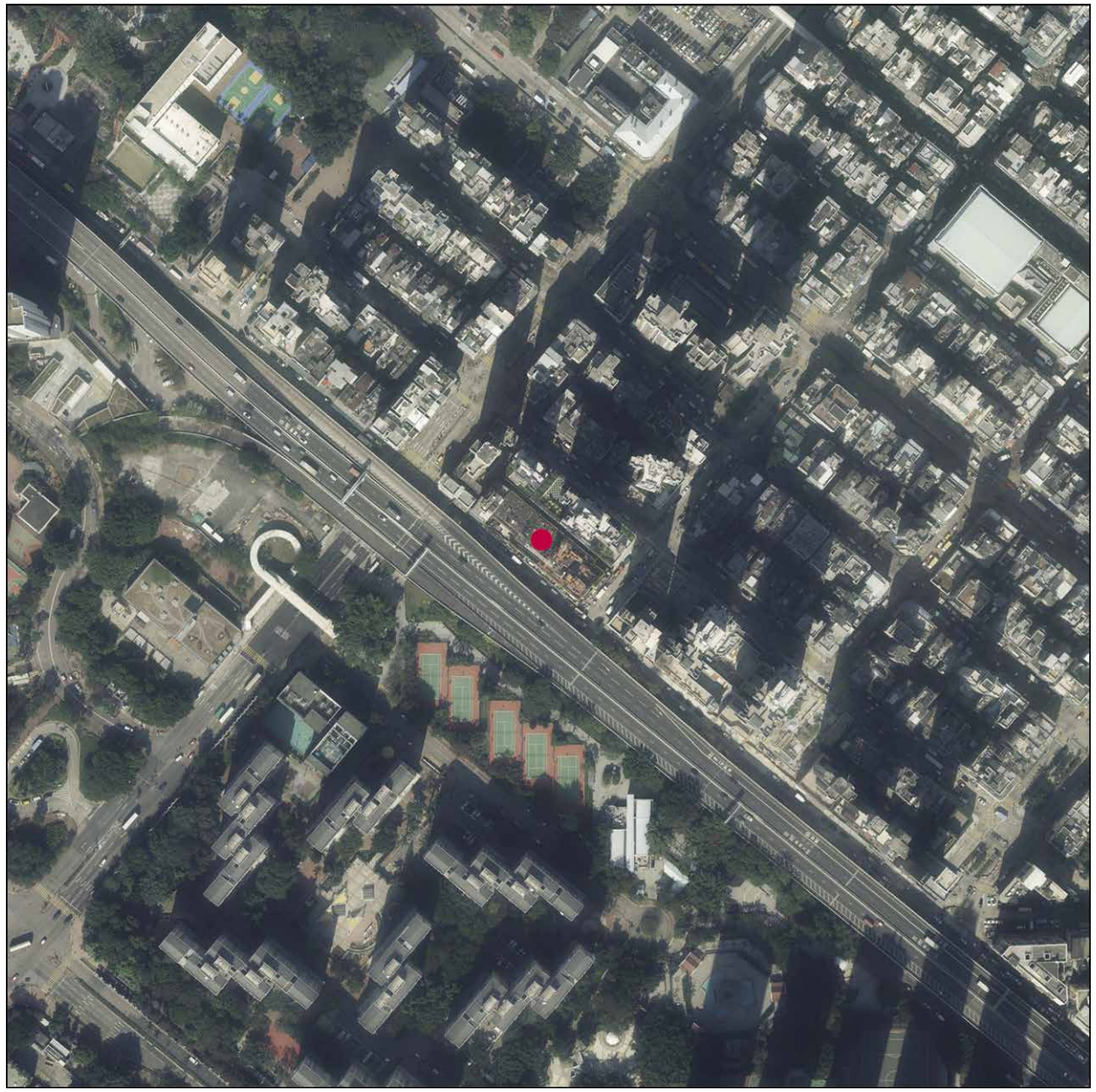
## 圖例 NOTATION

- 發電廠(包括電力分站)
  Power plant (including electricity sub-stations)
- 公眾停車場(包括貨車停泊處)
  Public carpark (including lorry park)
- 公廁
  Public convenience
- 公用事業設施裝置
  Public utility installation
- 宗教場所(包括教堂、廟宇及祠堂)
  Religious institution (including church, temple and Tsz Tong)
- 學校(包括幼稚園)
  School (including kindergarten)
- 社會福利設施(包括老人中心及弱智人士護理院)
  Social welfare facilities (including elderly centre and home for the mentally disabled)
- 公園
  Public park
- 體育設施(包括運動場及游泳池)
  Sports facilities (including sports ground and swimming pool)
- 市場(包括濕貨市場及批發市場)
  Market (including wet market and wholesale market)
- 垃圾收集站
  Refuse collection point
- 警署
  Police station
- 污水處理廠及設施
  Sewage treatment works and facilities
- 公共交通總站(包括鐵路車站)
  Public Transport Terminal (Including Rail Station)
- 發展項目的位置
  Location of the Development

此所在位置圖摘錄自地政總署測繪處出版於2022年3月17日之數碼地形圖，圖幅編號T11-NW-B及T11-NW-D，並在有需要處經修正處理。
This location plan is adopted from part of the Digital Topographic Maps of Nos. T11-NW-B & T11-NW-D dated 17 March 2022, from Survey and Mapping Office of Lands Department. Adjustment is made where necessary.

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

# 7 發展項目的鳥瞰照片
# AERIAL PHOTOGRAPH OF THE DEVELOPMENT



N

摘錄自地政總署測繪處於2020年12月7日在深水埗6,900呎飛行高度拍攝之鳥瞰照片，編號E117272C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Sham Shui Po, Photo No. E117272C, dated 7th December 2020.

備註：
1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

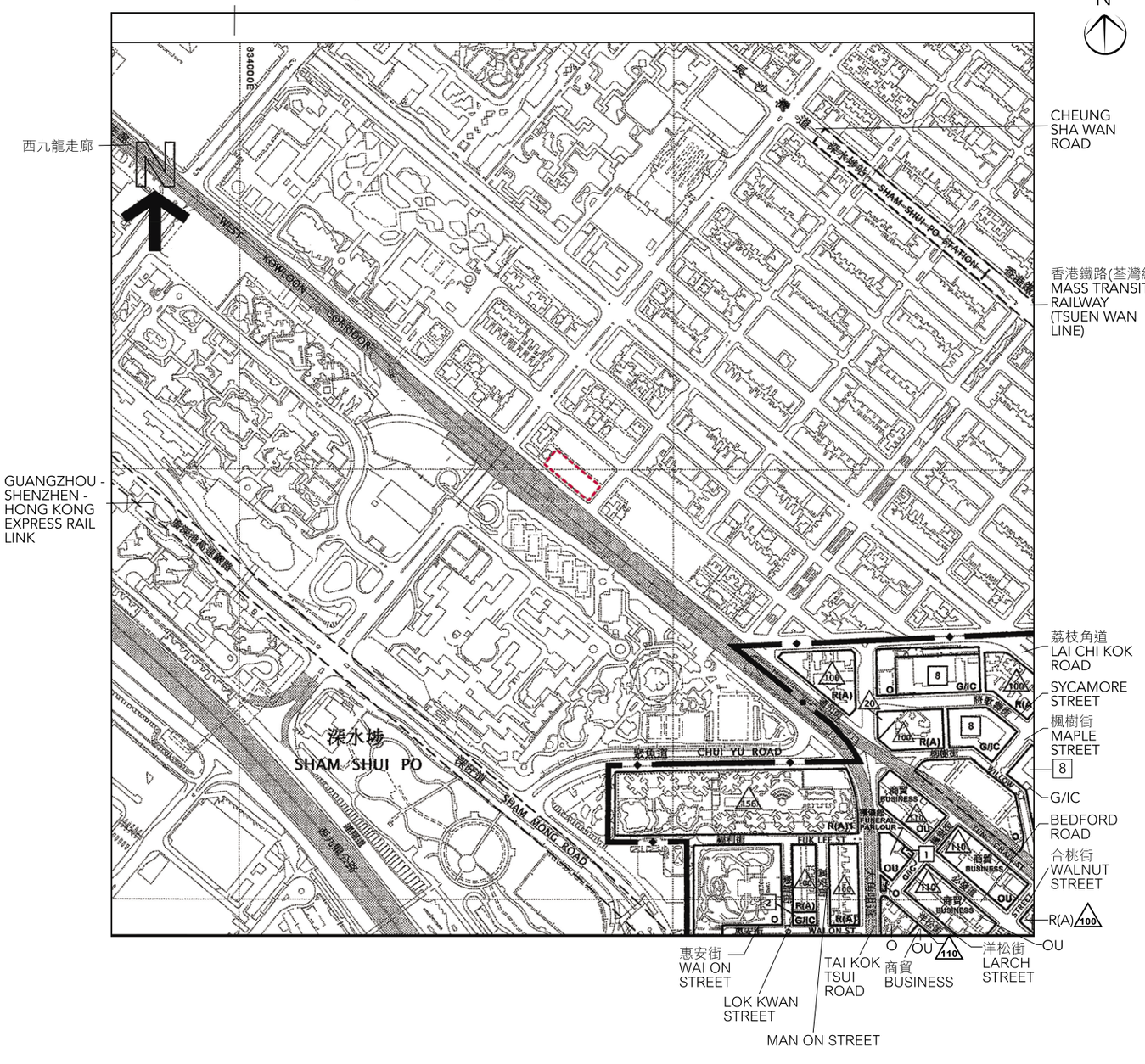
Notes :
1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

● 發展項目的位置
Location of the Development

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

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

本分區計劃大綱圖並不覆蓋本空白範圍。
This blank area falls outside the coverage of this outline zoning plan.




## 圖例 NOTATION

### 地帶 ZONES

| | | |
|---|---|---|
| R(A) | 住宅(甲類) | RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區 | GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地 | OPEN SPACE |
| OU | 其他指定用途 | OTHER SPECIFIED USES |

### 交通 COMMUNICATIONS

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

### 其他 MISCELLANEOUS

| | | |
|---|---|---|
| | 規劃範圍界線 | BOUNDARY OF PLANNING SCHEME |
| 8 | 最高建築物高度<br>(樓層數目) | MAXIMUM BUILDING HEIGHT<br>(IN NUMBER OF STOREYS) |
| 100 | 最高建築物高度<br>(在主水平基準上若干米) | MAXIMUM BUILDING HEIGHT<br>(IN METRES ABOVE PRINCIPAL DATUM) |
| | 建築物高度<br>管制區界線 | BUILDING HEIGHT CONTROL ZONE BOUNDARY |

發展項目的位置
Location of the Development

比例尺 Scale

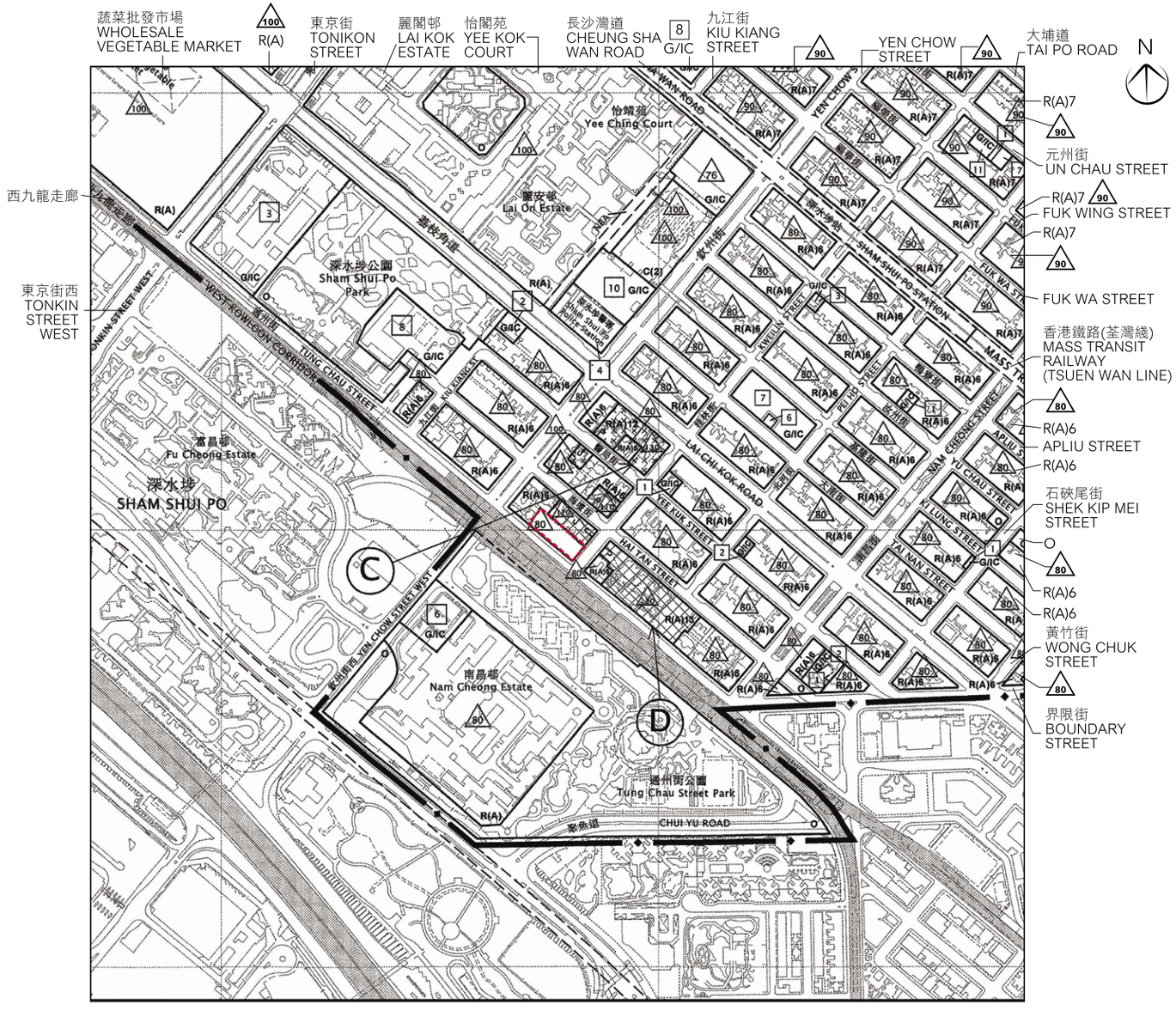
0米(m) 500米(m)

摘錄自2022年2月18日刊憲之旺角(九龍規劃區第3區)分區計劃大綱核准圖，圖則編號為S/K3/34。
Adopted from the approved Mong Kok (Kowloon Planning Area No.3) Outline Zoning Plan, Plan No. S/K3/34, gazetted on 18th February 2022.

備註：
1. 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes:
1. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.
2. 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.

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




## 圖例 NOTATION

### 地帶 ZONES

| | | |
|---|---|---|
| C | 商業 | COMMERCIAL |
| R(A) | 住宅(甲類) | RESIDENTIAL (GROUP A) |
| G/IC | 政府、機構或社區 | GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地 | OPEN SPACE |

### 交通 COMMUNICATIONS

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

### 其他 MISCELLANEOUS

| | | |
|---|---|---|
| | 規劃範圍界線 | BOUNDARY OF PLANNING SCHEME |
| NBA | 非建築用地 | NON-BUILDING AREA |
| 8 | 最高建築物高度(樓層數目) | MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) |
| 90 | 最高建築物高度(在主水平基準上若干米) | MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) |

### 修訂 AMENDMENT

| | | |
|---|---|---|
| | 修訂項目C項 | AMENDMENT ITEM C |
| | 修訂項目D項 | AMENDMENT ITEM D |

發展項目的位置
Location of the Development

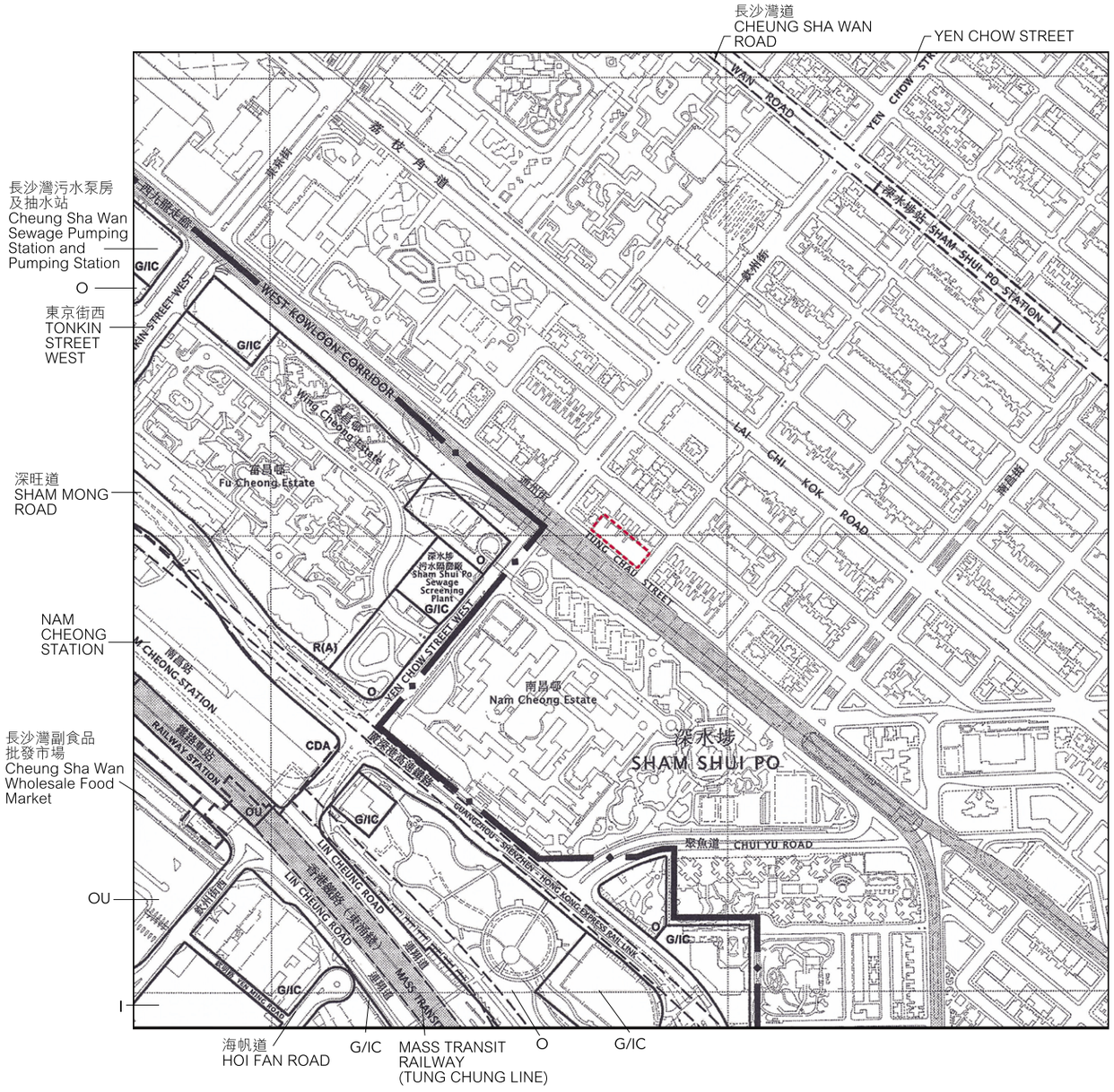
比例尺 Scale 0米(m) 500米(m)

摘錄自2022年1月28日刊憲之長沙灣(九龍規劃區第5區)分區計劃大綱草圖，圖則編號為S/K5/38。
Adopted from the draft Cheung Sha Wan (Kowloon Planning Area No.5) Outline Zoning Plan, Plan No. S/K5/38, gazetted on 28th January 2022.

備註： 1. 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes: 1. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.
2. 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.

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




N

## 圖例 NOTATION

### 地帶 ZONES

| | | |
|---|---|---|
| CDA | 綜合發展區 | COMPREHENSIVE DEVELOPMENT AREA |
| R(A) | 住宅(甲類) | RESIDENTIAL (GROUP A) |
| I | 工業 | INDUSTRIAL |
| G/IC | 政府、機構或社區 | GOVERNMENT, INSTITUTION OR COMMUNITY |
| O | 休憩用地 | OPEN SPACE |
| OU | 其他指定用途 | OTHER SPECIFIED USERS |

### 交通 COMMUNICATIONS

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

### 其他 MISCELLANEOUS

| | | |
|---|---|---|
| | 規劃範圍界線 | BOUNDARY OF PLANNING SCHEME |
| | 發展項目的位置<br>Location of the Development | |

比例尺 Scale

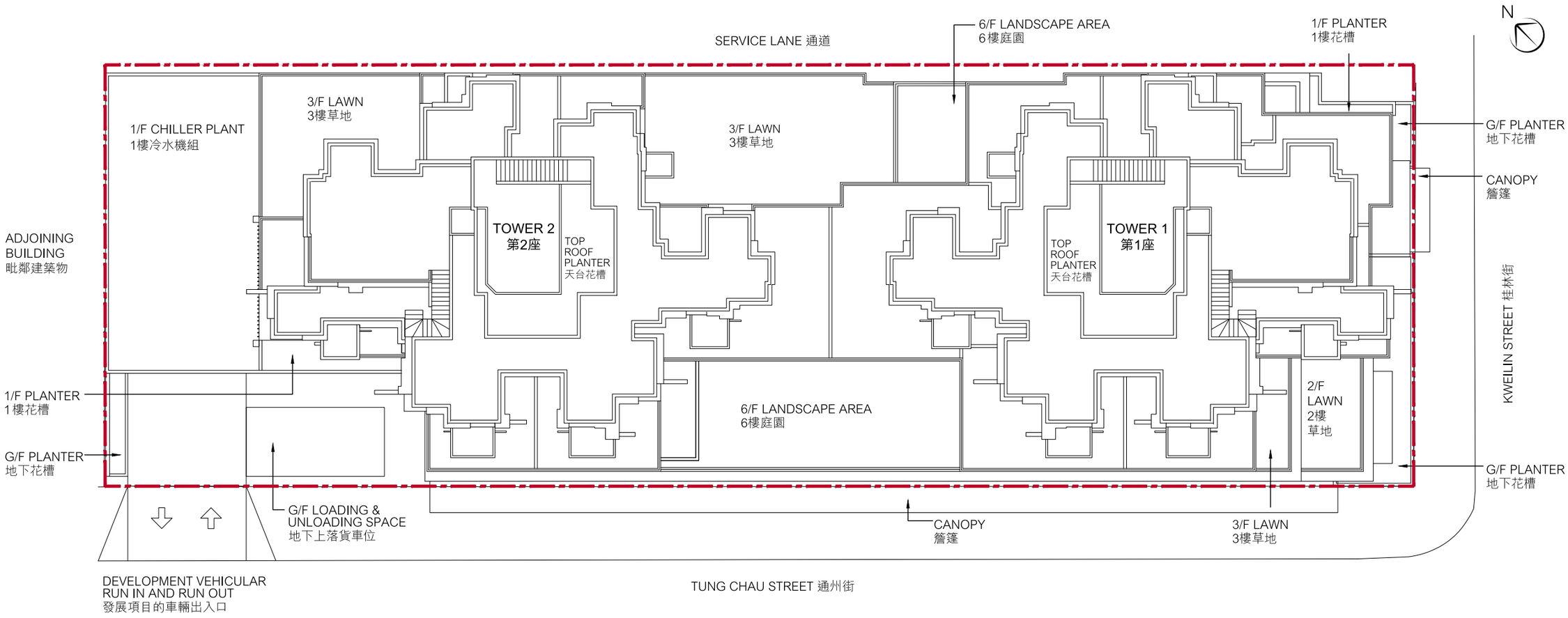
0米(m) 500米(m)

摘錄自2014年10月3日刊憲之西南九龍(九龍規劃區第20區)分區計劃大綱核准圖，圖則編號為S/K20/30。
Adopted from the approved South West Kowloon (Kowloon Planning Area No.20) Outline Zoning Plan, Plan No. S/K20/30, gazetted on 3rd October 2014.

備註：
1. 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes:
1. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.
2. 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.

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




## 圖例 LEGEND

發展項目的界線
Boundary of the Development

由發展項目的認可人士提供的位於發展項目的界線之內的建築物及設施的預計落成日期為2023年5月20日。
The estimated date of completion of the buildings and facilities within the boundary of the Development, as provided by the authorized person for the Development is 20th May 2023.

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Development".

備註：

1. 部分住宅物業的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
6. 不設13樓、14樓及24樓。

Notes:

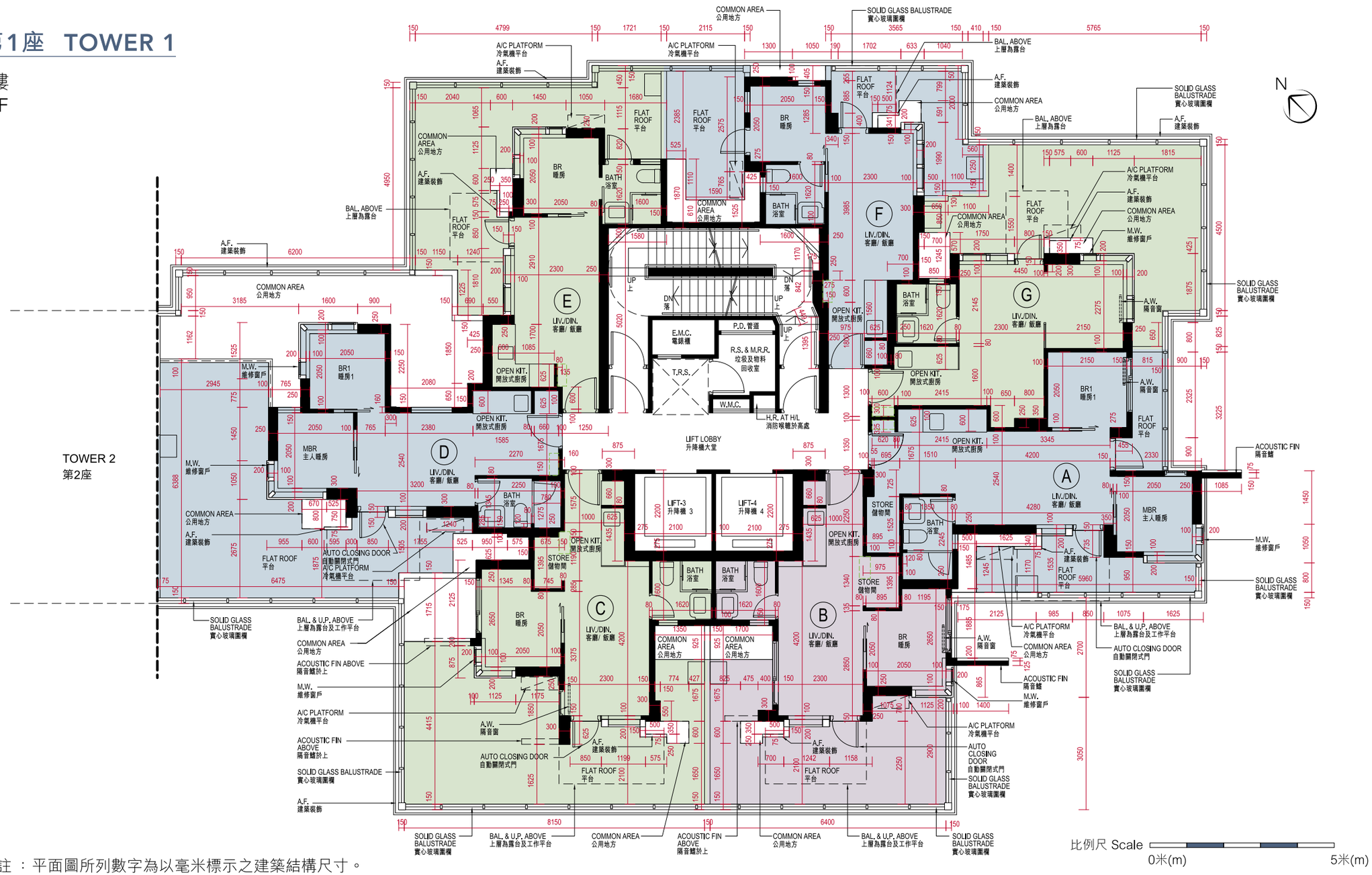
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
6. 13/F, 14/F and 24/F are omitted.

## 樓面平面圖之圖例
## Legends of the Floor Plans

| | | |
|---|---|---|
| A/C PLATFORM | = | 冷氣機平台 Air-conditioning Platform |
| A.W. | = | 隔音窗 Acoustic Window |
| A.F. | = | 建築裝飾 Architectural Feature |
| BATH | = | 浴室 Bathroom |
| BATH 1 | = | 浴室 1 Bathroom 1 |
| BATH 2 | = | 浴室 2 Bathroom 2 |
| BAL. | = | 露台 Balcony |
| BAL. & U.P. | = | 露台及工作平台 Balcony and Utility Platform |
| BR | = | 睡房 Bedroom |
| BR 1 | = | 睡房 1 Bedroom 1 |
| BR 2 | = | 睡房 2 Bedroom 2 |
| DN | = | 落 Down |
| E.M.C. | = | 電錶櫃 Electrical Meter Cabinet |
| H.R. | = | 消防喉轆 Hose Reel |
| H.R. AT H/L | = | 消防喉轆於高處 Hose Reel at High Level |
| KIT. | = | 廚房 Kitchen |
| LIV. / DIN. | = | 客廳 / 飯廳 Living Room / Dining Room |
| MBR | = | 主人睡房 Master Bedroom |
| M.W. | = | 維修窗戶 Maintenance Window |
| OPEN KIT. | = | 開放式廚房 Open Kitchen |
| P.D. | = | 管道 Pipe Duct |
| R.S. & M.R.R. | = | 垃圾及物料回收室 Refuse Storage and Material Recovery Room |
| T.R.S. | = | 臨時庇護處 Temporary Refuge Space |
| UP | = | 上 UP |
| W.M.C. | = | 水錶櫃 Water Meter Cabinet |
| | = | 隨樓附送之嵌入式裝置 Built-in fittings provided in the flats |

## 第1座 TOWER 1

7樓
7/F




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

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

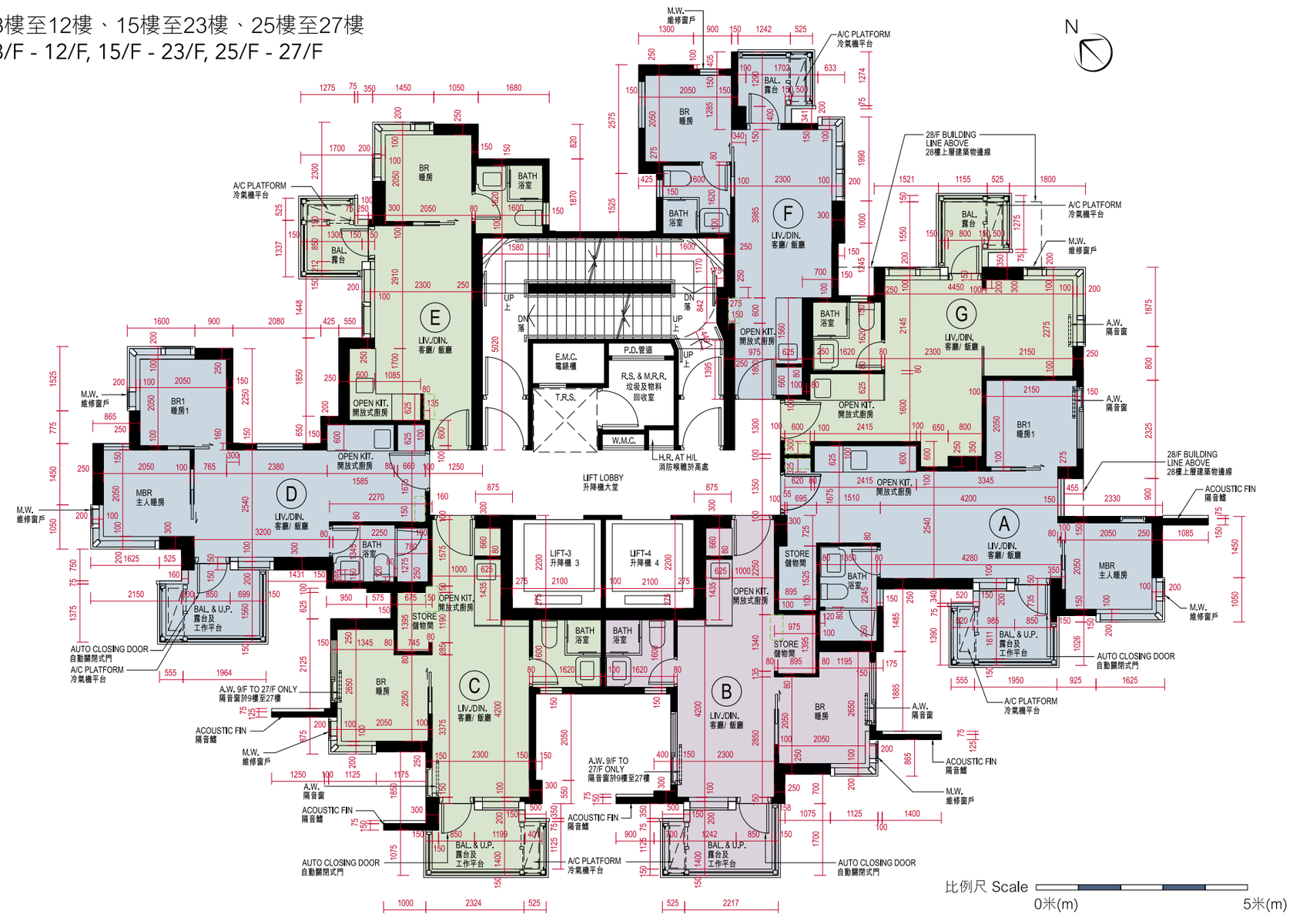
| | 樓層 FLOOR | 第1座 TOWER 1 | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | | | |
| | | A | B | C | D | E | F | G |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor- to- Floor Height of each residential property (mm) | 7樓<br>7/F | 2800, 2830, 2900, 3075, 3100, 3150, 3300, 3350, 3400, 3650 | 2900, 3075, 3150, 3300, 3400, 3620, 3650 | 2800, 2830, 2900, 3075, 3150, 3300, 3400, 3620, 3650 | 3075, 3150, 3300, 3400, 3620, 3650 | 2800, 3075, 3120, 3150, 3180, 3300, 3620, 3650 | 2900, 3075, 3100, 3150, 3300, 3350, 3400, 3620, 3650 | 2900, 3075, 3150, 3400, 3620, 3650 |
| 每個住宅物業樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 150, 300 | 150, 200, 300 | 150, 200, 300 | 150, 300 | 150, 300 | 150, 300 | 150, 300 |

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 23 of this sales brochure for the remarks and legends for the floor plans of residential properties.

## 第1座 TOWER 1

8樓至12樓、15樓至23樓、25樓至27樓
8/F - 12/F, 15/F - 23/F, 25/F - 27/F




備註：

1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. A、B、C及D單位之露台及工作平台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
3. E、F及G單位之露台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
4. 上述所列以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony and utility platform of Flat A, B, C and D. The area of the air-conditioning platform is not included in the saleable area of the residential property.
3. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony of Flat E, F and G. The area of the air-conditioning platform is not included in the saleable area of the residential property.
4. Areas in square feet specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| | 樓層 FLOOR | 第1座 TOWER 1 | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | | | |
| | | A | B | C | D | E | F | G |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 8樓至12樓、15樓至23樓及25樓至26樓<br>8/F - 12/F, 15/F - 23/F & 25/F - 26/F | 3150 | 3150 | 3150 | 3150 | 3150 | 3150 | 3150 |
| 每個住宅物業樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 150, 300 | 150, 200, 300 | 150, 200, 300 | 150, 300 | 150, 300 | 150, 300 | 150, 300 |

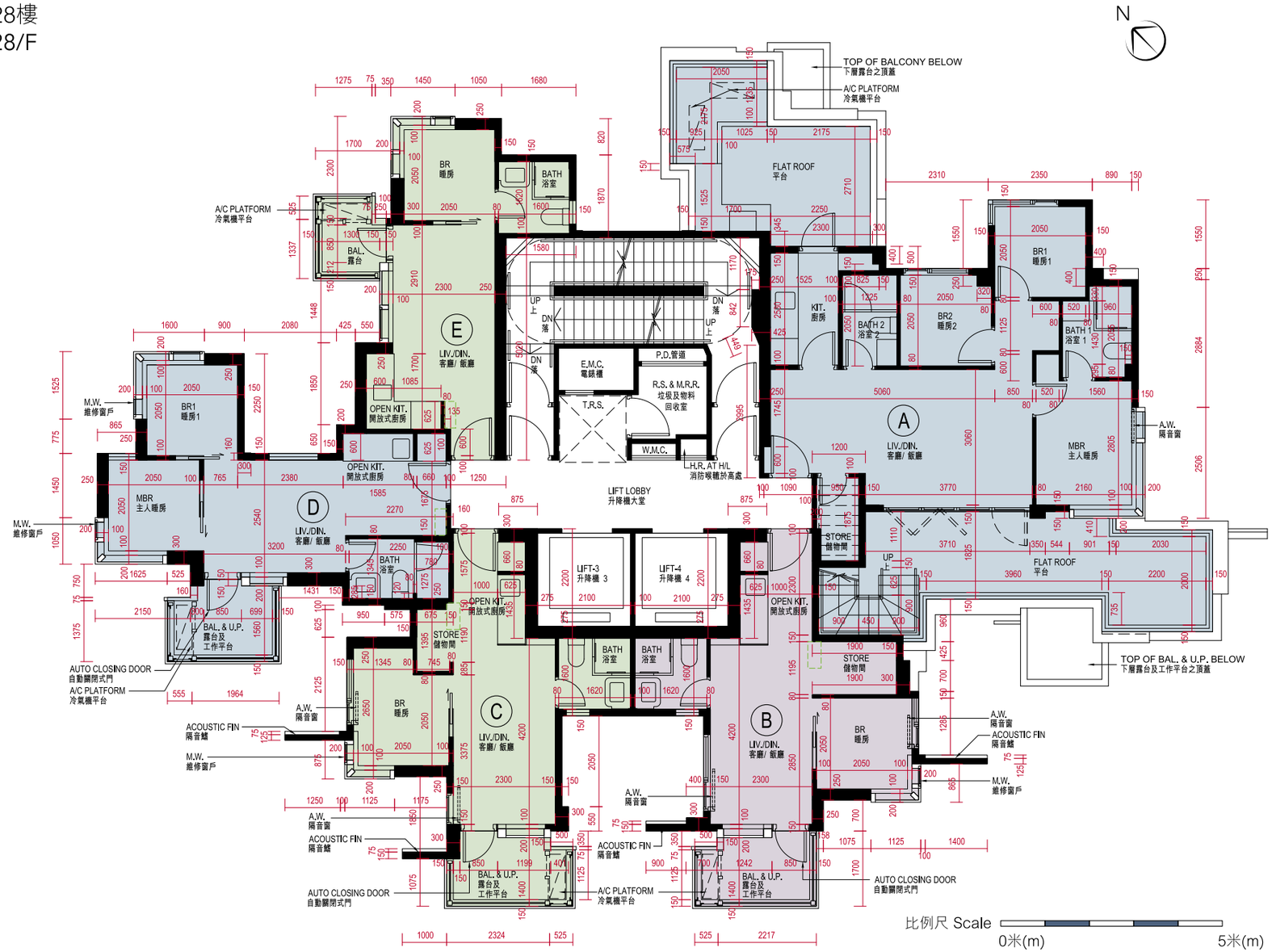
| | 樓層 FLOOR | 第1座 TOWER 1 | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | | | |
| | | A | B | C | D | E | F | G |
| 每個住宅物業層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 27樓<br>27/F | 3150, 3180, 3400, 3500, 3650, 3750 | 3150, 3400 | 3400 | 3400 | 3400 | 3370, 3375, 3400, 3430, 3620, 3650, 3750 | 3050, 3080, 3375, 3400, 3430, 3575, 3650 |
| 每個住宅物業樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 150, 175, 250, 300 | 150, 175, 200, 300 | 150, 200, 300 | 150, 300 | 150, 300 | 175 | 150, 175, 400 |

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 23 of this sales brochure for the remarks and legends for the floor plans of residential properties.

## 第1座 TOWER 1

28樓
28/F




備註：

1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. B、C及D單位之露台及工作平台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
3. E單位之露台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
4. 上述所列以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony and utility platform of Flat B, C and D. The area of the air-conditioning platform is not included in the saleable area of the residential property.
3. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony of Flat E. The area of the air-conditioning platform is not included in the saleable area of the residential property.
4. Areas in square feet specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

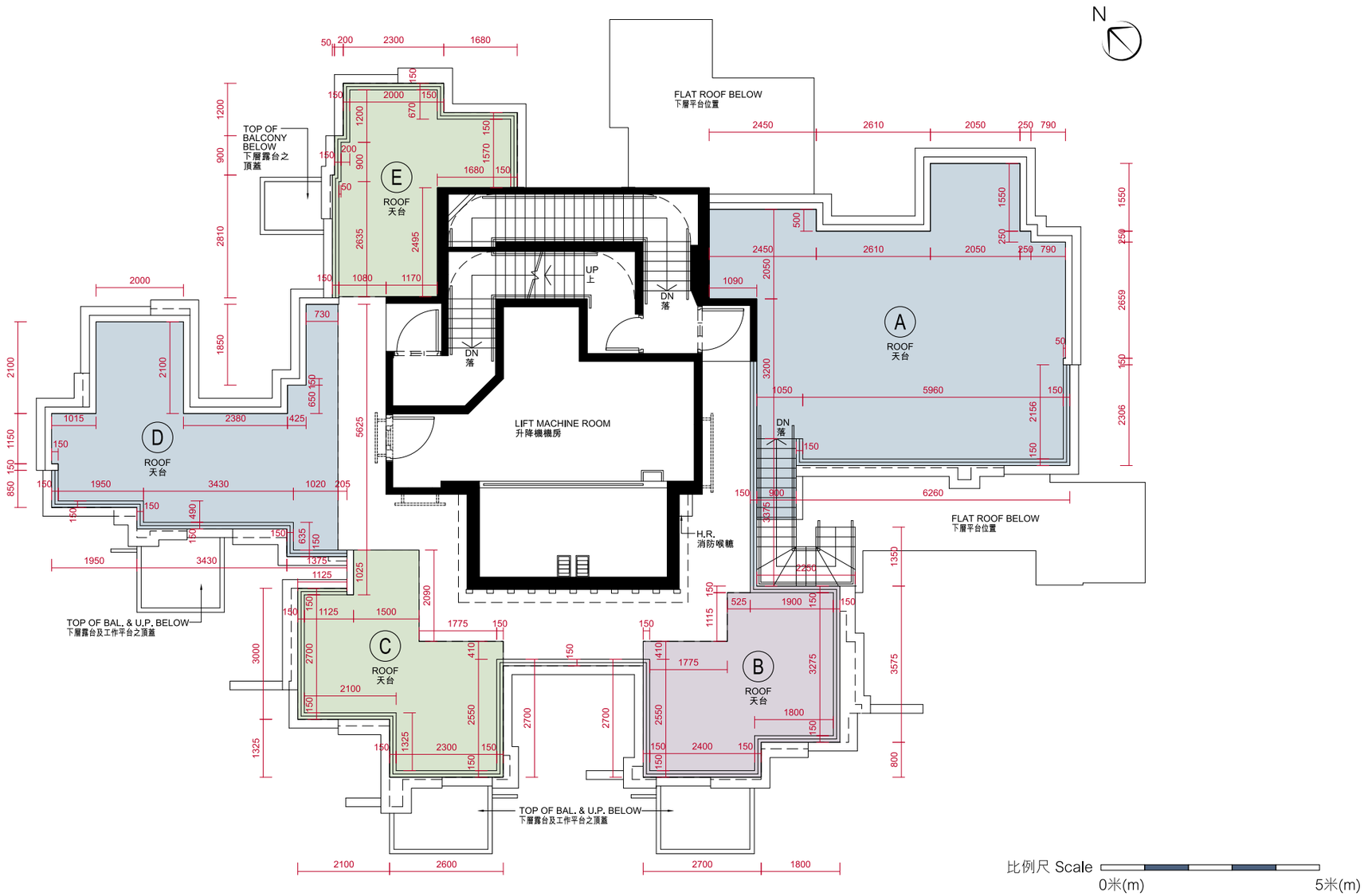
| | 樓層 FLOOR | 第1座 TOWER 1 | | | | |
|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | |
| | | A | B | C | D | E |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 28樓<br>28/F | 3500, 3525, 3530, 3850 | 3375, 3500, 3530, 3750, 3850 | 3375, 3500, 3530, 3750, 3850 | 3375, 3500, 3530, 3750, 3850 | 3375, 3500, 3530, 3850 |
| 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 175, 225 | 175, 200 | 175, 200 | 175 | 175 |

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 23 of this sales brochure for the remarks and legends for the floor plans of residential properties.

## 第1座 TOWER 1

天台
Roof




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

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| | 樓層 FLOOR | 第1座 TOWER 1 | | | | |
|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | |
| | | A | B | C | D | E |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 天台<br>Roof | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable |
| 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable |

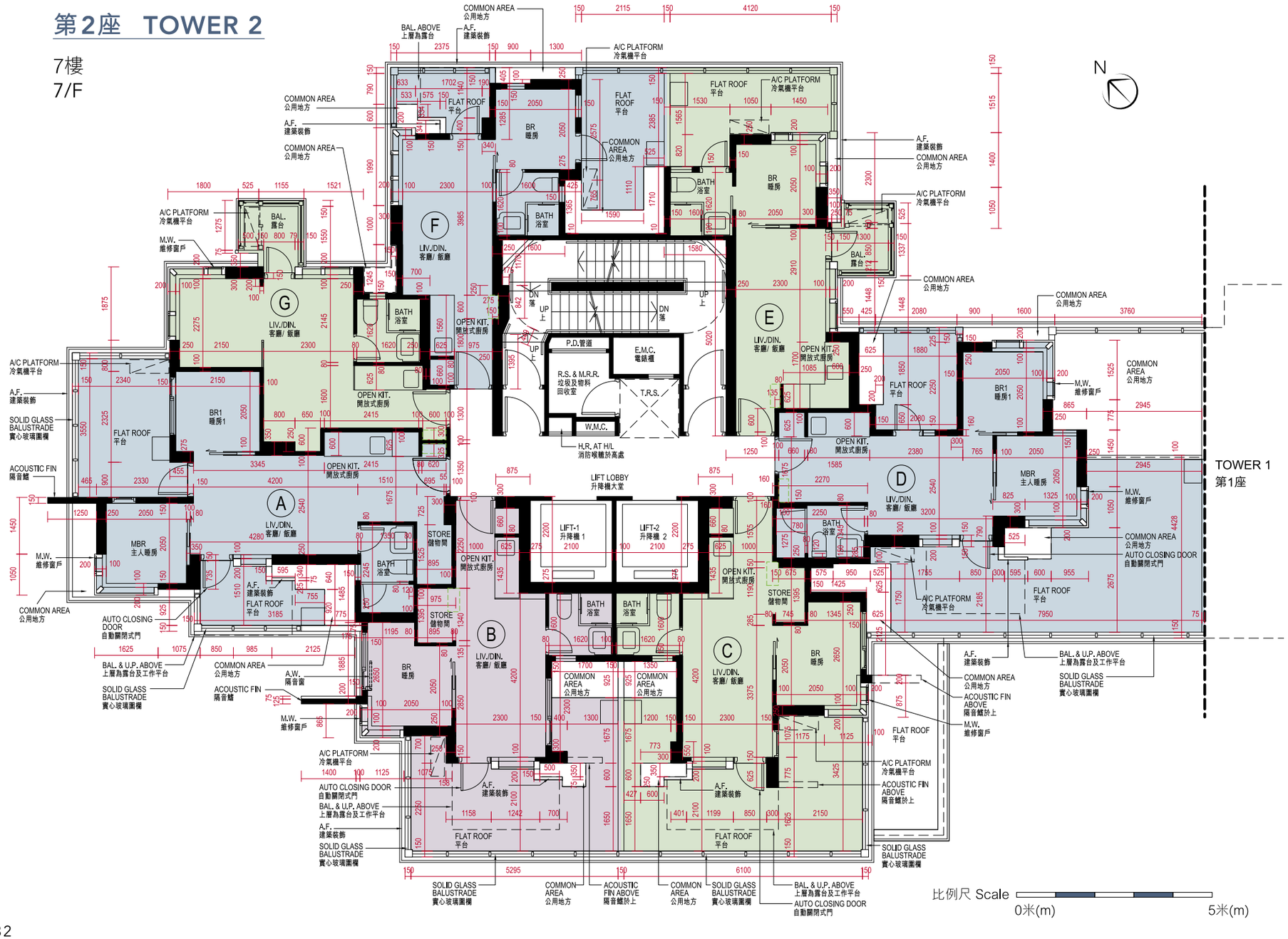
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 23 of this sales brochure for the remarks and legends for the floor plans of residential properties.

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 第2座 TOWER 2

7樓
7/F




備註：

1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. E及G單位之露台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
3. 上述所列以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony of Flat E and G. The area of the air-conditioning platform is not included in the saleable area of the residential property.
3. Areas in square feet specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

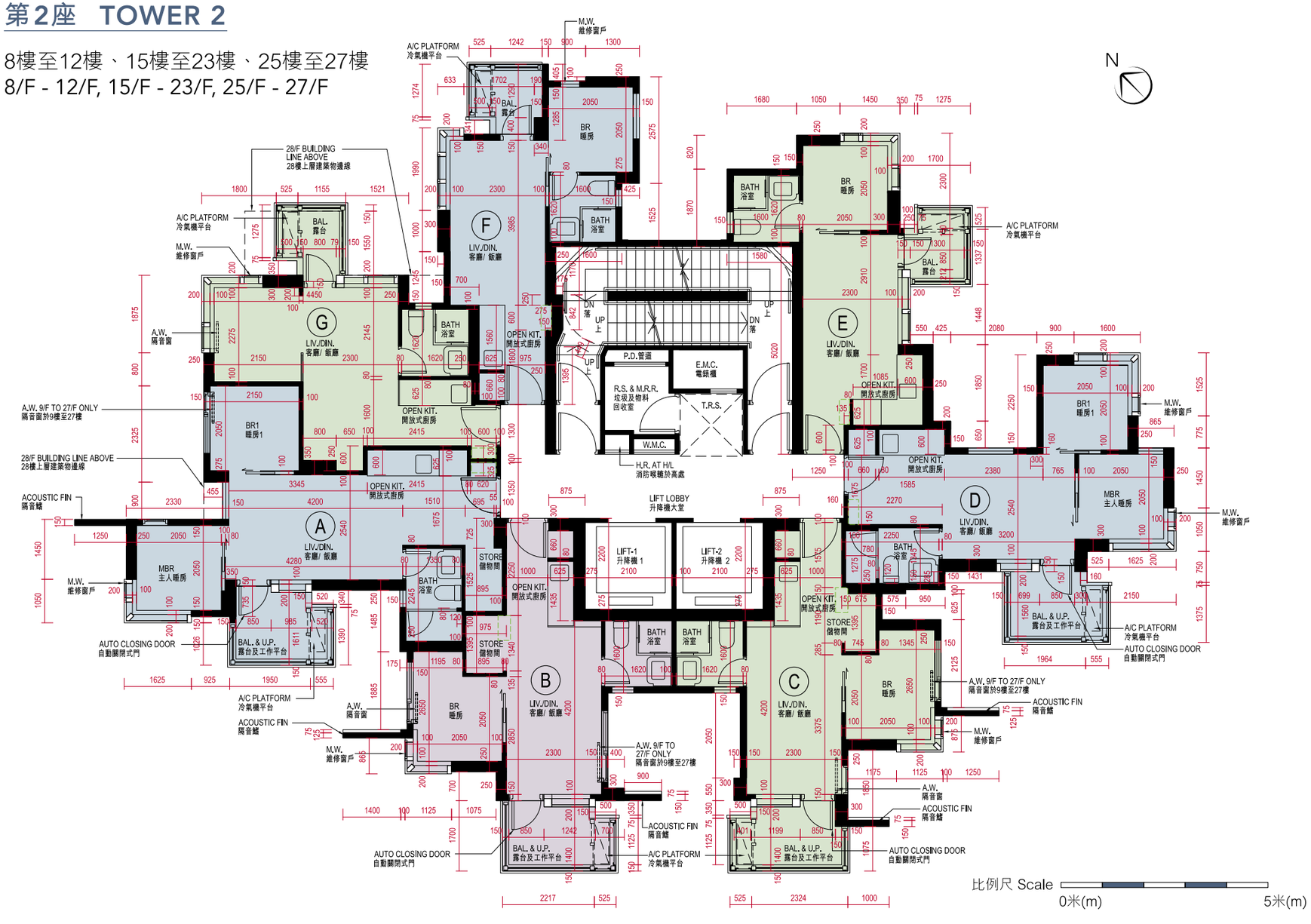
| | 樓層 FLOOR | 第2座 TOWER 2 | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | | | |
| | | A | B | C | D | E | F | G |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 7樓<br>7/F | 2800, 2830, 2900, 3075, 3150, 3300, 3400, 3650 | 2800, 2830, 2900, 3075, 3150, 3300, 3400, 3620, 3650 | 2800, 2830, 2900, 3075, 3150, 3300, 3400, 3620, 3650 | 3075, 3150, 3300, 3400, 3620, 3650 | 2800, 3120, 3180, 3150, 3300, 3620, 3650 | 2800, 2900, 3075, 3150, 3300, 3400, 3620, 3650 | 2900, 3120, 3150, 3400, 3620, 3650 |
| 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 150, 300 | 150, 200, 300 | 150, 200, 300 | 150, 300 | 150, 300 | 150, 300 | 150, 300 |

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓説明書第23頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 23 of this sales brochure for the remarks and legends for the floor plans of residential properties.

## 第2座 TOWER 2

8樓至12樓、15樓至23樓、25樓至27樓
8/F - 12/F, 15/F - 23/F, 25/F - 27/F




備註：

1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. A、B、C及D單位之露台及工作平台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
3. E、F及G單位之露台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
4. 上述所列以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony and utility platform of Flat A, B, C and D. The area of the air-conditioning platform is not included in the saleable area of the residential property
3. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony of Flat E, F and G. The area of the air-conditioning platform is not included in the saleable area of the residential property.
4. Areas in square feet specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| | 樓層 FLOOR | 第2座 TOWER 2 | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | | | |
| | | A | B | C | D | E | F | G |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 8樓至12樓、15樓至23樓及25樓至26樓<br>8/F - 12/F, 15/F - 23/F & 25/F - 26/F | 3150 | 3150 | 3150 | 3150 | 3150 | 3150 | 3150 |
| 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 150, 300 | 150, 200, 300 | 150, 200, 300 | 150, 300 | 150, 300 | 150, 300 | 150, 300 |

| | 樓層 FLOOR | 第2座 TOWER 2 | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | | | |
| | | A | B | C | D | E | F | G |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 27樓<br>27/F | 3150, 3180, 3400, 3500, 3650, 3750 | 3150, 3400 | 3400 | 3400 | 3400 | 3370, 3375, 3400, 3430, 3620, 3650, 3750 | 3050, 3080, 3375, 3400, 3430, 3575, 3650 |
| 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 150, 175, 250, 300 | 150, 175, 200, 300 | 150, 200, 300 | 150, 300 | 150, 300 | 175 | 150, 175, 400 |

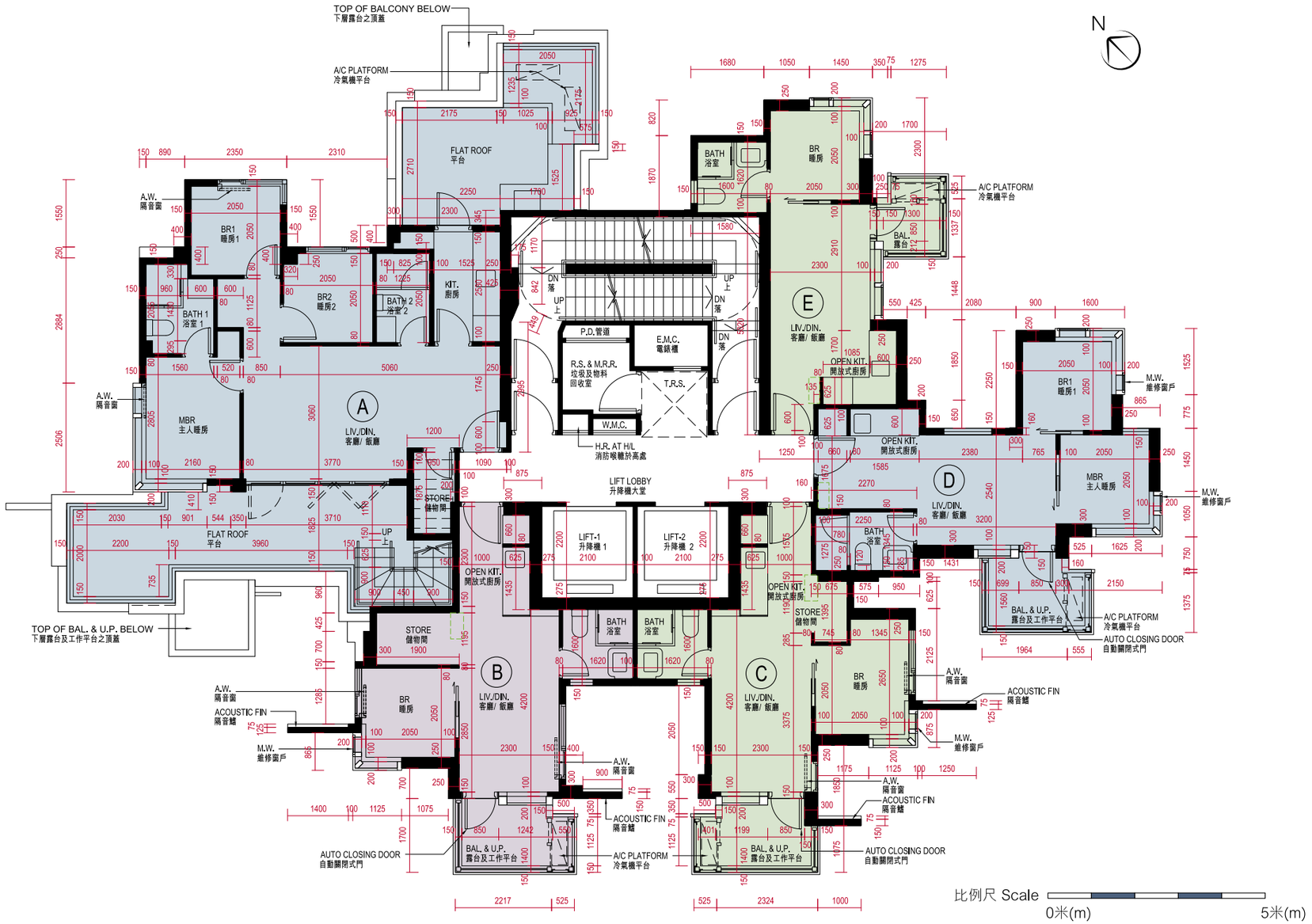
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓説明書第23頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 23 of this sales brochure for the remarks and legends for the floor plans of residential properties.

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 第2座 TOWER 2

28樓
28/F




備註：

1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. B、C及D單位之露台及工作平台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
3. E單位之露台內附設面積為0.8平方米(9平方呎)的冷氣機平台。冷氣機平台面積並不包括在該住宅物業的實用面積內。
4. 上述所列以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony and utility platform of Flat B, C and D. The area of the air-conditioning platform is not included in the saleable area of the residential property.
3. An air-conditioning platform with an area of 0.8 sq. metre (9 sq. ft.) is included in the balcony of Flat E. The area of the air-conditioning platform is not included in the saleable area of the residential property.
4. Areas in square feet specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

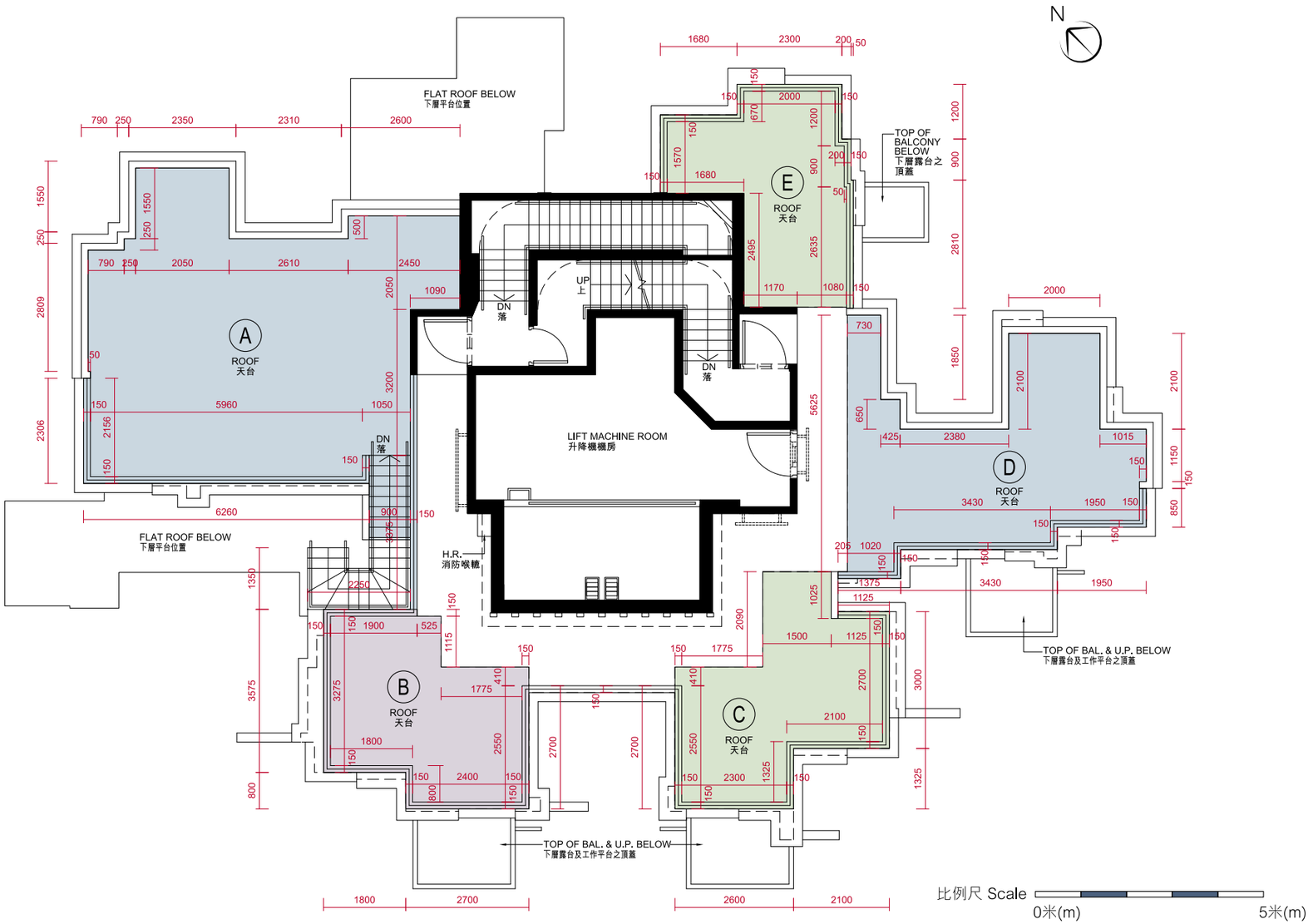
| | 樓層 FLOOR | 第2座 TOWER 2 | | | | |
|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | |
| | | A | B | C | D | E |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 28樓<br>28/F | 3500, 3525, 3530, 3850 | 3375, 3500, 3530, 3750, 3850 | 3375, 3500, 3530, 3750, 3850 | 3375, 3500, 3530, 3750, 3850 | 3375, 3500, 3530, 3850 |
| 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 175, 225 | 175, 200 | 175, 200 | 175 | 175 |

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 23 of this sales brochure for the remarks and legends for the floor plans of residential properties.

## 第2座 TOWER 2

天台
Roof




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

# 10 發展項目的住宅物業的樓面平面圖
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| | 樓層 FLOOR | 第2座 TOWER 2 | | | | |
|---|---|---|---|---|---|---|
| | | 單位 FLAT | | | | |
| | | A | B | C | D | E |
| 每個住宅物業的層與層之間的高度(毫米)<br>Floor-to-Floor Height of each residential property (mm) | 天台<br>Roof | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable |
| 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) of each residential property (mm) | | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable | 不適用<br>Not Applicable |

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 23 of this sales brochure for the remarks and legends for the floor plans of residential properties.

# 11 發展項目中的住宅物業的面積
# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| 物業的描述 Description of Residential Property | | | 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 座數 Tower | 樓層 Floor | 單位 Flat | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第1座 Tower 1 | 7樓 7/F | A | 34.750 (374)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 10.066 (108) | – | – | – | – | – | – |
| | | B | 27.621 (297)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 17.646 (190) | – | – | – | – | – | – |
| | | C | 27.909 (300)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 26.363 (284) | – | – | – | – | – | – |
| | | D | 30.825 (332)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 29.052 (313) | – | – | – | – | – | – |
| | | E | 24.280 (261)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 20.137 (217) | – | – | – | – | – | – |
| | | F | 24.641 (265)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 14.007 (151) | – | – | – | – | – | – |
| | | G | 24.245 (261)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 22.381 (241) | – | – | – | – | – | – |

# 11 發展項目中的住宅物業的面積
# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| 物業的描述 Description of Residential Property | | | 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 座數 Tower | 樓層 Floor | 單位 Flat | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第1座 Tower 1 | 8樓-12樓、15樓-23樓及25樓-27樓 8/F-12/F, 15/F-23/F & 25/F-27/F | A | 38.250 (412)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | – | – | – | – |
| | | B | 31.121 (335)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | – | – | – | – |
| | | C | 31.409 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | – | – | – | – |
| | | D | 34.325 (369)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | – | – | – | – |
| | | E | 26.280 (283)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | – | – | – | – |
| | | F | 26.641 (287)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | – | – | – | – |
| | | G | 26.245 (283)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | – | – | – | – |

# 11 發展項目中的住宅物業的面積
# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| 物業的描述 Description of Residential Property | | | 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 座數 Tower | 樓層 Floor | 單位 Flat | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第1座 Tower 1 | 28樓 28/F | A | 53.259 (573)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 30.223 (325) | – | – | 43.774 (471) | – | – | – |
| | | B | 31.770 (342)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | 13.757 (148) | – | – | – |
| | | C | 31.409 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | 14.636 (158) | – | – | – |
| | | D | 34.325 (369)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | 22.102 (238) | – | – | – |
| | | E | 26.280 (283)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | 12.946 (139) | – | – | – |

# 11 發展項目中的住宅物業的面積
# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| 物業的描述 Description of Residential Property | | | 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 座數 Tower | 樓層 Floor | 單位 Flat | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第2座 Tower 2 | 7樓 7/F | A | 34.750 (374)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 12.933 (139) | – | – | – | – | – | – |
| | | B | 27.621 (297)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 14.433 (155) | – | – | – | – | – | – |
| | | C | 27.909 (300)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 17.473 (188) | – | – | – | – | – | – |
| | | D | 30.825 (332)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 29.062 (313) | – | – | – | – | – | – |
| | | E | 26.280 (283)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | 7.624 (82) | – | – | – | – | – | – |
| | | F | 24.641 (265)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 9.688 (104) | – | – | – | – | – | – |
| | | G | 26.245 (283)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | – | – | – | – |

# 11 發展項目中的住宅物業的面積
# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| 物業的描述 Description of Residential Property | | | 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 座數 Tower | 樓層 Floor | 單位 Flat | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第2座 Tower 2 | 8樓-12樓、15樓-23樓及25樓-27樓 8/F-12/F, 15/F-23/F & 25/F-27/F | A | 38.250 (412)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | – | – | – | – |
| | | B | 31.121 (335)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | – | – | – | – |
| | | C | 31.409 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | – | – | – | – |
| | | D | 34.325 (369)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | – | – | – | – |
| | | E | 26.280 (283)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | – | – | – | – |
| | | F | 26.641 (287)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | – | – | – | – |
| | | G | 26.245 (283)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | – | – | – | – |

# 11 發展項目中的住宅物業的面積
# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

| 物業的描述 Description of Residential Property | | | 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 座數 Tower | 樓層 Floor | 單位 Flat | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第2座 Tower 2 | 28樓 28/F | A | 53.259 (573)<br>露台 Balcony: –<br>工作平台 Utility Platform: – | – | – | – | 30.223 (325) | – | – | 43.774 (471) | – | – | – |
| | | B | 31.770 (342)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | 13.757 (148) | – | – | – |
| | | C | 31.409 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | 14.636 (158) | – | – | – |
| | | D | 34.325 (369)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | – | – | – | – | – | – | 22.102 (238) | – | – | – |
| | | E | 26.280 (283)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: – | – | – | – | – | – | – | 12.946 (139) | – | – | – |

上述所列的每一個住宅物業的實用面積，以及在構成該住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成該住宅物業的一部分的範圍內的其他每一指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

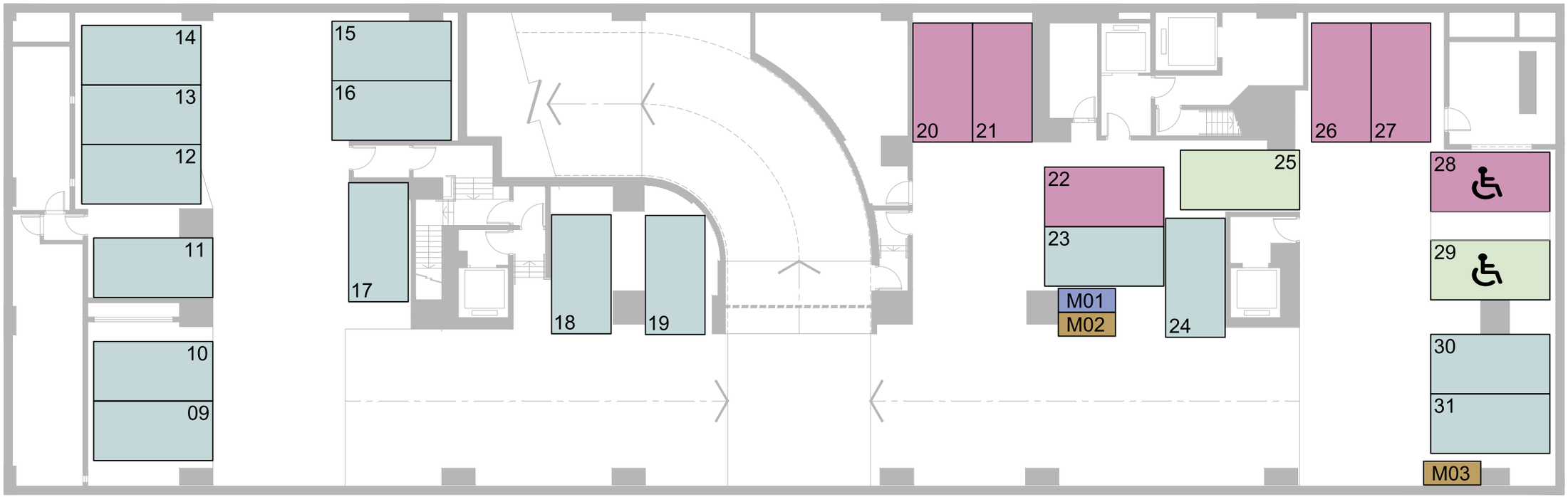
The saleable area of each residential property and the floor area of every balcony, utility platform and verandah (if any) set out in the above table to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales)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

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note : Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 12 發展項目中的停車位的樓面平面圖
# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 地庫2層
## Basement 2



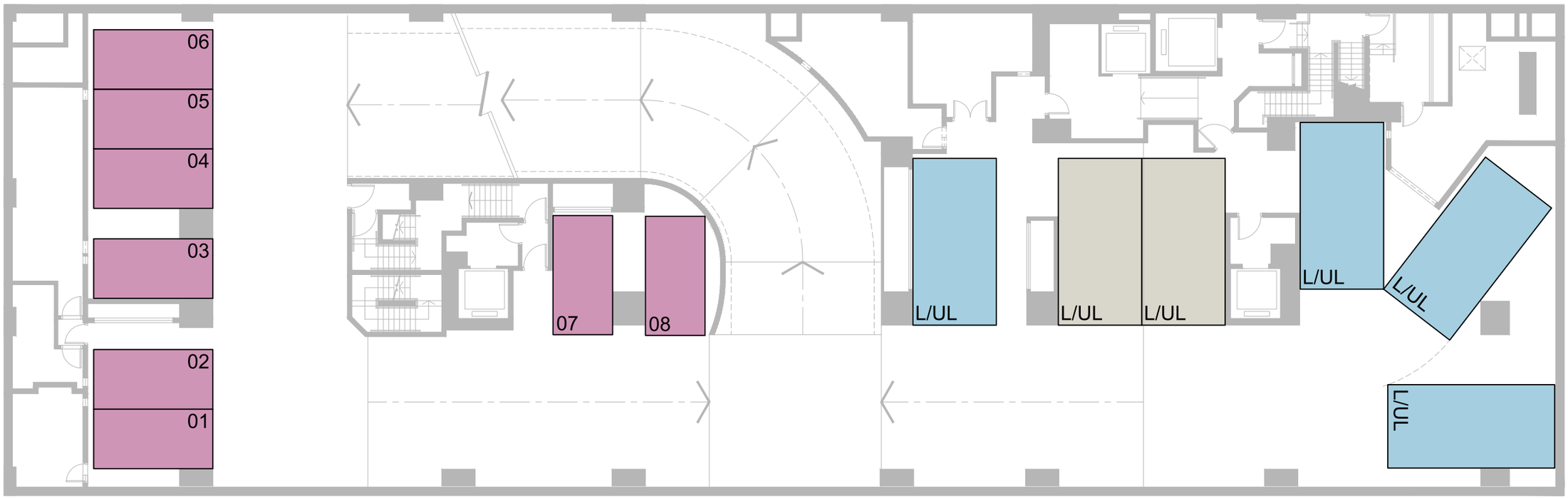

比例尺 Scale
0米(m) 10米(m)

### 圖例 Legend

- 住宅停車位 Residential Parking Space
- 商業停車位 Commerical Parking Space
- 商業傷殘人士停車位 Commercial Parking Space for the Disabled Persons
- 訪客停車位 Visitors' Parking Space
- 訪客停車位 (亦作為傷殘人士停車位) Visitors' Parking Space (which is also a Parking Space for the Disabled Persons)
- 住宅電單車停車位 Residential Motor Cycle Parking Space
- 商業電單車停車位 Commercial Motor Cycle Parking Space

# 12 發展項目中的停車位的樓面平面圖
# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 地庫1層
## Basement 1



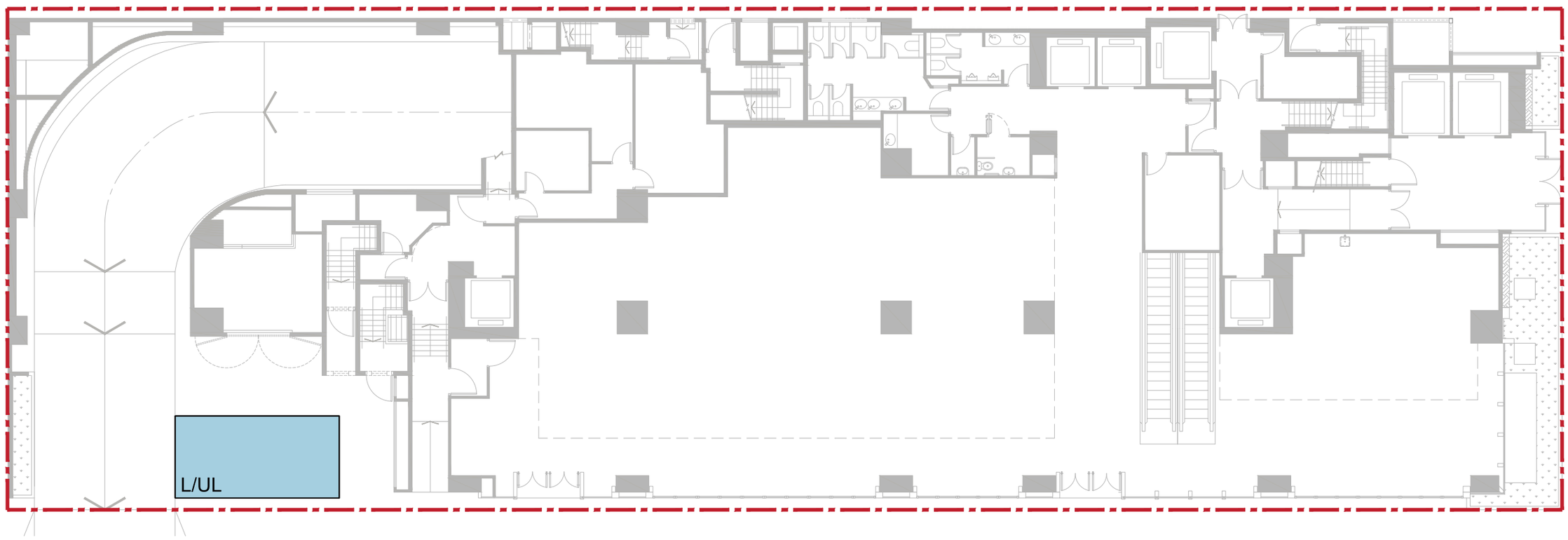

比例尺 Scale
0米(m) 10米(m)

### 圖例 Legend

- 商業停車位 Commercial Parking Space
- 住宅上落貨車位 Residential Loading and Unloading Space
- 商業上落貨車位 Commercial Loading and Unloading Space

# 12 發展項目中的停車位的樓面平面圖
# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 地下
## G/F




比例尺 Scale
0米(m) 10米(m)

### 圖例 Legend

發展項目的界線
Boundary of the Development

商業上落貨車位
Commercial Loading and Unloading Space

# 12 發展項目中的停車位的樓面平面圖
# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

| 位置<br>Location | 停車位類別<br>Type of Parking Space | 數目<br>Number | 尺寸(長 x 闊)(米)<br>Dimension (L x W) (m) | 每個停車位面積(平方米)<br>Area of each Parking Space (sq.m.) |
|---|---|---|---|---|
| 地庫2層<br>Basement 2 | 住宅停車位<br>Residential Parking Space | 15 | 5.0 X 2.5 | 12.5 |
| | 商業停車位<br>Commercial Parking Space | 5 | 5.0 X 2.5 | 12.5 |
| | 商業傷殘人士停車位<br>Commercial Parking Space for the Disabled Persons | 1 | 5.0 X 2.5 | 12.5 |
| | 訪客停車位<br>Visitors' Parking Space | 1 | 5.0 X 2.5 | 12.5 |
| | 訪客停車位(亦作為傷殘人士停車位)<br>Visitors' Parking Space (which is also a Parking Space for the Disabled Persons) | 1 | 5.0 X 2.5 | 12.5 |
| | 住宅電單車停車位<br>Residential Motor Cycle Parking Space | 2 | 2.4 X 1.0 | 2.4 |
| | 商業電單車停車位<br>Commercial Motor Cycle Parking Space | 1 | 2.4 X 1.0 | 2.4 |

| 位置<br>Location | 停車位類別<br>Type of Parking Space | 數目<br>Number | 尺寸(長 x 闊)(米)<br>Dimension (L x W) (m) | 每個停車位面積(平方米)<br>Area of each Parking Space (sq.m.) |
|---|---|---|---|---|
| 地庫1層<br>Basement 1 | 商業停車位<br>Commercial Parking Space | 8 | 5.0 X 2.5 | 12.5 |
| | 住宅上落貨車位<br>Residential Loading and Unloading Space | 2 | 7.0 X 3.5 | 24.5 |
| | 商業上落貨車位<br>Commercial Loading and Unloading Space | 4 | 7.0 X 3.5 | 24.5 |

| 位置<br>Location | 停車位類別<br>Type of Parking Space | 數目<br>Number | 尺寸(長 x 闊)(米)<br>Dimension (L x W) (m) | 每個停車位面積(平方米)<br>Area of each Parking Space (sq.m.) |
|---|---|---|---|---|
| 地下<br>G/F | 商業上落貨車位<br>Commercial Loading and Unloading Space | 1 | 7.0 X 3.5 | 24.5 |

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

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

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

# 14 公契的摘要
# SUMMARY OF DEED OF MUTUAL COVENANT

**第一業主(即：市區重建局)、公契管理人及發展項目的一位業主將訂立有關發展項目的公契及管理協議(「公契」)。**

## A. 發展項目的公用部分

1. 「**公用地方及設施**」指所有公用地方及所有公用設施。「**公用地方**」指所有停車場公用地方、屋苑公用地方及住宅公用地方。「**公用設施**」指所有停車場公用設施、屋苑公用設施及住宅公用設施。

2. 「**停車場公用地方**」指該土地(定義見公契)及發展項目中指定供停車位(定義見公契)業主(定義見公契)及佔用人共同使用與享用，而並非特別轉讓(除了轉讓予管理人(定義見公契)，由管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分(該等區域或部分須分別受制於公契第三章第A1(b)條提述住宅單位(定義見公契)業主和公契第三章第C1(b)條提述商業部分(定義見公契)業主享用的地役權、權利及特權)。在不限制上述一般適用範圍下，包括(i)坡道和車道及(ii)在公契附錄的圖則(圖則編號DMC-011和DMC-013)(經認可人士(定義見公契)核實為準確)上以灰色顯示以資識別的外牆、(iii)分隔停車場公用地方任何部分與住宅公用地方任何部分並面向停車場公用地方的任何平板、樓板、牆或間隔牆的內半部分、(iv)分隔停車場公用地方任何部分與屋苑公用地方任何部分並面向停車場的公用地方的任何平板、樓板、牆或間隔牆的內半部分及(v)該條例(定義見公契)第2條所定義的「公用部分」所指的該等區域，但不包括屋苑公用地方及住宅公用地方。停車場公用地方在公契附錄的圖則(經認可人士核實為準確)上以灰色顯示，以資識別。

3. 「**停車場公用設施**」指在停車場公用地方內由停車位業主及佔用人共同享用，或安裝供他們共同享用，而並非供任何個別停車位獨家使用或享用或發展項目整體使用或享用的所有該等裝置及設施(該等裝置及設施須分別受制於公契第三章第A1(b)條提述住宅單位業主和公契第三章第C1(b)條提述商業部分業主享用的地役權、權利及特權)。在不限制上述一般適用範圍下，包括專門服務發展項目停車場之整體而非只是其中任何特定部分的機電裝置及設備(如有)，以及為根據《道路交通條例》(香港法例第374章)發牌的電動汽車作充電目的或與之有關的所有該等設施，此類設施包括但不限於電線/電纜、管道/線槽、帶底座盒的電動汽車充電器、插座、鎖具和蓋板、安裝在充電樁上的電動汽車充電器(如有)和其他安全及/或保護裝置、充電站、設備、器具及此類其他電氣裝置或其他用於或與此類目的相關的其他裝置。

4. 「**屋苑公用地方**」指該土地及發展項目中指定供單位(定義見公契)業主及佔用人共同使用與享用，而該使用權不是由公契或以其他方式提供予第一業主或任何個別單位的業主，亦並非特別轉讓(除了轉讓予管理人，由管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分。在不限制上述一般適用範圍下，包括：
   (i) 機房、柱、樑、平板和其他結構元件及支撐(不構成商業部分、停車場公用地方及住宅公用地方的一部分)，以及位於該土地內的污水處理系統的該等部分；
   (ii) 在公契附錄的圖則(圖則編號DMC-001、DMC-002和DMC-004)(經認可人士核實為準確)上以黃色顯示並標示為"FIREMEN'S LIFT LOBBY"以資識別的消防員升降機大堂(構成商業部分和住宅公用地方一部分的除外)和在公契附錄的圖則(圖則編號DMC-001、DMC-002、DMC-003和DMC-004)(經認可人士核實為準確)上以黃色顯示並標示為"PL"以資識別的前往規定樓梯的防護大堂(構成商業部分和住宅公用地方一部分的除外)；
   (iii) 在公契附錄的地庫一層圖則(經認可人士核實為準確)上以黃色顯示並標示為"RS&MRC"以資識別的垃圾及物料回收房；
   (iv) 在公契附錄的圖則(圖則編號DMC-011、DMC-012和DMC-013)(經認可人士核實為準確)上以黃色及黃色加黑點顯示以資識別的發展項目的外牆(不構成停車場公用地方、商業部分、住宅單位及住宅公用地方的一部分)；
   (v) (凡有任何平板、樓板、牆或間隔牆將屋苑公用地方與發展項目的其他部分隔開)該等平板、樓板、牆或間隔牆面對屋苑公用地方的內半部分；
   (vi) 綠化區域(定義見公契)(包括垂直綠化區域，但不包括構成商業部分一部分的綠化區域)；
   (vii) 公契/管理工作枱(定義見公契)；
   (viii) 該條例第2條所定義的「公用部分」所指的該等區域，但不包括停車場公用地方和住宅公用地方。

   屋苑公用地方在公契附錄的圖則(經認可人士核實為準確)上以黃色及黃色加黑點顯示，以資識別。

5. 「**屋苑公用設施**」指屋苑公用地方內的所有裝置和設施，由所有單位共同使用或為所有單位的共同利益而安裝，作為其設施的一部分，而不是供任何個別單位獨家享用，在不限制上述一般適用範圍下，包括公用天線、所有訊號接收器、下水道、排水渠、雨水渠、水道、電纜、喉管、電線、管道、總沖廁水管、總食水管、閉路電視、沙井及其他為保安目的安裝於屋苑公用地方的設施和設備、發展項目的機器與設備及其他類似裝置、設施或服務、變壓器室、電纜設施及所有相關設施及輔助電力裝置設備及為發展項目供電的設施。

6. 「**住宅公用地方**」指該土地和發展項目中指定供住宅單位的業主和佔用人共同使用與享用，而該使用權不是由公契或以其他方式提供予第一業主或任何個別住宅單位的業主，亦並非特別轉讓(除了轉讓予管理人，由管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分。在不限制上述一般適用範圍下，包括：

(i) 康樂設施(定義見公契)；

(ii) 訪客停車位(定義見公契)(其中位於發展項目地庫二層的29號車位亦為傷殘人士停車位(定義見公契))；

(iii) 住宅上落貨停車位(定義見公契)；

(iv) 有蓋園景區(定義見公契)；

(v) 管道、簷篷、平台(構成住宅單位一部分除外)、在公契附錄的圖則(圖則編號DMC-002、DMC-005、DMC-006、DMC-007和DMC-009)(經認可人士核實為準確)上以綠色顯示並標示為"FIREMEN'S LIFT LOBBY"以資識別的消防員升降機大堂(構成屋苑公用地方和商業部分的一部分除外)、在公契附錄的圖則(圖則編號DMC-005、DMC-006、DMC-007和DMC-009)(經認可人士核實為準確)上以綠色顯示並標示為"PL"以資識別的前往規定樓梯的防護大堂(構成屋苑公用地方和商業部分的一部分除外)，以及在公契附錄的五樓圖則(經認可人士核實為準確)上以綠色顯示並標示為"TBE ROOM"以資識別的安裝或使用天線廣播分配或電訊網絡設施的區域(構成商業部分的一部分除外)；

(vi) 在公契附錄的圖則(圖則編號DMC-011、DMC-012和DMC-013)(經認可人士核實為準確)上以綠色顯示以資識別的住宅單位的外牆及住宅公用地方的外牆(不構成商業部分、屋苑公用地方及住宅單位的一部分)，包括但不限於：

(1) 建築裝飾鰭及其上的設施；

(2) 發展項目的幕牆構築物，包括但不限於豎框、覆層及玻璃板(幕牆構築物的可開啟部分除外，該可開啟部分構成相關住宅單位的一部分)；及

(3) 在公契附錄的圖則(經認可人士核實為準確)上以綠色加黑斜線加黑點顯示以資識別的非結構預製外牆(為免生疑，不包括固定窗(如有)或可開啟窗(如有)或門(如有)，該固定窗或可開啟窗或門構成相關住宅單位一部分)

但不包括構成有關住宅單位一部分的露台、組合露台和工作平台、平台或天台的玻璃欄杆、金屬欄杆或欄杆；

(vii) 在公契附錄的圖則(經認可人士核實為準確)上以綠色加紅斜線顯示以資識別的隔音鰭連吸音物料(構成經批准噪音緩解措施(定義見公契)的一部分)；

(viii) 分隔住宅公用地方任何部分與住宅單位並面向住宅公用地方的任何牆(既不是承重牆亦不是結構支撐)或間隔牆(既不是承重牆亦不是結構支撐)的內半部分；

(ix) (a)分隔住宅公用地方的任何部分與停車場公用地方的任何部分或(視情況而定)商業部分的任何部分或(視情況而定)屋苑公用地方的任何部分及(b)面向住宅公用地方的任何平板、樓板、牆或間隔牆的內半部分；

(x) 在公契附錄的圖則(圖則編號DMC-006)(經認可人士核實為準確)上以綠色加紅交叉顯示以資識別的實心玻璃欄杆；

(xi) 在公契附錄的一樓圖則(經認可人士核實為準確)上以綠色顯示並標示為"VOID"以資識別的中空；及

(xii) 該條例第2條所定義的「公用部分」所指的該等區域，但不包括停車場公用地方及屋苑公用地方。

住宅公用地方在公契附錄的圖則(經認可人士核實為準確)上以綠色、綠色加黑斜線、綠色加黑交叉線、綠色加黑斜線加黑點、綠色加紅斜線及綠色加紅交叉標示，以資識別。

7. 「**住宅公用設施**」指在住宅公用地方內由所有住宅單位共同使用，或為所有住宅單位的共同利益而安裝，而並非供任何個別住宅單位獨家使用或享用或發展項目整體使用或享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括所有於住宅公用地方指定的升降機、電線、電纜、管道、水管、排水管、閉路電視及其他為保安目的而安裝在住宅公用地方的設施和設備，以及康樂設施。

## B. 分配予發展項目中的每個住宅物業的不分割份數的數目

### 分配予每個住宅單位的不分割份數

### 第1座

| 住宅單位 | 住宅單位的數量 | 分配予每個住宅單位的不分割份數的數目 |
|---|---|---|
| 7樓A單位連平台 | 1 | 357/130000 |
| 7樓B單位連平台 | 1 | 293/130000 |
| 7樓C單位連平台 | 1 | 305/130000 |
| 7樓D單位連平台 | 1 | 337/130000 |
| 7樓E單位連平台 | 1 | 262/130000 |
| 7樓F單位連平台 | 1 | 260/130000 |
| 7樓G單位連平台 | 1 | 264/130000 |
| 8樓至12樓A單位連組合露台及工作平台 | 5 | 382/130000 |
| 8樓至12樓B單位連組合露台及工作平台 | 5 | 311/130000 |
| 8樓至12樓C單位連組合露台及工作平台 | 5 | 314/130000 |
| 8樓至12樓 D單位連組合露台及工作平台 | 5 | 343/130000 |
| 8樓至12樓E單位連露台 | 5 | 262/130000 |
| 8樓至12樓F單位連露台 | 5 | 266/130000 |
| 8樓至12樓G單位連露台 | 5 | 262/130000 |

# 14 公契的摘要
# SUMMARY OF DEED OF MUTUAL COVENANT

第1座

| 住宅單位 | 住宅單位的數量 | 分配予每個住宅單位的不分割份數的數目 |
|---|---|---|
| 15樓至23樓A單位連組合露台及工作平台 | 9 | 382/130000 |
| 15樓至23樓B單位連組合露台及工作平台 | 9 | 311/130000 |
| 15樓至23樓C單位連組合露台及工作平台 | 9 | 314/130000 |
| 15樓至23樓D單位連組合露台及工作平台 | 9 | 343/130000 |
| 15樓至23樓E單位連露台 | 9 | 262/130000 |
| 15樓至23樓F單位連露台 | 9 | 266/130000 |
| 15樓至23樓G單位連露台 | 9 | 262/130000 |
| 25樓至27樓A單位連組合露台及工作平台 | 3 | 382/130000 |
| 25樓至27樓B單位連組合露台及工作平台 | 3 | 311/130000 |
| 25樓至27樓C單位連組合露台及工作平台 | 3 | 314/130000 |
| 25樓至27樓D單位連組合露台及工作平台 | 3 | 343/130000 |
| 25樓至27樓E單位連露台 | 3 | 262/130000 |
| 25樓至27樓F單位連露台 | 3 | 266/130000 |
| 25樓至27樓G單位連露台 | 3 | 262/130000 |
| 28樓A單位連平台及天台 | 1 | 605/130000 |
| 28樓B單位連組合露台及工作平台、及天台 | 1 | 330/130000 |
| 28樓C單位連組合露台及工作平台、及天台 | 1 | 328/130000 |
| 28樓D單位連組合露台及工作平台、及天台 | 1 | 365/130000 |
| 28樓E單位連露台及天台 | 1 | 274/130000 |

第2座

| 住宅單位 | 住宅單位的數量 | 分配予每個住宅單位的不分割份數的數目 |
|---|---|---|
| 7樓A單位連平台 | 1 | 359/130000 |
| 7樓B單位連平台 | 1 | 290/130000 |
| 7樓C單位連平台 | 1 | 296/130000 |
| 7樓D單位連平台 | 1 | 337/130000 |
| 7樓E單位連露台及平台 | 1 | 269/130000 |
| 7樓F單位連平台 | 1 | 255/130000 |
| 7樓G單位連露台 | 1 | 262/130000 |
| 8樓至12樓A單位連組合露台及工作平台 | 5 | 382/130000 |
| 8樓至12樓B單位連組合露台及工作平台 | 5 | 311/130000 |
| 8樓至12樓C單位連組合露台及工作平台 | 5 | 314/130000 |
| 8樓至12樓D單位連組合露台及工作平台 | 5 | 343/130000 |
| 8樓至12樓E單位連露台 | 5 | 262/130000 |
| 8樓至12樓F單位連露台 | 5 | 266/130000 |
| 8樓至12樓G單位連露台 | 5 | 262/130000 |

第2座

| 住宅單位 | 住宅單位的數量 | 分配予每個住宅單位的不分割份數的數目 |
|---|---|---|
| 15樓至23樓A單位連組合露台及工作平台 | 9 | 382/130000 |
| 15樓至23樓B單位連組合露台及工作平台 | 9 | 311/130000 |
| 15樓至23樓C單位連組合露台及工作平台 | 9 | 314/130000 |
| 15樓至23樓D單位連組合露台及工作平台 | 9 | 343/130000 |
| 15樓至23樓E單位連露台 | 9 | 262/130000 |
| 15樓至23樓F單位連露台 | 9 | 266/130000 |
| 15樓至23樓G單位連露台 | 9 | 262/130000 |
| 25樓至27樓A單位連組合露台及工作平台 | 3 | 382/130000 |
| 25樓至27樓B單位連組合露台及工作平台 | 3 | 311/130000 |
| 25樓至27樓C單位連組合露台及工作平台 | 3 | 314/130000 |
| 25樓至27樓D單位連組合露台及工作平台 | 3 | 343/130000 |
| 25樓至27樓E單位連露台 | 3 | 262/130000 |
| 25樓至27樓F單位連露台 | 3 | 266/130000 |
| 25樓至27樓G單位連露台 | 3 | 262/130000 |

第2座

| 住宅單位 | 住宅單位的數量 | 分配予每個住宅單位的不分割份數的數目 |
|---|---|---|
| 28樓A單位連平台及天台 | 1 | 605/130000 |
| 28樓B單位連組合露台及工作平台、及天台 | 1 | 330/130000 |
| 28樓C單位連組合露台及工作平台、及天台 | 1 | 328/130000 |
| 28樓D單位連組合露台及工作平台、及天台 | 1 | 365/130000 |
| 28樓E單位連露台及天台 | 1 | 274/130000 |

註：樓層號數方面，第1座及第2座不設13樓、14樓及24樓。

### C. 有關發展項目的管理人的委任年期

受限於該條例的規定，公契管理人將獲委任為管理該土地及發展項目的首任管理人，任期從公契之日起的首2年，其後繼續管理發展項目，直至按公契規定終止其委任。

### D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 發展項目每個單位業主須按他的單位獲分配的管理份數(定義見公契)數目佔發展項目所有單位獲分配的管理份數總數之比例分擔屋苑管理預算(定義見公契)評估的款項。

(b) 每位業主除了支付以上(a)項應付的款項外，還須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目佔發展項目所有住宅單位獲分配的管理份數總數之比例分擔住宅管理預算(定義見公契)評估的款項。

### E. 計算管理費按金的基準

管理費按金的金額相等於第一個年度預算管理開支的每月分擔款項之3個月款項。

### F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

註：

1. 除非在本售樓說明書中另行定義，否則本公契的摘要英文本中以大楷顯示的用詞將等同於公契內的該用詞的意義。
2. 詳情請參閱公契，公契的最新擬稿已備存於售樓處在開放時間內供免費查閱。公契的全文可應要求供查閱，而公契的最新擬稿的副本可在支付必要的影印費用後索取。

# 14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

**A Deed of Mutual Covenant incorporating Management Agreement ("DMC") in respect of the Development will be entered into among the First Owner (i.e. URBAN RENEWAL AUTHORITY), the DMC Manager and an owner of the Development.**

## A. Common parts of the development

1. "**Common Areas and Facilities**" means all of the Common Areas and all of the Common Facilities. "Common Areas" means all of the Car Park Common Areas, the Estate Common Areas and the Residential Common Areas. "Common Facilities" means all of the Car Park Common Facilities, the Estate Common Facilities and the Residential Common Facilities.

2. "**Car Park Common Areas**" means all those areas or parts of the Land (as defined in the DMC) and the Development the right to the use of which is designated for the common use and benefit of the Owners (as defined in the DMC) and occupiers of the Car Parks (as defined in the DMC) (which areas or parts are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units (as defined in the DMC) as mentioned in Clause A1(b) of Section III of the DMC and by the Owner of the Commercial Accommodation (as defined in the DMC) as mentioned in Clause C1(b) of Section III of the DMC respectively) and is not otherwise specifically assigned other than to the Manager (as defined in the DMC) on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing, (i) ramps and driveways and (ii) external walls which are for the purpose of identification shown coloured Grey on the plans (Plans Nos. DMC-011 and DMC-013) (certified as to its accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC, (iii) the inner half of any slab, floor slab, wall or partition wall separating any part of the Car Park Common Areas from any part of the Residential Common Areas and facing the Car Park Common Areas, (iv) the inner half of any slab, floor slab, wall or partition wall separating any part of the Car Park Common Areas from any part of the Estate Common Areas and facing the Car Park Common Areas and (v) such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance (as defined in the DMC) but shall exclude the Estate Common Areas and the Residential Common Areas. Car Park Common Areas are for the purpose of identification shown coloured Grey on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

3. "**Car Park Common Facilities**" means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks (which installations and facilities are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units as mentioned in Clause A1(b) of Section III of the DMC and by the Owner of the Commercial Accommodation as mentioned in Clause C1(b) of Section III of the DMC respectively) and not for the exclusive use or benefit of any individual Car Park or the Development as a whole and, without limiting the generality of the foregoing, including electrical and mechanical installation and equipment exclusively for the carpark of the Development as a whole and not just any particular part thereof (if any) and all such facilities for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374 of the Laws of Hong Kong) and such facilities shall include but not limited to such wires/cables, ducts/trunking, electric vehicle charger with base box, socket outlet, locks and covers, pole with electric vehicle charger installed thereon (if any) and other security and/or protective devices, charging station, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

4. "**Estate Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units (as defined in the DMC) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Unit and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing:-

   (i) plant and machine room(s), columns, beams, slabs and other structural elements and supports (that do not form part of the Commercial Accommodation, Car Park Common Areas and Residential Common Areas), and such part of the sewage disposal system located within the Land;

   (ii) firemen's lift lobby(ies) (excluding those forming part of the Commercial Accommodation and those forming part of the Residential Common Areas) which are for the purpose of identification shown coloured Yellow and marked "FIREMEN'S LIFT LOBBY" on the plans (Plans Nos. DMC-001, DMC-002 and DMC-004)(certified as to their accuracy by the Authorized Person) annexed to the DMC, and protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation and those forming part of the Residential Common Areas) which are for the purpose of identification shown coloured Yellow and marked "PL" on the plans (Plans Nos. DMC-001, DMC-002, DMC-003 and DMC-004) (certified as to their accuracy by the Authorized Person) annexed to the DMC;

(iii) refuse storage and material recovery chamber which is for the purpose of identification shown coloured Yellow and marked "RS&MRC" on the BASEMENT 1 DMC PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC;

(iv) external walls of the Development (not forming part of the Car Park Common Areas, the Commercial Accommodation, the Residential Units and the Residential Common Areas) which are for the purpose of identification shown coloured Yellow and Yellow stippled Black on the plans (Plans Nos. DMC-011, DMC-012 and DMC-013) (certified as to their accuracy by the Authorized Person) annexed to the DMC;

(v) (where there is any slab, floor slab, wall or partition wall which separates the Estate Common Areas from other parts of the Development) the inner half of such slab, floor slab, wall or partition wall facing the Estate Common Areas;

(vi) Greenery Areas (as defined in the DMC) (including vertical green but excluding those Greenery Areas forming part of the Commercial Accommodation);

(vii) the DMC/Management Counter (as defined in the DMC);

(viii) such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance but shall exclude the Car Park Common Areas and the Residential Common Areas.

Estate Common Areas are for the purpose of identification shown coloured Yellow and Yellow stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

5. "**Estate Common Facilities**" means all those installations and facilities in the Estate Common Areas used in common by or installed for the common benefit of all the Units as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV, manholes and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Development, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Development.

6. "**Residential Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of Residential Units and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include:-

(i) the Recreational Facilities (as defined in the DMC);

(ii) the Visitors' Parking Spaces (as defined in the DMC) (among which the space No.29 on Basement 2 of the Development is also a Parking Space for the Disabled Persons (as defined in the DMC));

(iii) the Residential Loading and Unloading Spaces (as defined in the DMC);

(iv) the Covered Landscaped Areas (as defined in the DMC);

(v) pipe ducts, canopies, flat roofs (excluding those forming part of the Residential Units), firemen's lift lobby(ies) (excluding those forming part of the Estate Common Areas and those forming part of the Commercial Accommodation) which are for the purpose of identification shown coloured Green and marked "FIREMEN'S LIFT LOBBY" on the plans (Plans Nos. DMC-002, DMC-005, DMC-006, DMC-007 and DMC-009) (certified as to their accuracy by the Authorized Person) annexed to the DMC, protected lobby(ies) to a required staircase (excluding those forming part of the Estate Common Areas and those forming part of the Commercial Accommodation) which are for the purpose of identification shown coloured Green and marked "PL" on the plans (Plans Nos. DMC-005, DMC-006, DMC-007 and DMC-009) (certified as to their accuracy by the Authorized Person) annexed to the DMC, and areas for the installation or use of aerial broadcast distribution or telecommunications network facilities (excluding those forming part of the Commercial Accommodation) which are for the purpose of identification shown coloured Green and marked "TBE ROOM" on 5/F DMC PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC;

(vi) the external walls of the Residential Units and the external walls of the Residential Common Areas not forming part of the Commercial Accommodation, Estate Common Areas and Residential Units which are for the purpose of identification shown coloured Green on the plans (Plans Nos. DMC-011, DMC-012 and DMC-013) (certified as to their accuracy by the Authorized Person) annexed to the DMC and including but not limited to:-

(1) the architecture fins and features thereon;

(2) the curtain wall structures of the Development including but not limited to the mullions and cladding and glass panels (except the openable parts of the curtain wall structures, which said openable parts shall form part of the relevant Residential Units); and

(3) non-structural prefabricated external walls which are for the purpose of identification shown coloured Green hatched Black stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC excluding, for the avoidance of doubt, the fixed windows (if any) or openable windows (if any) or doors (if any) which shall form part of the relevant Residential Units

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, combined balconies and utility platforms, flat roofs or roofs which form part of the relevant Residential Units;

(vii) acoustic fins with sound absorption material (being part of the Approved Noise Mitigation Measures (as defined in the DMC)) which are for the purpose of identification shown coloured Green hatched Red on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;

(viii) the inner half of any wall (being neither load bearing walls nor structural supports) or partition wall (being neither load bearing walls nor structural supports) separating any part of the Residential Common Areas from a Residential Unit and facing the Residential Common Areas;

(ix) the inner half of any slab, floor slab, wall or partition wall (a) separating any part of the Residential Common Areas from any part of the Car Park Common Areas or (as the case may be) any part of the Commercial Accommodation or (as the case may be) any part of the Estate Common Areas and (b) facing the Residential Common Areas;

(x) solid glass balustrades which are for the purpose of identification shown coloured Green and marked with Red crosses on the plan (Plan No.DMC-006) (certified as to its accuracy by the Authorized Person) annexed to the DMC;

(xi) the void which is for the purpose of identification shown coloured Green and marked "VOID" on the 1/F DMC PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC; and

(xii) such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance but shall exclude the Car Park Common Areas and the Estate Common Areas.

Residential Common Areas are for the purpose of identification shown coloured Green, Green hatched Black, Green cross-hatched Black, Green hatched Black stippled Black, Green hatched Red, and Green and marked with Red crosses on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

7. "**Residential Common Facilities**" means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, and the Recreational Facilities.

## B. Number of undivided shares assigned to each residential property in the development

### Allocation of Undivided Shares to each Residential Unit

### Tower 1

| Residential Unit | Number of Residential Unit(s) | Number of Undivided Shares allocated to each Residential Unit |
|---|---|---|
| Flat A on 7/F with flat roof | 1 | 357/130000 |
| Flat B on 7/F with flat roof | 1 | 293/130000 |
| Flat C on 7/F with flat roof | 1 | 305/130000 |
| Flat D on 7/F with flat roof | 1 | 337/130000 |
| Flat E on 7/F with flat roof | 1 | 262/130000 |
| Flat F on 7/F with flat roof | 1 | 260/130000 |
| Flat G on 7/F with flat roof | 1 | 264/130000 |
| Flat A on 8/F to 12/F with combined balcony and utility platform | 5 | 382/130000 |
| Flat B on 8/F to 12/F with combined balcony and utility platform | 5 | 311/130000 |
| Flat C on 8/F to 12/F with combined balcony and utility platform | 5 | 314/130000 |
| Flat D on 8/F to 12/F with combined balcony and utility platform | 5 | 343/130000 |
| Flat E on 8/F to 12/F with BAL | 5 | 262/130000 |
| Flat F on 8/F to 12/F with BAL | 5 | 266/130000 |
| Flat G on 8/F to 12/F with BAL | 5 | 262/130000 |

Tower 1

| Residential Unit | Number of Residential Unit(s) | Number of Undivided Shares allocated to each Residential Unit |
|---|---|---|
| Flat A on 15/F to 23/F with combined balcony and utility platform | 9 | 382/130000 |
| Flat B on 15/F to 23/F with combined balcony and utility platform | 9 | 311/130000 |
| Flat C on 15/F to 23/F with combined balcony and utility platform | 9 | 314/130000 |
| Flat D on 15/F to 23/F with combined balcony and utility platform | 9 | 343/130000 |
| Flat E on 15/F to 23/F with BAL | 9 | 262/130000 |
| Flat F on 15/F to 23/F with BAL | 9 | 266/130000 |
| Flat G on 15/F to 23/F with BAL | 9 | 262/130000 |
| Flat A on 25/F to 27/F with combined balcony and utility platform | 3 | 382/130000 |
| Flat B on 25/F to 27/F with combined balcony and utility platform | 3 | 311/130000 |
| Flat C on 25/F to 27/F with combined balcony and utility platform | 3 | 314/130000 |
| Flat D on 25/F to 27/F with combined balcony and utility platform | 3 | 343/130000 |
| Flat E on 25/F to 27/F with BAL | 3 | 262/130000 |
| Flat F on 25/F to 27/F with BAL | 3 | 266/130000 |
| Flat G on 25/F to 27/F with BAL | 3 | 262/130000 |

Tower 1

| Residential Unit | Number of Residential Unit(s) | Number of Undivided Shares allocated to each Residential Unit |
|---|---|---|
| Flat A on 28/F with flat roof and roof | 1 | 605/130000 |
| Flat B on 28/F with combined balcony and utility platform, and roof | 1 | 330/130000 |
| Flat C on 28/F with combined balcony and utility platform, and roof | 1 | 328/130000 |
| Flat D on 28/F with combined balcony and utility platform, and roof | 1 | 365/130000 |
| Flat E on 28/F with BAL and roof | 1 | 274/130000 |

### Tower 2

| Residential Unit | Number of Residential Unit(s) | Number of Undivided Shares allocated to each Residential Unit |
|---|---|---|
| Flat A on 7/F with flat roof | 1 | 359/130000 |
| Flat B on 7/F with flat roof | 1 | 290/130000 |
| Flat C on 7/F with flat roof | 1 | 296/130000 |
| Flat D on 7/F with flat roof | 1 | 337/130000 |
| Flat E on 7/F with BAL and flat roof | 1 | 269/130000 |
| Flat F on 7/F with flat roof | 1 | 255/130000 |
| Flat G on 7/F with BAL | 1 | 262/130000 |
| Flat A on 8/F to 12/F with combined balcony and utility platform | 5 | 382/130000 |
| Flat B on 8/F to 12/F with combined balcony and utility platform | 5 | 311/130000 |
| Flat C on 8/F to 12/F with combined balcony and utility platform | 5 | 314/130000 |
| Flat D on 8/F to 12/F with combined balcony and utility platform | 5 | 343/130000 |
| Flat E on 8/F to 12/F with BAL | 5 | 262/130000 |
| Flat F on 8/F to 12/F with BAL | 5 | 266/130000 |
| Flat G on 8/F to 12/F with BAL | 5 | 262/130000 |

### Tower 2

| Residential Unit | Number of Residential Unit(s) | Number of Undivided Shares allocated to each Residential Unit |
|---|---|---|
| Flat A on 15/F to 23/F with combined balcony and utility platform | 9 | 382/130000 |
| Flat B on 15/F to 23/F with combined balcony and utility platform | 9 | 311/130000 |
| Flat C on 15/F to 23/F with combined balcony and utility platform | 9 | 314/130000 |
| Flat D on 15/F to 23/F with combined balcony and utility platform | 9 | 343/130000 |
| Flat E on 15/F to 23/F with BAL | 9 | 262/130000 |
| Flat F on 15/F to 23/F with BAL | 9 | 266/130000 |
| Flat G on 15/F to 23/F with BAL | 9 | 262/130000 |
| Flat A on 25/F to 27/F with combined balcony and utility platform | 3 | 382/130000 |
| Flat B on 25/F to 27/F with combined balcony and utility platform | 3 | 311/130000 |
| Flat C on 25/F to 27/F with combined balcony and utility platform | 3 | 314/130000 |
| Flat D on 25/F to 27/F with combined balcony and utility platform | 3 | 343/130000 |
| Flat E on 25/F to 27/F with BAL | 3 | 262/130000 |
| Flat F on 25/F to 27/F with BAL | 3 | 266/130000 |
| Flat G on 25/F to 27/F with BAL | 3 | 262/130000 |

**Tower 2**

| Residential Unit | Number of Residential Unit(s) | Number of Undivided Shares allocated to each Residential Unit |
|---|---|---|
| Flat A on 28/F with flat roof and roof | 1 | 605/130000 |
| Flat B on 28/F with combined balcony and utility platform, and roof | 1 | 330/130000 |
| Flat C on 28/F with combined balcony and utility platform, and roof | 1 | 328/130000 |
| Flat D on 28/F with combined balcony and utility platform, and roof | 1 | 365/130000 |
| Flat E on 28/F with BAL and roof | 1 | 274/130000 |

Notes: (1) "BAL" means balcony.
(2) In the numbering of floors, 13/F, 14/F and 24/F are omitted in Towers 1 and 2.

## C. Term of years for which the manager of the development is appointed

Subject to the provisions of the Ordinance, the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under the Estate Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development.

(b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under the Residential Management Budget (as defined in the DMC) in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development.

## E. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three (3) months' monthly contribution of the first year's budgeted management expenses.

## F. Area (if any) in the development retained by the owner for that owner's own use

Not applicable.

Notes:

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

# 15 批地文件的摘要
# SUMMARY OF LAND GRANT

## A. 發展項目所位於的土地的地段編號

1. 發展項目興建於新九龍內地段第6559號餘段。
2. 新九龍內地段第6559號(下稱「該地段」)根據日期為2018年8月21日的批地條件第20324號(下稱「批地文件」)持有該地段。

## B. 有關租契規定的年期

該地段的租期由2018年8月21日起計50年。

## C. 適用於該土地的用途限制

1. 批地文件特別條款第(5)條訂明：
   (a) 在本特別條款第(b)款的規限下，該地段或其任何部分或在該地段已建或擬建的任何一座或多座建築物不得用作非工業(不包括倉庫、酒店及加油站)用途以外的任何其他用途。
   (b) 在該地段的任何已建或擬建的建築物或其部分，除作以下用途外，不得用作任何其他用途：
      (i) 就最低五層而言，只可作為非工業(不包括貨倉、酒店及加油站)用途，但是為免存疑，地庫樓層(如有搭建)不論大小或樓面面積，就此特別條款而言均計算作一層，而任何地庫樓層的用途將進一步受本特別條款第(b)(iii)款限制；
      (ii) 就其餘層數而言(如有多於五層地庫樓層，便不包括任何在最低五層之上的任何地庫樓層(如有搭建))，只可作為私人住宅用途；及
      (iii) 就任何地庫樓層(如有搭建)而言，不論為最低五層之一層或在最低五層之上的地庫樓層，只可作為非工業(不包括住宅、貨倉、酒店及加油站)用途。
   (c) 任何僅用作安置按特別條款第(20)條和第(21)條規定提供的車位及裝卸區，或機房或兩者之用途的樓層均不能視作本特別條款第(b)款界定的樓層。地政總署署長(下稱「署長」)對任何樓層是否用作本款准許的用途的決定是最終的並對承授人具約束力。
   (d) 就本特別條款而言，署長對如何構成一層或多層的決定及如何構成一層或多層地庫樓層的決定為最終的並對承授人具約束力。
2. 批地文件特別條款第(9)(a)條訂明：
   不可在夾附於此的圖則上以粉紅色加藍斜線顯示的範圍(下稱「粉紅色加藍斜線範圍」)以上、以下、上方、下方或以內種植樹木或灌木，搭建、興建或放置任何建築物或構築物或建築物的支承件或構築物的支承件(本特別條款第(c)(i)(II)款中定義的構築物除外)。
3. 批地文件特別條款第(9)(j)條訂明：
   除作供徒步或乘坐輪椅通過的公共行人通道或署長全權酌情批准的用途外，概不可使用粉紅色加藍斜線範圍或其任何部分作任何其他用途。不得存放或停泊任何貨物或車輛在粉紅色加藍斜線範圍以內或其任何部分。
4. 批地文件特別條款第(9)(k)條訂明：
   儘管特別條款第(5)條，在以署長滿意的方式及按照本特別條款第(c)(i)及(ii)款完成所提及的工程後和按本特別條款第(g)款交還整個粉紅色加藍斜線範圍給政府之前，承授人須准許一切公眾人士為了一切合法目的在白天及晚上自由地及毋須繳交任何性質的費用徒步或乘坐輪椅，以沿著、往返、穿過及越過的方式，經過及再經過粉紅色加藍斜線範圍內的行人通道。
5. 批地文件特別條款第(35)條訂明：
   不得於該地段搭建或建造墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

## D. 按規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條款第(9)條訂明：
   (a) 不可在夾附於此的圖則上以粉紅色加藍斜線顯示的範圍(下稱「粉紅色加藍斜線範圍」)以上、以下、上方、下方或以內種植樹木或灌木，搭建、興建或放置任何建築物或構築物或建築物的支承件或構築物的支承件(本特別條款第(c)(i)(II)款中定義的構築物除外)。
   (b) 除本特別條款第(c)(i)款規定外，凡可能妨礙自由經過、越過、沿、往返、及穿過粉紅色加藍斜線範圍的任何性質的物體或材料都不可放置在粉紅色加藍斜線範圍內。如果署長認為(其決定為最終的，並對承授人有約束力)有任何物體或材料可能會阻礙出入及自由經過、越過、沿、往返及穿過粉紅色加藍斜線範圍，署長有權以書面通知要求承授人在署長指定的期限內，由承授人自費拆除或移除此類物體或材料，並修復粉紅色加藍斜線範圍，在一切方面使署長滿意。
   (c) 儘管本文特別條款第(5)條，承授人須：
      (i) 於本文特別條款第(4)條所指明的日期或之前或署長可能批准的其他延長期限內，自費按署長批准的方式、材料、標準、水平、定線及設計，在一切方面使署長滿意：
         (I) 鋪設及構建粉紅色加藍斜線範圍；及
         (II) 提供及建造公共行人通道連同暗渠、行人路、污水渠、排水渠或署長全權酌情要求在粉紅色加藍斜線範圍內的其他構築物(下稱「構築物」)以便於粉紅色加藍斜線範圍供行人之交通；
      (ii) 於特別條款第(4)條所指明的日期或之前或署長可能批准的其他延長期限內，自費在粉紅色加藍斜線範圍鋪設路面、路緣及渠道，並為其提供署長可能要求的明渠、污水渠、排水渠、消防龍頭連同接駁至總管的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，在一切方面使署長滿意；及
      (iii) 自費管理和保養粉紅色加藍斜線範圍連同(在完成本特別條款第(c)(i)款和第(c)(ii)款要求的工程後)構築物以及按本特別條款第(c)(i)款和第(c)(ii)款規定在該範圍之上或之內興建、設置及提供的所有建築物及物體，除了根據本特別條款第(g)款已移交給政府的部分，在一切方面使署長滿意，直至按本特別條款第(g)款交還整個粉紅色加藍斜線範圍的管有權給政府為止。
   (d) 倘若承授人未能在本特別條款第(c)款規定的期限內履行其在該款的責任，或承授人疏忽或未能執行、遵守或履行在本特別條款第(b)款規定的通知的要求，政府可進行必要的工程，費用一概由承授人負責，承授人須在接獲要求時向政府支付相等於該工程費用的金額，該金額由署長決定，其決定為最終決定並對承授人有約束力。
   (e) 承授人須在按本特別條款第(g)款交還整個粉紅色加藍斜線範圍給政府之前，准許署長、其官員、承辦商、其工人及其授權的任何其他人士帶上或不帶工具、設備、機器或車輛有權自由及不受限制地出入、經過及往返該地段及粉紅色加藍斜線範圍，旨在視察、檢查及監管按本特別條款第(b)款和第(c)款進行的任何工程並進行、視察、檢查及監管本特別條款第(d)款下的工程及署長認為必要在粉紅色加藍斜線範圍進行的任何其他工程。
   (f) 政府、署長、其官員、承辦商、其工人及其授權的任何其他人士對承授人或其他人士履行本特別條款的責任或政府、署長、其官員、承辦商、其工人及其授權的任何其他人士行使本特別條款第(d)款及第(e)款賦予的權利或其他所產生或附帶的任何損失、損害、滋擾或干擾無須承擔任何責任。承授人不得對上述任何損失、損害、滋擾或干擾向政府或署長及其官員、承辦商、其工人及其授權的任何其他人士要求補償。

(g) 承授人應在署長如此通知時，自費將粉紅色加藍斜線範圍或其任何部分連同按本特別條款第(c)(i)款和第(c)(ii)款的規定的構築物、該範圍之上或之內興建、設置及提供的所有建築物及物體，以及署長全權酌情提及的一切部分以不帶任何產權負擔、及不向政府收取任何代價、付款或補償的條件下交還及移交給政府，但是政府沒有責任應承授人的要求接受交還粉紅色加藍斜線範圍或其中任何部分，而是在其認為合適的情況下接受。就本條件而言，承授人須按署長批准或要求的格式及條件自費簽訂交還契據及任何其他必要的文件。

(h) 儘管本文特別條款第(15)條，在按本特別條款第(g)款交還粉紅色加藍斜線範圍給政府之前，承授人不得轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於該地段或其中任何部分或在其上的建築物或其中任何部分或訂立此類協議，除非及直至承授人已自費從該地段分割粉紅色加藍斜線範圍，使署長滿意，惟本(h)款不適用於按本文特別條款第(15)(d)條規定的建築按揭。在上述分割之前，承授人須自費提交分割文件給署長作書面審批。

(i) 儘管本文特別條款第(15)條，承授人不能轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於粉紅色加藍斜線範圍或其中任何部分或其權益或訂立此類協議，惟本(i)款不適用於按本特別條款交還及分割粉紅色加藍斜線範圍及按本文特別條款第(15)(d)條規定為整個地段作建築按揭。

(j) 除作供徒步或乘坐輪椅通過的公共行人通道，或署長全權酌情批准的用途外，概不可使用粉紅色加藍斜線範圍或其任何部分作任何其他用途。不得存放或停泊任何貨物或車輛在粉紅色加藍斜線範圍以內或其任何部分。

(k) 儘管本文特別條款第(5)條，在以署長滿意的方式及按照本特別條款第(c)(i)款及第(ii)款完成所提及的工程後和按本文特別條款第(g)款交還整個粉紅色加藍斜線範圍給政府之前，承授人須准許一切公眾人士為了一切合法目的在白天及晚上自由地及毋須繳交任何性質的費用徒步或乘坐輪椅，以沿著、往返、穿過及越過的方式，經過及再經過粉紅色加藍斜線範圍內的行人通道。

(l) 政府對承授人或其他人士履行本特別條款第(k)款的責任所產生或附帶的任何損失、損害、滋擾或干擾無須承擔任何責任。承授人不得對上述任何損失、損害、滋擾或干擾向政府、署長或其授權的任何其他人士要求補償。

(m) 特此明文同意、聲明及規定，對承授人施加本特別條款第(k)款的責任並非是承授人擬撥出，亦不等同政府同意撥出粉紅色加藍斜線範圍或其中任何部分作公眾享用道路權。

(n) (i) 特此明文同意與聲明，不得因本特別條款第(k)款規定承授人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(1)條，對其的任何修訂、替代還是其他規定。為免存疑，承授人明文放棄按《建築物(規劃)規例》第22(1)條，對其的任何修訂或替代申索額外上蓋面積或地積比的任何優惠或權利。

(ii) 特此又明文同意與聲明，不得因本特別條款第(g)款規定承授人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(2)條，對其的任何修訂、替代還是其他規定。為免存疑，承授人明文放棄按《建築物(規劃)規例》第22(2)條，對其的任何修訂或替代申索額外上蓋面積或地積比的任何優惠或權利。

(o) 承授人同意並接受在按本特別條款第(g)款交還粉紅色加藍斜線範圍或其任何部分後，因為該地段的面積減少或其他原因，在開發或重建該地段或其任何部分時，承授人可能無法取得本文特別條款第(8)(c)條及(8)(d)條分別准許的最大總樓面面積。政府對此沒有責任和承授人不得對未能取得本文特別條款第(8)(c)條及(8)(d)條分別准許的最大總樓面面積向政府要求補償或退還地價或其他索求。

(p) 承授人須對承授人、其傭工、工人及承辦商履行或不履行本特別條款規定承授人的責任或有關粉紅色加藍斜線範圍所引起或有關的一切責任、訴訟、司法程序、費用、索償、開支、損失、損害、收費及各種要求彌償政府，並確保其獲彌償保障。

*註：根據地政總署九龍西區地政處於2020年7月7日發出的信函，特別條款第(9)(c)條的完成日期已修訂為 2024年9月30日。

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

1. 批地文件一般條款第6條訂明：

(a) 承授人須在整個租期期間就根據該等條款已建或重建建築物(該詞指本一般條款第(b)條提及的重新發展)：

(i) 按經批准的設計及佈局及任何經批准建築圖則保養一切建築物，不得對其作出修訂或更改；

(ii) 保養按該等條款已建或今後可能按任何合同修訂所搭建的一切建築物，使其處於修繕妥當的狀態，並處於該狀態直至租約結束或提前終止交還為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，承授人須興建相同類型及不少於原先總樓面面積的健全及堅固的建築物或經署長批准的類型及價值的建築物作為代替。如果進行上述清拆，承授人須在上述清拆的一個曆月內向署長申請同意進行重新發展該地段的建築工程。當收到上述同意後必須在三個曆月內開展重新發展的必要工程及在署長規定的期限內完成，使署長滿意。

2. 批地文件特別條款第(4)條訂明：

承授人須發展該地段，在該地段上興建一幢或多幢建築物，在各方面符合該等條款和香港現時或任何時候生效的所有與建築、衛生及規劃有關的條例、附例及規例，並須於2024年3月31日或之前完工及使其適宜佔用。

*註：根據地政總署九龍西區地政處於2020年7月7日發出的信函，特別條款第(4)條所定完工日期已被更改為2024年9月30日。

3. 批地文件特別條款第(7)條訂明：

(a) 承授人須自費向署長提交一份園景美化圖供其審批，當中須顯示將於該地段提供的園景工程的位置、佈局及分布，以符合本特別條款第(b)款所規定的要求。

(b) (i) 該地段中不少於20%的區域須種植樹木、灌木或其他植物。

(ii) 於署長全權酌情決定的位置或水平，在本特別條款第(b)(i)款提及的20%面積當中提供不少於50%(下稱「該綠化區域」)的面積，讓行人可以看見或進入該地段的任何人士可進入該綠化區域。

(iii) 署長就哪些由承授人建議的美化環境工程構成本特別條款第(b)(i)款所指的20%面積所作的決定為最終決定及對承授人具有約束力。

(iv) 署長可全權酌情接納承授人提議的其他非種植飾取代種植樹木、灌木或其他植物。

(c) 承授人須自費按照已批准的園景美化圖在該地段進行園景美化，在一切方面使署長在各方面滿意。未經署長事先書面批准，不得修訂、更改、改變、變更或取代已批准的園景美化圖。

(d) 承授人其後須自費保養及保持園景美化工程，使其保持安全、清潔、井然、整齊及健康狀態，使署長在各方面滿意。

(e) 按照本特別條款進行園景美化的範圍須被指定為並構成本文特別條款第(17)(a)(v)條所指的公用地方之一部分。

4. 批地文件特別條款第(11)條訂明：

(a) 經署長書面批准，承授人可在該地段內建立、建造及提供康樂設施及其附屬設施(下稱「該等設施」)。該等設施的種類、大小、設計、高度及佈局須經署長的事先書面批准。

(b) 為了計算本文特別條款第(8)(c)條及第(8)(d)條分別規定的總樓面面積時，並受制於本文特別條款第(37)(d)條的規定，若按本特別條款第(a)款在該地段內提供的該等設施之任何部分，只要是供在該地段上已建或擬建的一幢或多幢住宅大廈的所有住客和他們的真正訪客共同使用和享用的就不列入上述計算。若署長認為該等設施的餘下部分不屬於上述用途，則須納入計算。

(c) 倘若該等設施的任何部分獲豁免列入計算本特別條款第(b)款的總樓面面積(下稱「獲豁免設施」)：

(i) 獲豁免設施須被指定為並構成本文特別條款第(17)(a)(v)條所提及的公用地方之一部分；及

(ii) 承授人須自費保養獲豁免設施，使其保持修繕妥當及堅固的狀態，並運作獲豁免設施，使署長滿意；及

(iii) 獲豁免設施只供該地段內已建或擬建的一幢或多幢住宅大廈的住客及其真正訪客使用，任何其他人士不得使用。

5. 批地文件特別條款第(20)條訂明：

(a) (i) 該地段內須提供車位，用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並且屬於該地段已建或擬建的一座或多座建築物的住宅單位的住客及其真正賓客、訪客或被邀請者的車輛(下稱「住宅停車位」)，使署長滿意。住宅停車位的比率須按下表列明該地段已建或擬建住宅單位的分別尺寸計算（除非署長同意採用有別於以下列表的住宅停車位比率或數目計算)提供：

| 每個住宅單位尺寸 | 提供的住宅停車位數目 |
|---|---|
| 少於40平方米 | 每22個住宅單位或其部分設置一個車位 |
| 不少於40平方米但少於70平方米 | 每12個住宅單位或其部分設置一個車位 |
| 不少於70平方米但少於100平方米 | 每4個住宅單位或其部分設置一個車位 |
| 不少於100平方米但少於130平方米 | 每1.5個住宅單位或其部分設置一個車位 |
| 不少於130平方米但少於160平方米 | 每1.1個住宅單位或其部分設置一個車位 |
| 不少於160平方米 | 每0.9個住宅單位或其部分設置一個車位 |

(ii) 為本特別條款第(a)(i)款之目的，須提供之住宅停車位總數目應為按照本特別條款第(a)(i)款列表依據每個住宅單位的各自尺寸而計算出住宅停車位數目之總和。為該等條款的目的，「每個住宅單位尺寸」一詞在總樓面面積而言為下列(I)及(II)之和：

(I) 一個住宅單位供該單位住戶獨有使用及享用之總樓面面積，須由該單位之圍封牆或護牆外部起量度。但若圍封牆分隔兩個毗連單位，在這情況下須由該等牆壁之中間部分起量度，並包括單位之內部間隔及支柱，但為免存疑，不包括並未計入特別條款第(8)(c)條及第(8)(d)條指定的總樓面面積的該單位內之所有樓面面積；及

(II) 該住宅單位的按比例之住宅公用地方(按下文界定)總樓面面積，即在各個住宅單位圍封牆之外，供該地段已建或擬建發展項目住宅部分之所有住戶共同使用及享用的住宅公用地方(下稱「住宅公用地方」)的總樓面面積，為免存疑，不包括並未計入特別條款第(8)(c)條及第(8)(d)條指定的個別總樓面面積的所有樓面面積，在計算時須按以下公式向每一間住宅單位分攤：

$$\text{住宅公用地方之全部總樓面面積} \times \frac{\text{根據本特別條款第(a)(ii)(I)款所計出之該住宅單位之總樓面面積}}{\text{根據本特別條款第(a)(ii)(I)款所計出之所有住宅單位之全部總樓面面積}}$$

(iii) 須於該地段內提供額外車位用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建的一幢或多幢建築物的住客之真實賓客、訪客或被邀請者的車輛，使署長滿意。惟須至少在地段內提供兩個此類空間的前提下：

(I) 如該地段已建或擬建的任何住宅單位大廈提供超過75個住宅單位，須提供最少1個車位予每幢住宅單位大廈，或

(II) 按署長批准的其他比率提供車位。

(iv) 按本特別條款第(a)(i)款(可根據本文特別條款第(22)條進行更改)及第(a)(iii)款所提供的車位均不可用作該等條款分別指定的用途以外之任何用途，特別是不得用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(b) (i) 須就該地段已建或擬建的一座或多座作非工業(不包括私人住宅、倉庫、酒店及加油站)用途的建築物每300平方米總樓面面積或其部分設置一個車位，或按署長批准的其他比率提供車位用作停泊《道路交通條例》、其下的規例及任何修訂法例領有牌照的車輛，使署長滿意：

(ii) 在計算按本特別條款第(b)(i)款所提供的車位之數目時，任何供停泊車輛及裝卸用途之面積均不被計算在內。

(iii) 按本特別條款第(b)(i)款提供的車位，不可用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段已建或擬建及作上述特別條款指定的用途的建築物之佔用人及其真正賓客、訪客或被邀者的車輛以外的任何用途，該等車位尤其不可用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(c) (i) 從依照本特別條款第(a)(i)款(可根據本文特別條款第(22)條進行更改)、第(a)(iii)款及第(b)款提供的車位當中，承授人須保留及指定建築事務監督可要求及批准的車位數目供《道路交通條例》、任何其下的規例及任何修訂立法所定義之傷殘人士停泊汽車(如此保留和指定的車位下稱「傷殘人士停車位」)，惟須從根據本特別條款第(a)(iii)款提供的車位之中保留和指定最少一個車位，且承授人不得將所有按本特別條款第(a)(iii)款提供的車位全部保留或指定作為傷殘人士停車位。

(ii) 除本文特別條款第(20)(a)(iv)款和第(20)(b)(iii)款分別規定的限制外，進一步規定傷殘人士停車位不可用作供根據《道路交通條例》、任何其下的規例及任何修訂立法定義之傷殘人士停泊汽車以外的任何其他用途。

(d) (i) 該地段內須根據以下比率(除非署長同意採用其他比率)提供車位，用作停泊根據《道路交通條例》、任何其下的規例及任何修訂立法領有牌照的電單車，使署長滿意：

(I) 就該地段已建或擬建的一座或多座建築物每150個住宅單位或其部分提供一個車位(下稱「住宅電單車停車位」)；及

(II) 依照本特別條款第(b)(i)款提供的車位的總數之5%；但假若依照本特別條款第(b)(i)款提供的車位的數目是小數，則須上調至下一個整數。

(ii) 住宅電單車停車位不可用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段已建或擬建的建築物的住宅單位的住客及其真正賓客、訪客或被邀者的電單車以外的任何用途，該等車位尤其不可用作存放、陳列或展覽車輛作銷售或其他用途或用作提供汽車清潔及美容服務。

(iii) 按本特別條款第(d)(i)(II)款提供的車位，不可用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段已建或擬建及作非工業(不包括私人住宅、倉庫、酒店及加油站)用途的建築物之佔用人及其真正賓客、訪客或被邀者的電單車以外的任何用途，該等車位尤其不可用作存放、陳列或展覽車輛作銷售或其他用途或用作提供汽車清潔及美容服務。

(e) (i) 除傷殘人士停車位外，依照本特別條款第(a)(i)款(可根據本文特別條款第(22)條進行更改)、(a)(iii)款及第(b)條所提供的每個車位，須闊2.5米及長5.0米及最少有2.4米淨空高度。

(ii) 每一個傷殘人士停車位的尺寸須按建築事務監督的要求和經其批准。

(iii) 根據本特別條款第(d)款提供的每一車位的尺寸須闊1.0米、長2.4 米及最少有2.4 米淨空高度或署長批准的其他最低淨空高度。

6. 批地文件特別條款第(21)條訂明：

(a) 須在地段內提供令署長滿意的7個車位或署長可能批准的其他數目，以裝卸按《道路交通條例》、其下的規例及任何修訂法例領有牌照的貨車。

(b) 根據本特別條款第(a)款所提供的每個車位，須闊3.5米及長7.0米及最少有3.6米淨空高度。該車位不得用於與該地段上已建或擬建的建築物相關的貨車上落客貨以外的任何用途。

7. 批地文件特別條款第(28)條訂明：

(a) 如果任何土地存在或已經被分割、清除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在或關聯於構建、平整或開發該地段或其中任何部分或承授人按該等條款需要進行的任何其他工程，或作任何其他用途，承授人須自費進行與建設該等斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或現時或將來不時需要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或已出租土地內的土地，以及避免與防止其後發生的任何塌方、山泥傾瀉或地陷。承授人須在租期期間的所有時間自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程處於修葺良好堅固和狀況良好的狀態，以達至署長滿意程度。

(b) 本特別條款第(a)款的任何規定不得影響政府在該等條款下的權利，尤其是特別條款第(27)條下的權利。

(c) 倘若因為任何構建、平整、開發或承授人進行其他工程或任何其他原因而在任何時候引起任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或已出租土地，承授人須自費修葺使之恢復原狀以達至署長滿意程度，並向政府、其代理人及承辦商就因上述塌方、山泥傾瀉或地陷而引致其蒙受或招致的一切費用、收費、損失、要求及申索作出彌償。

(d) 除了對違反該等條款的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或附屬工程或其他工程或為任何塌方、山泥傾瀉或地陷修葺使之恢復原狀。如承授人忽略或未能在該通知指定的期限內遵從該通知的要求以達至署長滿意程度，署長可立即執行與進行任何必要工程。承授人須應要求向政府支付因而產生的費用連同任何行政費及專業費用及開支。

8. 批地文件特別條款第(31)條訂明：

(a) 承授人須自費建造及保養該地段邊界內或政府土地內，署長認為有必要的排水渠及渠道，以便將落在或流到該地段上的所有暴雨或雨水截取並引導至最接近的河道、集水井、渠道或政府雨水渠以達至署長滿意程度，而承授人須對上述暴雨或雨水導致的任何破壞或滋擾所產生的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責。承授人須應要求向政府支付上述連接工程的費用。另一選擇是，該等連接工程可由承授人自費進行，以達至署長滿意程度，在此情況下，上述連接工程的任何一段若在政府土地內修建，必須由承授人自費保養，直至承授人按要求移交給政府時，由政府出資負責往後的保養。承授人須應要求向政府支付有關上述連接工程技術審核的費用。若承授人未能保養上述在政府土地內修建的任何一段的連接工程，署長可進行其認為必要的保養工程，承授人須應要求向政府支付上述工程的費用。

9. 批地文件特別條款第(32)條訂明：

(a) 承授人應自本協議訂立的日期起六個曆月內(或署長可能批准的其他延長期限)自費並在所有方面使署長滿意，提交或促使提交給署長書面批准一項關於該地段發展的噪音影響評估(下稱「噪音影響評估」)，其中包含署長可能要求的資料，包括但不限於該地段發展的所有噪音影響以及適當的噪音緩解措施(下稱「噪音緩解措施」)的建議。

(b) 承授人應自費並在署長規定的期限內，執行並實施噪音影響評估中提出並經署長批准的噪音緩解措施(下稱「經批准的噪音緩解措施」)，在所有方面使署長滿意。

(c) 不得在該地段或其任何部分展開任何建築工程(場地勘察工程及地盤平整工程除外)，直至噪音影響評估獲得署長的書面批准。

(d) 為免存疑和在不影響本文一般條款第2條及第3條的一般適用範圍下，承授人特此明文確認及同意，承授人須獨自負責自費進行及實施經批准的減噪措施，在一切方面使署長滿意。政府及其官員毋須就承授人履行本特別條款的責任、義務或其他原因所引起或附帶引起對承授人造成或令其蒙受的任何費用、損失或損害承擔責任。承授人不得就任何該等費用、損失或損害向政府或其官員提出索償。

10. 批地文件特別條款第(33)條訂明：

倘若已批准的噪音緩解措施包括在該地段上搭建或興建伸展超出該地段的邊界和在毗鄰政府土地任何部分之上或上方的隔音屏障(下稱「隔音屏障」)，下列條件適用：

(a) 承授人須按建築署批准的圖則自費設計、搭建及建造隔音屏障，在一切方面符合建築物條例、其下的任何法例及任何修訂條例；

(b) 不可在任何毗鄰該地段的政府土地及該毗鄰地段之上、上方或之下搭建噪音屏障的地基或承建物；

(c) 未經署長的預先書面批准，不得在隔音屏障或其中任何部分之處或之上固定或作出任何更改、增建、 更換或連接；

(d) 承授人須在任何時候自費維護、保養及維修隔音屏障或(如果署長批准)更換，使其處於良好的維修狀態，在一切方面使署長滿意。如果按本(d)款進行任何工程需要臨時封閉交通或改道，必須取得運輸署署長對臨時交通安排的書面同意，才能展開任何工程；

(e) 隔音屏障不得用作隔音屏障之用途以外的任何用途。未經署長的事先書面同意，承授人不得使用或准許或容許他人使用隔音屏障或其中任何部分作張貼廣告或展示任何標誌、通告或海報之用；

(f) 經署長的預先書面批准，承授人、其承辦商、工人或承授人授權的任何其他人士可帶上或不帶工具設備、機械、機器或車輛進入該地段毗鄰的政府土地，旨在按本特別條件進行搭建、建造、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；

(g) 政府對承授人或任何其他人士進入或進行本特別條款第(f)款提及的工程所產生或附帶和造成他們蒙受任何損失、損害、滋擾或干擾無須承擔任何責任或義務，以及承授人不能對該等損失、損害、滋擾或干擾向政府及其官員要求任何索償；

(h) 承授人須在任何時候採取必要的預防措施，防止因為搭建、建造、維修、保養、更改、翻新、更換、使用、拆除或移除隔音屏障，對毗鄰該地段的政府土地和隔音屏障或進入或使用毗鄰該地段的政府土地和隔音屏障的任何人士或車輛造成的任何損害或損傷；

(i) 署長有權在任何時候完全酌情向承授人發出一封書面通知，要求承授人在收到該書面通知後，在通知日起的六個曆月內拆除與移除伸展到政府土地上面的隔音屏障的部分，不得作出任何更換。承授人須在上述書面通知指定的時間內自費拆除與移除上述隔音屏障部分，在一切方面使署長滿意；

(j) 倘若沒有履行本特別條款規定的承授人的責任，署長可進行必要的工程，而承授人須在要求時向署長支付上述工程的費用；

(k) 承授人須在整個租期期間無償條件下，准許署長、其官員、承辦商、工人或署長授權的任何其他人士在任何時間內帶上或不帶工具、設備、機械、機器或車輛自由及不受阻礙出入及再出入該地段或其中任何部分或在其上已建或擬建的任何建築物，旨在視察、檢查及監管按本特別條款第(a)款、第(d)款及第(i)款進行的任何工程和按本特別條款第(j)款進行的任何工程或署長認為必要的任何其他工程；

(l) 政府或署長對承授人履行在本特別條款下的責任、署長行使本特別條款第(k)款的進入權或按本特別條款第(j)款進行的任何工程產生或附帶和造成承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾無須承擔任何責任或義務。承授人無權就上述損失、損害、滋擾或干擾向政府或署長或其授權的官員索償或要求補償；及

(m) 承授人須在一切時候對搭建、建造、展示、維修、保養、更改、翻新、更換、使用、拆除或移除隔音屏障或進行本特別條款第(j)款規定的工程直接或間接有關或造成的一切責任、損失、損害、索償、費用、開支、費用、要求、訴訟或其他任何司法程序彌償及保障政府、署長、其官員、承辦商、代理人、 其工人或署長授權的任何其他人士。

## F. 對承授人造成負擔的租用條件

1. 批地文件特別條款第(3)條訂明：

(a) 承授人確認在本協議訂立的日期，有若干建築物及管道從於土地註冊處註冊為新九龍內地段第2000號餘段的所有土地(下稱「該毗鄰地段」)上的一個毗鄰建築物，伸出至該地段(下稱「該侵佔物」)，而該地段的批出乃受制於該侵佔物的存在。政府對於(i)該侵佔物或其任何部分的實際狀況、狀態或安全；(ii)該侵佔物是否按照《建築物條例》及其下的任何規例及修訂條例而建造或設置或存在；(iii)該侵佔物是否會被拆除、移除或糾正；(iv)關於該侵佔物是否有權獲得任何支持地役權等，概不作任何明示或默示的保證。

(b) 對於承授人或任何其他人因以下原因或由以下原因引起或附帶的任何損失、損害、滋擾或干擾，政府概不向承授人或任何其他人承擔任何責任、義務或法律責任：

(i) 該侵佔物；或

(ii) 該侵佔物的存在、維護、修理、使用、移除或拆除；或

(iii) 就該侵佔物對該毗鄰地段的擁有人或佔用人或任何其他人採取法律程序或行動，

或以其他方式；承授人不得就任何該等損失、損害、滋擾或干擾向署長及其官員、承包商、代理人以及署長授權的任何人提出任何索償。

(c) 承授人在此就任何直接或間接因該侵佔物或與該侵佔物的存在、維護、修理、使用、移除或拆除有關的任何責任、損失、損害、索賠、開支、成本、收費、要求、訴訟或其他法律程序，向政府作出彌償。

(d) 為免生疑問，該侵佔物的存在及因此授予該地段的事實不得於承授人違反、不符合、不遵守或不履行其在這些條款下的義務的情況下，以任何方式緩解、減輕、豁免、解除、減少或改變承授人在這些條款下的義務，或以任何方式影響或損害政府在這些條件下的權利和補救措施。

2. 批地文件特別條款第(6)條訂明：

事前未獲署長書面同意，不得移走或干預現於該地段或毗連土地生長的樹木，而署長給予同意時可附加其視為恰當的移植、補償美化環境工程或再植條件。

3. 有關批地文件特別條款第(9)條，請參閱上文D1段。

4. 批地文件特別條款第(24)條訂明：

(a) 住宅停車位及住宅電單車停車位不得：

(i) 轉讓，除非：

(I) 連同專屬使用與管有該地段已建或擬建的一棟或多棟建築物之一個或多個住宅單位的不分割份數一併轉讓；或

(II) 承讓人現時已擁有專屬使用與管有該地段已建或擬建的一棟或多棟建築物之一個或多個住宅單位的不分割份數；或

(ii) 分租(除非租予該地段已建或擬建的一棟或多棟建築物內之住宅單位的住客)。

於任何情況下，不可轉讓多過總共三個住宅停車位及住宅電單車停車位予現已或將會建於該地段的一棟或多棟建築物內之任何一個住宅單位的業主或分租予任何一個住宅單位的住客。

(b) 儘管本特別條款第(a)款，承授人可以在取得署長事先書面同意下將住宅車位和住宅電單車車位整體轉讓，但只可轉讓給承授人全資擁有的附屬公司。

(c) 本特別條款第(a)款的規定不適用於有關該地段的整體轉讓、分租、按揭或押記。

(d) 本特別條款第(a)款及第(b)款的規定不適用於傷殘人士停車位。

5. 批地文件特別條款第(25)條訂明：

在該地段內根據本文特別條款第(20)(a)(iii)條、第(20)(c)(i)條及第(21)(a)條提供之停車位須被指定為並構成公用地方的一部分。

6. 批地文件特別條款第(27)條訂明：

未經署長預先書面同意，承授人不能削去、移除或後移毗鄰或毗連該地段的任何政府土地或在任何政府土地內堆積或堆填或進行任何類型的斜坡處理工程，署長可全權酌情作出同意並施加他認為合適的任何條款及條件，包括以他決定的地價授予額外的政府土地作為該地段的延伸段。

7. 批地文件特別條款第(29)條訂明：

(a) 倘若從該地段或開發該地段所影響的其他範圍的泥土、廢土、瓦礫、建築廢料或建築材料(下稱「廢料」)被腐蝕、沖洗或棄置到公共巷或道路或路渠、前濱或海床、污水渠、雨水渠、排水渠或溝渠或其他政府物業(下稱「政府物業」)，承授人須自費清理該等廢料並修復對政府物業造成的任何損壞。承授人須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾所引致或的一切訴訟、索償及要求彌償政府。

(b) 即使本特別條款第(a)條另有規定，署長可以(但沒有責任)應承授人要求清理上述廢料和修復對政府物業造成的損壞。承授人須在要求時支付因此產生的費用。

8. 批地文件特別條款第(30)條訂明：

承授人須在任何時候，特別是在進行拆除、移除、建築、保養、翻新或維修工程(下稱「**工程**」)期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(下稱「服務」)造成任何損壞、干擾或阻塞。承授人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務的現況及水平，並須提交處理任何可能受工程影響的服務的書面建議給署長，在一切方面供他審批，並不得在取得署長對工程及上述建議作出的書面批准前進行該等工程。承授人須遵守和自費履行署長在給予上述批准時對服務的任何要求，包括任何必要的改道、重鋪或修復的費用。承授人必須自費在一切方面維修、彌補及修復工程以任何方式對該地段或它們其中任何部分或任何服務造成的任何損壞、干擾或阻塞(溝渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，承授人須應要求向政府支付該等工程的費用)，使署長滿意。如果承授人未能對該地段或它們其中任何部分或任何服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承授人須應要求向政府支付該等工程的費用。

9. 有關批地文件特別條款第(32)條，請參閱上文E9段。

10. 有關批地文件特別條款第(33)條，請參閱上文E10段。

11. 批地文件特別條款第(34)條訂明：

(a) 除非獲得環境保護署署長的事先書面同意不需要進行污水影響評估(下稱「污水影響評估」)，承授人須在本協議訂立的日期起六個曆月內或署長可批准的其他延長期限內，自費以在一切方面使環境保護署署長滿意的方式向環境保護署署長提交或安排他人提交一份污水影響評估以取得其書面批准，該污水影響評估除了其他事項外，須載有環境保護署署長可要求的資料及詳情，包括但不限於發展該地段所產生的一切不利的污水影響和對緩解措施、改善工程及其他措施和工程的建議。

(b) 承授人須自費在環境保護署署長或渠務署署長或其共同指定的時限內進行及實施經環境保護署署長批准的污水影響評估作出的建議，在一切方面使環境保護署署長及渠務署署長滿意。

(c) 污水影響評估的技術層面須由香港工程師學會且具備土木工程專業的會員或執業土木工程師進行。

(d) 在環境保護署署長沒有書面批准污水影響評估之前，不得在該地段或其任何部分展開建築工程(場地勘察工程及地盤平整工程除外)。

(e) 為免存疑和在不影響本文一般條款第2條和第3條的一般適用範圍下，承授人特此明文承認及同意他須獨自負責自費實施經批准的污水影響評估的建議，在一切方面使環境保護署署長及渠務署署長滿意。政府及其官員毋須就承授人履行其在本特別條款或其他方式的責任、義務或其他原因所引起或附帶引起對承授人造成或令其蒙受的任何支出、損害、或損失承擔責任，而且承授人不得就任何該等支出、 損害、或損失向政府及其官員提出索償。

# 15 批地文件的摘要 SUMMARY OF LAND GRANT

## A. The lot number of the land on which the development is situated

1. The Development is constructed on The Remaining Portion of New Kowloon Inland Lot No. 6559.
2. New Kowloon Inland Lot No. 6559 ("the lot") is held under the Conditions of Grant No. 20324 dated 21 August 2018 (the "Land Grant").

## B. The term of years under the lease

The lot is granted for a term of 50 years commencing from 21 August 2018.

## C. The user restrictions applicable to that land

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

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

   (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:-

   (i) in respect of the lowest five floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

   (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest five floors in the event that there are more than five basement levels), for private residential purposes; and

   (iii) in respect of any basement level (if erected), whether being one of the lowest five floors or a basement level above the lowest five floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

   (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (20) and (21) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director of Lands ("the Director") as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.

   (d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and what constitutes a basement level or basement levels shall be final and binding on the Grantee.

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

   No tree or shrub shall be planted and no building or structure or support for any building or structure (other than the Structures as defined in sub-clause (c)(i)(II) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within that portion of the lot shown coloured pink hatched blue on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Blue Area").

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

   The Pink Hatched Blue Area or any part or parts thereof shall not be used for any purpose other than public pedestrian passage on foot or by wheelchair or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.

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

   Notwithstanding the provisions contained in Special Condition No. (5) hereof, the Grantee shall, after the works referred to in sub-clauses (c)(i) and (ii) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (g) of this Special Condition, permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the pedestrian passage way within the Pink Hatched Blue Area.

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

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

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

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

   (a) No tree or shrub shall be planted and no building or structure or support for any building or structure (other than the Structures as defined in sub-clause (c)(i)(II) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within that portion of the lot shown coloured pink hatched blue on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Blue Area").

(b) Save as provided under sub-clause (c)(i) of this Special Condition, no object or material of whatsoever nature which may cause obstruction to the access to and the free passage on, over, along, to, from and through the Pink Hatched Blue Area shall be placed within the Pink Hatched Blue Area. Where in the opinion of the Director (whose opinion shall be final and binding upon the Grantee) there is any object or material which may cause obstruction to the access to and the free passage on, over, along, to, from and through the Pink Hatched Blue Area, the Director shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and within such time limit as shall be specified by the Director, to demolish or remove such object or material and to reinstate the Pink Hatched Blue Area in all respects to the satisfaction of the Director.

(c) Notwithstanding the provisions contained in Special Condition No. (5) hereof, the Grantee shall:

(i) on or before the date specified in Special Condition No. (4) hereof (or within such other extended period or periods as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form the Pink Hatched Blue Area; and

(II) provide and construct pedestrian passage way together with such culverts, pavements, sewers, drains or such other structures as the Director in his sole discretion may require within the Pink Hatched Blue Area (hereinafter collectively referred to as "the Structures")

so that pedestrian traffic may be carried on the Pink Hatched Blue Area;

(ii) on or before the date specified in Special Condition No. (4) hereof (or within such other extended period or periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director, surface, kerb and channel the Pink Hatched Blue 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; and

(iii) manage and maintain at his own expense the Pink Hatched Blue Area together with (upon completion of the works required under sub-clauses (c)(i) and (c)(ii) of this Special Condition) the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to sub-clauses (c)(i) and (c)(ii) of this Special Condition, except those parts thereof which have been surrendered to the Government under sub-clause (g) of this Special Condition, in all respects to the satisfaction of the Director until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government under sub-clause (g) of this Special Condition.

(d) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (c) of this Special Condition within the prescribed period stated therein or upon the failure or neglect by the Grantee to perform, observe or comply with the notice served upon him under sub-clause (b) 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 upon the Grantee.

(e) The Grantee shall at all times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (g) of this Special Condition permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Pink Hatched Blue Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (b) and (c) of this Special Condition and for the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary in the Pink Hatched Blue Area.

(f) The Government, the Director, his officers, contractors, his or their workmen and any other persons duly authorized by the Director 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, the Director, his officers, contractors, his or their workmen and any other persons duly authorized by the Director under sub-clauses (d) and (e) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government or the Director or his officers, contractors, his or their workmen and any other persons duly authorized by the Director in respect of any such loss, damage, nuisance or disturbance.

(g) The Grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof together with the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to sub-clauses (c)(i) and (c)(ii) of this Special Condition or any part or parts thereof as the Director shall at his sole discretion specify to the Government free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Grantee, but may do so as and when the Government sees fit. For this purpose the Grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require.

(h) Notwithstanding the provisions contained in Special Condition No. (15) hereof, the Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do prior to the surrender of the Pink Hatched Blue Area to the Government pursuant to sub-clause (g) of this Special Condition unless and until the Grantee has at his own expense carved out the Pink Hatched Blue Area from the lot to the satisfaction of the Director provided that this sub-clause (h) shall not apply to a building mortgage as provided under Special Condition No. (15)(d) hereof. Prior to such carving out, the Grantee shall at his own expense submit the carving out document to the Director for his written approval.

(i) Notwithstanding the provisions contained in Special Condition No. (15) hereof, the Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Pink Hatched Blue Area or any part thereof or any interest therein or enter into any agreement so to do provided that this sub-clause (i) shall not apply to the surrender and carving out of the Pink Hatched Blue Area under this Special Condition and a building mortgage of the lot as a whole as provided in Special Condition No. (15)(d) hereof.

(j) The Pink Hatched Blue Area or any part or parts thereof shall not be used for any purpose other than public pedestrian passage on foot or by wheelchair or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.

(k) Notwithstanding the provisions contained in Special Condition No. (5) hereof, the Grantee shall, after the works referred to in sub-clauses (c)(i) and (ii) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (g) of this Special Condition, permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the pedestrian passage way within the Pink Hatched Blue Area.

(l) 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 (k) of this Special Condition, and no claim for compensation or otherwise shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(m) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (k) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Blue Area or any part or parts thereof to the public for the right of passage.

(n) (i) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (k) 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.

(ii) It is further expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (g) 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(2) 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(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(o) The Grantee agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Hatched Blue Area or any part or parts thereof pursuant to sub-clause (g) of this Special Condition, due to the reduction of the area of the lot or otherwise, the Grantee may not be able to attain the respective maximum gross floor areas stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof. The Government shall have no liability and the Grantee shall have no claim for compensation or refund of premium or payment of whatsoever nature against the Government if the respective maximum gross floor areas permitted under Special Conditions Nos. (8)(c) and (8)(d) hereof cannot be attained.

(p) The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges, and demands 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 and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Pink Hatched Blue Area.

*Note: The completion date in Special Condition No. (9)(c) has been amended to 30 September 2024 pursuant to the letter from the District Lands Office, Kowloon West of the Lands Department dated 7 July 2020.

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

1. General Condition No. 6 of the Land Grant stipulates that:
   (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.
2. Special Condition No. (4) of the Land Grant stipulates that:
   The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2024.
   *Note: The completion date in Special Condition No. (4) has been amended to 30 September 2024 pursuant to the letter from the District Lands Office, Kowloon West of the Lands Department dated 7 July 2020.
3. Special Condition No. (7) of the Land Grant stipulates that:
   (a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
   (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
      (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
      (iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.
      (iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.
   (c) The Grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
   (d) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
   (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. (17)(a)(v) hereof.
4. Special Condition No. (11) of the Land Grant stipulates that:
   (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 areas respectively stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof, subject to Special Condition No. (37)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area 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. (17)(a)(v) 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 within the lot and their bona fide visitors and by no other person or persons.

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

(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below (unless the Director consents to a rate for or to a number of 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 22 residential units or part thereof |
| Not less than 40 square metres but less than 70 square metres | One space for every 12 residential units or part thereof |
| Not less than 70 square metres but less than 100 square metres | One space for every 4 residential units or part thereof |
| Not less than 100 square metres but less than 130 square metres | One space for every 1.5 residential units or part thereof |
| Not less than 130 square metres but less than 160 square metres | One space for every 1.1 residential units or part thereof |
| Not less than 160 square metres | One space for every 0.9 residential unit or part thereof |

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

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof; and

(II) the pro-rata gross floor area of Residential Common Area (as hereinafter defined) in respect of a residential unit. In so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Conditions Nos. (8)(c) and (8)(d) 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) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the lot:-

(I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of 1 space for every block of residential units, or

(II) at such other rates as may be approved by the Director.

(iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof) and (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) One space for every 300 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings to be used for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes or such other rates as may be approved by the Director 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.

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

(iii) The spaces provided under sub-clause (b)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purpose stipulated in the said sub-clause and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof), (a)(iii) and (b) 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 the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the 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 the Disabled Persons.

(ii) In addition to the restrictions as respectively provided under Special Conditions Nos. (20)(a)(iv) and (20)(b)(iii) hereof, it is further provided that the Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

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

(I) One space for every 150 residential units or part thereof in the building or buildings erected or to be erected on the lot (hereinafter referred to as "the Residential Motor Cycle Parking Spaces"); and

(II) 5 percent of the total number of spaces required to be provided under sub-clause (b)(i) of this Special Condition provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

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

(iii) The spaces provided under sub-clause (d)(i)(II) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(e) (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof), (a)(iii) and (b) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the spaces provided under sub-clause (d) of this Special Condition 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.

6. Special Condition No. (21) of the Land Grant stipulates that:
   (a) 7 spaces or such other number as may be approved by the Director shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation within the lot.
   (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 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.
7. Special Condition No. (28) of the Land Grant stipulates that:
   (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the 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. (27) 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.
8. Special Condition No. (31) of the Land Grant stipulates that:
   (a) 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) 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.
9. Special Condition No. (32) of the Land Grant stipulates that:
   (a) The Grantee shall within six calendar months from the date of this Agreement (or such other extended period or periods as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as "the NIA") on the development of the lot containing, among others, such information as the Director may require including but not limited to all adverse noise impacts on the development of the lot and proposals for appropriate noise mitigation measures (hereafter referred to as "Noise Mitigation Measures").
   (b) The Grantee shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.
   (c) No building works (except the ground investigation and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director.

(d) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 2 and 3 hereof, the Grantee hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.

10. Special Condition No. (33) of the Land Grant stipulates that:

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

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

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

(g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;

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

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

(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 the cost of such works;

(k) the Grantee shall at all times throughout the term hereby agreed to be granted permit the Director, his officers, contractors, agents, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon free of cost for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

(l) neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and

(m) the Grantee shall at all times indemnify and keep indemnified the Government, the Director, his officers, contractors, agents, his or their workmen and any other person authorized by the Director from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, renewal, replacement, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition.

## F. The lease conditions that are onerous to a purchaser

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

(a) The Grantee acknowledges that, as at the date of this Agreement, certain structures and pipes protrude from an adjoining building erected on all that piece or parcel of land registered in the Land Registry as the Remaining Portion of New Kowloon Inland Lot No. 2000 (hereinafter referred to as "the Adjoining Lot") onto the lot (hereinafter referred to as "the Encroachment") and that the grant of the lot is subject to the existence of the Encroachment. The Government gives no warranty, express or implied, (i) as to the physical condition, state or safety of the Encroachment or any part thereof; (ii) as to whether the Encroachment was erected or installed or has remained in existence in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation; (iii) as to whether the Encroachment will be demolished, removed or rectified; and (iv) as to whether the Encroachment is entitled to any easement of support or the like.

(b) The Government shall be under no responsibility, obligation or liability whatsoever to the Grantee or any other persons for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other persons by reason of or arising out of or incidental to:

(i) the Encroachment; or

(ii) the existence, maintenance, repair, use, removal or demolition of the Encroachment; or

(iii) the taking of steps of legal proceedings or actions against the owners or occupiers of the Adjoining Lot or any other persons in respect of the Encroachment;

or otherwise, and no claim whatsoever shall be made by the Grantee against the Director and his officers, contractors and agents and any persons authorized by the Director whomsoever in respect of any such loss, damage, nuisance or disturbance.

(c) The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the existence, maintenance, repair, use, removal or demolition of the Encroachment.

(d) For the avoidance of doubt, the existence of the Encroachment and the fact that the lot is hereby agreed to be granted subject to the existence of the same shall not in any way relieve the Grantee of, or release, discharge, lessen or vary, the Grantee's obligations under these Conditions or affect or prejudice in any way the rights and remedies of the Government under these Conditions in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions.

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

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

3. For Special Condition No. (9) of the Land Grant, please refer to paragraph D1 above.

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

(a) The Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

(i) assigned except

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

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

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

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

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

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

(d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons.

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

The spaces provided within the lot in accordance with Special Conditions Nos. (20)(a)(iii), (20)(c)(i) and (21)(a) hereof shall be designated as and form part of the Common Areas.

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

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

7. Special Condition No. (29) of the Land Grant stipulates that:
   (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the 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.
   (b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.
8. Special Condition No. (30) of the Land Grant stipulates that:
   The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out demolition, removal, construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.
9. For Special Condition No. (32) of the Land Grant, please refer to paragraph E9 above.
10. For Special Condition No. (33) of the Land Grant, please refer to paragraph E10 above.
11. Special Condition No. (34) of the Land Grant stipulates that:
   (a) Save and except with the prior written consent of the Director of Environmental Protection that a sewerage impact assessment (hereinafter referred to as "SIA") shall not be required, the Grantee shall within 6 calendar months from the date of this Agreement (or such other extended period or periods as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a SIA containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
   (b) The Grantee shall at his own expense implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services and within such time limit as may be stipulated by either or both of them.
   (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers within civil engineering as the specialist discipline or a chartered civil engineer.
   (d) No building works (except ground investigation and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.
   (e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 2 and 3 hereof, the Grantee hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.

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

## A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

1. 描述：

   批地文件特別條款第(9)條所載的粉紅色加藍斜線範圍。

2. 公眾有權按照批地文件條款使用該等設施。

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

1. 描述：

   批地文件特別條款第(9)條所載的粉紅色加藍斜線範圍及構築物(直至整個粉紅色加藍斜線範圍按批地文件特別條款第(9)(g)條交還給政府)。

2. 公眾有權按照批地文件條款使用該等設施。
3. 該等設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。
4. 該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

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

不適用。

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

不適用 。

## E. 顯示該等設施、休憩用地及土地中的該等部分的圖則

請參閱本節末列出的圖則 。

## F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

粉紅色加藍斜線範圍及構築物

| 特別條款 | 批地文件條款 |
|---|---|
| 特別條款第(9)條 | (a) 不可在夾附於此的圖則上以粉紅色加藍斜線顯示的範圍(下稱「粉紅色加藍斜線範圍」)以上、以下、上方、下方或以內種植樹木或灌木，搭建、興建或放置任何建築物或構築物或建築物的支承件或構築物的支承件(本特別條款第(c)(i)(II)款中定義的構築物除外)。<br><br>(b) 除本特別條款第(c)(i)款規定外，凡可能妨礙自由經過、越過、沿、往返、及穿過粉紅色加藍斜線範圍的任何性質的物體或材料都不可放置在粉紅色加藍斜線範圍內。如果署長認為(其決定為最終的，並對承授人有約束力)有任何物體或材料可能會阻礙出入及自由經過、越過、沿、往返及穿過粉紅色加藍斜線範圍，署長有權以書面通知要求承授人在署長指定的期限內，由承授人自費拆除或移除此類物體或材料，並修復粉紅色加藍斜線範圍，在一切方面使署長滿意。<br><br>(c) 儘管本文特別條款第(5)條，承授人須：<br>(i) 於本文特別條款第(4)條所指明的日期或之前或署長可能批准的其他延長期限內，自費按署長批准的方式、材料、標準、水平、定線及設計，在一切方面使署長滿意：<br>(I) 鋪設及構建粉紅色加藍斜線範圍；及<br>(II) 提供及建造公共行人通道連同暗渠、行人路、污水渠、排水渠或署長全權酌情要求在粉紅色加藍斜線範圍內的其他構築物(下稱「構築物」)以便於粉紅色加藍斜線範圍供行人之交通；<br>(ii) 於特別條款第(4)條所指明的日期或之前或署長可能批准的其他延長期限內，自費在粉紅色加藍斜線範圍鋪設路面、路緣及渠道，並為其提供署長可能要求的明渠、污水渠、排水渠、消防龍頭連同接駁至總管的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，在一切方面使署長滿意；及<br>(iii) 自費管理和保養粉紅色加藍斜線範圍連同(在完成本特別條款第(c)(i)款和第(c)(ii)款要求的工程後)構築物以及按本特別條款第(c)(i)款和第(c)(ii)款規定在該範圍之上或之內興建、設置及提供的所有建築物及物體，除了根據本特別條款第(g)款已移交給政府的部分，在一切方面使署長滿意，直至按本特別條款第(g)款交還整個粉紅色加藍斜線範圍的管有權給政府為止。<br><br>(d) 倘若承授人未能在本特別條款第(c)款規定的期限內履行其在該款的責任，或承授人疏忽或未能執行、遵守或履行在本特別條款第(b)款規定的通知的的要求，政府可進行必要的工程，費用一概由承授人負責，承授人須在接獲要求時向政府支付相等於該工程費用的金額，該金額由署長決定，其決定為最終決定並對承授人有約束力。 |

| 特別條款 | 批地文件條款 |
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| 特別條款第(9)條 | (e) 承授人須在按本特別條款第(g)款交還整個粉紅色加藍斜線範圍給政府之前，准許署長、其官員、承辦商、其工人及其授權的任何其他人士帶上或不帶工具、設備、機器或車輛有權自由及不受限制地出入、經過及往返該地段及粉紅色加藍斜線範圍，旨在視察、檢查及監管按本特別條款第(b)款和第(c)款進行的任何工程並進行、視察、檢查及監管本特別條款第(d)款下的工程及署長認為必要在粉紅色加藍斜線範圍進行的任何其他工程。<br><br>(f) 政府、署長、其官員、承辦商、其工人及其授權的任何其他人士對承授人或其他人士履行本特別條款的責任或政府、署長、其官員、承辦商、其工人及其授權的任何其他人士行使本特別條款第(d)款及第(e)款賦予的權利或其他所產生或附帶的任何損失、損害、滋擾或干擾無須承擔任何責任。承授人不得對上述任何損失、損害、滋擾或干擾向政府或署長及其官員、承辦商、其工人及其授權的任何其他人士要求補償。<br><br>(g) 承授人應在署長如此通知時，自費將粉紅色加藍斜線範圍或其任何部分連同按本特別條款第(c)(i)款和第(c)(ii)款的規定構築物、該範圍之上或之內興建、設置及提供的所有建築物及物體，以及署長全權酌情提及的一切部分以不帶任何產權負擔、及不向政府收取任何代價、付款或補償的條件下交還及移交給政府，但是政府沒有責任應承授人的要求接受交還粉紅色加藍斜線範圍或其中任何部分，而是在其認為合適的情況下接受。就本條件而言，承授人須按署長批准或要求的格式及條件自費簽訂交還契據及任何其他必要的文件。<br><br>(h) 儘管本文特別條款第(15)條，在按本特別條款第(g)款交還粉紅色加藍斜線範圍給政府之前，承授人不得轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於該地段或其中任何部分或在其上的建築物或其中任何部分或訂立此類協議，除非及直至承授人已自費從該地段分割粉紅色加藍斜線範圍，使署長滿意，惟本(h)款不適用於按本文特別條款第(15)(d)條規定的建築按揭。在上述分割之前，承授人須自費提交分割文件給署長作書面審批。<br><br>(i) 儘管本文特別條款第(15)條，承授人不能轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於粉紅色加藍斜線範圍或其中任何部分或其權益或訂立此類協議，惟本(i)款不適用於按本特別條款交還及分割粉紅色加藍斜線範圍及按本文特別條款第 (15)(d)條規定為整個地段作建築按揭。<br><br>(j) 除作供徒步或乘坐輪椅通過的公共行人通道，或署長全權酌情批准的用途外，概不可使用粉紅色加藍斜線範圍或其任何部分作任何其他用途。不得存放或停泊任何貨物或車輛在粉紅色加藍斜線範圍以內或其任何部分。 |

| 特別條款 | 批地文件條款 |
|---|---|
| 特別條款第(9)條 | (k) 儘管本文特別條款第(5)條，在以署長滿意的方式及按照本特別條款第(c)(i)款及第(ii)款完成所提及的工程後和按本文特別條款第(g)款交還整個粉紅色加藍斜線範圍給政府之前，承授人須准許一切公眾人士為了一切合法目的在白天及晚上自由地及毋須繳交任何性質的費用徒步或乘坐輪椅，以沿著、往返、穿過及越過的方式，經過及再經過粉紅色加藍斜線範圍內的行人通道。<br><br>(l) 政府對承授人或其他人士履行本特別條款第(k)款的責任所產生或附帶的任何損失、損害、滋擾或干擾無須承擔任何責任。承授人不得對上述任何損失、損害、滋擾或干擾向政府、署長或其授權的任何其他人士要求補償。<br><br>(m) 特此明文同意、聲明及規定，對承授人施加本特別條款第(k)款的責任並非是承授人擬撥出，亦不等同政府同意撥出粉紅色加藍斜線範圍或其中任何部分作公眾享用道路權。<br><br>(n) (i) 特此明文同意與聲明，不得因本特別條款第(k)款規定承授人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(1)條，對其的任何修訂、替代還是其他規定。為免存疑，承授人明文放棄按《建築物(規劃)規例》第22(1)條，對其的任何修訂或替代申索額外上蓋面積或地積比的任何優惠或權利。<br>(ii) 特此又明文同意與聲明，不得因本特別條款第(g)款規定承授人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(2)條，對其的任何修訂、替代還是其他規定。為免存疑，承授人明文放棄按《建築物(規劃)規例》第22(2)條，對其的任何修訂或替代申索額外上蓋面積或地積比的任何優惠或權利。<br><br>(o) 承授人同意並接受在按本特別條款第(g)款交還粉紅色加藍斜線範圍或其任何部分後，因為該地段的面積減少或其他原因，在開發或重建該地段或其任何部分時，承授人可能無法取得本文特別條款第(8)(c)條及(8)(d)條分別准許的最大總樓面面積。政府對此沒有責任和承授人不得對未能取得本文特別條款第(8)(c)條及(8)(d)條分別准許的最大總樓面面積向政府要求補償或退還地價或其他索求。<br><br>(p) 承授人須對承授人、其傭工、工人及承辦商履行或不履行本特別條款規定承授人的責任或有關粉紅色加藍斜線範圍所引起或有關的一切責任、訴訟、司法程序、費用、索償、開支、損失、損害、收費及各種要求彌償政府，並確保其獲彌償保障。<br><br>*註：根據地政總署九龍西區地政處於2020年7月7日發出的信函，特別條款第(9)(c)條的完成日期已修訂為 2024年9月30日。 |

G. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

| 條款 | 公契的條文 |
|---|---|
| 第一節 | 「在本公契中，除文意另有所指，下列字及詞具有下述所給予他們的涵意：<br>「粉紅色加藍斜線範圍」指在批地文件特別條款第(9)(a)條所定義之粉紅色加藍斜線範圍。」 |
| 第六節<br>第B1(bu)條 | 「管理人須按本公契規定以妥善的方式管理該土地及發展項目，除本公契明文規定外，管理人須負責並具有充分及不受限制的授權作出妥善管理該土地及發展項目所必要或適當的一切行為及事情。在任何方面不限制前文的概括性的原則下，管理人具有下列權力及職責，即：<br>(bu)管理與保養粉紅色加藍斜線範圍連同構築物及按批地文件特別條款第(9)(c)(i)條及第(9)(c)(ii)條所興建、安裝及提供的其他建築物及物件，並於所有方面達至地政總署署長滿意，直至整個粉紅色加藍斜線範圍已根據批地文件特別條款第(9)(g)條交還政府為止。」 |
| 第六節<br>第D3(s)條 | 「管理預算的管理開支須包括但不限 於以下內容：<br>(s)管理與保養粉紅色加藍斜線範圍連同構築物及按批地文件特別條款第(9)(c)(i)條及第(9)(c)(ii)條所興建、安裝及提供的其他建築物及物件，並於所有方面達至地政總署署長滿意，直至整個粉紅色加藍斜線範圍已根據批地文件特別條款第(9)(g)條交還政府為止的費用及開支。」 |
| 第十節<br>第12條 | 「儘管本文包含任何內容，本文各方承認在整個粉紅色加藍斜線範圍已根據批地文件特別條款第(9)(g)條交還政府為止，管理人有責任管理與保養粉紅色加藍斜線範圍連同構築物及按批地文件特別條款第(9)(c)(i)條及第(9)(c)(ii)條所興建、安裝及提供的其他建築物及物件，並就粉紅色加藍斜線範圍連同構築物及按批地文件特別條款第(9)(c)(i)條及第(9)(c)(ii)條所興建、安裝及提供的其他建築物及物件按批地文件所要求進行此類其他工程。業主須負責其費用及開支猶如粉紅色加藍斜線範圍連同構築物及按批地文件特別條款第(9)(c)(i)條及第(9)(c)(ii)條所興建、安裝及提供的其他建築物及物件為公用地方及設施的一部分。」 |

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

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

1. Description:
   The Pink Hatched Blue Area as referred to in Special Condition No. (9) of the Land Grant.
2. The general public has the right to use the facilities in accordance with the Land Grant.

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

1. Description:
   The Pink Hatched Blue Area and the Structures as referred to in Special Condition No. (9) of the Land Grant (until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with Special Condition No. (9)(g) of the Land Grant).
2. The general public has the right to use the facilities in accordance with the Land Grant.
3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.
4. Those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

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

Please refer to the plan set out at the end of this Section.

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

The Pink Hatched Blue Area and the Structures

| Special Condition | Provisions of the Land Grant |
|---|---|
| Special Condition No. (9) | (a) No tree or shrub shall be planted and no building or structure or support for any building or structure (other than the Structures as defined in sub-clause (c)(i)(II) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within that portion of the lot shown coloured pink hatched blue on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Blue Area").<br><br>(b) Save as provided under sub-clause (c)(i) of this Special Condition, no object or material of whatsoever nature which may cause obstruction to the access to and the free passage on, over, along, to, from and through the Pink Hatched Blue Area shall be placed within the Pink Hatched Blue Area. Where in the opinion of the Director (whose opinion shall be final and binding upon the Grantee) there is any object or material which may cause obstruction to the access to and the free passage on, over, along, to, from and through the Pink Hatched Blue Area, the Director shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and within such time limit as shall be specified by the Director, to demolish or remove such object or material and to reinstate the Pink Hatched Blue Area in all respects to the satisfaction of the Director.<br><br>(c) Notwithstanding the provisions contained in Special Condition No. (5) hereof, the Grantee shall:<br>(i) on or before the date specified in Special Condition No. (4) hereof (or within such other extended period or periods as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:<br>(I) lay and form the Pink Hatched Blue Area; and<br>(II) provide and construct pedestrian passage way together with such culverts, pavements, sewers, drains or such other structures as the Director in his sole discretion may require within the Pink Hatched Blue Area (hereinafter collectively referred to as "the Structures")<br>so that pedestrian traffic may be carried on the Pink Hatched Blue Area; |

| Special Condition | Provisions of the Land Grant |
|---|---|
| Special Condition No. (9) | (ii) on or before the date specified in Special Condition No. (4) hereof (or within such other extended period or periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director, surface, kerb and channel the Pink Hatched Blue 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; and<br><br>(iii) manage and maintain at his own expense the Pink Hatched Blue Area together with (upon completion of the works required under sub-clauses (c)(i) and (c)(ii) of this Special Condition) the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to sub-clauses (c)(i) and (c)(ii) of this Special Condition, except those parts thereof which have been surrendered to the Government under sub-clause (g) of this Special Condition, in all respects to the satisfaction of the Director until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government under sub-clause (g) of this Special Condition.<br><br>(d) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (c) of this Special Condition within the prescribed period stated therein or upon the failure or neglect by the Grantee to perform, observe or comply with the notice served upon him under sub-clause (b) 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 upon the Grantee.<br><br>(e) The Grantee shall at all times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (g) of this Special Condition permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Pink Hatched Blue Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (b) and (c) of this Special Condition and for the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary in the Pink Hatched Blue Area. |

| Special Condition | Provisions of the Land Grant |
|---|---|
| Special Condition No. (9) | (f) The Government, the Director, his officers, contractors, his or their workmen and any other persons duly authorized by the Director 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, the Director, his officers, contractors, his or their workmen and any other persons duly authorized by the Director under sub-clauses (d) and (e) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government or the Director or his officers, contractors, his or their workmen and any other persons duly authorized by the Director in respect of any such loss, damage, nuisance or disturbance.<br><br>(g) The Grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof together with the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to sub-clauses (c)(i) and (c)(ii) of this Special Condition or any part or parts thereof as the Director shall at his sole discretion specify to the Government free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Grantee, but may do so as and when the Government sees fit. For this purpose the Grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require.<br><br>(h) Notwithstanding the provisions contained in Special Condition No. (15) hereof, the Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do prior to the surrender of the Pink Hatched Blue Area to the Government pursuant to sub-clause (g) of this Special Condition unless and until the Grantee has at his own expense carved out the Pink Hatched Blue Area from the lot to the satisfaction of the Director provided that this sub-clause (h) shall not apply to a building mortgage as provided under Special Condition No. (15)(d) hereof. Prior to such carving out, the Grantee shall at his own expense submit the carving out document to the Director for his written approval. |

| Special Condition | Provisions of the Land Grant |
|---|---|
| Special Condition No. (9) | (i) Notwithstanding the provisions contained in Special Condition No. (15) hereof, the Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Pink Hatched Blue Area or any part thereof or any interest therein or enter into any agreement so to do provided that this sub-clause (i) shall not apply to the surrender and carving out of the Pink Hatched Blue Area under this Special Condition and a building mortgage of the lot as a whole as provided in Special Condition No. (15)(d) hereof.<br><br>(j) The Pink Hatched Blue Area or any part or parts thereof shall not be used for any purpose other than public pedestrian passage on foot or by wheelchair or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.<br><br>(k) Notwithstanding the provisions contained in Special Condition No. (5) hereof, the Grantee shall, after the works referred to in sub-clauses (c)(i) and (ii) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (g) of this Special Condition, permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the pedestrian passage way within the Pink Hatched Blue Area.<br><br>(l) 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 (k) of this Special Condition, and no claim for compensation or otherwise shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.<br><br>(m) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (k) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Blue Area or any part or parts thereof to the public for the right of passage. |

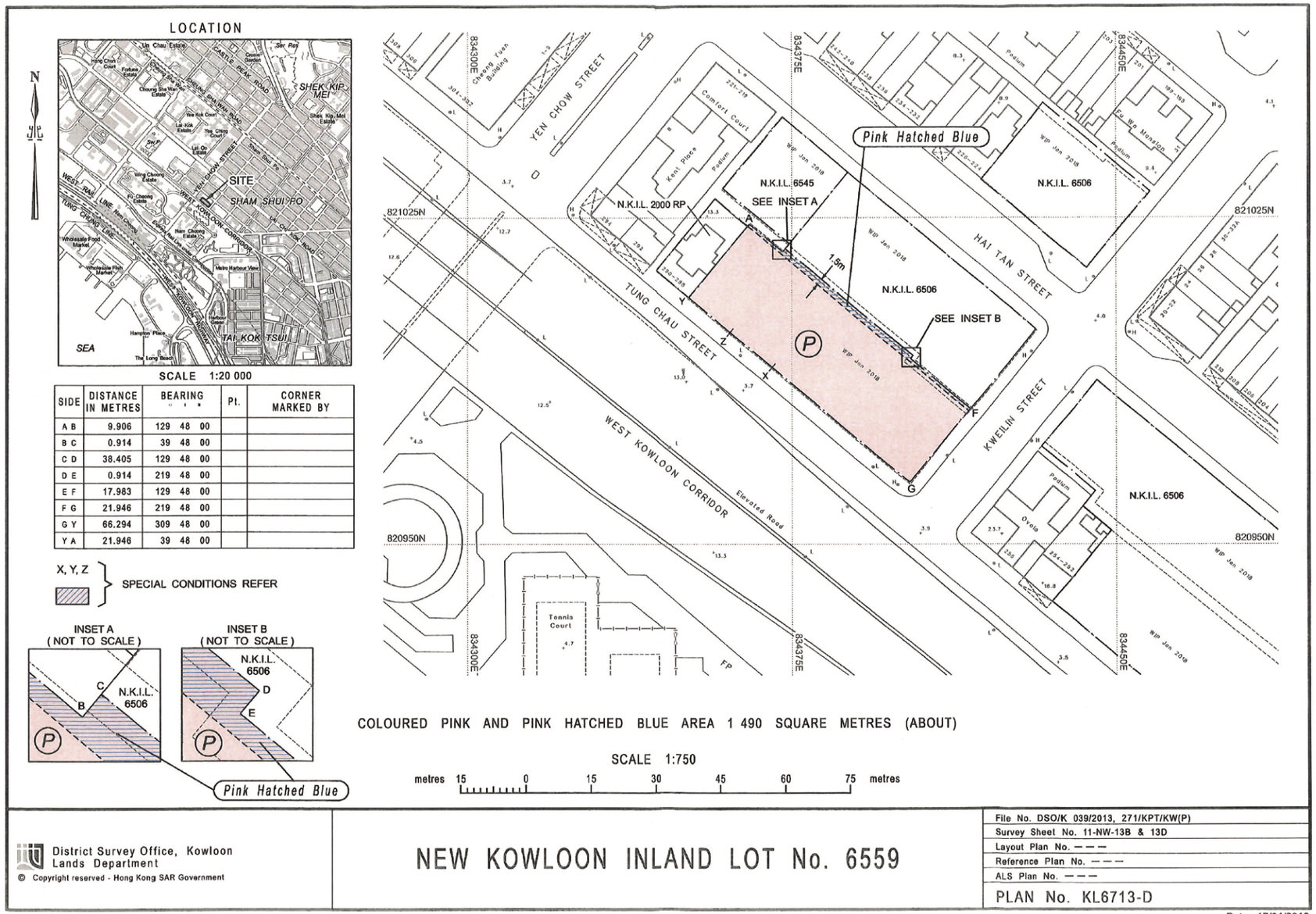
| Special Condition | Provisions of the Land Grant |
|---|---|
| Special Condition No. (9) | (n) (i) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (k) of this Special Condition will give rise to no expectation of, or claim for or in respect 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.<br><br>(ii) It is further expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (g) 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(2) 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(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.<br><br>(o) The Grantee agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Hatched Blue Area or any part or parts thereof pursuant to sub-clause (g) of this Special Condition, due to the reduction of the area of the lot or otherwise, the Grantee may not be able to attain the respective maximum gross floor areas stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof. The Government shall have no liability and the Grantee shall have no claim for compensation or refund of premium or payment of whatsoever nature against the Government if the respective maximum gross floor areas permitted under Special Conditions Nos. (8)(c) and (8)(d) hereof cannot be attained. |

| Special Condition | Provisions of the Land Grant |
|---|---|
| Special Condition No. (9) | (p) The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges, and demands 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 and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Pink Hatched Blue Area.<br><br>*Note: The completion date in Special Condition No. (9)(c) has been amended to 30 September 2024 pursuant to the letter from the District Lands Office, Kowloon West of the Lands Department dated 7 July 2020. |

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

| Clause | Provisions of the deed of mutual covenant |
|---|---|
| Section I | "In this Deed, the following words and expressions shall have the following meanings ascribed to them except where the context otherwise requires or permits:<br>"Pink Hatched Blue Area" means the Pink Hatched Blue Area as defined in Special Condition No.(9)(a) of the Government Grant. |
| Section VI Clause B1(bu) | "The Manager will manage the Land and the Development in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely:<br>(bu) To manage and maintain the Pink Hatched Blue Area together with the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to Special Conditions Nos.(9)(c)(i) and (9)(c)(ii) of the Government Grant, in all respects to the satisfaction of the Director of Lands until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government under Special Condition No.(9)(g) of the Government Grant." |
| Section VI Clause D3(s) | "The management expenses in the Management Budget shall include but not be limited to the following:<br>(s) the costs and expenses of managing and maintaining the Pink Hatched Blue Area together with the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to Special Conditions Nos. (9)(c)(i) and (9)(c)(ii) of the Government Grant, in all respects to the satisfaction of the Director of Lands until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government under Special Condition No.(9)(g) of the Government Grant;" |
| Section X Clause 12 | "Notwithstanding anything herein contained, the parties hereto acknowledge that until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government under Special Condition No.(9)(g) of the Government Grant, the Manager shall be responsible for the management and maintenance of the Pink Hatched Blue Area together with the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to Special Conditions Nos.(9)(c)(i) and (9)(c)(ii) of the Government Grant and shall carry out such other works in respect of the Pink Hatched Blue Area together with the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to Special Conditions Nos.(9)(c)(i) and (9)(c)(ii) of the Government Grant as are required under the Government Grant and the Owners shall be responsible for the costs and expenses thereof as if the Pink Hatched Blue Area together with the Structures and all structures and objects constructed, installed and provided thereon and therein pursuant to Special Conditions Nos. (9)(c)(i) and (9)(c)(ii) of the Government Grant were part of the Common Areas and Facilities." |

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




圖例
**Legend**

Pink hatched Blue = 粉紅色加藍斜線範圍
Pink hatched Blue = Pink hatched Blue Area

# 17 對買方的警告 WARNING TO PURCHASERS

1. 在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。

2. 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。

3. 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。

4. 如屬3.(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。

1. 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.

2. 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.

3. 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.

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

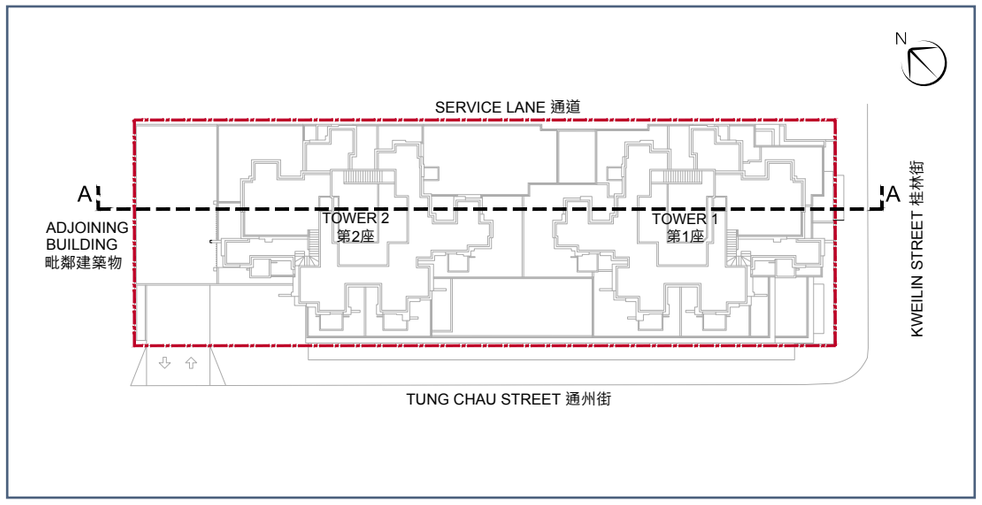
# 18 發展項目中的建築物的橫截面圖
# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 橫截面圖 A-A
## Cross-Section Plan A-A

毗鄰建築物的一段桂林街為香港主水平基準以上3.80米至3.82米。

The part of Kweilin Street adjacent to the building is 3.80 metres to 3.82 metres above the Hong Kong Principal Datum (m.P.D.).

## 索引圖
## Key Plan

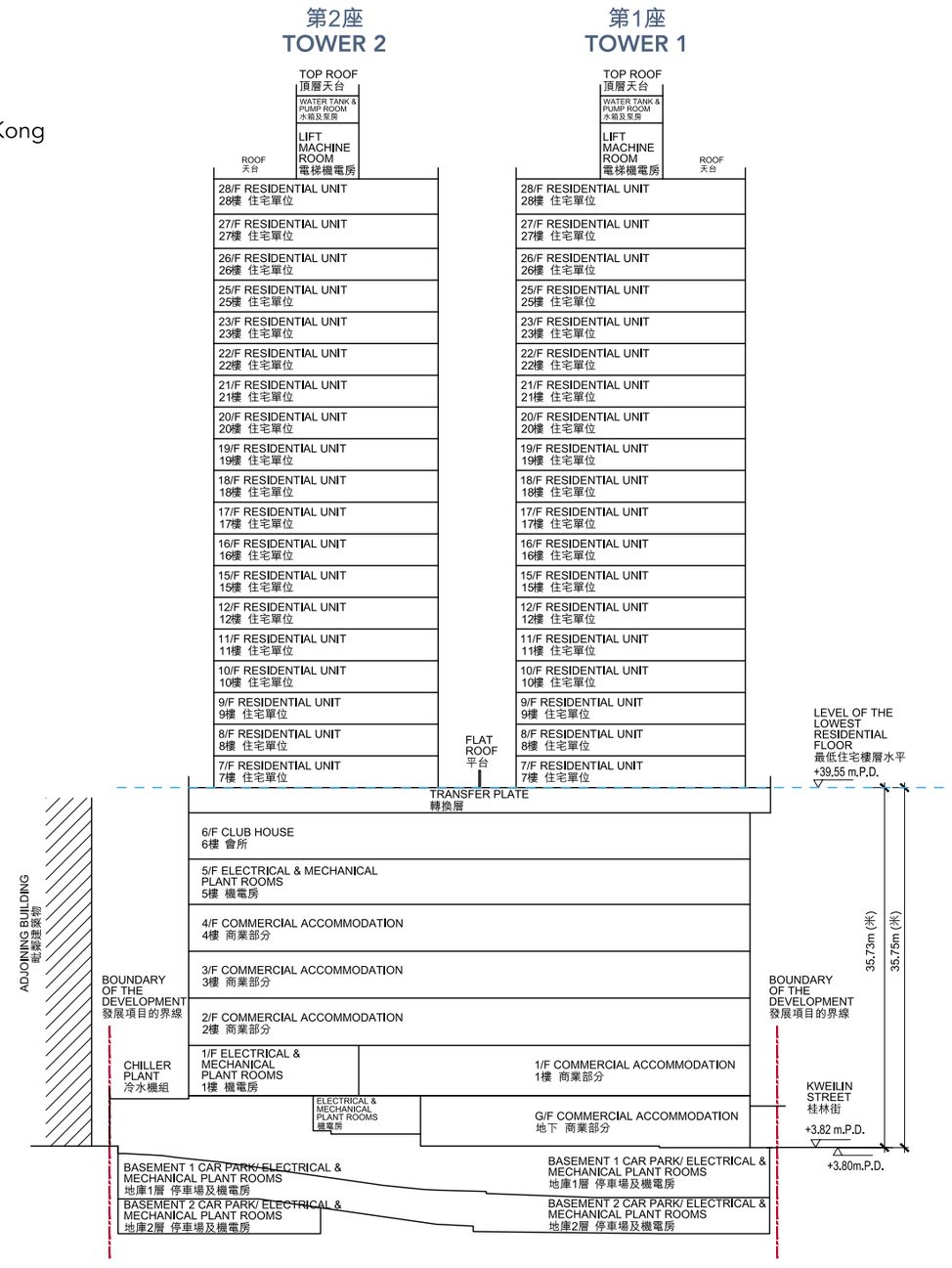



## 圖例
## Legend

發展項目的界線
Boundary of the Development

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

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



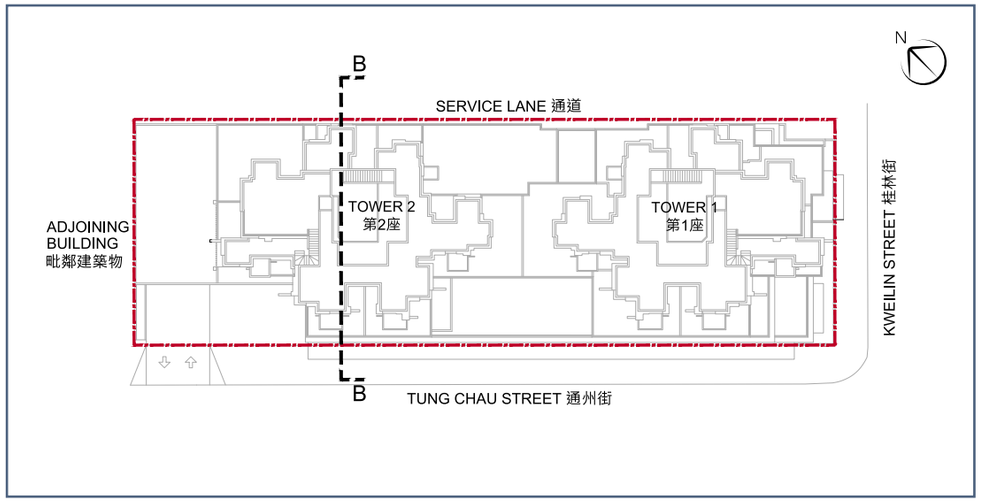
# 18 發展項目中的建築物的橫截面圖
# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 橫截面圖 B-B
## Cross-Section Plan B-B

1. 毗鄰建築物的一段通州街為香港主水平基準以上3.71米至3.79米。
2. 毗鄰建築物的一段通道為香港主水平基準以上3.78米至3.80米。
3. 毗鄰建築物的一段西九龍走廊為香港主水平基準以上13.00米至13.30米。

1. The part of Tung Chau Street adjacent to the building is 3.71 metres to 3.79 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Service Lane adjacent to the building is 3.78 metres to 3.80 metres above the Hong Kong Principal Datum (m.P.D.).
3. The part of West Kowloon Corridor adjacent to the building is 13.00 metres to 13.30 metres above the Hong Kong Principal Datum (m.P.D.).

## 索引圖
## Key Plan



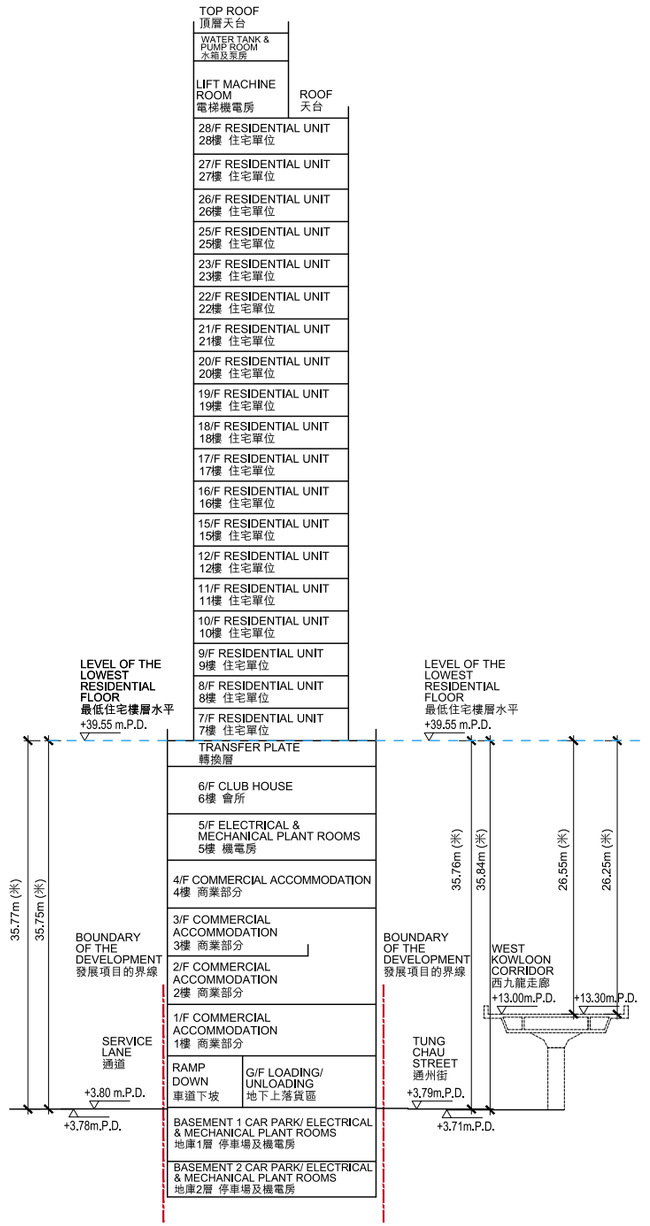

## 圖例
## Legend

發展項目的界線
Boundary of the Development

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

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

## 第2座
## TOWER 2



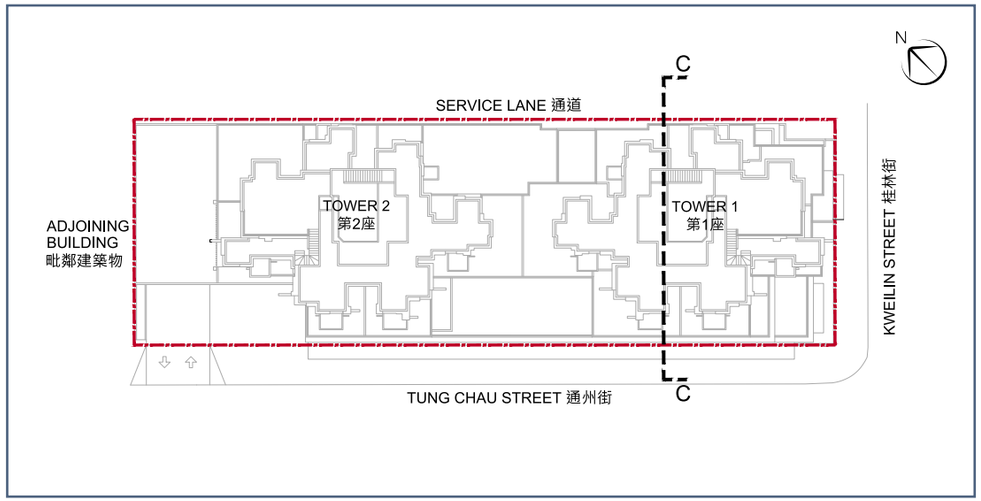
# 18 發展項目中的建築物的橫截面圖
# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 橫截面圖 C-C
## Cross-Section Plan C-C

1. 毗鄰建築物的一段通州街為香港主水平基準以上3.71米至3.79米。
2. 毗鄰建築物的一段通道為香港主水平基準以上3.78米至3.80米。
3. 毗鄰建築物的一段西九龍走廊為香港主水平基準以上13.00米至13.30米。

1. The part of Tung Chau Street adjacent to the building is 3.71 metres to 3.79 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Service Lane adjacent to the building is 3.78 metres to 3.80 metres above the Hong Kong Principal Datum (m.P.D.).
3. The part of West Kowloon Corridor adjacent to the building is 13.00 metres to 13.30 metres above the Hong Kong Principal Datum (m.P.D.).

## 索引圖
## Key Plan



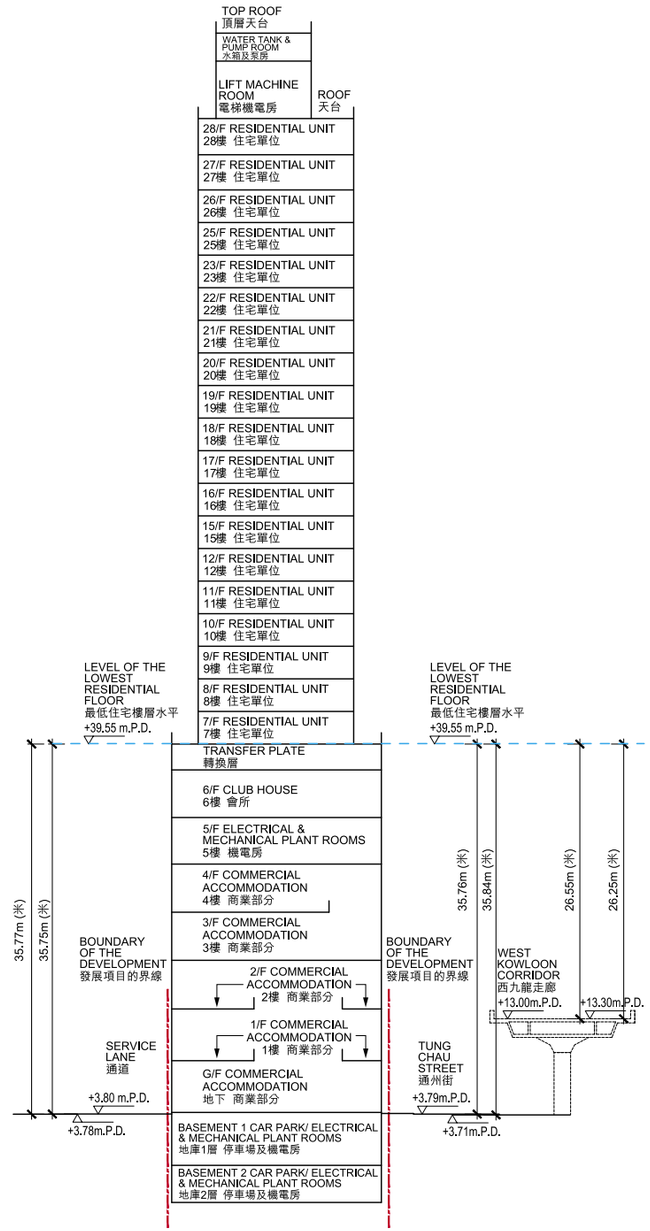

## 圖例
## Legend

發展項目的界線
Boundary of the Development

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

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

## 第1座
## TOWER 1



# 19 立面圖 ELEVATION PLAN

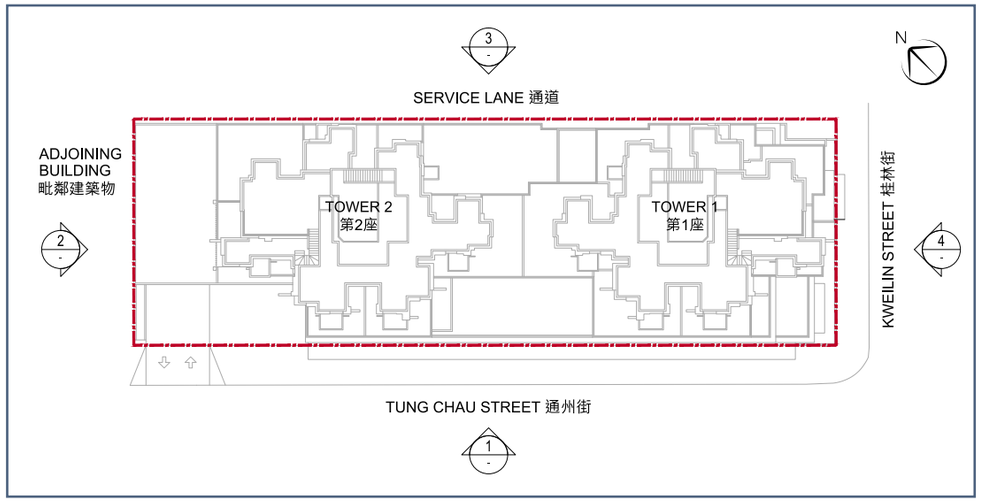
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2021年11月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

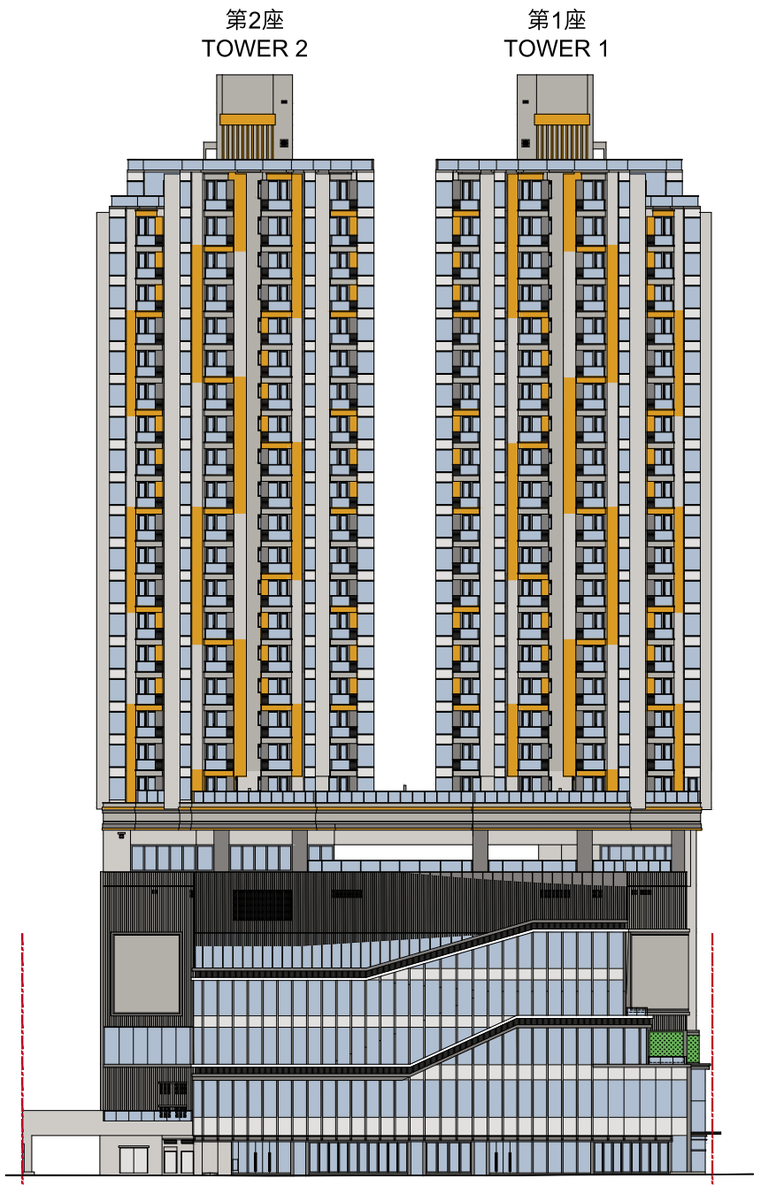
1. are prepared on the basis of the approved building plans for the Development as of 24th November 2021; and
2. are in general accordance with the outward appearance of the Development.

## 索引圖
## Key Plan




## 圖例
## Legend

發展項目的界線
Boundary of the Development




立面圖 1
ELEVATION PLAN 1




立面圖 2
ELEVATION PLAN 2

# 19 立面圖 ELEVATION PLAN

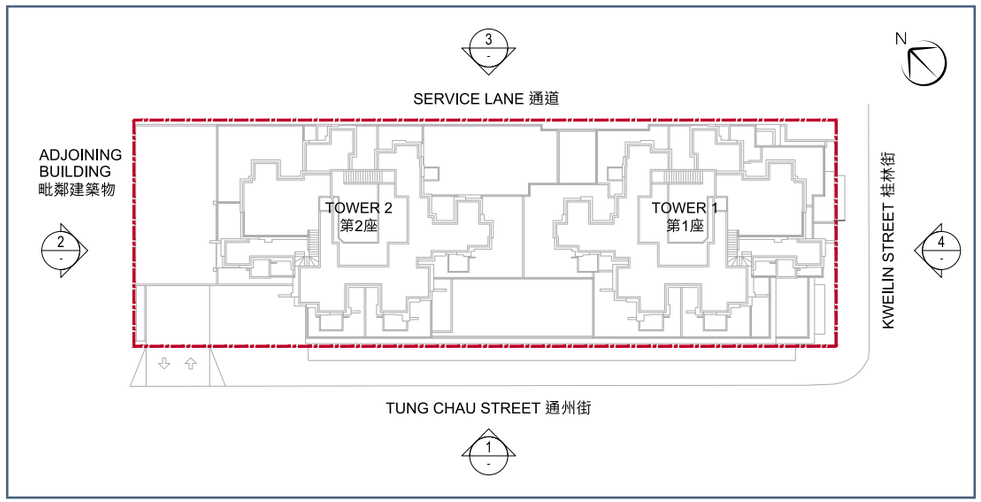
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2021年11月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

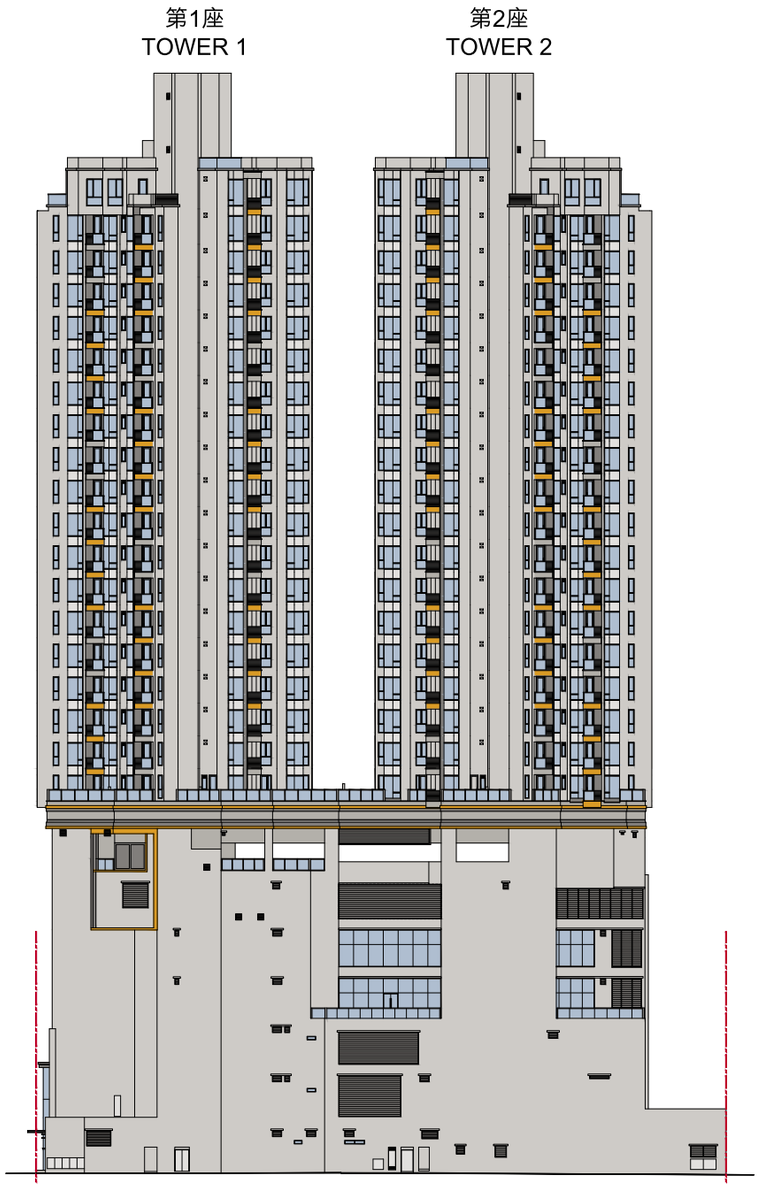
1. are prepared on the basis of the approved building plans for the Development as of 24th November 2021; and
2. are in general accordance with the outward appearance of the Development.

## 索引圖
## Key Plan




## 圖例
## Legend

發展項目的界線
Boundary of the Development




立面圖 3
ELEVATION PLAN 3




立面圖 4
ELEVATION PLAN 4

# 20 發展項目中的公用設施的資料
# INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

| 公用設施<br>Common Facilities | 有上蓋遮蓋之面積<br>Covered Area | | 沒有上蓋遮蓋之面積<br>Uncovered Area | | 總面積<br>Total Area | |
|---|---|---|---|---|---|---|
| | 平方米<br>sq. m. | 平方呎<br>sq. ft. | 平方米<br>sq. m. | 平方呎<br>sq. ft. | 平方米<br>sq. m. | 平方呎<br>sq. ft. |
| (a) 住客會所(包括供住客使用的任何康樂設施)<br>Residents' Clubhouse (including any recreational facilities for residents' use) | 206.229 | 2220 | 不適用<br>Not applicable | 不適用<br>Not applicable | 206.229 | 2220 |
| (b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)<br>Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) | 不適用<br>Not applicable | 不適用<br>Not applicable | 不適用<br>Not applicable | 不適用<br>Not applicable | 不適用<br>Not applicable | 不適用<br>Not applicable |
| (c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)<br>Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) | 392.194 | 4222 | 91.049 | 980 | 483.243 | 5202 |

備註 ： 以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
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。
(b) 無須為閱覽付費。

1. A copy of the outline zoning plan relating to the Development is available for inspection at www.ozp.tpb.gov.hk

2. (a) A copy of the following document are available for inspection at the place at which the specified residential property is offered to be sold -
the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold.
(b) The inspection is free of charge.

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

## 1. 外部裝修物料

| | | 描述 | |
|---|---|---|---|
| (a) | 外牆 | 裝修物料的類型 | 基座：玻璃牆、幕牆、外牆磚、鋁質面板及外牆漆 |
| | | | 住宅大樓：幕牆、外牆磚、鋁質面板及外牆漆 |
| (b) | 窗 | 框的用料 | 氟化碳噴塗鋁窗框 |
| | | 玻璃的用料 | 所有住宅單位窗戶為有色玻璃<br>所有浴室窗戶(如有)裝設不透光玻璃 |
| (c) | 窗台 | 窗台的用料 | 不適用 |
| | | 窗台板的裝修物料 | 不適用 |
| (d) | 花槽 | 裝修物料的類型 | 不適用 |
| (e) | 陽台或露台 | 裝修物料的類型 | 露台：裝有金屬及玻璃欄杆<br>露台地台：鋪砌瓷磚<br>露台牆身：鋪砌外牆磚及鋁質面板<br>露台天花：鋪砌外牆磚、鋁質面板及髹上外牆漆 |
| | | 是否有蓋 | 露台有蓋 |
| | | 陽台 | 沒有陽台 |
| (f) | 乾衣設施 | 類型 | 摺疊式晾衣桿 |
| | | 用料 | 鋁質 |

2. 室內裝修物料

| | | 描述 | | | |
|---|---|---|---|---|---|
| (a) | 大堂 | | 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 |
| | | 地下住客入口大堂 | 外露牆身鋪砌特色玻璃、金屬飾面、油漆及天然石 | 外露地台鋪砌天然石 | 木紋鋁板及金屬飾面假天花 |
| | | 6樓穿梭升降機大堂 | 外露牆身鋪砌特色玻璃、金屬飾面及瓷磚 | 外露地台鋪砌瓷磚 | 石膏板假天花髹乳膠漆、金屬飾面假天花 |
| | | 第1座6樓及第2座6樓升降機大堂 | 外露牆身鋪砌特色玻璃、金屬飾面、膠板飾面及瓷磚 | 外露地台鋪砌瓷磚 | 石膏板假天花髹乳膠漆、金屬飾面假天花 |
| | | 各層住宅電梯大堂 | 外露牆身鋪砌特色玻璃、金屬飾面、膠板飾面及牆紙 | 外露地台鋪砌瓷磚 | 石膏板假天花髹乳膠漆及金屬飾面假天花 |
| (b) | 內牆及天花板 | | 牆壁的裝修物料的類型 | 天花板的裝修物料的類型 | |
| | | 客廳 | 乳膠漆 | 乳膠漆 | |
| | | 飯廳 | | | |
| | | 睡房 | | | |
| (c) | 內部地板 | | 地板的用料 | 牆腳線的用料 | |
| | | 客廳 | 瓷磚 | 木腳線 | |
| | | 飯廳 | | | |
| | | 睡房 | | | |

2. 室內裝修物料

| | | 描述 | | | | |
|---|---|---|---|---|---|---|
| (d) | 浴室 | | 牆壁 | 地板 | 天花板 | |
| | | 裝修物料的類型 | 外露牆身鋪砌瓷磚 | 外露地台鋪砌瓷磚 | 石膏板假天花髹乳膠漆 | |
| | | 牆壁的裝修物料是否鋪至天花板 | 鋪至假天花底 | | | |
| (e) | 廚房 | | 牆壁 | 地板 | 天花板 | 灶台 |
| | | 裝修物料的類型 | 開放式廚房：外露牆身鋪砌瓷磚及金屬飾面<br>（適用於第1座7樓至27樓A、D、E單位，第1座28樓D、E單位，第2座7樓至27樓A、D、E單位及第2座28樓D、E單位）<br>開放式廚房：外露牆身鋪砌瓷磚及PET飾面<br>（適用於第1座7樓至27樓B、C、F、G單位，第1座28樓B、C單位，第2座7樓至27樓B、C、F、G單位及第2座28樓B、C單位）<br>廚房：外露牆身鋪砌瓷磚<br>（適用於第1座28樓A單位及第2座28樓A單位） | 開放式廚房及廚房外露地台鋪砌瓷磚 | 開放式廚房：石膏板假天花髹乳膠漆及金屬飾面<br>（適用於第1座7樓至27樓A、D、E單位，第1座28樓D、E單位，第2座7樓至27樓A、D、E單位及第2座28樓D、E單位）<br>開放式廚房：石膏板假天花髹乳膠漆<br>（適用於第1座7樓至27樓B、C、F、G單位，第1座28樓B、C單位，第2座7樓至27樓B、C、F、G單位及第2座28樓B、C單位）<br>廚房：石膏板假天花髹乳膠漆<br>（適用於第1座28樓A單位及第2座28樓A單位） | 人造石 |
| | | 牆壁的裝修物料是否鋪至天花板 | 鋪至假天花底 | | | |

備註：第1座及第2座住宅樓層不設13樓、14樓及24樓。

3. 室內裝置

| | | 描述 | | | |
|---|---|---|---|---|---|
| | | | 用料 | 裝修物料 | 配件 |
| (a) | 門 | 單位大門 | 防火實心木掩門 | 膠板飾面 | 電子門鎖、防盜眼、氣鼓及門擋 |
| | | 露台及工作平台門 | 鋁質框掩門 | 玻璃及鋁 | 門鎖及門檔 |
| | | 睡房門(第1座28樓A單位及第2座28樓A單位除外) | 中空木趟門 | 膠板飾面 | 門鎖 |
| | | 睡房門(適用於第1座28樓A單位及第2座28樓A單位) | 中空木掩門 | 膠板飾面 | 門鎖及門擋 |
| | | 浴室門(適用於第1座7樓A、B、C單位、8樓至27樓A、B、C、E單位及28樓B、C、E單位與第2座7樓A、B、C單位、8樓至27樓A、B、C、E單位及28樓B、C、E單位) | 中空木掩門 | 膠板飾面 | 門鎖及門擋 |
| | | 浴室門(適用於第1座7樓至27樓D、F、G單位及28樓A、D單位與第2座7樓至27樓D、F、G單位及28樓A、D單位) | 中空木掩門連百葉 | 膠板飾面及木皮飾面 | 門鎖及門擋 |
| | | 浴室門(適用於第1座7樓E單位及第2座7樓E單位) | 中空木趟門 | 膠板飾面 | 門鎖 |
| | | 廚房門(適用於第1座28樓A單位及第2座28樓A單位) | 防火實心木掩門及防火玻璃 | 防火玻璃及膠板飾面 | 氣鼓、門鎖及門擋 |
| | | 儲物間門(適用於第1座28樓A單位及第2座28樓A單位) | 中空木掩門 | 膠板飾面 | 門鎖及門擋 |
| | | 平台門(適用於第1座及第2座7樓的所有單位，第2座7樓G單位除外) | 鋁質框掩門 | 玻璃及鋁 | 門鎖及門擋 |
| | | 平台門(適用於第1座28樓A單位及第2座28樓A單位) | 鋁質框摺疊門及鋁質框掩門 | 玻璃及鋁 | 門鎖及門擋 |

備註：第1座及第2座住宅樓層不設13樓、14樓及24樓。

3. 室內裝置

| | | 描述 | | | |
|---|---|---|---|---|---|
| | | | 裝置及設備 | 類型 | 用料 |
| (b) | 浴室 | (i) 裝置及設備的類型及用料 | 櫃 | 櫃枱面 | 人造石 |
| | | | | 洗手盆櫃 | 木製櫃配油漆飾面，膠板飾面及金屬飾面 |
| | | | | 鏡櫃 | 木製櫃配金屬飾面及清鏡 |
| | | | 浴室潔具 | 坐廁 | 陶瓷 |
| | | | | 洗手盆 | 陶瓷 |
| | | | | 水龍頭 | 鍍鉻 |
| | | | | 廁紙架 | 鍍鉻 |
| | | | | 毛巾桿 | 鍍鉻 |
| | | | | 淋浴間 | 強化玻璃 |
| | | | 浴室設備 | 隨樓附送之設備及品牌名稱，請參閱「設備説明表」 | |
| | | (ii) 供水系統的類型及用料 | | 冷水喉供水系統 | 銅喉 |
| | | | | 熱水喉供水系統 | 配有隔熱絕緣保護之銅喉 |
| | | (iii) 沐浴設施(包括花灑或浴缸(如適用的話)) | 花灑 | 花灑龍頭 | 鍍鉻 |
| | | | 浴缸 | 不適用 | 不適用 |
| | | (iv) 浴缸大小(如適用的話) | | 不適用 | |

### 3. 室內裝置

| | | 描述 | | | |
|---|---|---|---|---|---|
| (c) | 廚房 | | 用料 | | |
| | | (i) 洗滌盆 | 不銹鋼 | | |
| | | (ii) 供水系統 | 熱水喉採用隔熱絕緣銅喉、冷水喉採用銅喉 | | |
| | | | 用料 | 裝修物料 | |
| | | (iii) 廚櫃 | 木製櫥櫃配檯面(適用於第1座及第2座的所有單位)及玻璃間隔<br>(適用於第1座及第2座7樓至27樓B、C、G單位及28樓B、C單位) | PET塑料飾面, 膠板飾面, 金屬飾面及人造石 | |
| | | (iv) 所有其他裝置及設備的類型 | 消防裝置及設備 | 開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭(只適用於設有開放式廚房之單位) | |
| | | | 其他裝置 | 鍍鉻洗滌盆水龍頭、梯子、鋁質掛架組件、暗藏式木製儲物櫃裝設於開放式廚房之假天花 | |
| | | | 其他設備 | 隨樓附送之設備及品牌名稱，請參閱「設備說明表」 | |
| (d) | 睡房 | | 裝置 | 類型 | 用料 |
| | | 裝置(包括嵌入式衣櫃)的類型及用料 | 嵌入式衣櫃 | 不適用 | 不適用 |
| | | | 其他裝置 | 不適用 | 不適用 |
| (e) | 電話 | 接駁點的位置及數目 | 請參閱「機電裝置位置及數量說明表」 | | |
| (f) | 天線 | 接駁點的位置及數目 | 請參閱「機電裝置位置及數量說明表」 | | |

備註：第1座及第2座住宅樓層不設13樓、14樓及24樓。

### 3. 室內裝置

| | | 描述 | | |
|---|---|---|---|---|
| (g) | 電力裝置 | | 用料 | 裝修物料 |
| | | (i) 供電附件(包括安全裝置) | 供電附件 | 提供電掣及電插座之面板 |
| | | | 安全裝置 | 提供單相電力並裝妥微型斷路器配電箱 |
| | | (ii) 導管是隱藏或外露 | 導管是部分隱藏及部分外露[1] | |
| | | (iii) 電插座及空調機接駁點的位置及數目 | 請參閱「機電裝置位置及數量説明表」 | |
| (h) | 氣體供應 | 類型 | 煤氣 | |
| | | 系統 | 設有煤氣喉接駁煤氣熱水爐及煤氣煮食爐(適用於第1座28樓A單位及第2座28樓A單位) | |
| | | 位置 | 請參閱「機電裝置位置及數量説明表」 | |
| (i) | 洗衣機接駁點 | 位置 | 請參閱「機電裝置位置及數量説明表」 | |
| | | 設計 | 設有洗衣機來、去水接駁喉位 | |
| (j) | 供水 | 水管的用料 | 熱水喉採用隔熱絕緣銅喉、冷水喉採用銅喉 | |
| | | 水管是隱藏或外露 | 水管是部分隱藏及部分外露[2] | |
| | | 有否熱水供應 | 廚房和浴室供應熱水 | |

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

4. 雜項

| | | 描述 | | | |
|---|---|---|---|---|---|
| (a) | 升降機 | | | 第1座及第2座 | |
| | | (i) 品牌名稱及產品型號 | 品牌名稱 | 富士達 | |
| | | | 產品型號 | Zexia | |
| | | (ii) 升降機的數目及到達的樓層 | 升降機的數目 | 4 | |
| | | | 到達的樓層 | 升降機1(第2座)：地庫2層、地庫1層、6樓至28樓<br>升降機2(第2座)：6樓至28樓<br>升降機3(第1座)：6樓至28樓<br>升降機4(第1座)：地庫2層、地庫1層、6樓至28樓<br>(不設13樓、14樓及24樓) | |
| | | | | 穿梭升降機大堂 | |
| | | (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 | 2 | |
| | | | 到達的樓層 | 升降機 5：地下及6樓<br>升降機 6：地下及6樓 | |
| (b) | 信箱 | 用料 | 不銹鋼 | | |
| (c) | 垃圾收集 | (i) 垃圾收集的方法 | 由清潔工人收集垃圾，並運送至地庫1層之垃圾及物料回收室作中央收集處理 | | |
| | | (ii) 垃圾房的位置 | 垃圾及物料回收房位於每層住宅樓層。垃圾及物料回收室設於地庫1層 | | |
| (d) | 水錶、電錶及氣體錶 | | 水錶 | 電錶 | 氣體錶 |
| | | (i) 位置 | 每層住宅樓層之公共水錶櫃 | 每層住宅樓層之公共電錶櫃 | 浴室 |
| | | (ii) 就住宅單位而言是獨立抑或公用的錶 | 獨立 | 獨立 | 獨立 |

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

### 5. 保安設施

| | 描述 | |
|---|---|---|
| 保安系統及設備<br>(包括嵌入式的裝備的細節及其位置) | 入口通道控制及保安系統 | 住客入口大堂、停車場升降機大堂、升降機、會所均設有智能卡讀卡器 |
| | 閉路電視 | 住客入口大堂、停車場升降機大堂、穿梭升降機大堂、升降機、會所均設有閉路電視系統連接管理員櫃檯 |
| 嵌入式的裝備的細節 | 各住宅單位均設有對講機配有警報掣功能連接管理員櫃檯 | |
| 嵌入式裝備的位置 | 請參閱「機電裝置位置及數量說明表」 | |

### 6. 設備

| | 描述 |
|---|---|
| 品牌名稱及產品型號 | 請參閱「設備說明表」 |

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

## 1. Exterior Finishes

| | | Description | |
|---|---|---|---|
| (a) | External wall | Type of finishes | Podium : glass wall, curtain wall, exterior wall tile, aluminium cladding and exterior wall paint |
| | | | Residential tower : curtain wall, exterior wall tile, aluminium cladding and exterior wall paint |
| (b) | Window | Material of frame | Fluorocarbon coated aluminium frame |
| | | Material of glass | Tinted glass for windows in all residential units<br>Translucent glass for all bathroom windows (if any) |
| (c) | Bay window | Material of bay window | Not applicable |
| | | Finishes of window sill | Not applicable |
| (d) | Planter | Type of finishes | Not applicable |
| (e) | Verandah or balcony | Type of finishes | Balcony: fitted with metal and glass balustrade<br>Balcony floor: ceramic tile<br>Balcony wall: external wall tile and aluminium cladding<br>Balcony ceiling: exterior wall tile, aluminium cladding and exterior wall paint |
| | | Whether it is covered | Balcony is covered |
| | | Verandah | No verandah |
| (f) | Drying facilities for clothing | Type | Folding type drying rack |
| | | Material | Aluminium |

## 2. Interior Finishes

| | | Description | | | |
|---|---|---|---|---|---|
| (a) | Lobby | | Type of wall finishes | Type of floor finishes | Type of ceiling finishes |
| | | G/F Residential entrance lobby | Feature glass, metal, paint and natural stone to exposed surface | Natural stone to exposed surface | Wood grain aluminium and metal false ceiling |
| | | 6/F Shuttle lift lobby | Feature glass, metal and ceramic tile to exposed surface | Ceramic tile to exposed surface | Gypsum board false ceiling with emulsion paint and metal false ceiling |
| | | 6/F of Tower 1 and 6/F of Tower 2 lift lobby | Feature glass, metal, plastic laminate and ceramic tile to exposed surface | Ceramic tile to exposed surface | Gypsum board false ceiling with emulsion paint and metal false ceiling |
| | | Typical residential lift lobby | Feature glass, metal, plastic laminate and wallpaper to exposed surface | Ceramic tile to exposed surface | Gypsum board false ceiling with emulsion paint and metal false ceiling |
| (b) | Internal wall and ceiling | | Type of wall finishes | Type of ceiling finishes | |
| | | Living room | Emulsion paint | Emulsion paint | |
| | | Dining room | | | |
| | | Bedroom | | | |

## 2. Interior Finishes

| | | Description | | | | |
|---|---|---|---|---|---|---|
| (c) | Internal floor | | Material of floor | Material of skirting | | |
| | | Living room | Ceramic tile | Timber skirting | | |
| | | Dining room | | | | |
| | | Bedroom | | | | |
| (d) | Bathroom | | Wall | Floor | Ceiling | |
| | | Type of finishes | Ceramic tile to exposed surface | Ceramic tile to exposed surface | Gypsum board false ceiling with emulsion paint | |
| | | Whether the wall finishes run up to the ceiling | Up to level of false ceiling | | | |
| (e) | Kitchen | | Wall | Floor | Ceiling | Cooking Bench |
| | | Type of finishes | Open Kitchen: Ceramic tile and metal finishes to exposed surface (For Flat A, D, E on 7/F-27/F of Tower 1, Flat D, E on 28/F of Tower 1, Flat A, D, E on 7/F-27/F of Tower 2 and Flat D, E on 28/F of Tower 2)<br>Open Kitchen: Ceramic tile and PET finishes to exposed surface (For Flat B, C, F, G on 7/F-27/F of Tower 1, Flat B, C on 28/F of Tower 1, Flat B, C, F, G on 7/F-27/F of Tower 2 and Flat B, C on 28/F of Tower 2)<br>Kitchen: Ceramic tile to exposed surface (For Flat A on 28/F of Tower 1 and Flat A on 28/F of Tower 2) | Ceramic tile to exposed surface for open kitchen and kitchen | Open Kitchen: Gypsum board false ceiling with emulsion paint and metal finishes (For Flat A, D, E on 7/F-27/F of Tower 1, Flat D, E on 28/F of Tower 1, Flat A, D, E on 7/F-27/F of Tower 2 and Flat D, E on 28/F of Tower 2)<br>Open Kitchen: Gypsum board false ceiling with emulsion paint (For Flat B, C, F, G on 7/F-27/F of Tower 1, Flat B, C on 28/F of Tower 1, Flat B, C, F, G on 7/F-27/F of Tower 2 and Flat B, C on 28/F of Tower 2)<br>Kitchen: Gypsum board false ceiling with emulsion paint (For Flat A on 28/F of Tower 1 and Flat A on 28/F of Tower 2) | Reconstituted stone |
| | | Whether the wall finishes run up to the ceiling | Up to level of false ceiling | | | |

Note: Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

### 3. Interior Fittings

| | | Description | | | |
|---|---|---|---|---|---|
| (a) | Doors | | Material | Finishes | Accessories |
| | | Main Entrance Door | Solid core fire rated timber swing door | Plastic laminate | Electrical lockset, eye viewer, door closer and door stopper |
| | | Balcony and Utility Platform Door | Aluminium frame swing door | Glass and aluminium | Lockset and door stopper |
| | | Bedroom Door (Except Flat A on 28/F of Tower 1 and Flat A on 28/F of Tower 2) | Hollow core timber sliding door | Plastic laminate | Lockset |
| | | Bedroom Door (For Flat A on 28/F of Tower 1 and Flat A on 28/F of Tower 2) | Hollow core timber swing door | Plastic laminate | Lockset and door stopper |
| | | Bathroom Door (For Flat A, B, C on 7/F, Flat A, B, C, E on 8/F-27/F, Flat B, C, E on 28/F of Tower 1 and Flat A, B, C on 7/F, Flat A, B, C, E on 8/F-27/F, Flat B, C, E on 28/F of Tower 2) | Hollow core timber swing door | Plastic laminate | Lockset and door stopper |
| | | Bathroom Door (For Flat D, F, G on 7/F-27/F, Flat A, D on 28/F of Tower 1 and Flat D, F, G on 7/F-27/F, Flat A, D on 28/F of Tower 2) | Hollow core timber swing door with louvre | Plastic laminate and wood veneer | Lockset and door stopper |
| | | Bathroom Door (For Flat E on 7/F of Tower 1 and Flat E on 7/F of Tower 2) | Hollow core timber sliding door | Plastic laminate | Lockset |
| | | Kitchen Door (For Flat A on 28/F of Tower 1 and Flat A on 28/F of Tower 2) | Solid core fire rated timber swing door with fire rated glass | Fire rated glass panel and Plastic Laminate | Door closer, lockset and door stopper |
| | | Store Door (For Flat A on 28/F of Tower 1 and Flat A on 28/F of Tower 2) | Hollow core timber swing door | Plastic Laminate | Lockset and door stopper |
| | | Flat Roof Door (For all flats on 7/F of Tower 1 and Tower 2, except Flat G on 7/F of Tower 2) | Aluminium frame swing door | Glass and aluminium | Lockset and door stopper |
| | | Flat Roof Door (For Flat A on 28/F of Tower 1 and Flat A on 28/F of Tower 2) | Aluminium frame Bi-folding door and Aluminium frame swing door | Glass and aluminium | Lockset and door stopper |

Note: Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

### 3. Interior Fittings

| | | Description | | | |
|---|---|---|---|---|---|
| | | | Fittings & Equipment | Type | Material |
| (b) | Bathroom | (i) Type and material of fittings and equipment | Cabinet | Basin countertop | Reconstituted stone |
| | | | | Basin cabinet | Wooden cabinet with paint finishes, plastic laminate finishes and metal finishes |
| | | | | Mirror cabinet | Wooden cabinet with metal finishes and clear mirror |
| | | | Bathroom fittings | Water closet | Ceramic |
| | | | | Wash basin | Ceramic |
| | | | | Basin mixer | Chrome plated |
| | | | | Paper holder | Chrome plated |
| | | | | Towel bar | Chrome plated |
| | | | | Shower compartment | Tempered glass |
| | | | Bathroom appliances | For the appliances provision and brand name, please refer to the "Appliances Schedule" | |
| | | (ii) Type and material of water supply system | | Cold water supply | Copper water pipes |
| | | | | Hot water supply | Copper water pipes with themal insulation |
| | | (iii) Type and material of bathing facilities (including shower or bath tub, if applicable) | Shower | Shower set | Chrome plated |
| | | | Bath tub | Not applicable | Not applicable |
| | | (iv) Size of bath tub, if applicable | | Not applicable | |

### 3. Interior Fittings

| | | Description | | | |
|---|---|---|---|---|---|
| (c) | Kitchen | | Material | | |
| | | (i) Sink unit | Stainless steel | | |
| | | (ii) Water supply system | Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply | | |
| | | | Material | Finishes | |
| | | (iii) Kitchen cabinet | Wooden kitchen cabinet with countertop (for all flats of Tower 1 and Tower 2) and glass partition (for Flat B, C, G on 7/F-27/F and Flat B, C on 28/F of Tower 1 and Tower 2) | PET finishes, plastic laminate, metal finishes and reconstituted stone | |
| | | (iv) Type of all other fittings and equipment | Fire service installations and equipment | Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen (for flats with open kitchen only) | |
| | | | Other fittings | Chrome plated sink mixer, step ladder, aluminium hanging rack system, concealed wooden cabinet installed at the false ceiling of open kitchen | |
| | | | Other equipment | For the appliances provision and brand name, please refer to the "Appliances Schedule" | |
| | | | Fittings | Type | Material |
| (d) | Bedroom | Fittings (including built-in wardrobe) | Built-in Wardrobe | Not applicable | Not applicable |
| | | | Other fittings | Not applicable | Not applicable |
| (e) | Telephone | Location and number of connection points | Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" | | |
| (f) | Aerials | Location and number of connection points | Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" | | |

Note: Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

### 3. Interior Fittings

| | | Description | | |
|---|---|---|---|---|
| (g) | Electrical installations | | Fittings | Type |
| | | (i) Electrical fittings (including safety devices) | Electrical fittings | Faceplate for all switches and power sockets provided |
| | | | Safety devices | Single-phase electricity supply with miniature circuit breaker distribution board provided |
| | | (ii) Whether conduits are concealed or exposed | Conduits are partly concealed and partly exposed[1] | |
| | | (iii) Location and number of power points and air-conditioner points | Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" | |
| (h) | Gas supply | Type | Towngas | |
| | | System | Gas supply pipe is provided and connected to gas water heater and gas cooker (For Flat A on 28/F of Tower 1 and Flat A on 28/F of Tower 2) | |
| | | Location | Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" | |
| (i) | Washing machine connection point | Location | Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" | |
| | | Design | Drain point and water point are provided for washing machine | |
| (j) | Water supply | Material of water pipes | Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply | |
| | | Whether water pipes are concealed or exposed | Water pipes are partly concealed and partly exposed[2] | |
| | | Whether hot water is available | Hot water supply to kitchen and bathroom | |

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

### 4. Miscellaneous

| | | Description | | | |
|---|---|---|---|---|---|
| (a) | Lifts | | | Tower 1 and Tower 2 | |
| | | (i) Brand name and model number | Brand Name | Fujitech | |
| | | | Model Number | Zexia | |
| | | (ii) Number and floors served by them | Number of lifts | 4 | |
| | | | Floors served by the lifts | Lift 1 (Tower 2): Basement 2, Basement 1, 6/F to 28/F<br>Lift 2 (Tower 2): 6/F to 28/F<br>Lift 3 (Tower 1): 6/F to 28/F<br>Lift 4 (Tower 1): Basement 2, Basement 1, 6/F to 28/F<br>(13/F, 14/F and 24/F are omitted) | |
| | | | | Shuttle Lift Lobby | |
| | | (i) Brand name and model number | Brand Name | Fujitech | |
| | | | Model Number | Rexia | |
| | | (ii) Number and floors served by them | Number of lifts | 2 | |
| | | | Floors served by the lifts | Lift 5: G/F & 6/F<br>Lift 6: G/F & 6/F | |
| (b) | Letter box | Material | Stainless steel | | |
| (c) | Refuse collection | (i) Means of refuse collection | Refuse to be collected by cleaners and centrally handled at Refuse Storage and Material Recovery Chamber on Basement 1 | | |
| | | (ii) Location of refuse room | Refuse Storage and Material Recovery Room is located at each residential floor. Refuse Storage and Material Recovery Chamber is located on Basement 1 | | |
| | | | Water meter | Electricity meter | Gas meter |
| (d) | Water meter, electricity meter and gas meter | (i) Location | Inside common water meter cabinet on each floor | Inside common electric meter cabinet on each floor | Bathroom |
| | | (ii) Whether they are separate or communal meters for residential properties | Separate | Separate | Separate |

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

### 5. Security Facilities

| | Description | |
|---|---|---|
| Security system and equipment (including details of built-in provisions and their locations) | Access Control and security system | Access card reader is installed at the residential entrance lobby, carpark lift lobby, lifts and clubhouse |
| | CCTV | CCTV system connected to caretaker's counter is installed at the residential entrance lobby, carpark lift lobby, shuttle lift lobby, lifts and clubhouse |
| Details of built-in provisions | Door phone with panic alarm in all flats and connecting to the caretaker's counter | |
| Location of built-in provisions | Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" | |

### 6. Appliances

| | Description |
|---|---|
| Brand name and model number | 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 Development, lifts or appliances of comparable quality will be installed.

## 設備說明表

| 位置 | 設備 | 適用住宅物業 | 品牌名稱 | 產品型號 | |
|---|---|---|---|---|---|
| | | | | 室內機 | 室外機 |
| 客廳 / 飯廳 | 分體式冷氣機 | 第1座及第2座7樓至27樓A及D單位<br>第1座及第2座28樓A及D單位 | 日立 | RAK-50N6 | RAM-90QH5 |
| | | 第1座及第2座28樓A單位 | | RAK-25N6 | RAM-90QH5 |
| | | 第1座及第2座7樓至27樓B, C, E, F及G單位<br>第1座及第2座28樓B, C及E單位 | | RAK-18QJY | RAM-28Q4JY |
| | | 第1座及第2座7樓至27樓G單位 | | RAK-10QJY | RAM-28Q4JY |
| 主人睡房 | | 第1座及第2座7樓至27樓A及D單位<br>第1座及第2座28樓A及D單位 | | RAK-25N6 | RAM-90QH5 |
| 睡房 | | 第1座及第2座7樓至27樓B, C, E及F單位 | | RAK-10QJY | RAM-28Q4JY |
| | | 第1座及第2座28樓B, C及E單位 | | | |
| 睡房1 | | 第1座及第2座7樓至27樓A單位 | | RAK-25N6 | RAM-90QH5 |
| | | 第1座及第2座7樓至28樓D單位 | | | |
| | | 第1座及第2座28樓A單位 | | RAK-10QJY | RAM-28Q4JY |
| 睡房2 | | 第1座及第2座28樓A單位 | | RAK-10QJY | RAM-28Q4JY |
| 儲物間 | | 第1座及第2座28樓A單位 | | RAK-10QJY | RAM-28Q4JY |

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
備註：第1座及第2座住宅樓層不設13樓、14樓及24樓。

設備說明表

| 位置 | 設備 | 適用住宅物業 | 品牌名稱 | 產品型號 |
|---|---|---|---|---|
| 客廳 / 飯廳 | 室內空氣質素監測器 | 第1座及第2座的所有單位 | Control Free | BH12 |
| | 紅外線智能遙控器 | 第1座及第2座的所有單位 | | S08 |
| | 智能插座 | 第1座及第2座的所有單位 | | WP-UKY10-WH |
| | 智能門磁感應器 | 第1座及第2座的所有單位 | | ZD06 |
| | 智能喇叭 | 第1座及第2座的所有單位 | Google | Nest mini |
| 廚房 / 開放式廚房 | 嵌入式雪櫃 | 第1座及第2座的所有單位 | 西門子 | KI42LAFF0K |
| | 嵌入式微波爐 | 第1座及第2座的所有單位 | | BF525LMS0H |
| | 抽油煙機 | 第1座及第2座的所有單位 | | LI67SA531B |
| | 電磁爐 | 第1座及第2座的所有單位 | | EX375FXB1E |
| | 嵌入式洗衣乾衣機 | 第1座及第2座的所有單位 | | WK14D321HK |
| | 嵌入式蒸焗爐 | 第1座及第2座28樓A單位 | Miele | DGC 7440 |
| | 煤氣煮食爐 | 第1座及第2座28樓A單位 | Mia Cucina | MY32C |
| | 嵌入式酒櫃 | 第1座及第2座28樓A單位 | Vinvautz | VZ20SSUG |
| 浴室 | 煤氣熱水爐 | 第1座及第2座的所有單位，<br>第1座及第2座28樓A單位除外 | TGC | TRJW162TFL |
| | | 第1座及第2座28樓A單位 | | TRJW222TFL |
| | 抽氣扇 | 第1座及第2座的所有單位 | Systemair | SWP100 |

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
備註：第1座及第2座住宅樓層不設13樓、14樓及24樓。

## Appliances Schedule

| Location | Appliances | Applicable Residential Properties | Brand Name | Model Number | |
|---|---|---|---|---|---|
| | | | | Indoor Unit | Outdoor Unit |
| Living Room / Dining Room | Split Type Air-conditioner | Flat A & D on 7/F to 27/F of Tower 1 & Tower 2<br>Flat A & D on 28/F of Tower 1 & Tower 2 | HITACHI | RAK-50N6 | RAM-90QH5 |
| | | Flat A on 28/F of Tower 1 & Tower 2 | | RAK-25N6 | RAM-90QH5 |
| | | Flat B, C, E, F & G on 7/F to 27/F of Tower 1 & Tower 2<br>Flat B, C & E on 28/F of Tower 1 & Tower 2 | | RAK-18QJY | RAM-28Q4JY |
| | | Flat G on 7/F to 27/F of Tower 1 & Tower 2 | | RAK-10QJY | RAM-28Q4JY |
| Master Bedroom | | Flat A & D on 7/F to 27/F of Tower 1 & Tower 2<br>Flat A & D on 28/F of Tower 1 & Tower 2 | | RAK-25N6 | RAM-90QH5 |
| Bedroom | | Flat B, C, E & F on 7/F to 27/F of Tower 1 & Tower 2 | | RAK-10QJY | RAM-28Q4JY |
| | | Flat B, C & E on 28/F of Tower 1 & Tower 2 | | | |
| Bedroom 1 | | Flat A on 7/F to 27/F of Tower 1 & Tower 2 | | RAK-25N6 | RAM-90QH5 |
| | | Flat D on 7/F to 28/F of Tower 1 & Tower 2 | | | |
| | | Flat A on 28/F of Tower 1 & Tower 2 | | RAK-10QJY | RAM-28Q4JY |
| Bedroom 2 | | Flat A on 28/F of Tower 1 & Tower 2 | | RAK-10QJY | RAM-28Q4JY |
| Store | | Flat A on 28/F of Tower 1 & Tower 2 | | RAK-10QJY | RAM-28Q4JY |

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
Note: Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## Appliances Schedule

| Location | Appliances | Applicable Residential Properties | Brand Name | Model Number |
|---|---|---|---|---|
| Living Room / Dining Room | Indoor Air Quality Sensor | All flats of Tower 1 & Tower 2 | Control Free | BH12 |
| | Infrared Controller | All flats of Tower 1 & Tower 2 | | S08 |
| | Smart Plug | All flats of Tower 1 & Tower 2 | | WP-UKY10-WH |
| | Smart Door Sensor | All flats of Tower 1 & Tower 2 | | ZD06 |
| | Smart Speaker | All flats of Tower 1 & Tower 2 | Google | Nest mini |
| Kitchen / Open Kitchen | Built-in Refrigerator | All flats of Tower 1 & Tower 2 | SIEMENS | KI42LAFF0K |
| | Built-in Microwave | All flats of Tower 1 & Tower 2 | | BF525LMS0H |
| | Cooker Hood | All flats of Tower 1 & Tower 2 | | LI67SA531B |
| | Induction Cooker | All flats of Tower 1 & Tower 2 | | EX375FXB1E |
| | Built-in Washer Dryer | All flats of Tower 1 & Tower 2 | | WK14D321HK |
| | Built-in Steam Oven | Flat A on 28/F of Tower 1 & Tower 2 | Miele | DGC 7440 |
| | Gas Cooker | Flat A on 28/F of Tower 1 & Tower 2 | Mia Cucina | MY32C |
| | Built-in Wine Cellar | Flat A on 28/F of Tower 1 & Tower 2 | Vinvautz | VZ20SSUG |
| Bathroom | Gas Water Heater | All flats on 7/F to 28/F of Tower 1 & Tower 2, except Flat A on 28/F of Tower 1 & Tower 2 | TGC | TRJW162TFL |
| | | Flat A on 28/F of Tower 1 & Tower 2 | | TRJW222TFL |
| | Exhaust Fan | All flats of Tower 1 & Tower 2 | Systemair | SWP100 |

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
Note: Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 大門入口 Main Entrance | 門鈴按鈕 Door bell push button | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 客廳/飯廳 Living room/ Dining Room | 13A單位電插座 13A Single Socket Outlet | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 5 | 5 |
| | 13A雙位電插座 13A Twins Socket Outlet | 1 | 1 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A單位電插座連USB插座 13A Single Socket Outlet with USB Port | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A單位電插座連USB-C插座 13A Single Socket Outlet with USB-C Port | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | 1 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| | 電視/電台天插座 TV/FM Outlet | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 客廳/飯廳 Living room/ Dining Room | 電話插座 Telephone Outlet | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| | 光纖線插座 Optical Fiber Cable Outlet | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 燈掣 Lighting Switch | 4 | 4 | 6 | 4 | 4 | 5 | 4 | 4 | 5 | 4 | 4 | 5 | 3 | 3 | 4 | 2 | 2 | 4 | 4 |
| | 兩位雙極開關掣供抽氣扇及煤氣熱水爐 2 Gangs Double Pole Switch for Exhaust Fan and Gas Water Heater | 1 | 1 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| | 雙極開關掣供抽氣扇 Double Pole Switch for Exhaust Fan | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 燈位 Lighting Point | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | 3 | 5 | 5 |
| | 視像對講機 Video door phone | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 廚房/開放式廚房 Kitchen/Open Kitchen | 13A單位電插座 13A Single Socket Outlet | 4 | 4 | 6 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | 2 |
| | 13A雙位電插座 13A Twins Socket Outlet | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 熔斷接線座 Fuse Connection Unit | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 配電箱 Distribution Board | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 20A電磁爐雙極開關掣 20A Double Pole Switch for Induction Cooker | 1 | 1 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴 Door Bell | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 燈掣 Lighting Switch | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 燈位 Lighting Point | 1 | 1 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 來水及去水位供洗衣乾衣機 Water and Drain Point for Washer Dryer | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 主人睡房 Master Bedroom | 13A單位電插座 13A Single Socket Outlet | 1 | 1 | 1 | 不適用 N/A | | | 不適用 N/A | | | 1 | 1 | 1 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | |
| | 13A雙位電插座 13A Twins Socket Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 電視/電台天線插座 TV/FM Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 電話插座 Telephone Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 兩位雙極開關掣供抽氣扇及煤氣熱水爐 2 Gangs Double Pole Switch for Exhaust Fan and Gas Water Heater | 0 | 0 | 1 | | | | | | | 0 | 0 | 0 | | | | | | | | |
| | 燈位 Lighting Point | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 燈掣 Lighting Switch | 1 | 1 | 2 | | | | | | | 1 | 1 | 1 | | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 睡房 Bedroom | 13A單位電插座 13A Single Socket Outlet | 不適用 N/A | | | 1 | 1 | 1 | 1 | 1 | 1 | 不適用 N/A | | | 1 | 1 | 1 | 1 | 1 | 不適用 N/A | | |
| | 13A雙位電插座 13A Twins Socket Outlet | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 兩位雙極開關掣供抽氣扇及煤氣熱水爐 2 Gangs Double Pole Switch for Exhaust Fan and Gas Water Heater | | | | 0 | 0 | 0 | 0 | 0 | 0 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control | | | | 0 | 0 | 0 | 0 | 0 | 0 | | | | 1 | 0 | 0 | 0 | 0 | | | |
| | 電視/電台天線插座 TV/FM Outlet | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 電話插座 Telephone Outlet | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 燈位 Lighting Point | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 燈掣 Lighting Switch | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 2 | 2 | 2 | 2 | 2 | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

機電裝置位置及數量說明表
**Schedule for the location and number of Electrical & Mechanical Provisions**

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 睡房 1 Bedroom 1 | 13A單位電插座 13A Single Socket Outlet | 0 | 0 | 1 | 不適用 N/A | | | 不適用 N/A | | | 0 | 0 | 0 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | |
| | 13A雙位電插座 13A Twins Socket Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 電視/電台天線插座 TV/FM Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 電話插座 Telephone Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 燈位 Lighting Point | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 燈掣 Lighting Switch | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 睡房 2 Bedroom 2 | 13A單位電插座 13A Single Socket Outlet | 不適用 N/A | | 1 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | 不適用 N/A | |
| | 13A雙位電插座 13A Twins Socket Outlet | | | 1 | | | | | | | | | | | | | | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | | | 1 | | | | | | | | | | | | | | | | |
| | 電視/電台天線插座 TV/FM Outlet | | | 1 | | | | | | | | | | | | | | | | |
| | 電話插座 Telephone Outlet | | | 1 | | | | | | | | | | | | | | | | |
| | 燈位 Lighting Point | | | 1 | | | | | | | | | | | | | | | | |
| | 燈掣 Lighting Switch | | | 1 | | | | | | | | | | | | | | | | |
| 儲物間 Store | 燈掣 Lighting Switch | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | 不適用 N/A | |
| | 燈位 Lighting Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 浴室 Bathroom | 燈位 Lighting Point | 3 | 3 | 不適用 N/A | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | 13A單位電插座連USB插座 13A Single Socket Outlet with USB Port | 1 | 1 | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 熔斷接線座 Fuse Connection Unit | 3 | 3 | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | 煤氣熱水爐溫度控制 Towngas Water Heater Remote Control | 1 | 1 | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 1 Bathroom 1 | 燈位 Lighting Point | 不適用 N/A | | 3 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | 不適用 N/A | |
| | 13A單位電插座連USB插座 13A Single Socket Outlet with USB Port | | | 1 | | | | | | | | | | | | | | | | |
| | 熔斷接線座 Fuse Connection Unit | | | 3 | | | | | | | | | | | | | | | | |
| | 煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control | | | 1 | | | | | | | | | | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量說明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 浴室 2 Bathroom 2 | 燈位 Lighting Point | 不適用 N/A | | 3 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | 不適用 N/A | |
| | 13A單位電插座連USB插座 13A Single Socket Outlet with USB Port | | | 1 | | | | | | | | | | | | | | | | |
| | 熔斷接線座 Fuse Connection Unit | | | 2 | | | | | | | | | | | | | | | | |
| 露台及工作平台 Balcony and Utility Platform | 燈位 Lighting Point | 不適用 N/A | 1 | 不適用 N/A | 不適用 N/A | 1 | 1 | 不適用 N/A | 1 | 1 | 不適用 N/A | 1 | 1 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | |
| | 32A空調機隔離開關 32A Isolator Switch for Air-conditioner | | 1 | | | 1 | 1 | | 1 | 1 | | 1 | 1 | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量說明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第1座 TOWER 1 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 露台 Balcony | 燈位 Lighting Point | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | 1 | 1 | 不適用 N/A | 1 | 不適用 N/A | 1 |
| | 32A空調機隔離開關 32A Isolator Switch for Air-conditioner | | | | | | | | | | | | | 不適用 N/A | 1 | 1 | | 1 | | 1 |
| 平台 Flat Roof | 燈位 Lighting Point | 4 | 不適用 N/A | 11 | 4 | 不適用 N/A | | 4 | 不適用 N/A | | 9 | 不適用 N/A | | 4 | 不適用 N/A | | 4 | 不適用 N/A | 4 | 不適用 N/A | |
| | 13A防水電插座 13A Weather Proof Socket Outlet | 1 | | 2 | 1 | | | 1 | | | 1 | | | 1 | | | 1 | | 1 | | |
| | 32A空調機隔離開關 32A Isolator Switch for Air-conditioner | 1 | | 2 | 1 | | | 1 | | | 1 | | | 1 | | | 1 | | 1 | | |
| 天台 Roof | 燈位 Lighting Point | 不適用 N/A | | 7 | 不適用 N/A | | 5 | 不適用 N/A | | 6 | 不適用 N/A | | 5 | 不適用 N/A | | 5 | 不適用 N/A | | 不適用 N/A | | |
| | 13A防水電插座 13A Weather Proof Socket Outlet | | | 1 | | | 1 | | | 1 | | | 1 | | | 1 | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 大門入口 Main Entrance | 門鈴按鈕 Door bell push button | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 客廳/飯廳 Living room/ Dining Room | 13A單位電插座 13A Single Socket Outlet | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 5 | 5 |
| | 13A雙位電插座 13A Twins Socket Outlet | 1 | 1 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A單位電插座連USB插座 13A Single Socket Outlet with USB Port | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A單位電插座連USB-C插座 13A Single Socket Outlet with USB-C Port | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | 1 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| | 電視/電台天線插座 TV/FM Outlet | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 客廳/飯廳 Living room/ Dining Room | 電話插座 Telephone Outlet | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| | 光纖線插座 Optical Fiber Cable Outlet | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 燈掣 Lighting Switch | 4 | 4 | 6 | 4 | 4 | 5 | 4 | 4 | 5 | 4 | 4 | 5 | 3 | 3 | 4 | 2 | 2 | 4 | 4 |
| | 兩位雙極開關掣供抽氣扇及煤氣熱水爐 2 Gangs Double Pole Switch for Exhaust Fan and Gas Water Heater | 1 | 1 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| | 雙極開關掣供抽氣扇 Double Pole Switch for Exhaust Fan | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 燈位 Lighting Point | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | 3 | 5 | 5 |
| | 視像對講機 Video door phone | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 廚房/開放式廚房 Kitchen/Open Kitchen | 13A單位電插座 13A Single Socket Outlet | 4 | 4 | 6 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | 2 |
| | 13A雙位電插座 13A Twins Socket Outlet | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 熔斷接線座 Fuse Connection Unit | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 配電箱 Distribution Board | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 20A電磁爐雙極開關掣 20A Double Pole Switch for Induction Cooker | 1 | 1 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴 Door Bell | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 燈掣 Lighting Switch | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 燈位 Lighting Point | 1 | 1 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 來水及去水位供洗衣乾衣機 Water and Drain Point for Washer Dryer | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

機電裝置位置及數量説明表
**Schedule for the location and number of Electrical & Mechanical Provisions**

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 主人睡房 Master Bedroom | 13A單位電插座 13A Single Socket Outlet | 1 | 1 | 1 | 不適用 N/A | | | 不適用 N/A | | | 1 | 1 | 1 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | |
| | 13A雙位電插座 13A Twins Socket Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 電視/電台天線插座 TV/FM Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 電話插座 Telephone Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 兩位雙極開關掣供抽氣扇及煤氣熱水爐 2 Gangs Double Pole Switch for Exhaust Fan and Gas Water Heater | 0 | 0 | 1 | | | | | | | 0 | 0 | 0 | | | | | | | | |
| | 燈位 Lighting Point | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 燈掣 Lighting Switch | 1 | 1 | 2 | | | | | | | 1 | 1 | 1 | | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量說明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 睡房 Bedroom | 13A單位電插座 13A Single Socket Outlet | 不適用 N/A | | | 1 | 1 | 1 | 1 | 1 | 1 | 不適用 N/A | | | 1 | 1 | 1 | 1 | 1 | 不適用 N/A | | |
| | 13A雙位電插座 13A Twins Socket Outlet | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 兩位雙極開關掣供抽氣扇及煤氣熱水爐 2 Gangs Double Pole Switch for Exhaust Fan and Gas Water Heater | | | | 0 | 0 | 0 | 0 | 0 | 0 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control | | | | 0 | 0 | 0 | 0 | 0 | 0 | | | | 1 | 0 | 0 | 0 | 0 | | | |
| | 電視/電台天線插座 TV/FM Outlet | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 電話插座 Telephone Outlet | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 燈位 Lighting Point | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | | | |
| | 燈掣 Lighting Switch | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | 2 | 2 | 2 | 2 | 2 | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

機電裝置位置及數量說明表
**Schedule for the location and number of Electrical & Mechanical Provisions**

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 睡房 1 Bedroom 1 | 13A單位電插座 13A Single Socket Outlet | 0 | 0 | 1 | 不適用 N/A | | | 不適用 N/A | | | 0 | 0 | 0 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | |
| | 13A雙位電插座 13A Twins Socket Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 電視/電台天線插座 TV/FM Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 電話插座 Telephone Outlet | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 燈位 Lighting Point | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |
| | 燈掣 Lighting Switch | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 睡房 2 Bedroom 2 | 13A單位電插座 13A Single Socket Outle | 不適用 N/A | | 1 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | 不適用 N/A | |
| | 13A雙位電插座 13A Twins Socket Outlet | | | 1 | | | | | | | | | | | | | | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | | | 1 | | | | | | | | | | | | | | | | |
| | 電視/電台天線插座 TV/FM Outlet | | | 1 | | | | | | | | | | | | | | | | |
| | 電話插座 Telephone Outlet | | | 1 | | | | | | | | | | | | | | | | |
| | 燈位 Lighting Point | | | 1 | | | | | | | | | | | | | | | | |
| | 燈掣 Lighting Switch | | | 1 | | | | | | | | | | | | | | | | |
| 儲物間 Store | 燈掣 Lighting Switch | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | 不適用 N/A | |
| | 燈位 Lighting Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | |
| | 室內空調機電掣 Switch for Indoor Air-conditioner | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量説明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 浴室 Bathroom | 燈位 Lighting Point | 3 | 3 | 不適用 N/A | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | 13A單位電插座連USB插座 13A Single Socket Outlet with USB Port | 1 | 1 | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 熔斷接線座 Fuse Connection Unit | 3 | 3 | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | 煤氣熱水爐溫度控制 Towngas Water Heater Remote Control | 1 | 1 | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 1 Bathroom 1 | 燈位 Lighting Point | 不適用 N/A | | 3 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | 不適用 N/A | |
| | 13A單位電插座連USB插座 13A Single Socket Outlet with USB Port | | | 1 | | | | | | | | | | | | | | | | |
| | 熔斷接線座 Fuse Connection Unit | | | 3 | | | | | | | | | | | | | | | | |
| | 煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control | | | 1 | | | | | | | | | | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量說明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 浴室 2 Bathroom 2 | 燈位 Lighting Point | 不適用 N/A | | 3 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | 不適用 N/A | |
| | 13A單位電插座連USB插座 13A Single Socket Outlet with USB Port | | | 1 | | | | | | | | | | | | | | | | |
| | 熔斷接線座 Fuse Connection Unit | | | 2 | | | | | | | | | | | | | | | | |
| 露台及工作平台 Balcony and Utility Platform | 燈位 Lighting Point | 不適用 N/A | 1 | 不適用 N/A | 不適用 N/A | 1 | 1 | 不適用 N/A | 1 | 1 | 不適用 N/A | 1 | 1 | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | |
| | 32A空調機隔離開關 32A Isolator Switch for Air-conditioner | | 1 | | | 1 | 1 | | 1 | 1 | | 1 | 1 | | | | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

## 機電裝置位置及數量說明表
## Schedule for the location and number of Electrical & Mechanical Provisions

| 描述 Description | | 第2座 TOWER 2 | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | | | B | | | C | | | D | | | E | | | F | | G | |
| | | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 28樓 28/F | 7樓 7/F | 8樓至27樓 8/F to 27/F | 7樓 7/F | 8樓至27樓 8/F to 27/F |
| 露台 Balcony | 燈位 Lighting Point | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 不適用 N/A | | | 1 | 1 | 1 | 不適用 N/A | 1 | 1 | 1 |
| | 32A空調機隔離開關 32A Isolator Switch for Air-conditioner | | | | | | | | | | | | | 1 | 1 | 1 | | 1 | 1 | 1 |
| 平台 Flat Roof | 燈位 Lighting Point | 4 | 不適用 N/A | 11 | 4 | 不適用 N/A | | 4 | 不適用 N/A | | 9 | 不適用 N/A | | 3 | 不適用 N/A | | 4 | 不適用 N/A | 不適用 N/A | |
| | 13A防水電插座 13A Weather Proof Socket Outlet | 1 | | 2 | 1 | | | 1 | | | 1 | | | 1 | | | 1 | | | |
| | 32A空調機隔離開關 32A Isolator Switch for Air-conditioner | 1 | | 2 | 1 | | | 1 | | | 1 | | | 0 | | | 1 | | | |
| 天台 Roof | 燈位 Lighting Point | 不適用 N/A | | 7 | 不適用 N/A | | 5 | 不適用 N/A | | 6 | 不適用 N/A | | 5 | 不適用 N/A | | 5 | 不適用 N/A | 不適用 N/A | 不適用 N/A | |
| | 13A防水電插座 13A Weather Proof Socket Outlet | | | 1 | | | 1 | | | 1 | | | 1 | | | 1 | | | | |

備註 ：第1座及第2座住宅樓層不設13樓、14樓及24樓。
Note : Residential floors 13/F, 14/F and 24/F of Tower 1 and Tower 2 are omitted.

# 23 服務協議
# SERVICE AGREEMENTS

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

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.

# 24 地税
# GOVERNMENT RENT

擁有人有法律責任繳付指明住宅物業直至該住宅物業轉讓契之日期(包括簽署轉讓契當日為止) 之地税。

The owner is liable to pay the Government rent in respect of the specified residential property up to and including the date of the Assignment of the specified residential property.

# 25 買方的雜項付款
# MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓説明書印製日尚未確定。

備註：買方須向管理人而無須向擁有人繳付水、電力及氣體的按金及清理廢料的費用。

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

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

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

凡指明住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方的行為或疏忽造成，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。

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 incorporated into the property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

# 27 斜坡維修
# MAINTENANCE OF SLOPES

不適用。

Not applicable.

# 28 修訂 MODIFICATION

不適用。

Not applicable.

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

## 獲寬免總樓面面積的設施分項

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

| 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 | | 面積(平方米) |
|---|---|---|
| 1.(#) | 停車場及上落客貨地方(公共交通總站除外) | 2354.859 |
| 2. | **機房及相類設施** | |
| 2.1(#) | 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 | 250.957 |
| 2.2(#) | 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 | 1259.901 |
| 2.3(#) | 非強制性或非必要機房， 例如空調機房、風櫃房等 | 153.100 |
| **根據聯合作業備考第1及第2號提供的環保設施** | | **面積(平方米)** |
| 3.(#) | 露台 | 272.000 |
| 4. | 加闊的公用走廊及升降機大堂 | 不適用 |
| 5. | 公用空中花園 | 不適用 |
| 6. | 隔聲鰭 | 42.806 |
| 7. | 翼牆、捕風器及風斗 | 不適用 |
| 8.(#) | 非結構預製外牆 | 186.829 |
| 9.(#) | 工作平台 | 118.500 |
| 10. | 隔音屏障 | 不適用 |

| 適意設施 | | 面積(平方米) |
|---|---|---|
| 11.(#) | 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 | 不適用 |
| 12. | 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等 | 206.229 |
| 13.(#) | 有上蓋的園景區及遊樂場 | 392.194 |
| 14. | 橫向屏障 / 有蓋人行道、花棚 | 不適用 |
| 15.(#) | 擴大升降機井道 | 151.212 |
| 16. | 煙囪管道 | 不適用 |
| 17. | 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 | 不適用 |
| 18.(#) | 強制性設施或必要機房所需的管槽、氣槽 | 145.933 |
| 19. | 非強制性設施或非必要機房所需的管槽、氣槽 | 不適用 |
| 20. | 環保系統及設施所需的機房、管槽及氣槽 | 不適用 |
| 21. | 複式住宅單位及洋房的中空 | 不適用 |
| 22. | 伸出物，如空調機箱及伸出外牆超過750毫米的平台 | 不適用 |
| **其他項目** | | **面積(平方米)** |
| 23.(#) | 庇護層，包括庇護層兼空中花園 | 不適用 |
| 24.(#) | 其他伸出物 | 198.400 |
| 25. | 公共交通總站 | 不適用 |
| 26.(#) | 共用構築物及樓梯 | 不適用 |
| 27.(#) | 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 | 369.559 |
| 28.(#) | 公眾通道 | 不適用 |
| 29. | 因建築物後移導致的覆蓋面積 | 不適用 |
| **額外總樓面面積** | | **面積(平方米)** |
| 30. | 額外總樓面面積 | 不適用 |

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

## 有關建築物的環境評估




## 發展項目的公用部分的預計能量表現或消耗

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

| **第 I 部分** | |
|---|---|
| 提供中央空調 | 是 |
| 提供具能源效益的設施 | 是 |
| 擬安裝的具能源效益的設施 | (1) 高效空調機組 (2) 於公眾地方安裝節能燈 (3) 於停車場安裝一氧化碳感測器 |

**第 II 部分：擬興建樓宇/部分樓宇之預計每年能源消耗量**(註腳1)

| 位置 | 使用有關裝置的內部樓面面積<br>(平方米) | 基線樓宇每年能源消耗量(註腳2) | | 擬興建樓宇每年能源消耗量 | |
|---|---|---|---|---|---|
| | | 電力<br>千瓦小時 / 平方米 / 年 | 煤氣 / 石油氣<br>用量單位 / 平方米 / 年 | 電力<br>千瓦小時 / 平方米 / 年 | 煤氣 / 石油氣<br>用量單位 / 平方米 / 年 |
| 中央屋宇裝備裝置(註腳3) | 2,879.2 | 859.5 | N/A | 718.0 | N/A |

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

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

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

## Breakdown of GFA Concessions Obtained for All Features

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

| Disregarded GFA under Building (Planning) Regulations 23(3)(b) | | Area ($m^2$) |
|---|---|---|
| 1.(#) | Carpark and loading / unloading area excluding public transport terminus | 2354.859 |
| 2. | Plant rooms and similar services | |
| 2.1(#) | Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. | 250.957 |
| 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. | 1259.901 |
| 2.3(#) | Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. | 153.100 |
| **Green Features under Joint Practice Notes 1 and 2** | | **Area ($m^2$)** |
| 3.(#) | Balcony | 272.000 |
| 4. | Wider common corridor and lift lobby | Not applicable |
| 5. | Communal sky garden | Not applicable |
| 6. | Acoustic fin | 42.806 |
| 7. | Wing wall, wind catcher and funnel | Not applicable |
| 8.(#) | Non-structural prefabricated external wall | 186.829 |
| 9.(#) | Utility platform | 118.500 |
| 10. | Noise barrier | Not applicable |
| 11.(#) | Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office | Not applicable |
| **Amenity Features** | | **Area ($m^2$)** |
| 12. | Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities | 206.229 |
| 13.(#) | Covered landscaped and play area | 392.194 |
| 14. | Horizontal screens/covered walkways, trellis | Not applicable |
| 15.(#) | Larger lift shaft | 151.212 |
| 16. | Chimney shaft | Not applicable |
| 17. | Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room | Not applicable |
| 18.(#) | Pipe duct, air duct for mandatory feature or essential plant room | 145.933 |
| 19. | Pipe duct, air duct for non-mandatory or non-essential plant room | Not applicable |
| 20. | Plant room, pipe duct, air duct for environmentally friendly system and feature | Not applicable |
| 21. | Void in duplex domestic flat and house | Not applicable |
| 22. | Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall | Not applicable |
| **Other Exempted Items** | | **Area ($m^2$)** |
| 23.(#) | Refuge floor including refuge floor cum sky garden | Not applicable |
| 24.(#) | Other projections | 198.400 |
| 25. | Public transport terminus | Not applicable |
| 26.(#) | Party structure and common staircase | Not applicable |
| 27.(#) | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA | 369.559 |
| 28.(#) | Public passage | Not applicable |
| 29. | Covered set back area | Not applicable |
| **Bonus GFA** | | **Area ($m^2$)** |
| 30. | Bonus GFA | Not applicable |

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

## The Environmental Assessment of the Building




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

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

| Part I | |
|---|---|
| Provision of Central Air Conditioning | Yes |
| Provision of Energy Efficient Features | Yes |
| Energy Efficient Features proposed | (1) High coefficient of performance A/C units (2) Energy Efficient Lighting in Common Areas (3) CO Sensor in Carpark |

| Part II: The predicted annual energy use of the proposed building / part of building (Note 1) | | | | | |
|---|---|---|---|---|---|
| Location | Internal Floor Area Served ($m^2$) | Annual Energy Use of Baseline Building (Note 2) | | Annual Energy Use of Proposed Building | |
| | | Electricity kWh / $m^2$ / annum | Town Gas / LPG unit / $m^2$ / annum | Electricity kWh / $m^2$ / annum | Town Gas / LPG unit / $m^2$ / annum |
| Central building services installation(Note 3) | 2,879.2 | 859.5 | N/A | 718.0 | N/A |

Notes:
1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/$m^2$/annum) and town gas/LPG consumption (unit/$m^2$/annum), of the development by the internal floor area served, where: –
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and
   (b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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

# 30 有關資料 RELEVANT INFORMATION

### 1. 建築裝飾

發展項目部分住宅物業外設有建築裝飾。此等建築裝飾可能對部分住宅物業的景觀造成影響。有關建築裝飾的位置，請參閱本售樓説明書的「發展項目的住宅物業的樓面平面圖」。

### 2. 喉管

發展項目部分住宅物業的平台及/或露台及/或工作平台及/或天台的外牆或毗鄰其外牆裝有喉管，部分住宅物業的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新經批准圖則。

### 3. 吊船

在管理人安排為發展項目的外牆及公用地方與設施進行定期及特別安排的檢查、清潔、保養及/或維修期間，吊船或類似裝置可能會安裝及/或停泊在住宅物業的平台上，並在住宅物業的平台上空操作，以及在住宅物業的窗外及露台及/或工作平台外操作。

根據公契，管理人有權進入建有平台的住宅物業(不論是否連同管理人的僱員、代理人、職員、工人、承辦商和授權人，又或是否携帶用具、工具及物料)操作吊船或類似裝置。

### 4. 燈飾

發展項目商用樓宇的外牆及/或建築裝飾上裝設外牆裝飾燈，該等裝飾燈可能不時開啟。

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

### 5. 放置室外冷氣機

室外冷氣機(不論是為該住宅物業而設，或是為其他住宅物業而設)放置在相鄰/毗鄰於部分住宅物業的冷氣機平台上。該等被放置於冷氣機平台上及露台的室外冷氣機可能對發展項目內有關的住宅物業的享用，諸如熱氣、噪音、景觀、震動或其他方面造成影響。有關冷氣機平台上的室外冷氣機的位置，請參閱本售樓説明書的「發展項目的住宅物業的樓面平面圖」。

### 6. 紓緩噪音措施

部份住宅物業需設置下列噪音緩解措施以盡量減低潛在交通噪音對發展項目的影響：

| | |
|---|---|
| **減音窗(擋音式)** | 側掛式窗連微孔吸音板在內層趟窗上 |
| **隔聲鰭** | 安裝在外牆的垂直結構 |
| **吸音物料** | 安裝在隔聲鰭上 |
| **實心玻璃圍欄** | 由玻璃組成的圍欄 |
| **自動關閉式門** | 不作通風用途的門連自動關閉裝置 |
| **維修窗戶** | 窗戶連上鎖裝置作維修及清潔用途 |

有關噪音緩解措施的位置，請參閱本售樓説明書的《發展項目的住宅物業的樓面平面圖》。

# 30 有關資料 RELEVANT INFORMATION

## 1. Architectural features

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

## 2. Pipes

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

## 3. Gondola

During the regular and specially arranged inspection, cleaning, maintenance and/or repairing of the external walls and the Common Areas and Facilities of the Development as arranged by the Manager, gondola(s) or likewise equipment may be installed and/or rested on the flat roof(s) and operated in air space directly above the flat roof(s) as well as outside the windows and the balcony(ies) and/or utility platform(s) of the residential properties.

Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential properties consisting flat roof(s) (with or without the Manager's its servants, agents, staff, workmen, contractors and persons duly authorized and with or without other appliances, equipment and materials) for operating gondola(s) or likewise equipment.

## 4. Lighting

Facade lighting is installed on the external walls and/or architectural features of the Commercial Accommodation of the Development and may be turned on from time to time.

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

## 5. Placing of air-conditioning outdoor units

Air-conditioning outdoor units (either serving its own residential properties or other residential properties) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential properties. The placing of air-conditioning outdoor units on the air-conditioner platform(s) and balcony(ies) may affect the enjoyment of the relevant residential properties of the Development in terms of heat, noise, view, vibration or other aspects. For the locations of the air-conditioning outdoor units on the air-conditioner platform(s), please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

## 6. Noise Mitigation Measures

The following noise mitigation measures are required to be provided at some residential properties to minimize the potential traffic noise impact upon the Development:

| | |
|---|---|
| Acoustic window (baffle type) | Side-hung window with micro-perforated acoustic panel on inner sliding panel |
| Acoustic fin | Vertical structure mounted on outdoor facade |
| Sound absorption material | Applied on acoustic fin |
| Solid glass balustrade | Balustrade made of glass |
| Auto closing door | Door with auto closing mechanism not for ventilation purpose |
| Maintenance window | Window with locking mechanism, for maintenance and cleaning purpuse |

For the locations of the noise mitigation measures, please refer to the "Floor Plans of Residential Properties in the Development".

# 31 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
# INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

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

2. 如正式買賣合約的買方有此要求，並獲賣方(按其自己的酌情決定)同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方(視情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。

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

4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不多於港幣一百元象徵式費用後獲提供該資料的副本。

5. 關於批地文件特別條款第(9)(k)條所提及的粉紅色加藍斜線範圍之上的公眾通道的資料及要求，請參閱本售樓說明書的「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節。

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

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

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

4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development 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. For information and requirements relating to the public access over the Pink Hatched Blue Area as referred to in Special Condition No.(9)(k) of the Government Grant, please refer to the sections of "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this Sales Brochure.

賣方就發展項目指定的互聯網網站的網址：
The address of the website designated by the vendor for the Development :
www.thesymphonie.com.hk

發展項目及其周邊地區日後可能出現改變。
There may be future changes to the Development and the surrounding areas.

本售樓説明書印製日期：2022年6月28日。
Date of printing of this Sales Brochure : 28th June 2022.

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