

THE
KNIGHTSBRIDGE

天 瀧

SALES BROCHURE
售 樓 說 明 書

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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 and 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 |
- 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。

4

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 plans¹ 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 property². 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 date³ 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

- 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.

街道名稱及門牌號數

承豐道22號

(此臨時門牌號數有待發展項目建成時確認。)

每幢多單位建築物的樓層的總數

第1、2、3、5及6座：30層 (不包括地庫2樓、地庫1樓、天台、上層天台1、上層天台2及頂層天台)

第7及8座：28層 (不包括地庫2樓、地庫1樓、天台、上層天台1、上層天台2及頂層天台)

Harbour Mansion：6層 (不包括地庫2樓、地庫1樓及天台)

每幢多單位建築物的樓層號數

第1、2、3、5及6座：地庫2樓、地庫1樓、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓、天台、上層天台1、上層天台2及頂層天台

第7及8座：地庫2樓、地庫1樓、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-31樓、天台、上層天台1、上層天台2及頂層天台

Harbour Mansion：地庫2樓、地庫1樓、地下、1樓-3樓、5樓-6樓及天台

不依連續次序的樓層號數的每幢多單位建築物內被略去的樓層號數

第1、2、3、5、6、7及8座：4樓、13樓、14樓及24樓

Harbour Mansion：4樓

每幢多單位建築物內的底護層

第1、2、3、5、6、7及8座：天台

Harbour Mansion：不適用

本發展項目屬未落成發展項目：

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為2024年9月30日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明該發展項目落成的其他方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成（視屬何情況而定）的確證。

Name of the street and the street number

No. 22 Shing Fung Road

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

Total number of storeys of each multi-unit building

Tower 1, 2, 3, 5 and 6: 30 Storeys (excluding B2/F, B1/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof)

Tower 7 and 8: 28 Storeys (excluding B2/F, B1/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof)

Harbour Mansion: 6 Storeys (excluding B2/F, B1/F and Roof)

Floor numbering in each multi-unit building

Tower 1, 2, 3, 5 and 6: B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

Tower 7 and 8: B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

Harbour Mansion: B2/F, B1/F, G/F, 1/F-3/F, 5/F-6/F and Roof

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

Tower 1, 2, 3, 5, 6, 7 and 8: 4/F, 13/F, 14/F and 24/F

Harbour Mansion: 4/F

Refuge Floor in each multi-unit building

Tower 1, 2, 3, 5, 6, 7 and 8: Roof

Harbour Mansion: Not applicable

This Development is an uncompleted development

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 30 September 2024.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the 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).

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

Marble Edge Investments Limited (亦為擁有人及其控權公司為Marble Edge Limited)

發展項目的認可人士

呂元祥建築師事務所(香港)有限公司的梁傑文先生
(梁傑文先生為呂元祥建築師事務所(香港)有限公司之董事)

發展項目的承建商

裕民建築有限公司

賣方代表律師

高李葉律師行、貝克・麥堅時律師事務所及國浩律師(香港)事務所

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

中國銀行(香港)有限公司、恒生銀行有限公司、中國工商銀行(亞洲)有限公司及渣打銀行(香港)有限公司

已為發展項目的建造提供貸款的任何其他人

聯泰國際有限公司、NART Finance Limited、中海財務有限公司、新世界金融有限公司、堡勁有限公司及 Perfect Scene Holdings Limited

Vendor

Marble Edge Investments Limited (also as the owner and whose holding company is Marble Edge Limited)

Authorized person for the development

Mr. Leung Kit Man Andy of Ronald Lu & Partners (Hong Kong) Limited
(Mr. Leung Kit Man Andy is a director of Ronald Lu & Partners (Hong Kong) Limited)

Building contractor for the development

E Man Construction Company Limited

Vendor's solicitors

Kao, Lee & Yip, Baker & McKenzie and Grandall Zimmern Law Firm

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

Bank of China (Hong Kong) Limited, Hang Seng Bank Limited, Industrial and Commercial Bank of China (Asia) Limited and Standard Chartered Bank (Hong Kong) Limited

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

Smart Time International Limited, NART Finance Limited, Chung Hoi Finance Limited, New World Finance Company Limited, Castle Energy Limited and Perfect Scene Holdings Limited

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；	不適用
(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；	不適用
(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

(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;	Not applicable

(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;	Not applicable
(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

發展項目將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範圍為150毫米。
The range of thickness of the non-structural prefabricated external walls of each block is 150mm.

發展項目將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範圍為200毫米。
The range of 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 Tower	樓層 Floor	單位 Flat	每個住宅物業的幕牆的 總面積 (平方米) The total area of the curtain walls of each residential property (sq. m.)	每個住宅物業的非結構的預製外牆的 總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property(sq. m.)
第1座 Tower 1	2樓 2/F	A	2.897	0.831
		B	1.659	-
	3樓、5樓-12樓、 15樓-23樓及25樓-32樓 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	A	2.897	0.831
		B	1.659	-
	33樓 33/F	C	2.309	0.360
		A	2.345	-
第2座 Tower 2	2樓-3樓、5樓-12樓、 15樓-23樓及25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	C	2.309	0.360
		A	2.345	-
	33樓 33/F	C	2.309	0.360
		A	2.345	-
	2樓-3樓、5樓-12樓、 15樓-23樓及25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	A	1.595	0.719
		B	1.217	0.440
第3座 Tower 3	33樓 33/F	A	1.620	0.719
		B	1.242	0.440
	2樓-3樓、5樓-12樓、 15樓-23樓及25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	A	1.406	0.497
		B	1.355	0.278
	33樓 33/F	C	0.877	0.221
		D	0.877	0.221

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的幕牆的 總面積 (平方米) The total area of the curtain walls of each residential property (sq. m.)	每個住宅物業的非結構的預製外牆的 總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property(sq. m.)
第5座 Tower 5	2樓-3樓、5樓-12樓、 15樓-23樓及25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	A	1.929	0.608
		B	1.929	0.608
	33樓 33/F	A	1.929	0.608
		B	1.929	0.608
第6座 Tower 6	2樓-3樓、5樓-6樓 2/F-3/F, 5/F-6/F	A	1.355	0.278
		B	1.456	0.497
		C	0.877	0.221
		D	0.877	0.221
	7樓-12樓、15樓-23樓 及25樓-32樓 7/F-12/F, 15/F-23/F and 25/F-32/F	A	1.355	0.278
		B	1.406	0.497
		C	0.877	0.221
		D	0.877	0.221
	33樓 33/F	A	2.317	-
		C	0.877	0.221
		D	0.877	0.221
		D	0.877	0.221
第7座 Tower 7	5樓-12樓、15樓-23樓 及25樓-30樓 5/F-12/F, 15/F-23/F and 25/F-30/F	A	1.217	0.440
		B	1.595	0.719
	31樓 31/F	A	1.242	0.440
		B	1.620	0.719
第8座 Tower 8	5樓-12樓、15樓-23樓 及25樓-30樓 5/F-12/F, 15/F-23/F and 25/F-30/F	A	1.760	-
		B	2.598	0.278
		C	0.877	0.221
		D	0.877	0.221
	31樓 31/F	A	2.581	-
		C	0.877	0.221
		D	0.877	0.221
		D	0.877	0.221
Harbour Mansion	3樓、5樓 3/F, 5/F	A	1.762	-
		B	1.693	-
		C	1.797	-
	6樓 6/F	A	1.762	-

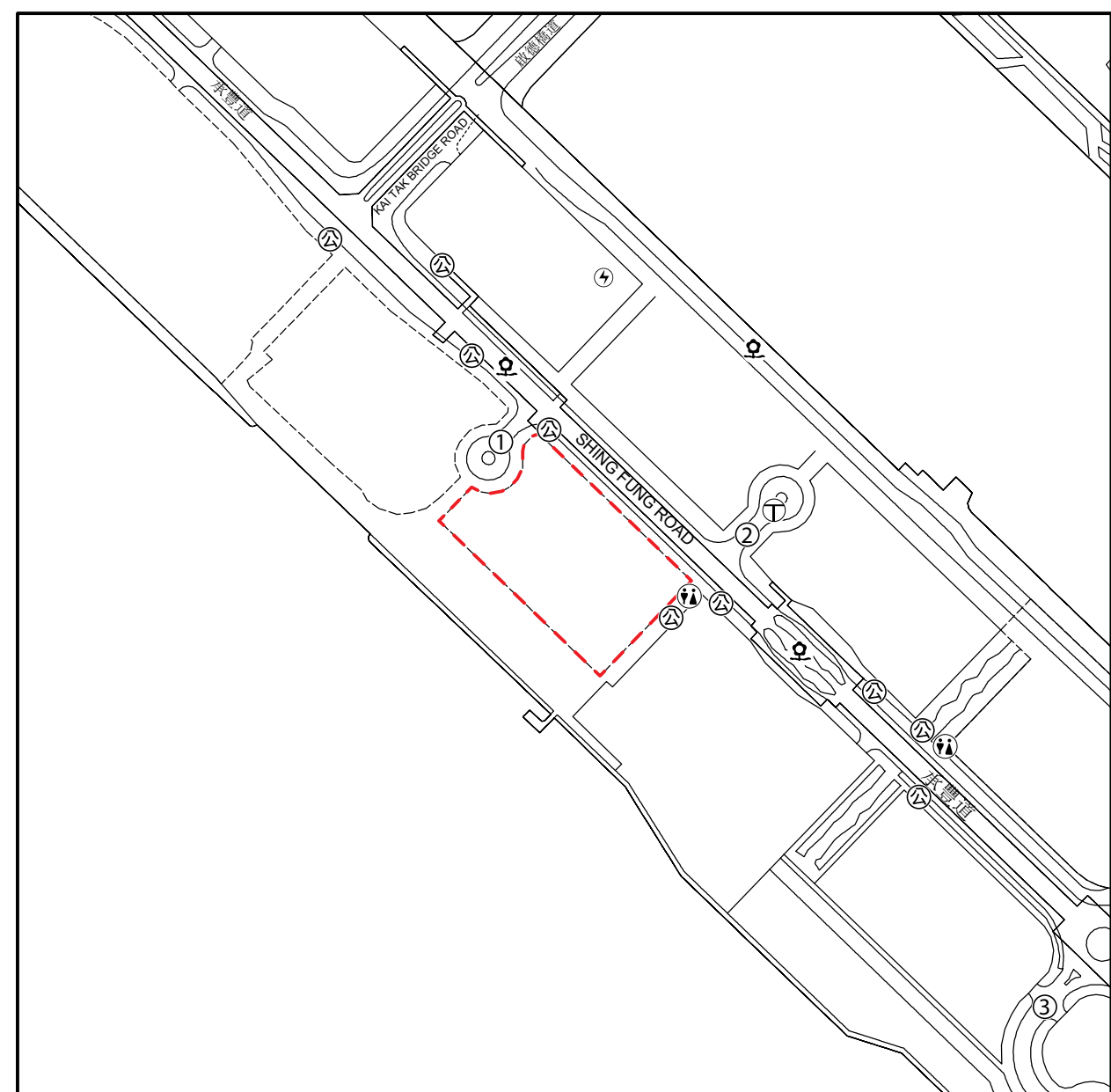
管理人

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

Manager

The Knightsbridge Property Management Limited will be appointed as the Manager of the development under the latest draft 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



資料 / 地圖 / 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。
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此所在位置圖參考測繪圖編號 T11-NE-C，並經修正處理。
This location plan is made with reference to Survey Sheet No. T11-NE-C with adjustments where necessary.

圖例 NOTATION

- ① 公廁 Public Convenience
- ② 公園 Public Park
- ③ 公共交通總站 (包括鐵路車站) Public Transport Terminal (including Rail Station)
- ④ 公用事業設施裝置 Public Utility Installation
- ⑤ 發電廠 (包括電力分站) Power Plant (including Electricity Sub-Stations)

於發展項目的所在位置圖未能顯示之街道的中英文全名：
Street names in Chinese and English not shown in full in the location plan of the Development:

- ① 承富里 Shing Fu Lane
- ② 承裕里 Shing Yu Lane
- ③ 承景街 Shing King Street

發展項目的位置
Location of the Development

比例：0M/米
Scale: 0 250 M/米

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

鳥瞰照片並不覆蓋本空白範圍

This blank area falls outside the coverage of the relevant aerial photograph



● 發展項目的位置
Location of the Development

摘錄自地政總署測繪處於2022年4月5日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E158190C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No.E158190C dated 5 April 2022.

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

鳥瞰照片並不覆蓋本空白範圍

This blank area falls outside the coverage of the relevant aerial photograph

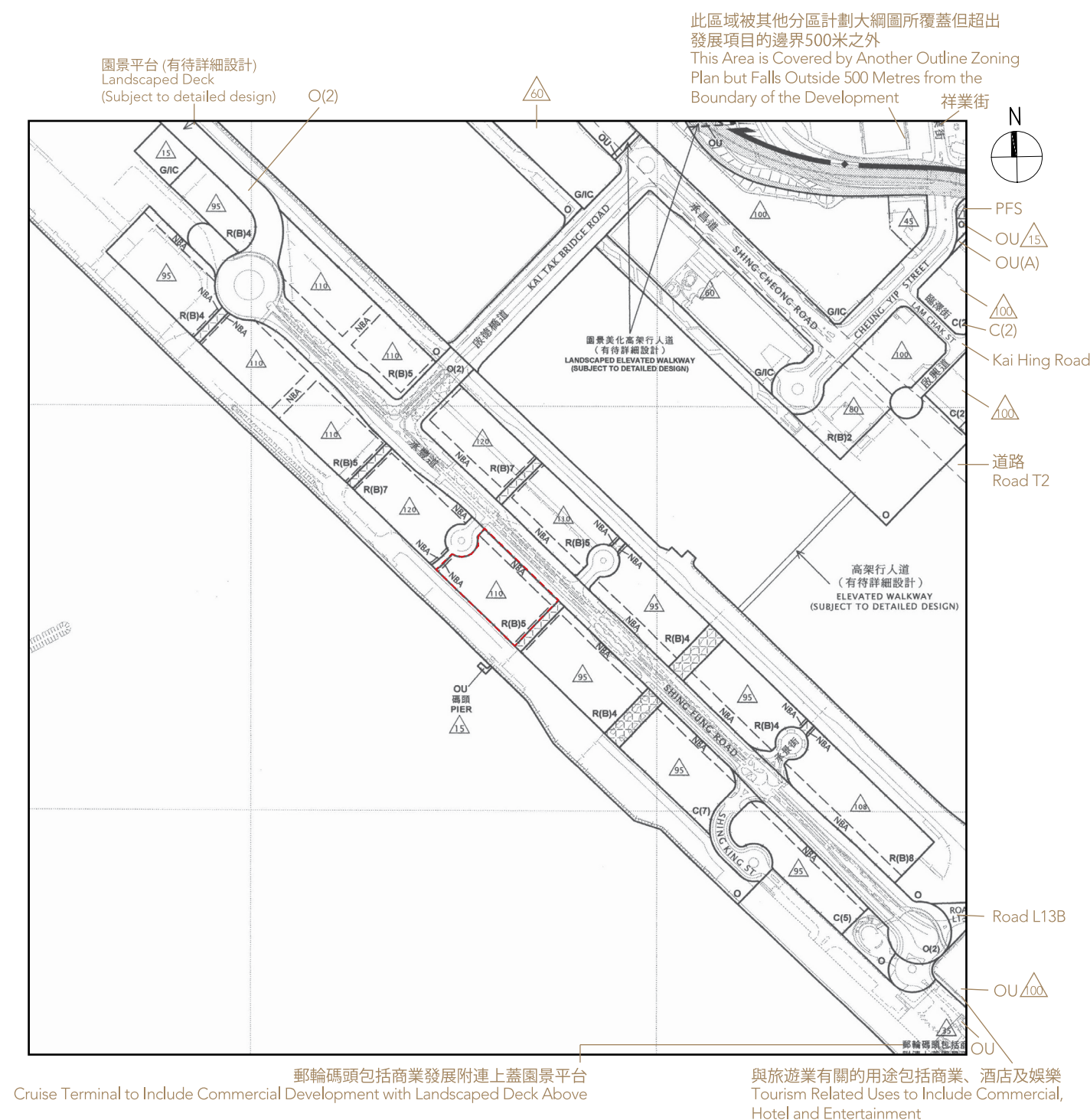


● 發展項目的位置
Location of the Development

摘錄自地政總署測繪處於2022年4月5日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E158191C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No.E158191C dated 5 April 2022.

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

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



摘錄自 2022 年 10 月 28 日刊憲之啟德 (九龍規劃區第 22 區) 分區計劃大綱核准圖，圖則編號為 S/K22/8，並經修正處理。
Extracted from the approved Kai Tak (Kowloon Planning Area No. 22) Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28 October 2022, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

- C** 商業
Commercial
- R(B)** 住宅(乙類)
Residential (Group B)
- 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
- OU(A)** 其他指定用途 (美化市容地帶)
Other Specified Uses (Amenity Area)

交通 COMMUNICATIONS

- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road
- 行人專用區或街道 Pedestrian Precinct / Street

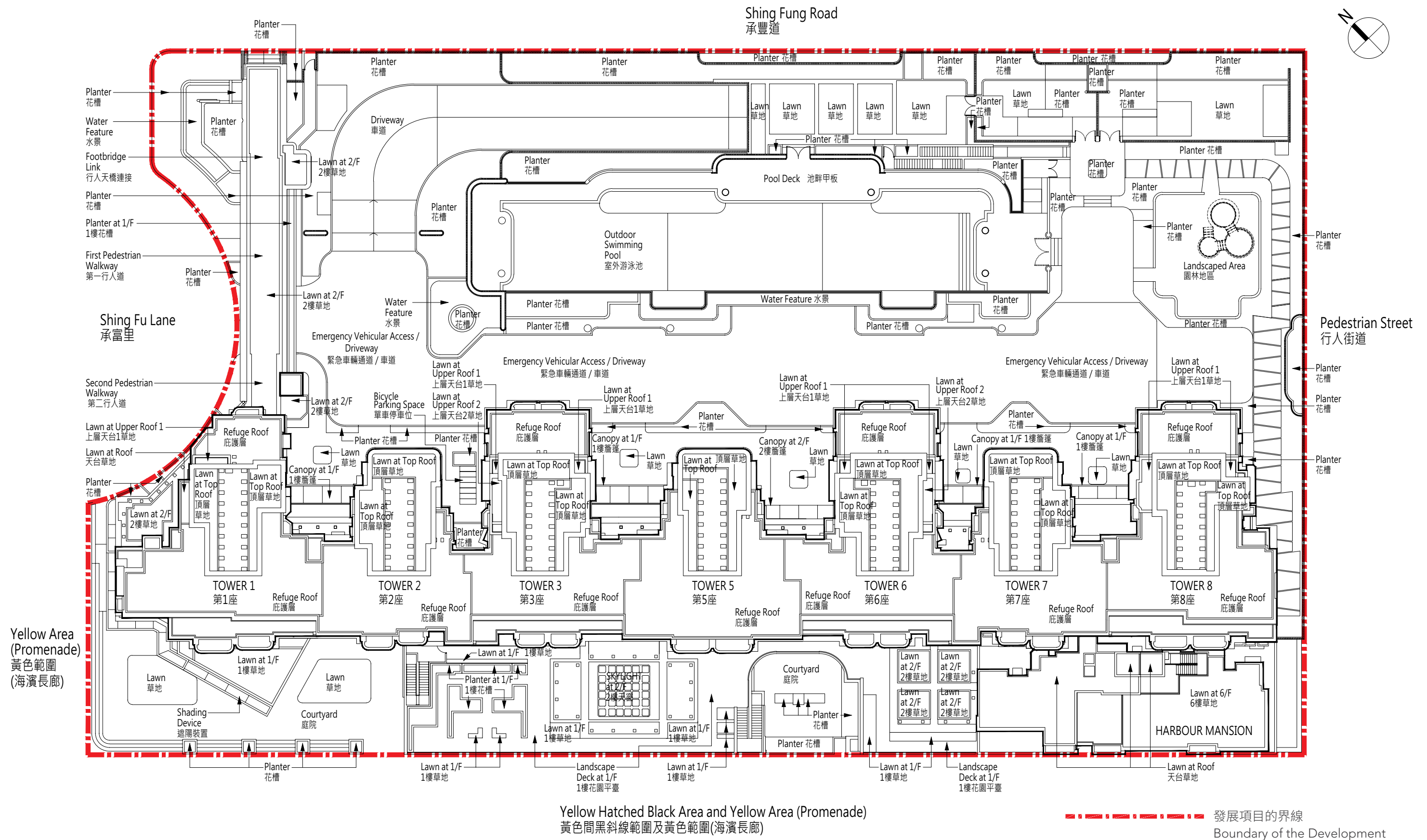
其他 MISCELLANEOUS

- 規劃範圍界線
Boundary of Planning Scheme
- 建築物高度管制區界線
Building Height Control Zone Boundary
- 最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)
- PFS 加油站
Petrol Filling Station
- 指定為「海濱長廊」的地區
Area Designated For 'Waterfront Promenade'
- NBA** 非建築用地
Non-Building Area

發展項目的位置
Location of the Development

比例：0M/米
SCALE： 500M/米

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



由該項目的認可人士提供的該等建築物及設施的預計落成日期為2024年3月28日。

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 28 March 2024.

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 remarks and legends on this page apply to all pages of “Floor plans of residential properties in the development”.

樓面平面圖圖例
Legends of the Floor Plans

A.D.	= Air Duct 排風管
A/C UNIT	= Air-conditioning Unit 冷氣機
A/C PLATFORM	= Air-conditioner Platform 冷氣機平台
ACOUSTIC DOOR	= Acoustic Door (Baffle Type) 隔音門 (擋板式)
ACOUSTIC WINDOW	= Acoustic Window (Baffle Type) 隔音窗 (擋板式)
ALUM. ARCH. FEATURE	= Aluminium Architectural Feature 鋁質建築裝飾
ARCH. FEATURE	= Architectural Feature 建築裝飾
B.R.	= Bedroom 睡房
BAL.	= Balcony 露台
BATH	= Bathroom 浴室
DIN.	= Dining Room 飯廳
DN	= Down 落
DOGHOUSE	= Mechanical & Electrical Services Duct connecting to the Floor Below 機電管道
E.L.V.	= Extra Low Voltage Cable Duct 特低壓電線槽
E.M.R.	= Electric Meter Room 電錶房
F.H.	= Fire Hydrant 消防栓
F.S.P.D.	= Fire Services Pipe Duct 消防管道
H/L	= High Level 高位
H.R.	= Hose Reel 消防喉轆
KIT.	= Kitchen 廚房
L.V. Switch Room	= Low Voltage Switch Room 低壓掣房
L/L	= Low Level 低位
LAV.	= Lavatory 洗手間
LIV.	= Living Room 客廳
M.B.R.	= Master Bedroom 主人睡房
M. BATH	= Master Bathroom 主人浴室
Open Kit.	= Open Kitchen 開放式廚房
P.D.	= Pipe Duct 管道
R.S.M.R. RM.	= Refuse Storage and Material Recovery Room 垃圾及物料回收室
STORE	= Store Room 儲物房
T.R.S.	= Temporary Refuge Space 臨時庇護處
TBE Room	= Telecommunications and Broadcasting Room 電訊及廣播設備室
U.P.	= Utility Platform 工作平台
W.M.C.	= Water Meter Cabinet 水錶櫃
	= Built-in fittings provided in the flats 隨樓附送嵌入式裝置

備註：

- 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。
- 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。
- 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。
- 平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
- 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、洗手盆、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。

Remarks:

- 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.
- 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.
- There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of airconditioning conduits and/or other mechanical and electrical services.
- The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.
- Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

第1座 2樓平面圖
Tower 1 2/F Floor Plan

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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

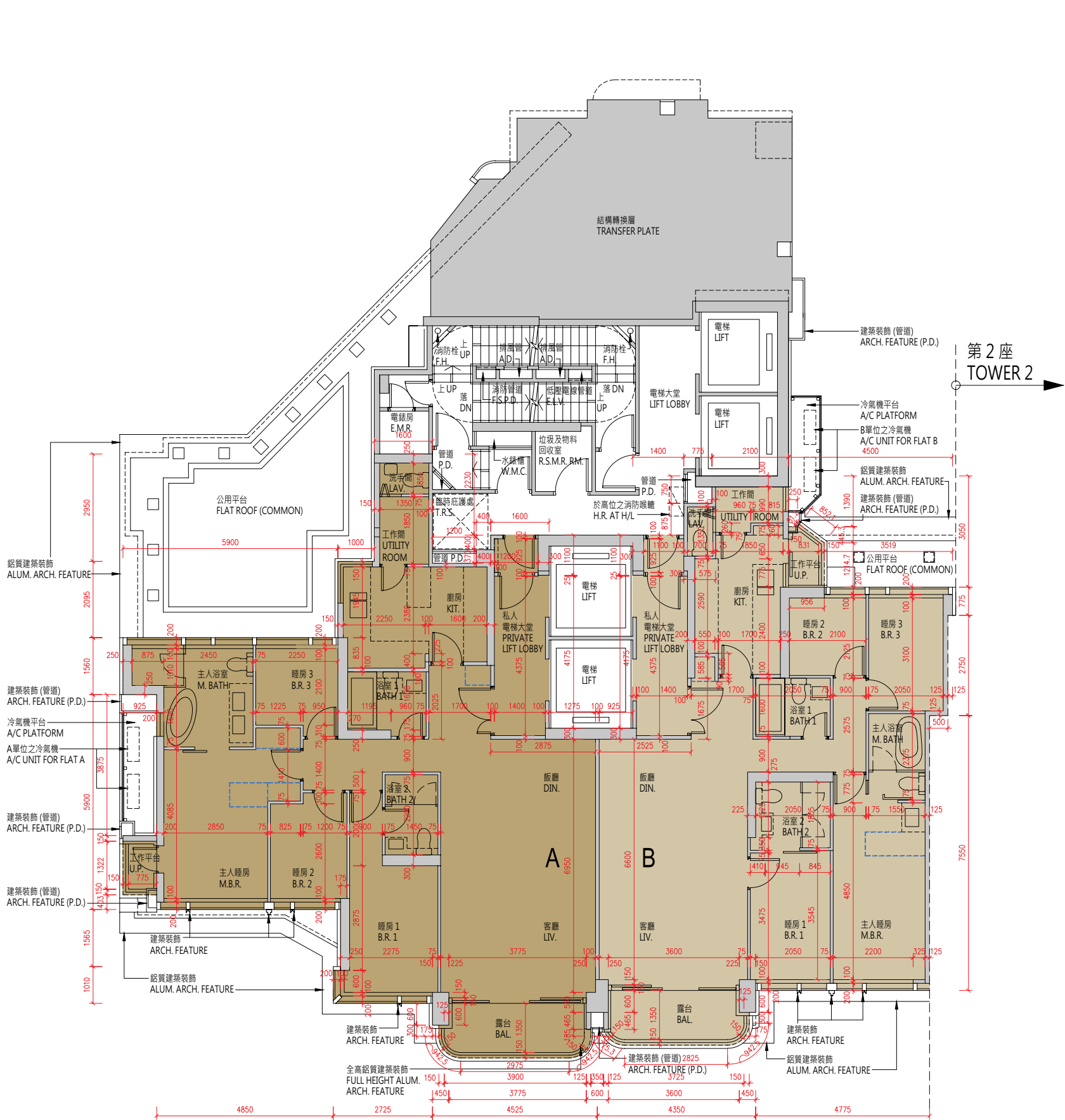
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B
樓層 Floor			
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	2樓 2/F	3000, 3050, 3300	2800, 2850, 2950, 3050, 3250, 3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 175

比例： 0米/M 5米/M
Scale : 



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1座 3樓、5樓-12樓、15樓-23樓、25樓-32樓平面圖
Tower 1 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F Floor Plan

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

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備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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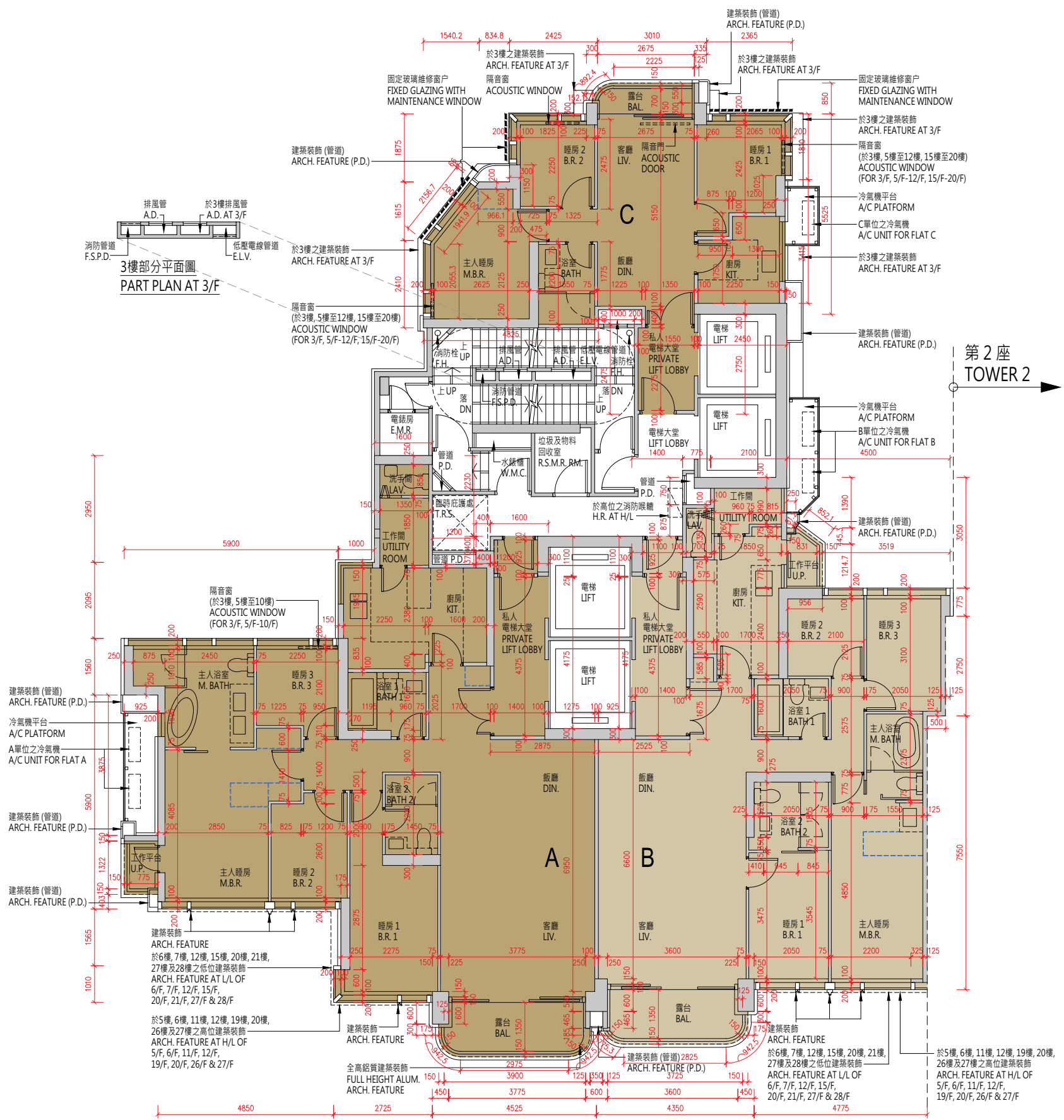
Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B	C (5樓至12 樓、15樓至 23樓、25樓 至31樓) (5/F-12/F, 15/F-23/F, 25/F-31/F)	C (3樓) (3/F)
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3樓、 5樓-12樓、 15樓-23樓及 25樓-31樓	3300	3300	3300	3300
樓板(不包括灰泥) 的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F	150, 175	150, 175	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	32樓 32/F	2850, 3100, 3200, 3250, 3300, 3500%	3200, 3300, 3450, 3500, 3500%	3300, 3350, 3500%	
樓板(不包括灰泥) 的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 350%, 375%	150, 350%, 375%	150, 350%	

% 包括結構層上之混凝土填充層厚度(200 毫米)

% Inclusive of the thickness of mass concrete fill on slab (200mm)

比例：0米/M 5米/M
Scale: 0 5



第1座 33樓平面圖
Tower 1 33/F Floor Plan

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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

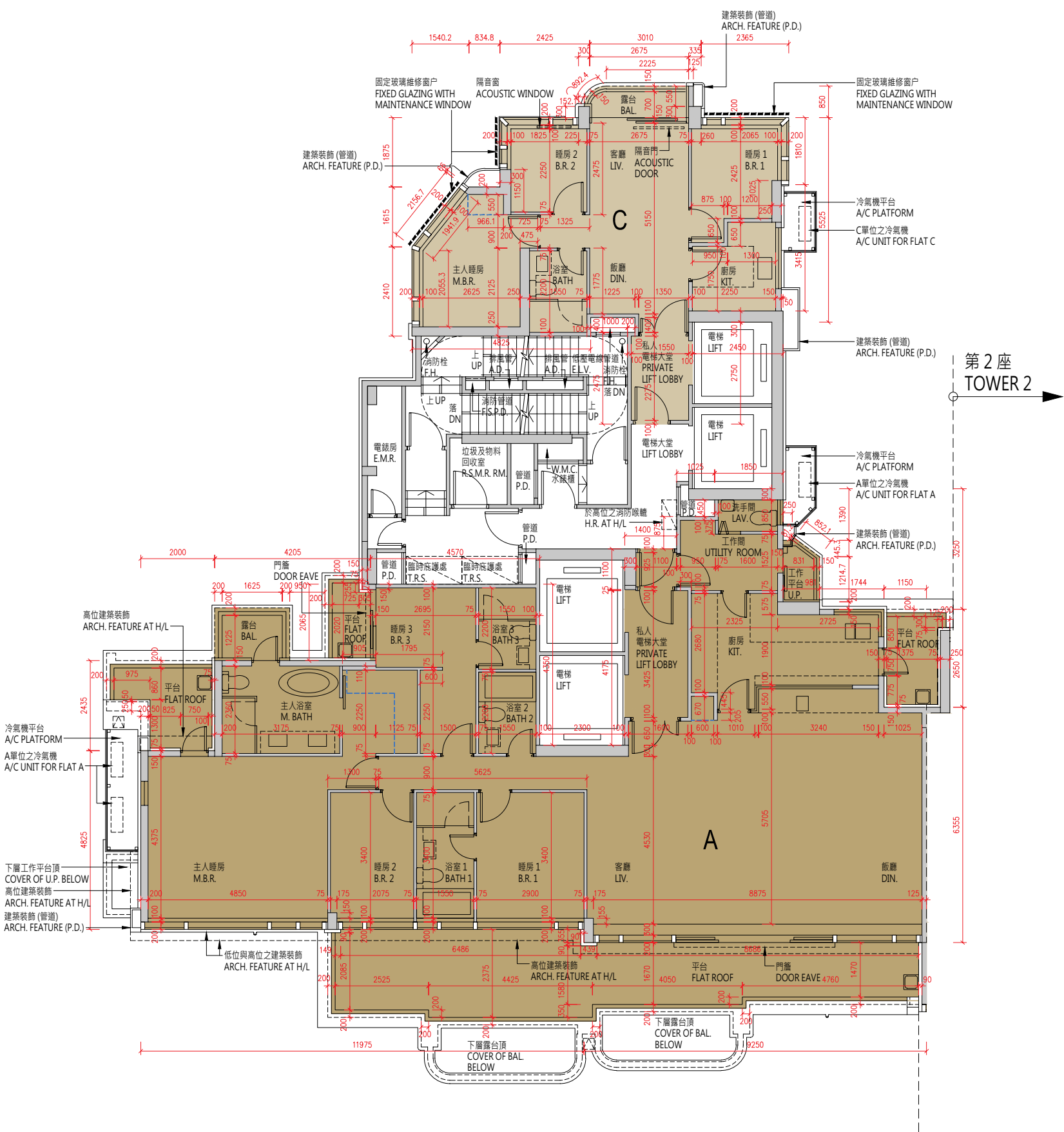
備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

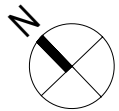
Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	C
樓層 Floor			
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	33樓 33/F	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175, 200	150



比例：0米/M 5米/M
Scale :

第2座 2樓平面圖
Tower 2 2/F Floor Plan



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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

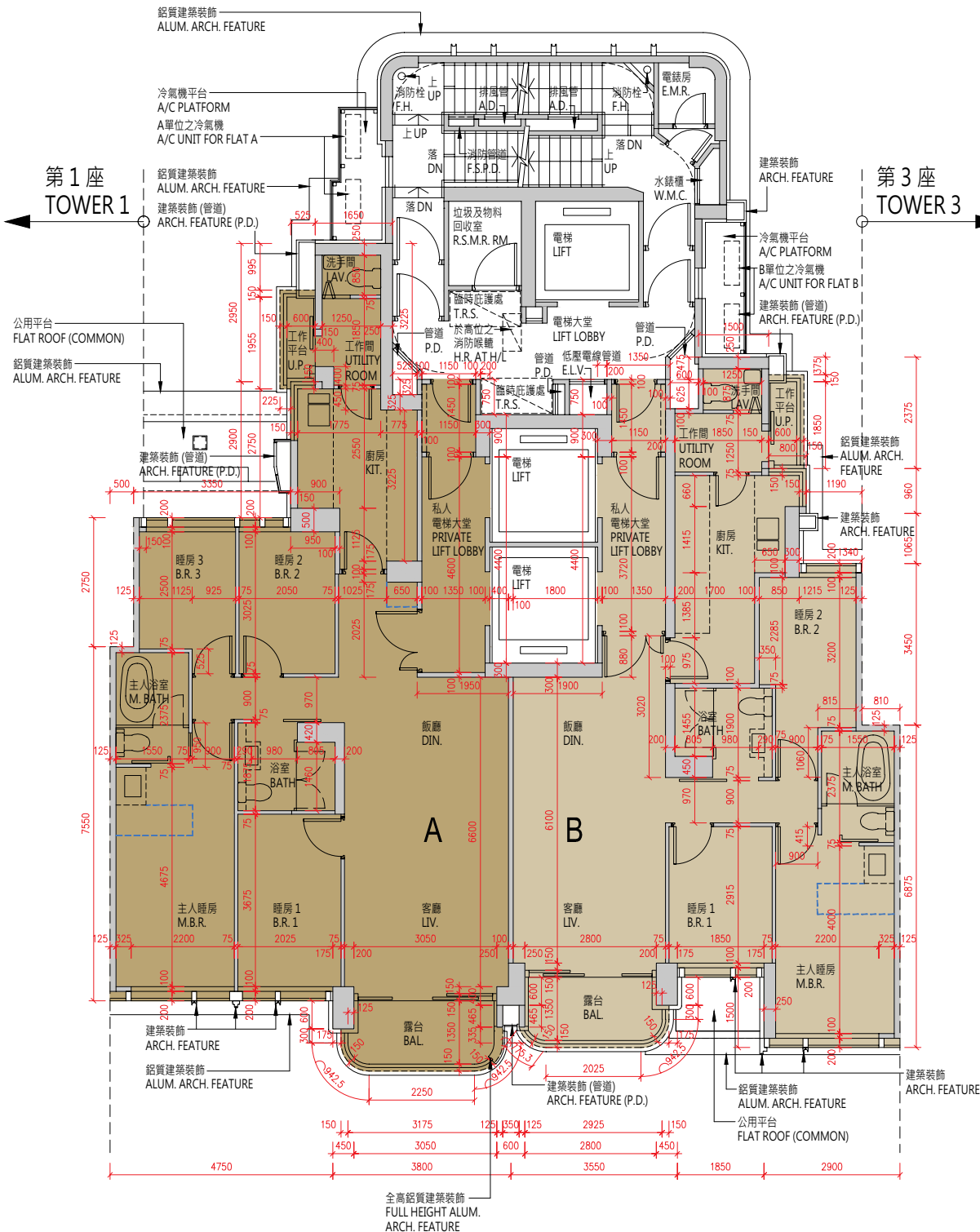
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

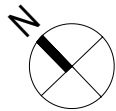
Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B
樓層 Floor			
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	2樓 2/F	2750, 2800, 2850, 3050, 3250, 3300	2800, 2950, 3000, 3050, 3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150

比例：0米/M 5米/M
Scale :



第2座 3樓、5樓-12樓、15樓-23樓、25樓-32樓平面圖
Tower 2 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F Floor Plan



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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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.

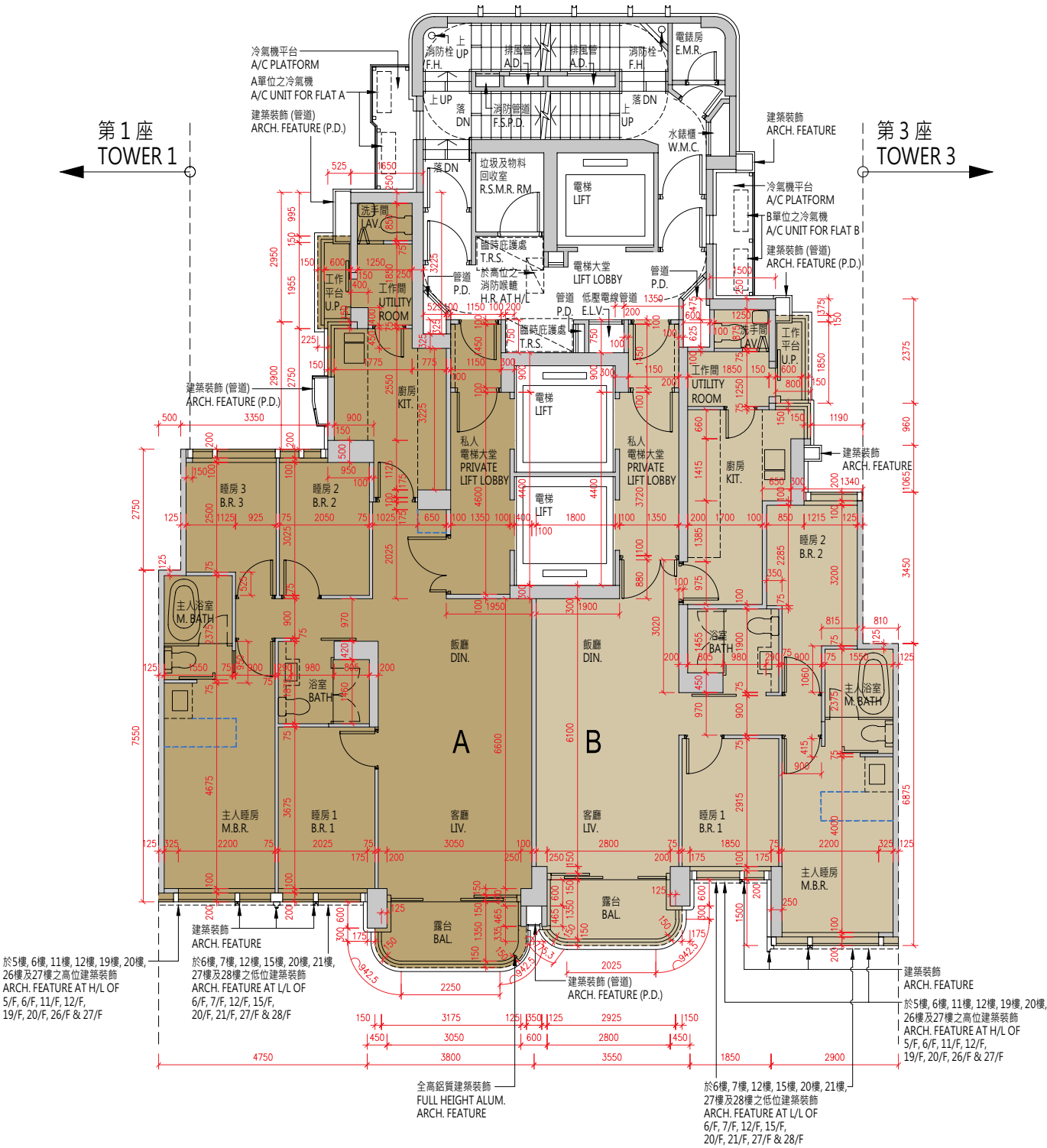
Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

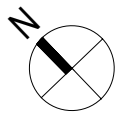
每個住宅物業 Each Residential Property	單位 Flat	A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3樓、5樓-12樓、 15樓-23樓及 25樓-31樓 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F	3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F	150, 175	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	32樓 32/F	3300, 3350, 3500%	3300, 3350, 3500, 3500%
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175, 350%, 375%	150, 350%

% 包括結構層上之混凝土填充層厚度 (200 毫米)
% Inclusive of the thickness of mass concrete fill on slab (200mm)

比例： 0米/M 5米/M
Scale :



第2座 33樓平面圖
Tower 2 33/F Floor Plan



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

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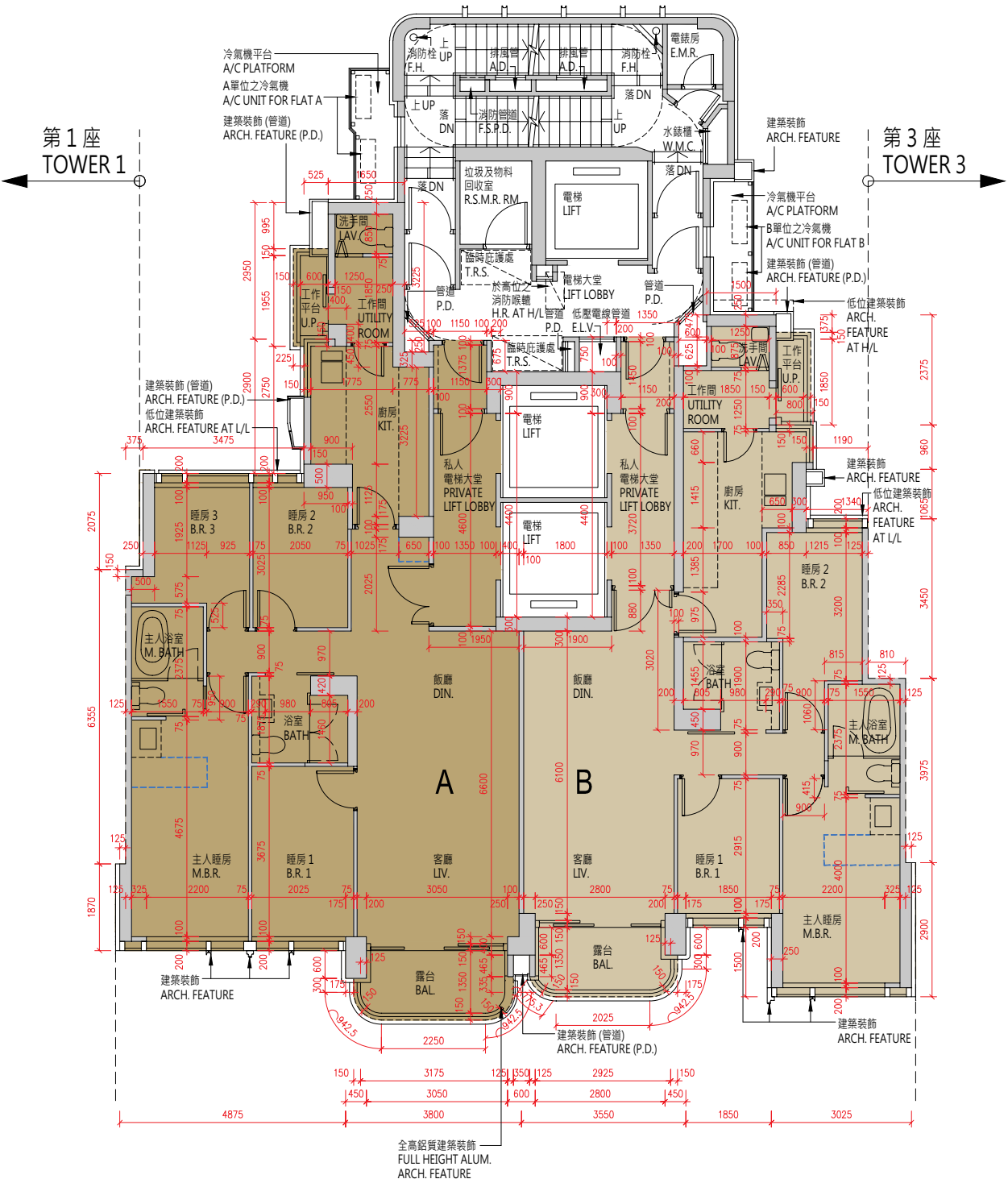
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B
樓層 Floor			
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	33樓 33/F	3175, 3375, 3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150

比例：0米/M 5米/M
Scale : 



第3座 2樓平面圖
Tower 3 2/F Floor Plan

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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

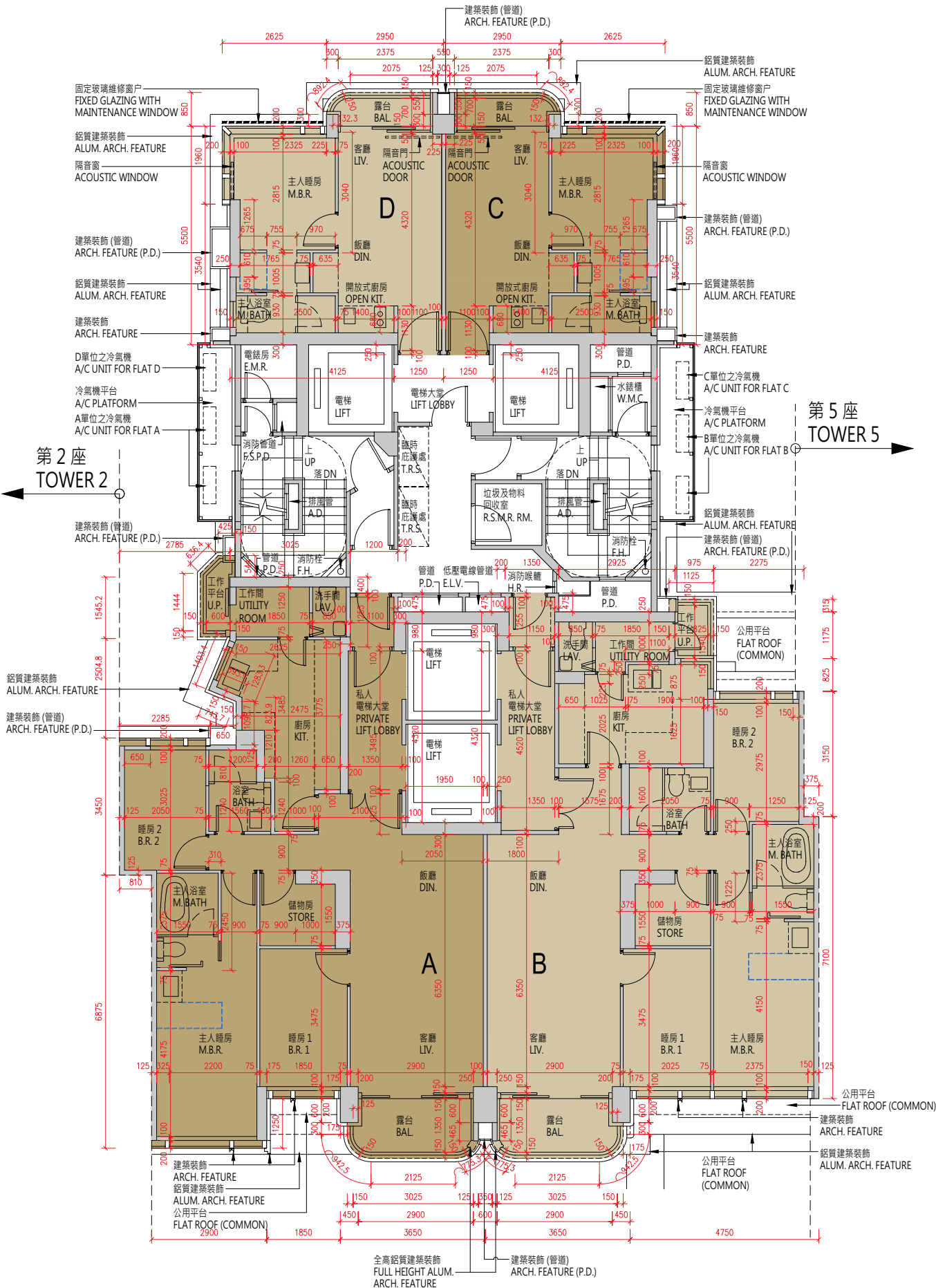
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B	C	D
樓層 Floor					
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	2樓 2/F	3050, 3300	2800, 2850, 3000, 3050, 3300	3000, 3300	2950, 3000, 3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 275	150, 175	150	150

比例：0米/M 5米/M
Scale : 



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3座 3樓、5樓-12樓、15樓-23樓、25樓-32樓平面圖
Tower 3 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F Floor Plan

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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

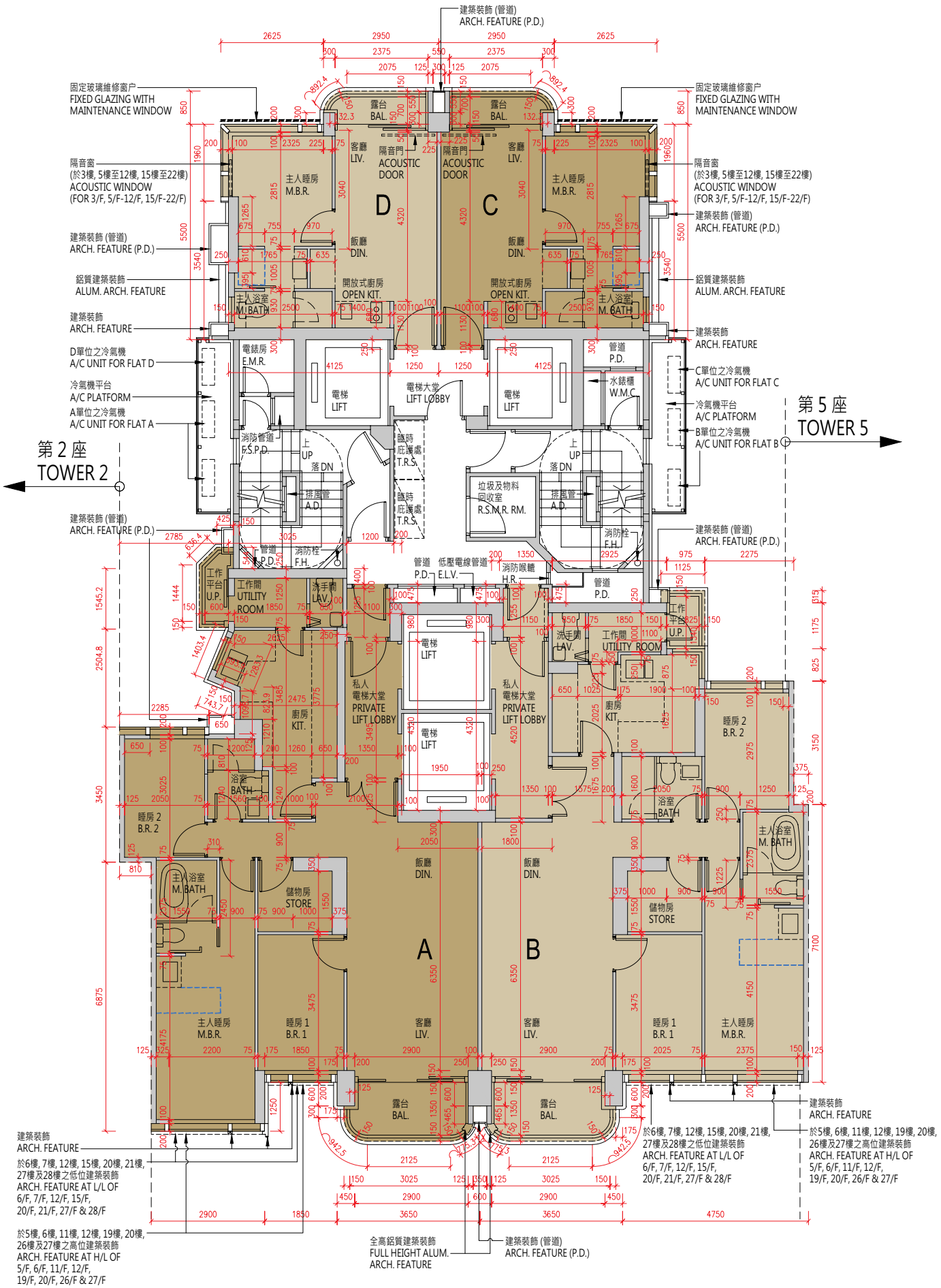
Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B	C	D
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3樓、5樓-12樓、 15樓-23樓及 25樓-31樓 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F	3300	3300	3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 275	150, 175	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	32樓 32/F	3300, 3450, 3500%	3300, 3500%	3300, 3500%	3300, 3500, 3500%
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 275, 350%	150, 175, 350%, 375%	150, 350%	150, 350%

% 包括結構層上之混凝土填充層厚度 (200 毫米)

% Inclusive of the thickness of mass concrete fill on slab (200mm)

比例：0米/M 5米/M
Scale： 



第3座 33樓平面圖
Tower 3 33/F Floor Plan

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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

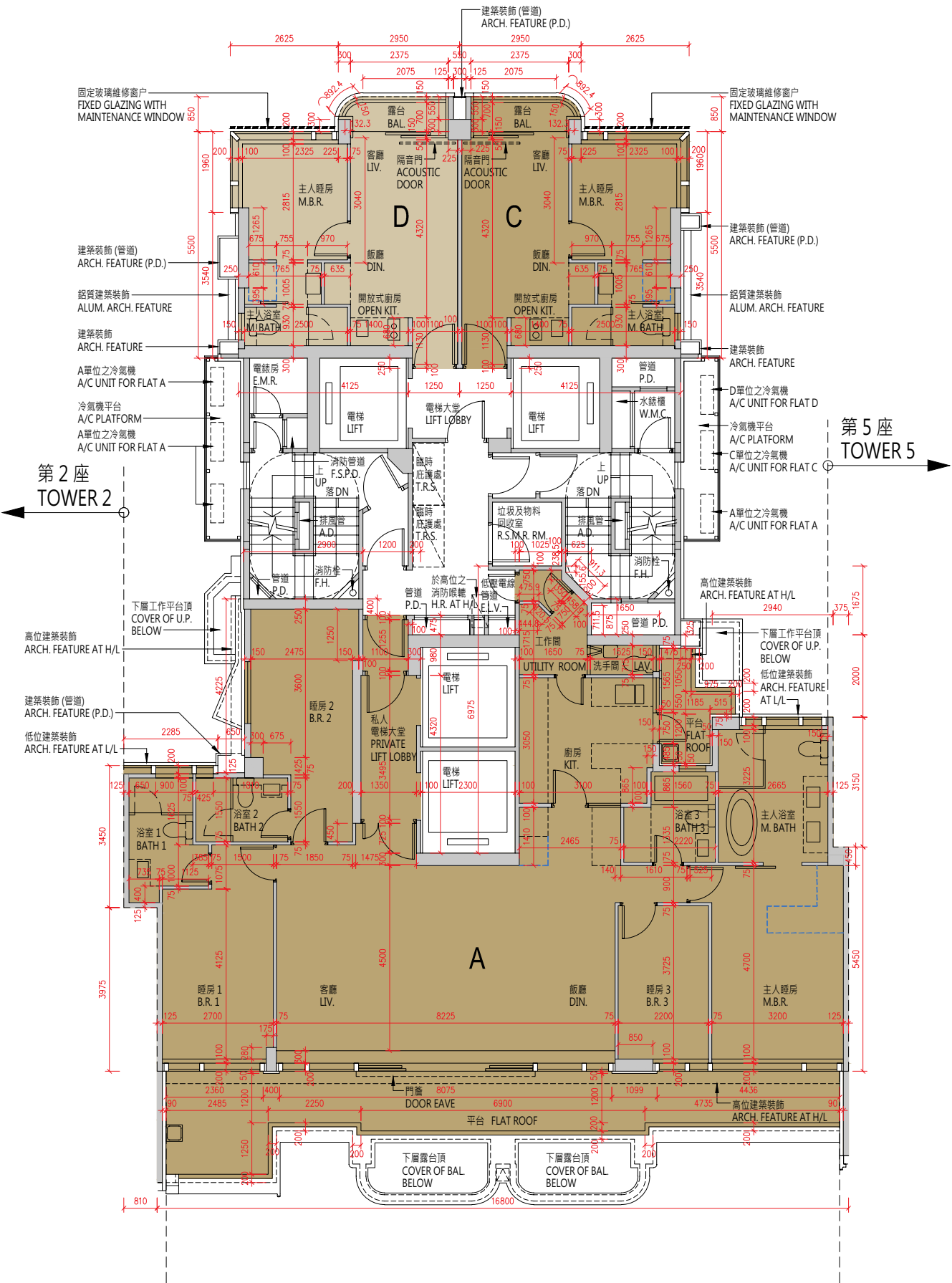
備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	C	D
樓層 Floor				
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	33樓 33/F	3110, 3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175, 200	150	150



比例：0米/M 5米/M
Scale :

第5座 2樓平面圖
Tower 5 2/F Floor Plan

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

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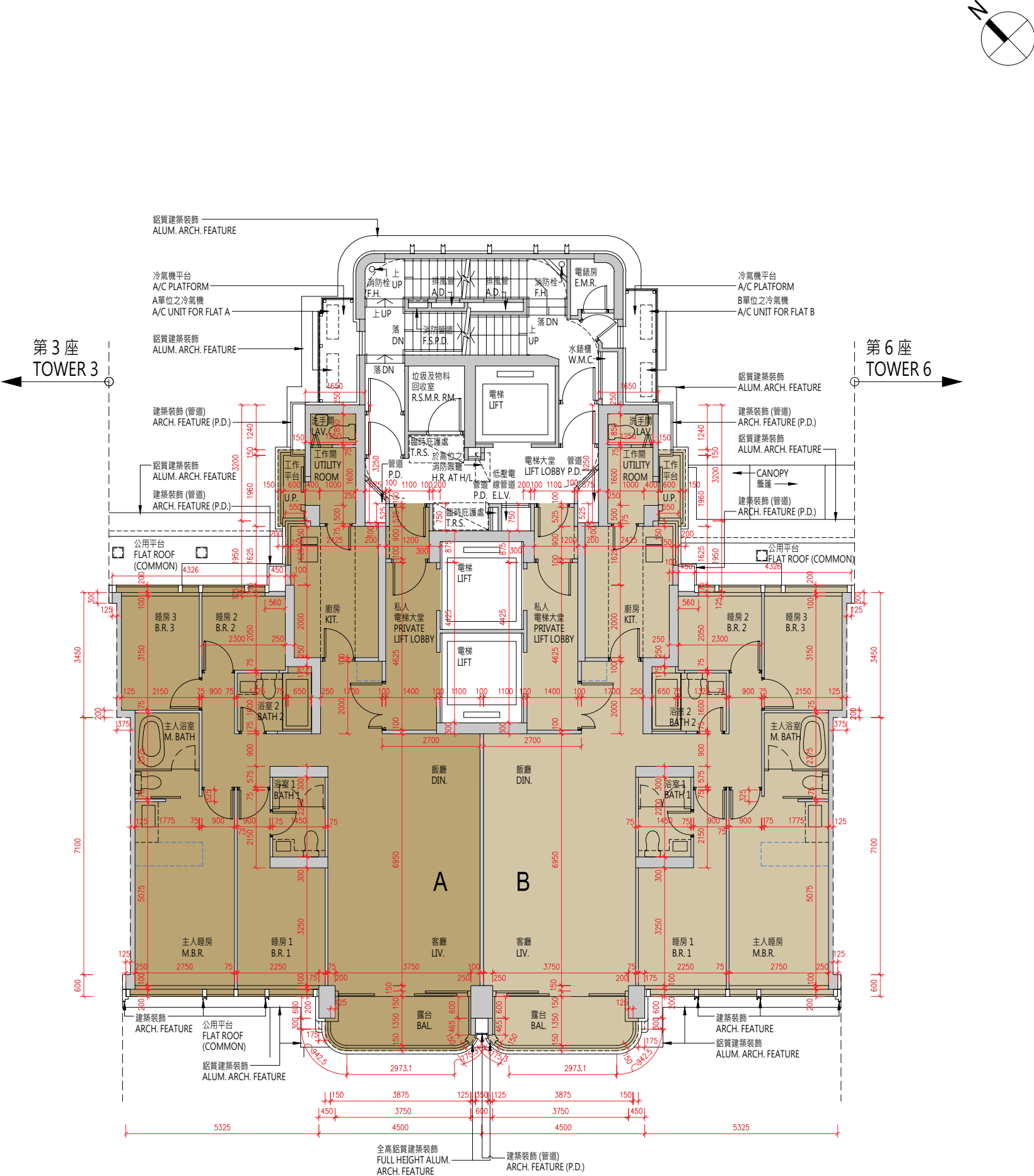
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	單位 Flat	
		A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	2樓 2/F	2850, 3000, 3050, 3250, 3300	2850, 3050, 3250, 3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 175

比例：0米/M 5米/M
Scale :



第5座 3樓、5樓-12樓、15樓-23樓、25樓-32樓平面圖

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

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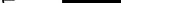
Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

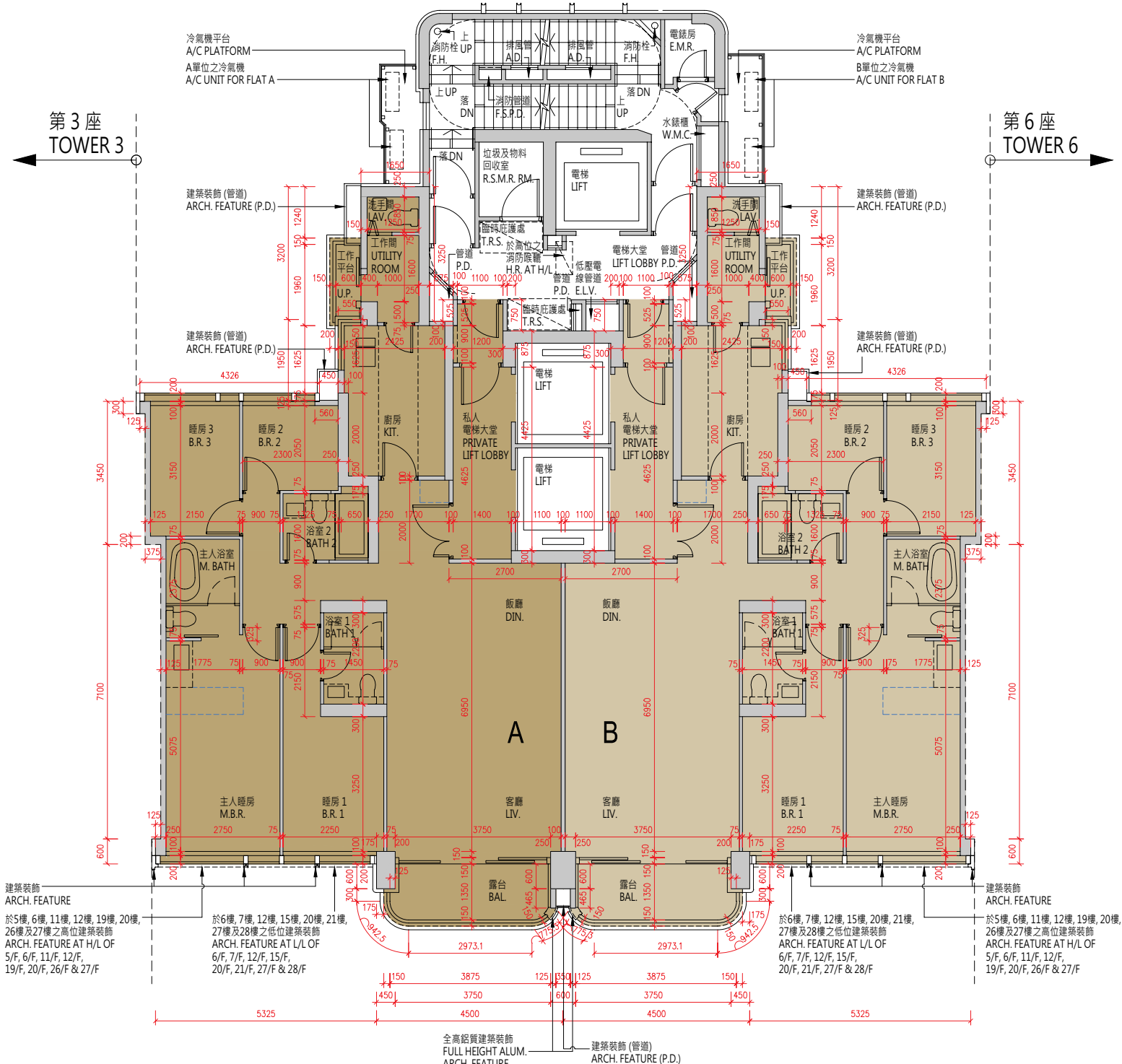
Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3樓、5樓-12樓、 15樓-23樓及 25樓-31樓 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F		3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)			150, 175	150, 175
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	32樓 32/F		3300, 3350, 3450, 3500, 3500%	3300, 3350, 3450, 3500, 3500%
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)			150, 175, 350%, 375%	150, 175, 350%, 375%

% 包括結構層上之混凝土填充層厚度 (200 毫米)

% Inclusive of the thickness of mass concrete fill on slab (200mm)

比例：0米/M 5米/M
Scale: 



第5座 33樓平面圖

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

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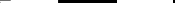
備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

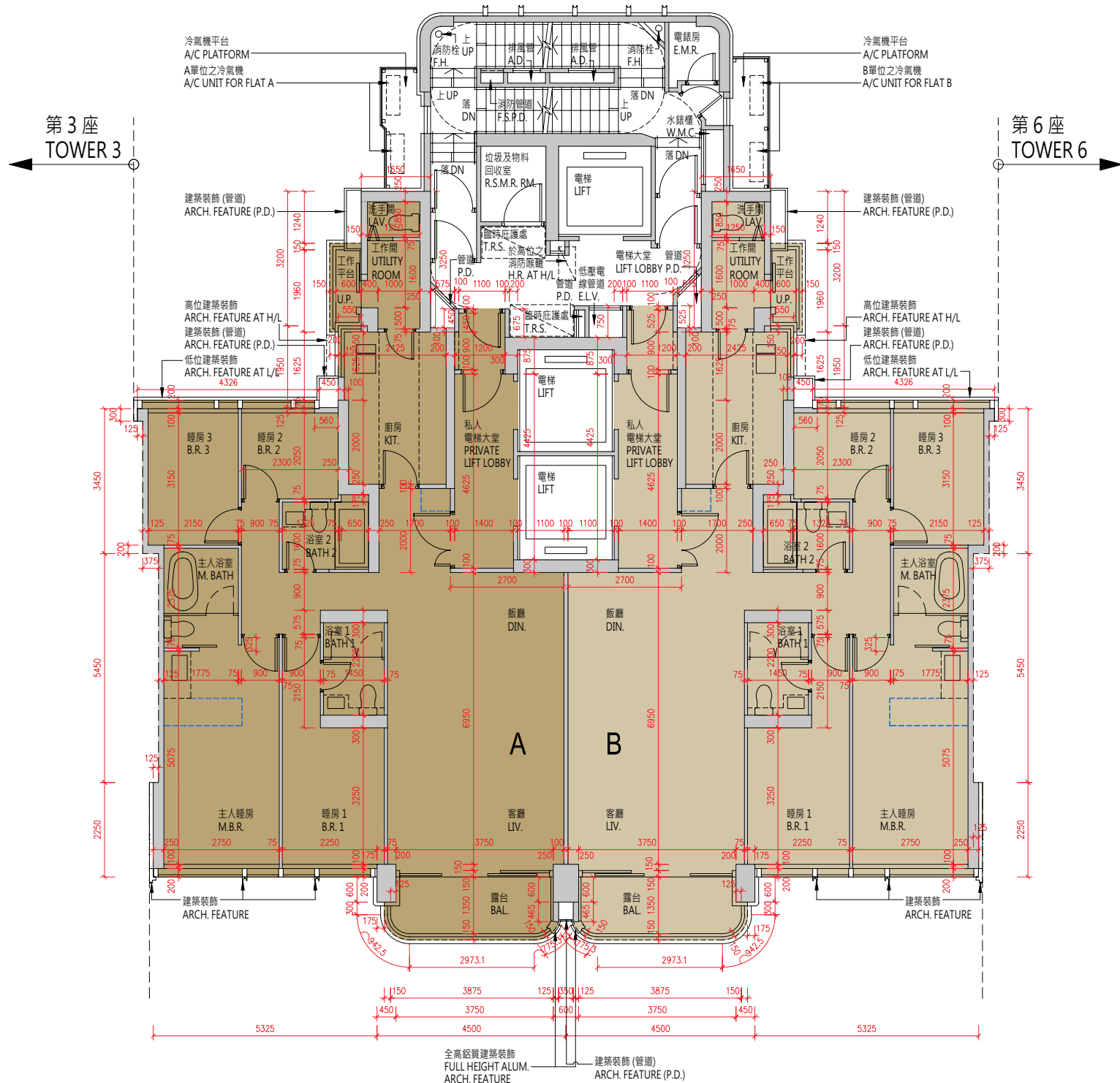
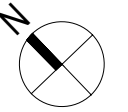
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	33樓 33/F	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 175

比例： 0米/M 5米/M
Scale: 



第6座 2樓平面圖
Tower 6 2/F Floor Plan

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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

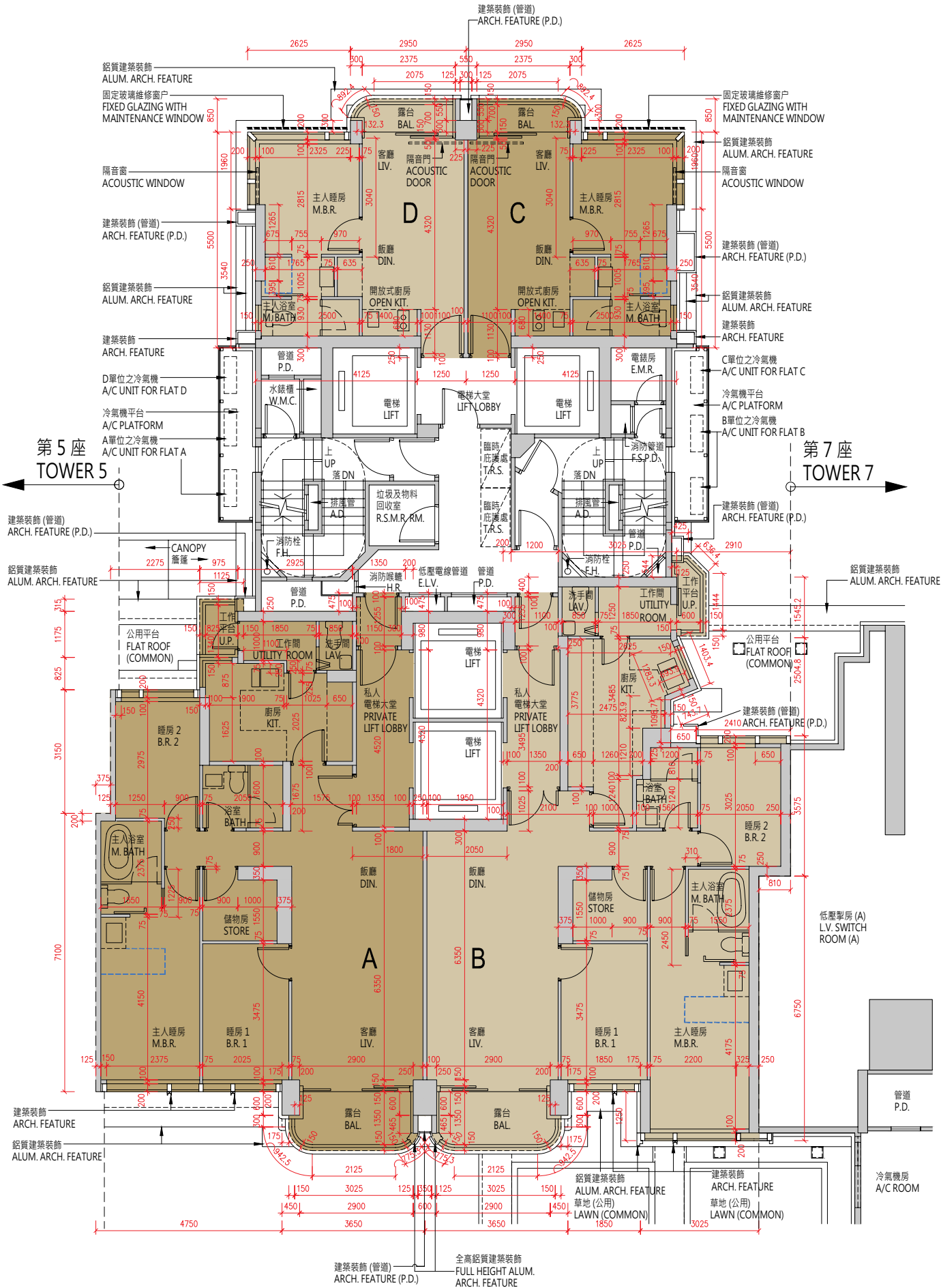
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Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B	C	D
樓層 Floor					
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	2樓 2/F	2800, 2850, 3050, 3300	2950, 3000, 3050, 3300	2950, 3000, 3300	3000, 3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 275	150	150

比例：0米/M 5米/M
Scale : 



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6座 3樓平面圖
Tower 6 3/F Floor Plan

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

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備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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.

Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B	C	D
樓層 Floor					
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3樓 3/F	3300	3300	3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 275	150	150

比例：0米/M 5米/M
Scale : 



第6座 5樓平面圖
Tower 6 5/F Floor Plan

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

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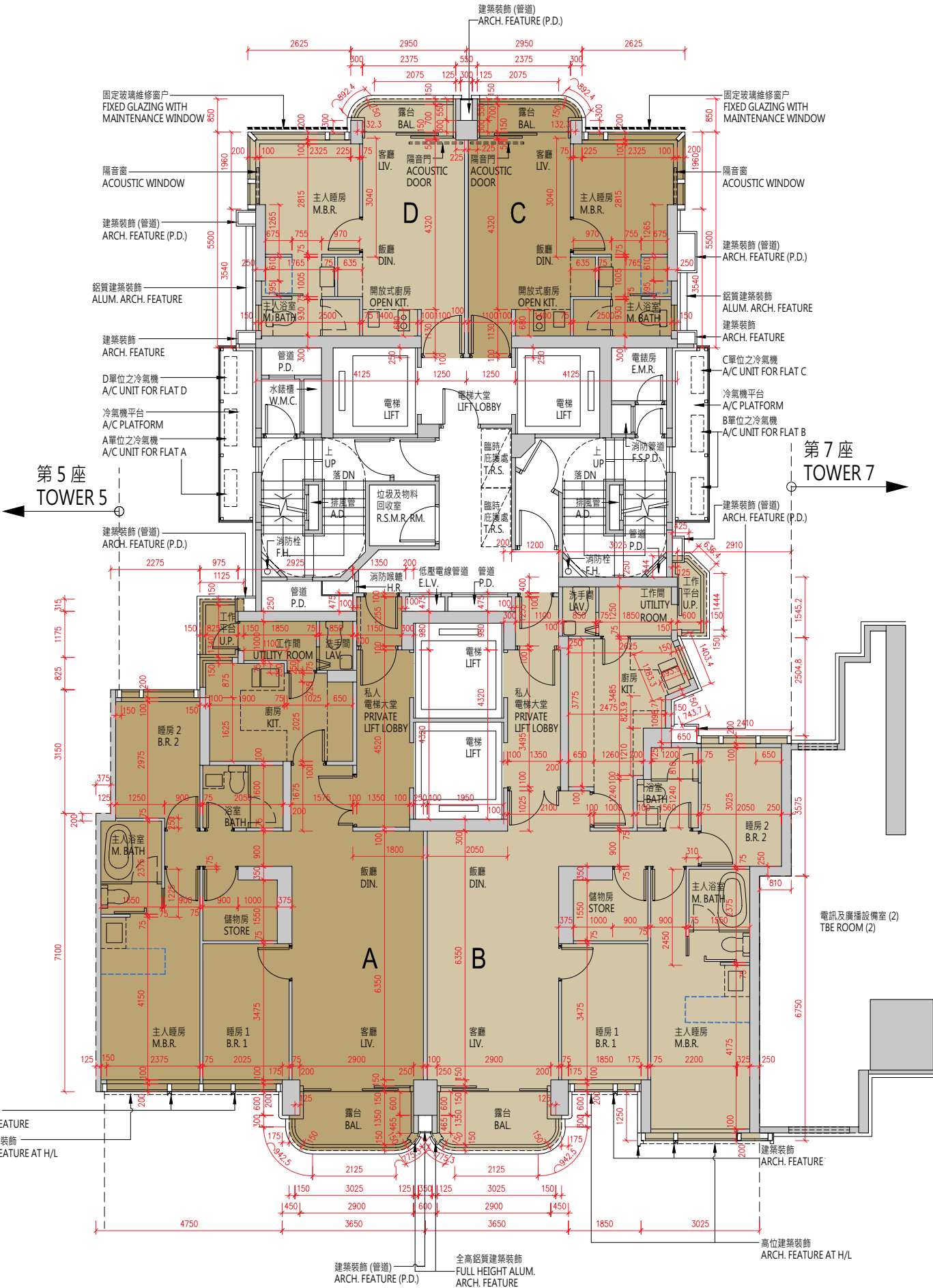
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Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B	C	D
樓層 Floor					
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5樓 5/F	3300	3300	3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 275	150	150

比例：0米/M 5米/M
Scale : 



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6座 6樓平面圖
Tower 6 6/F Floor Plan

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

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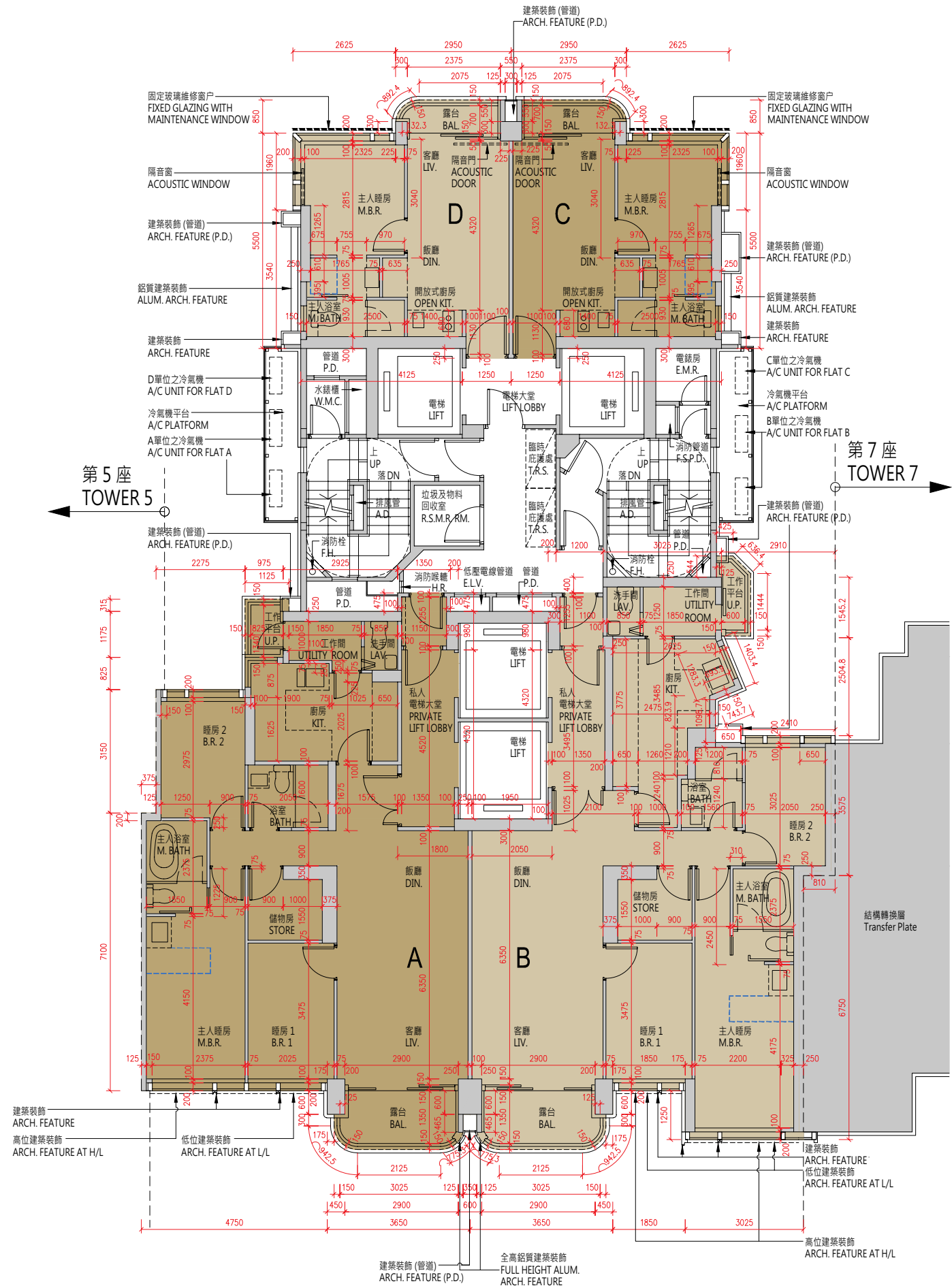
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Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B	C	D
樓層 Floor					
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	6樓 6/F	3300	3300	3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 275	150	150

比例：0米/M 5米/M
Scale :



第6座 7樓-12樓、15樓-23樓、25樓-32樓平面圖
Tower 6 7/F-12/F, 15/F-23/F, 25/F-32/F Floor Plan

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。

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

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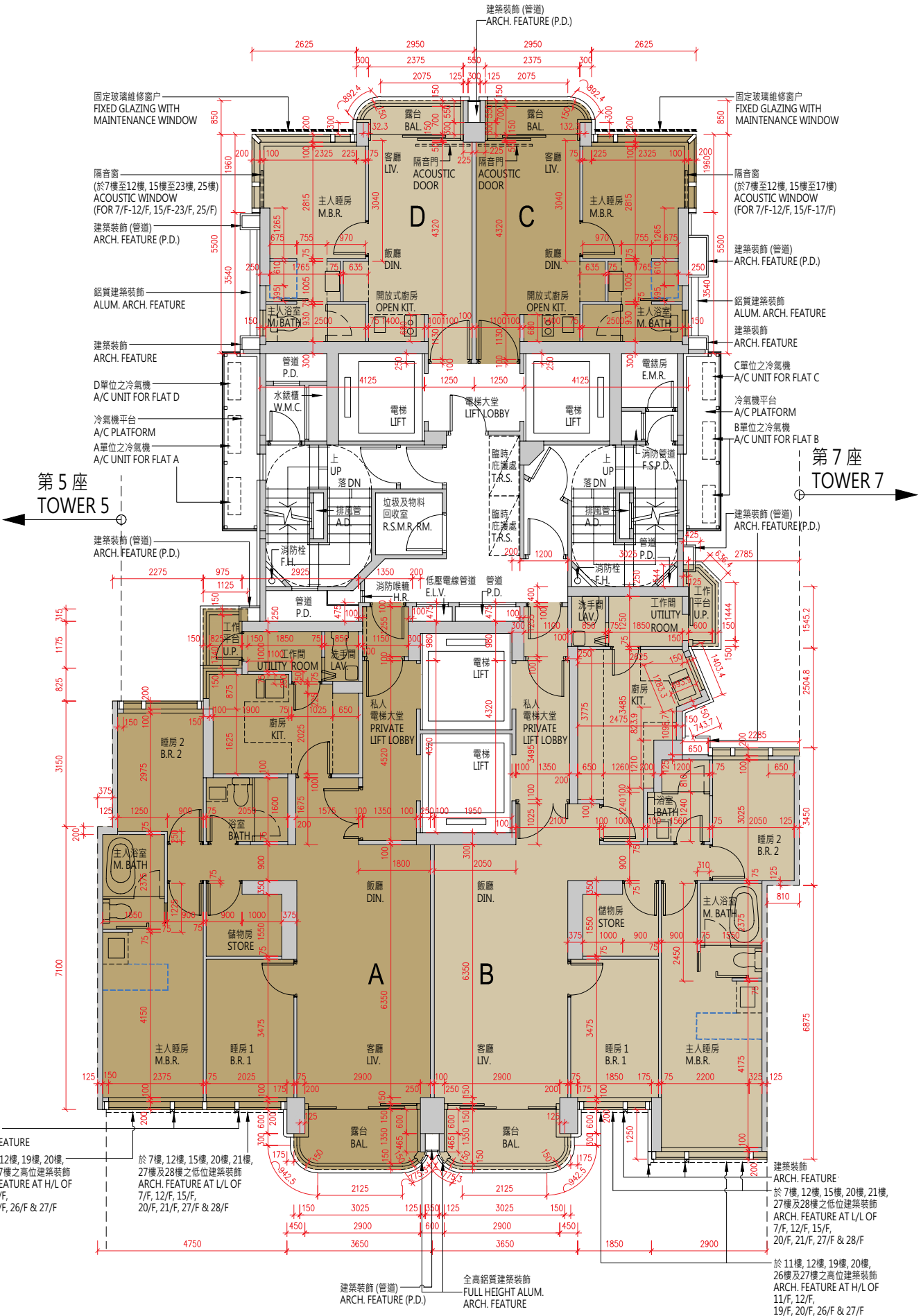
Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B	C	D
樓層 Floor					
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	7樓-12樓、 15樓-23樓及 25樓-31樓 7/F-12/F, 15/F-23/F and 25/F-31/F	3300	3300	3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 275	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	32樓 32/F	3300, 3500%	3300, 3450, 3500%	3300, 3500, 3500%	3300, 3500%
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175, 350%, 375%	150, 275, 350%	150, 350%	150, 350%

% 包括結構層上之混凝土填充層厚度 (200 毫米)

% Inclusive of the thickness of mass concrete fill on slab (200mm)

比例： 0米/M 5米/M
Scale : 



第6座 33樓平面圖
Tower 6 33/F Floor Plan

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

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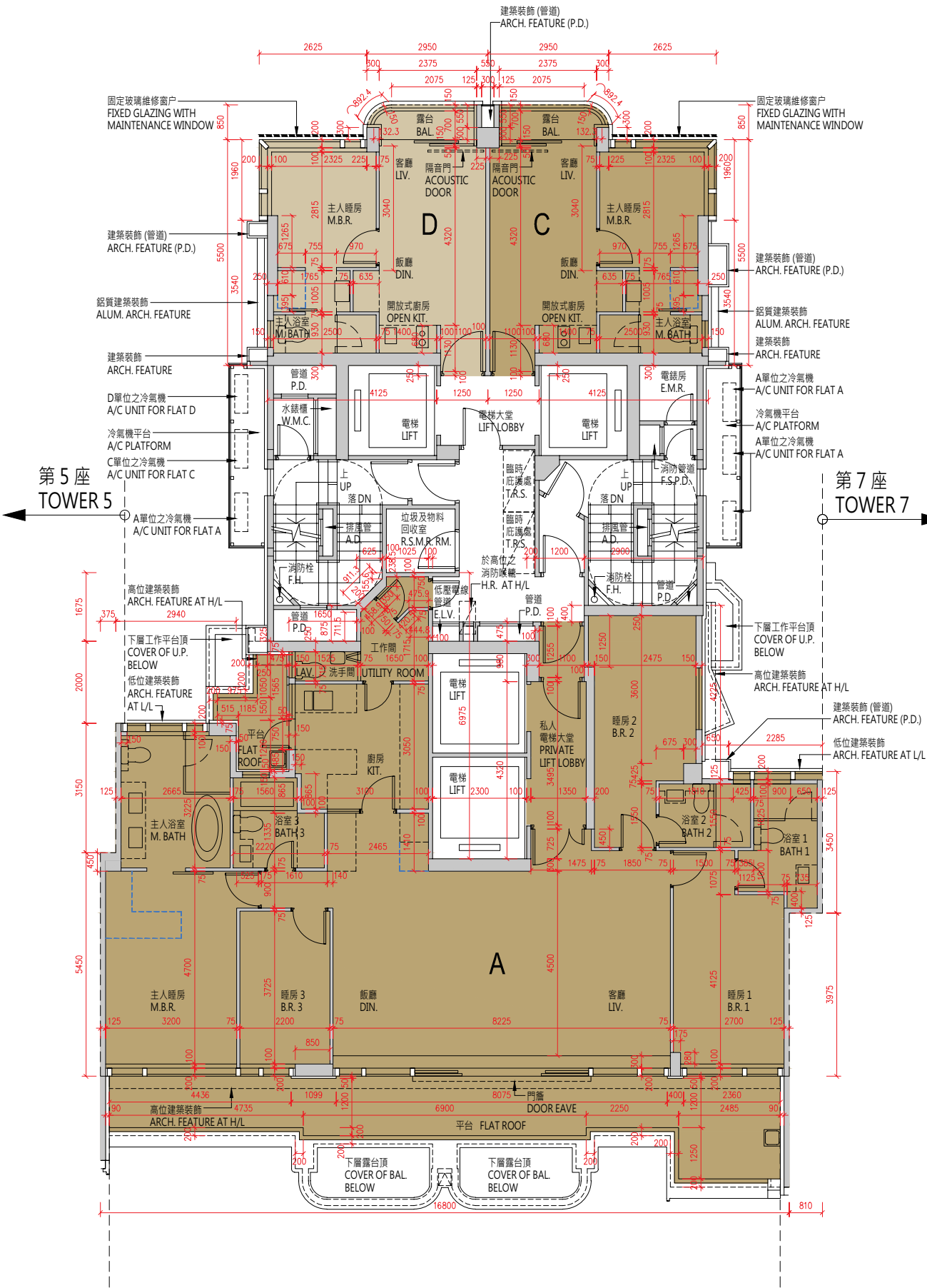
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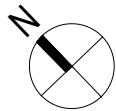
Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	C	D
樓層 Floor				
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	33樓 33/F	3110, 3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 200	150	150

比例：0米/M 5米/M
Scale :



第7座 5樓平面圖
Tower 7 5/F Floor Plan



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

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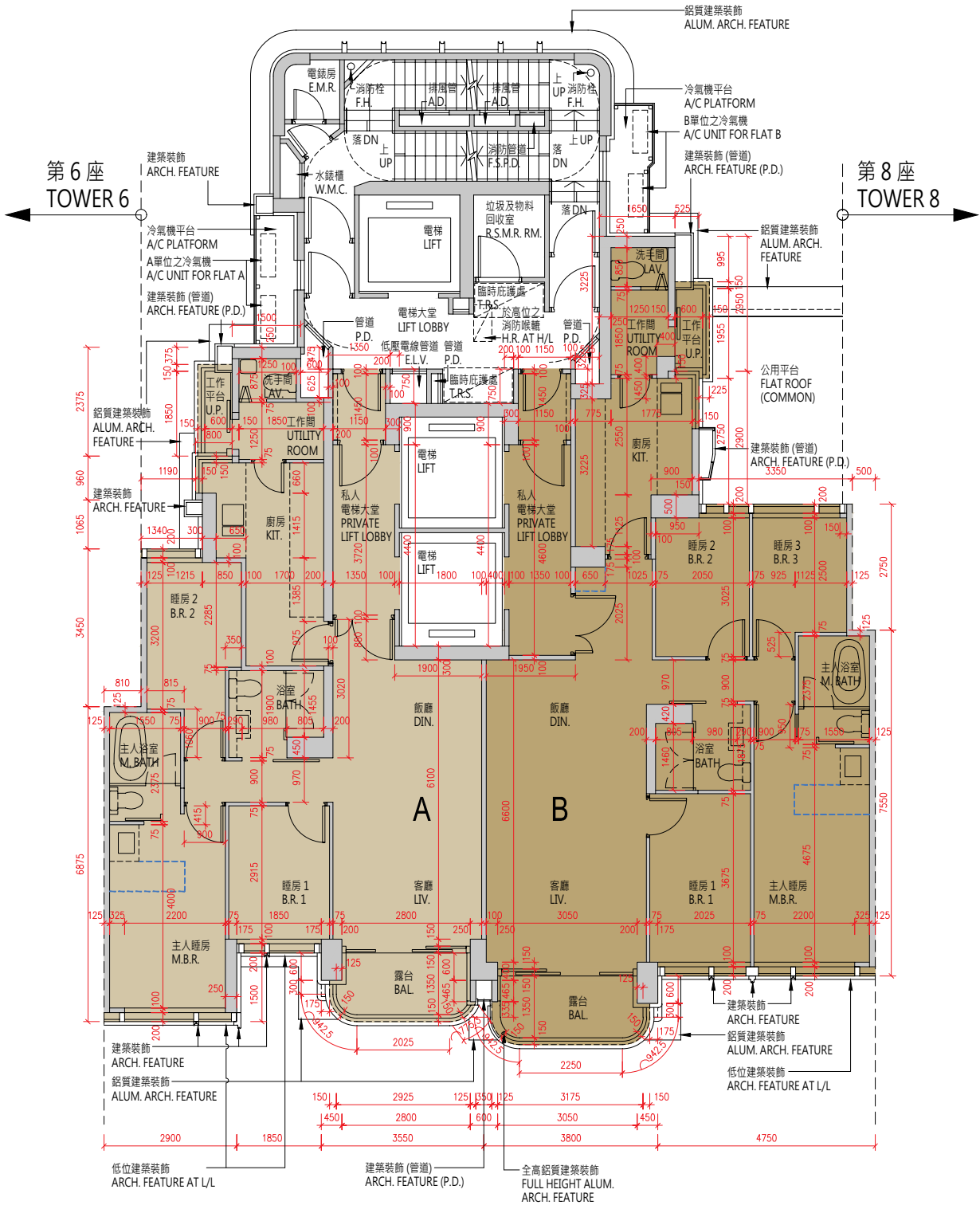
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Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	
		A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5樓 5/F	2800, 3050, 3250, 3300	2750, 2800, 3100, 3250, 3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150, 175

比例：0米/M 5米/M
Scale :



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7座 6樓-12樓、15樓-23樓、25樓-30樓平面圖 Tower 7 6/F-12/F, 15/F-23/F, 25/F-30/F Floor Plan

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

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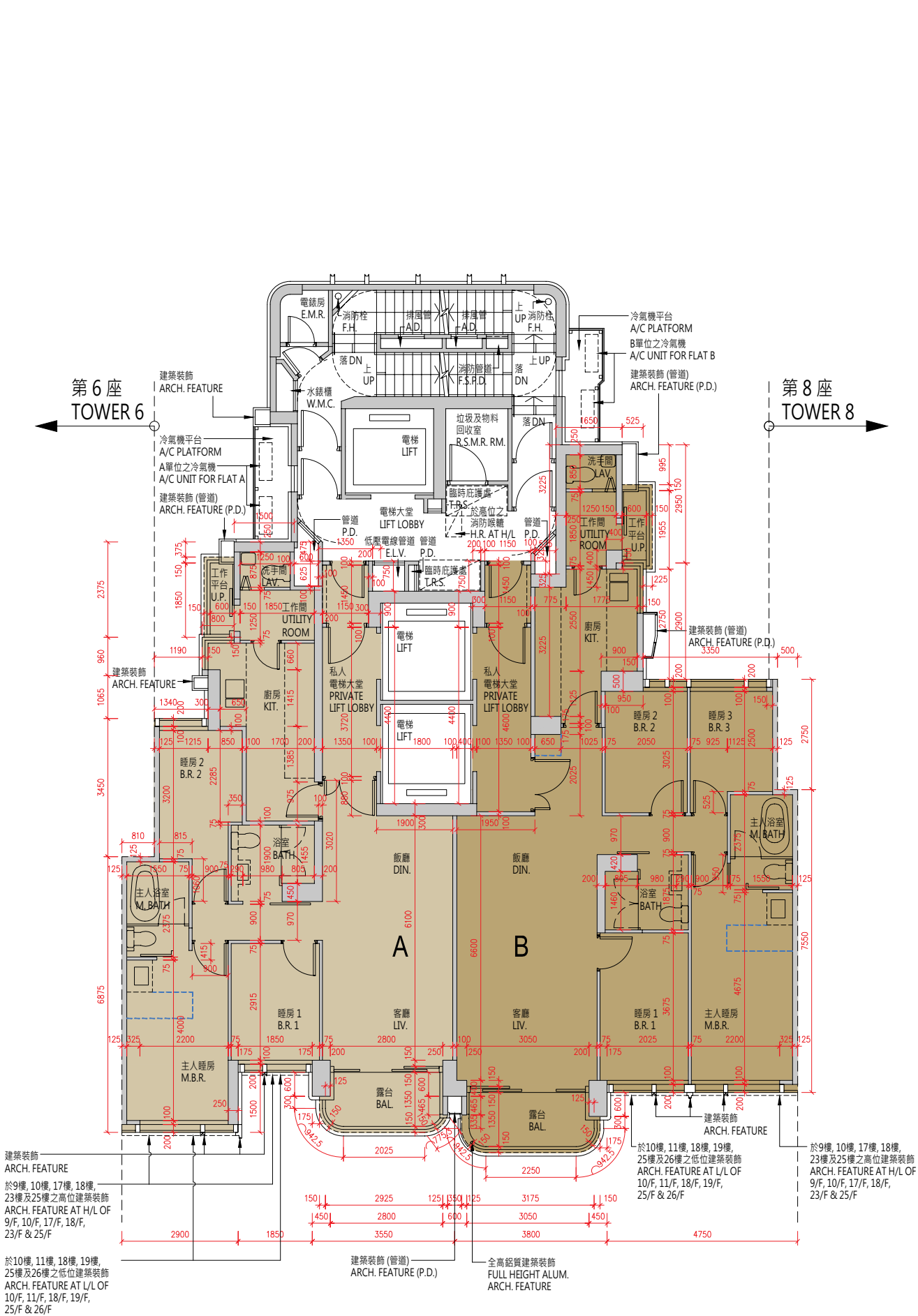
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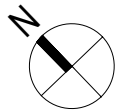
每個住宅物業 Each Residential Property	單位 Flat	A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	6樓-12樓、 15樓-23樓及 25樓-29樓 6/F-12/F, 15/F-23/F and 25/F-29/F	3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150, 175
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	30樓 30/F	3300, 3350, 3500, 3500%	3300, 3350, 3500, 3500%
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 350%	150, 175, 350%, 375%

% 包括結構層上之混凝土填充層厚度 (200 毫米)
% Inclusive of the thickness of mass concrete fill on slab (200mm)

比例：0米/M 5米/M
Scale :



第7座 31樓平面圖
Tower 7 31/F Floor Plan



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

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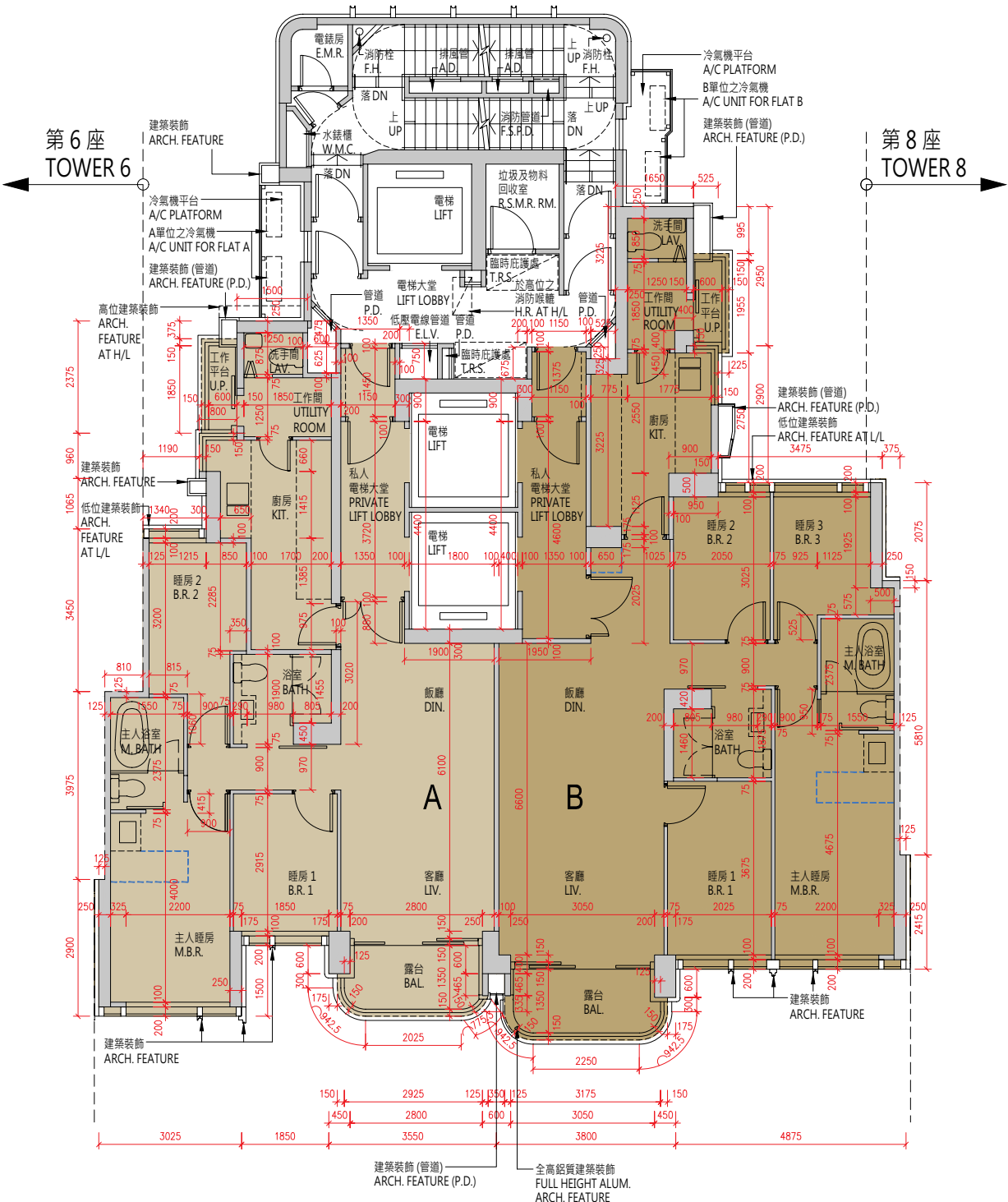
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Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	單位 Flat	A	B
樓層 Floor			
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	31樓 31/F	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150, 175

比例：0米/M 5米/M
Scale :



第8座 5樓平面圖

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

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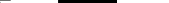
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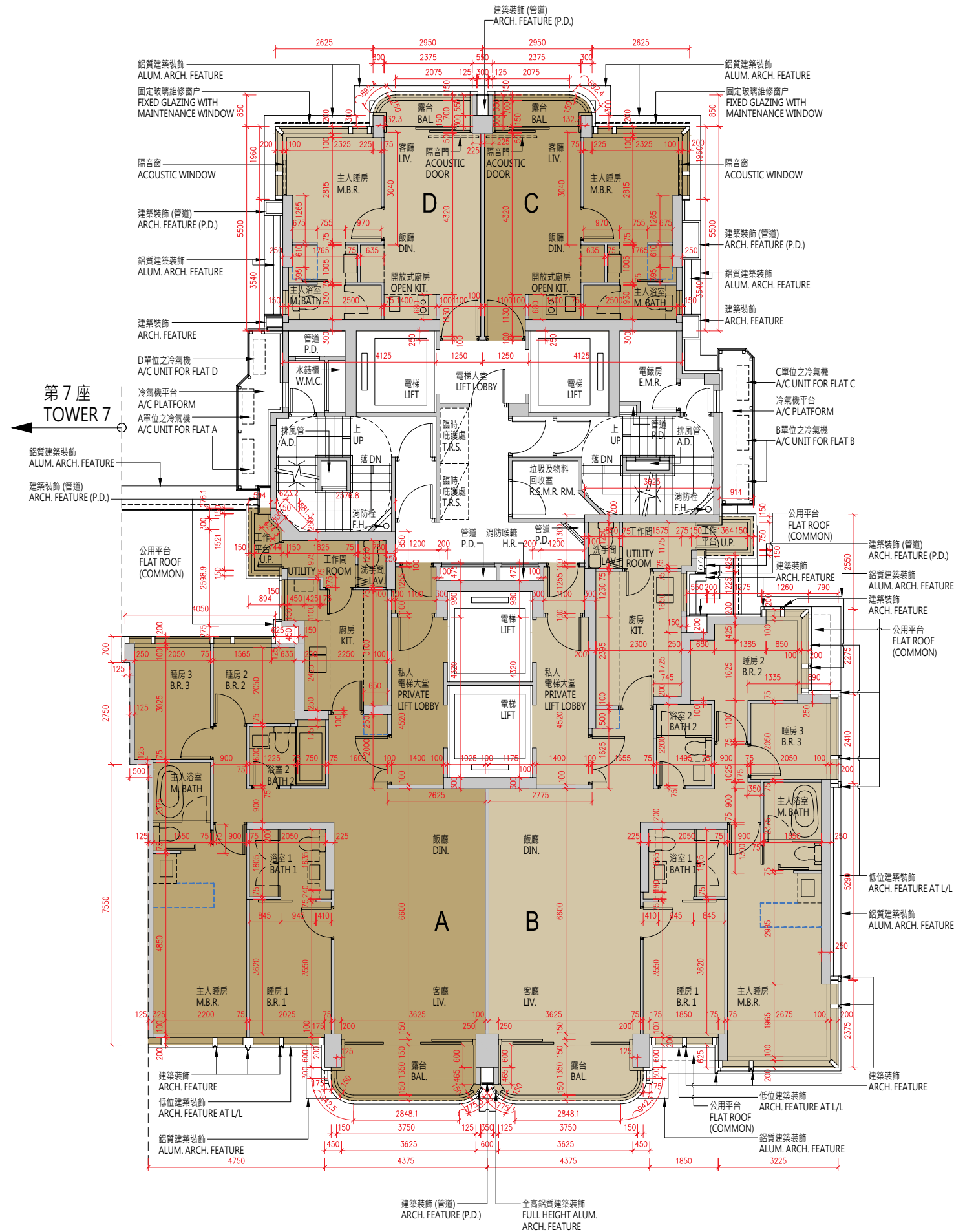
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Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	A	B	C	D
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5樓 5/F		3250, 3300	3300	2950, 3300	3300
樓板(不包括灰泥) 的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)			150, 175	150	150	150

比例：0米/M 5米/M
Scale: 



Tower 8 6/F-12/F, 15/F-23/F, 25/F-30/F Floor Plan

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

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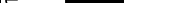
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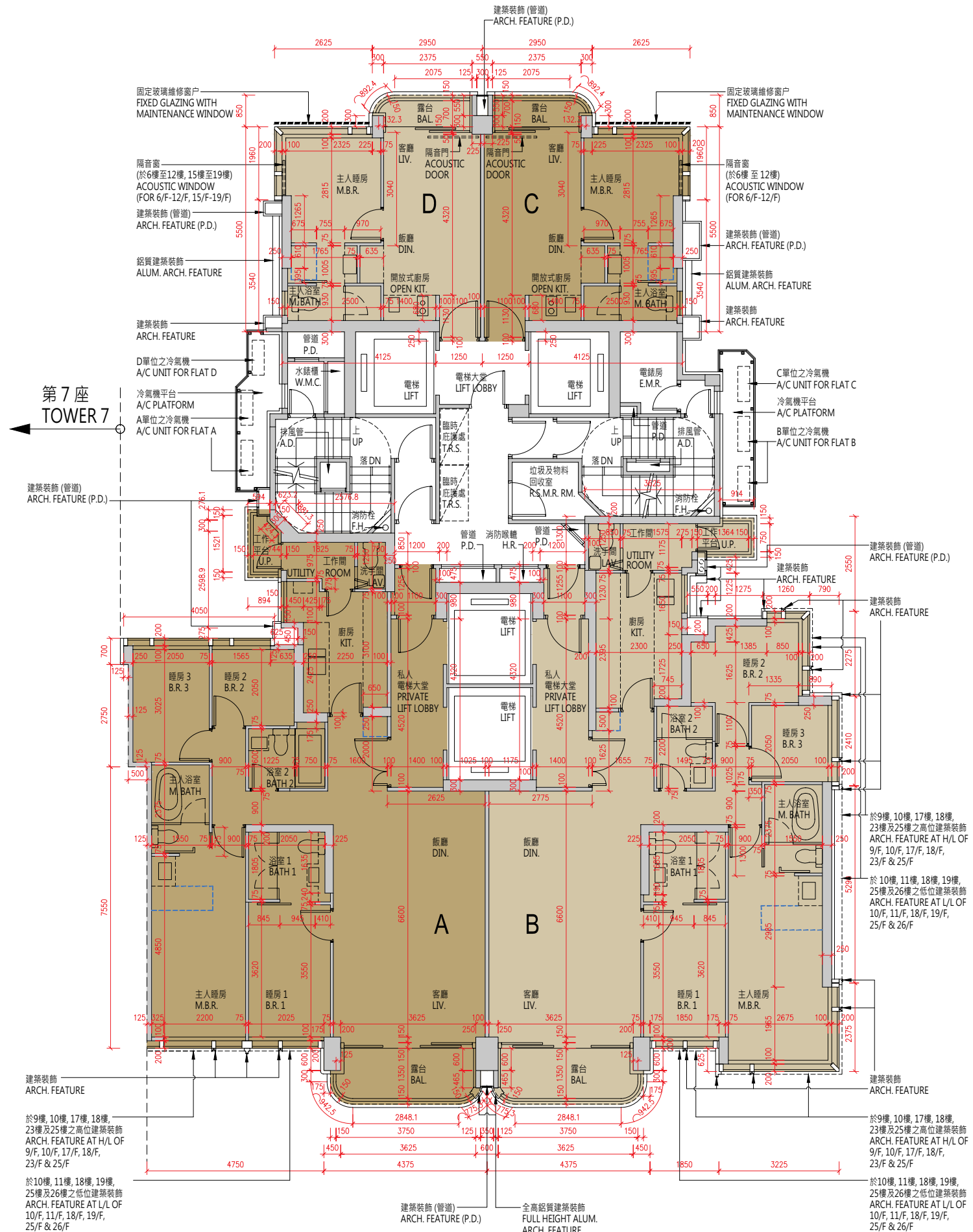
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每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	B	C	D
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	6樓-12樓、 15樓-23樓及 25樓-29樓 6/F-12/F, 15/F-23/F and 25/F-29/F	3300	3300	3300	3300
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	30樓 30/F	3300, 3375, 3400, 3450, 3500, 3500%	2950, 3200, 3250, 3300, 3400, 3450, 3500, 3500%	3300, 3500, 3500%	3300, 3500%
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175, 350%, 375%	150, 350%	150, 350%	150, 350%

% 包括結構層上之混凝土填充層厚度 (200 毫米)

% Inclusive of the thickness of mass concrete fill on slab (200mm)

比例：0米/M 5米/M
Scale: 



第8座 31樓平面圖
Tower 8 31/F Floor Plan

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

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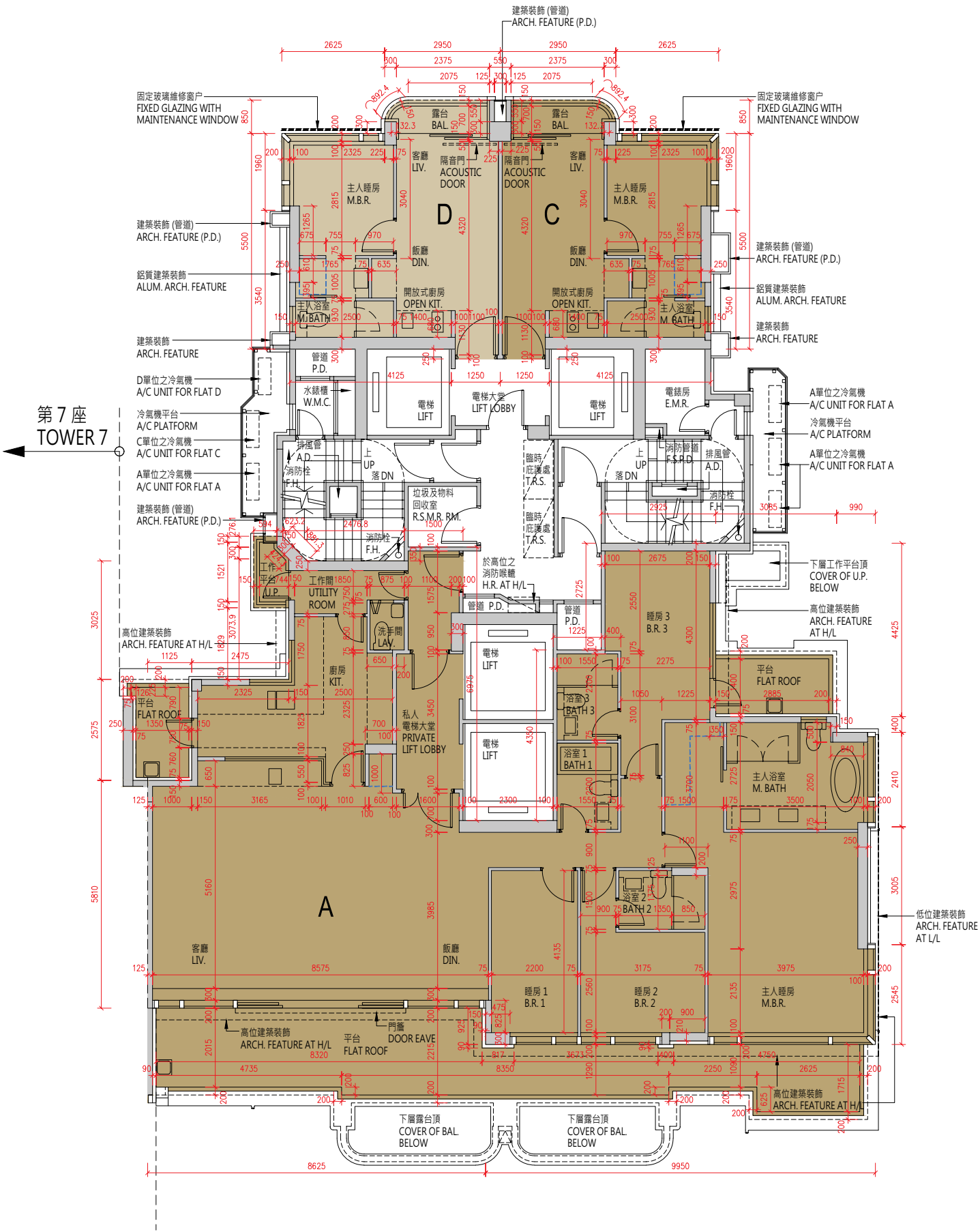
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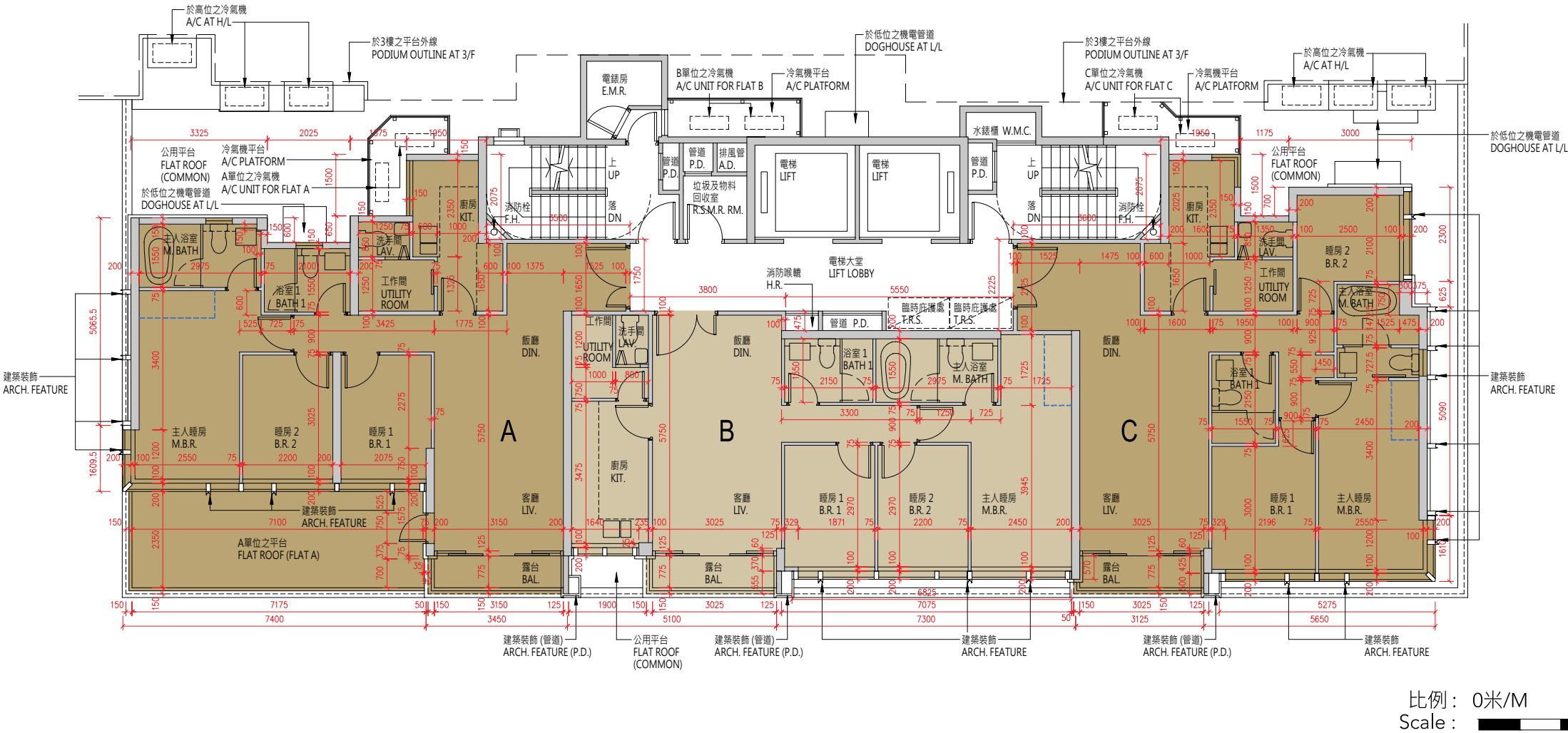
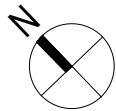
Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat		
		A	C	D
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	31樓 31/F	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175, 225	150	150

比例：0米/M 5米/M
Scale : 



Harbour Mansion 3樓平面圖
Harbour Mansion 3/F Floor Plan



每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	B	C
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3樓 3/F	3150	2800, 2850, 2900, 3150	2700, 2750, 2800, 3050, 3100, 3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 175	150, 175	150

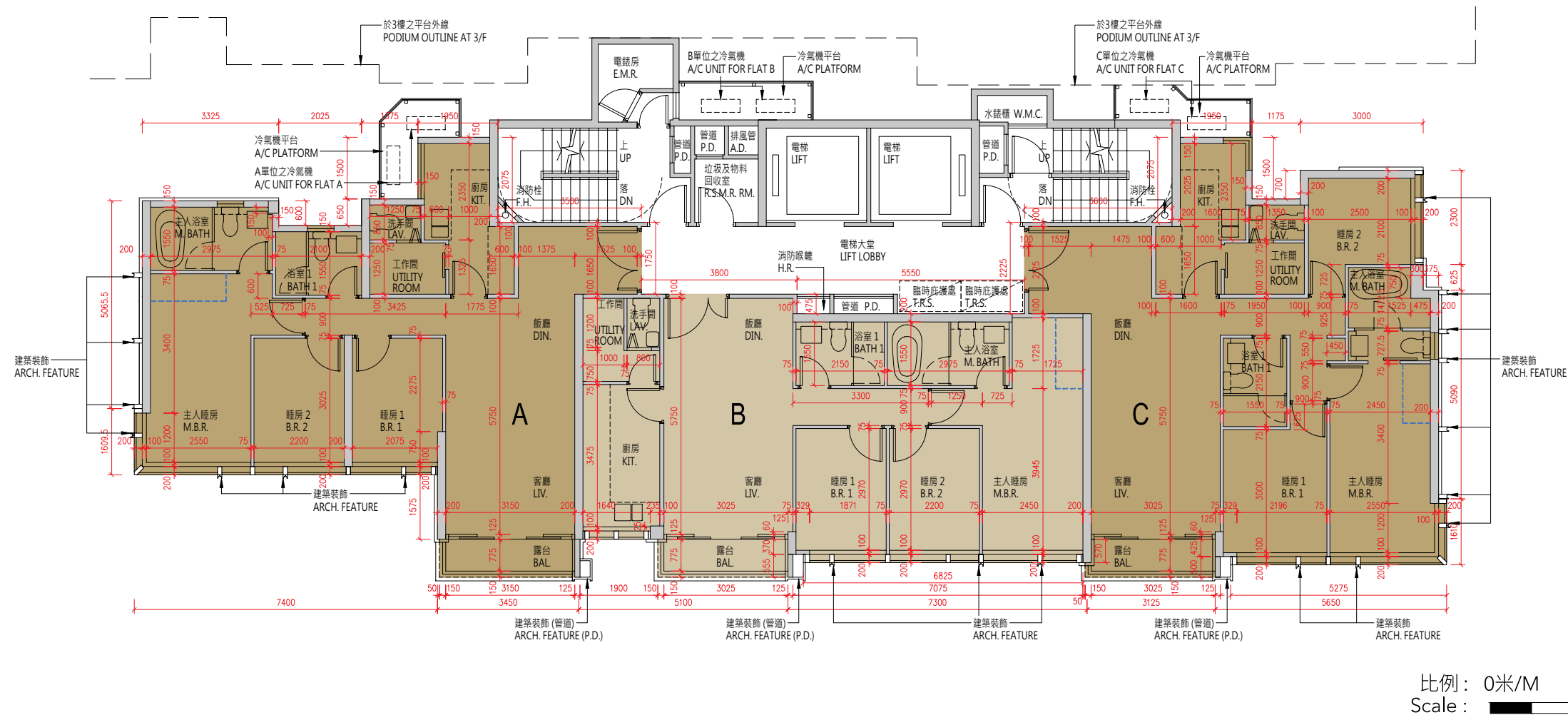
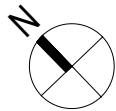
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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. Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

Harbour Mansion 5樓平面圖
Harbour Mansion 5/F Floor Plan



每個住宅物業 Each Residential Property	單位 樓層 Flat Floor	A	B	C
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5樓 5/F	2550, 3150	3150	3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	200	200

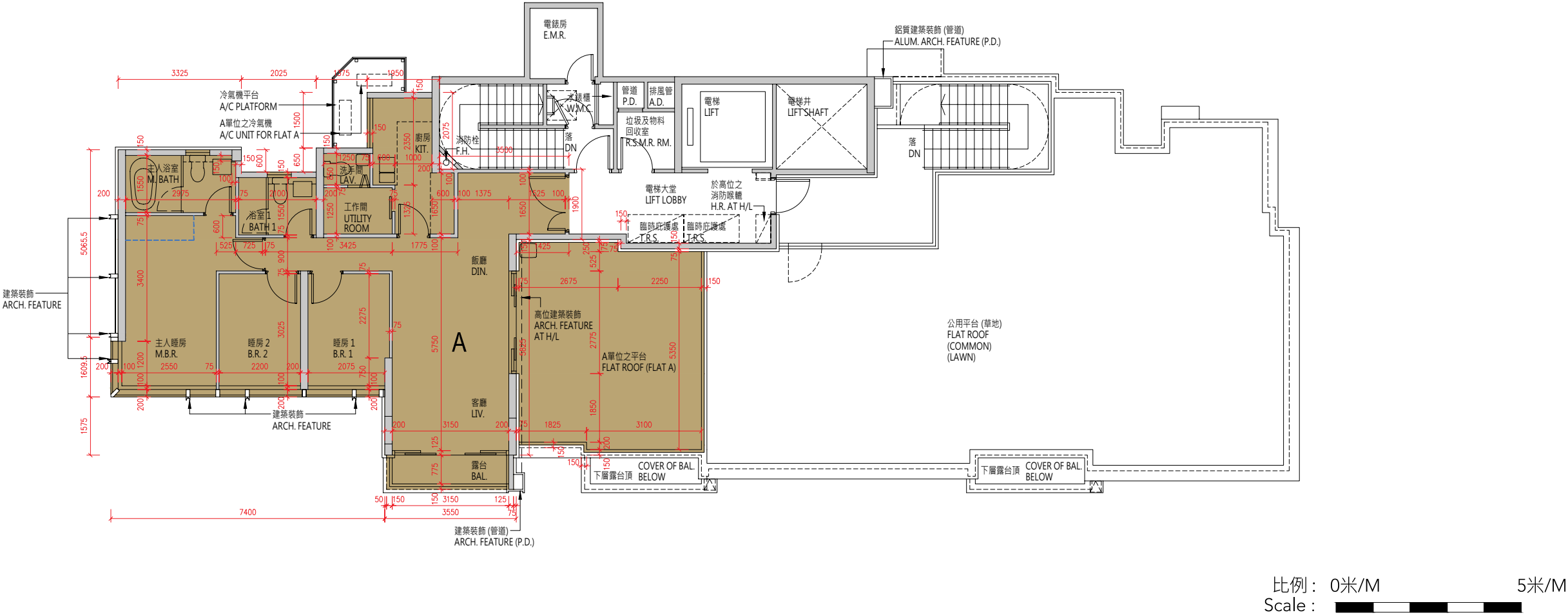
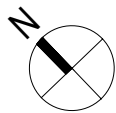
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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.
Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

Harbour Mansion 6樓平面圖
Harbour Mansion 6/F Floor Plan



每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	6樓 6/F	3800
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150, 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。
請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列之數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

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.
Please refer to page 19 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: The dimensions of the floor plans are all structural dimensions in millimeter and rounded off to the nearest integer.

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	2樓 2/F	A	132.679 (1,428) 露台 Balcony: 5.912 (64) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	116.831 (1,258) 露台 Balcony: 5.617 (60) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	3樓、5樓-12樓、 15樓-23樓及25樓-32樓 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	A	132.679 (1,428) 露台 Balcony: 5.912 (64) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	116.831 (1,258) 露台 Balcony: 5.617 (60) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	58.956 (635) 露台 Balcony: 2.348 (25) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	33樓 33/F	A	180.402 (1,942) 露台 Balcony: 2.886 (31) 工作平台 Utility Platform: 1.500 (16)	-	-	-	39.472 (425)	-	-	-	-	-	-
		C	58.956 (635) 露台 Balcony: 2.348 (25) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
第2座 Tower 2	2樓-3樓、5樓-12樓、 15樓-23樓及25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	A	108.991 (1,173) 露台 Balcony: 4.843 (52) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	93.133 (1,002) 露台 Balcony: 4.417 (48) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	33樓 33/F	A	109.720 (1,181) 露台 Balcony: 4.843 (52) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	93.496 (1,006) 露台 Balcony: 4.417 (48) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

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

11

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	2樓-3樓、5樓-12樓、 15樓-23樓及25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	A	102.415 (1,102) 露台 Balcony: 4.567 (49) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	100.842 (1,085) 露台 Balcony: 4.567 (49) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	33樓 33/F	A	155.831 (1,677) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	28.030 (302)	-	-	-	-	-	-
		C	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
第5座 Tower 5	2樓-3樓、5樓-12樓、 15樓-23樓及25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F	A	128.346 (1,382) 露台 Balcony: 5.842 (63) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	128.346 (1,382) 露台 Balcony: 5.842 (63) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	33樓 33/F	A	128.455 (1,383) 露台 Balcony: 5.842 (63) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	128.552 (1,384) 露台 Balcony: 5.842 (63) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

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

11 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.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第6座 Tower 6	2樓-3樓、5樓-6樓 2/F-3/F, 5/F-6/F	A	100.842 (1,085) 露台 Balcony: 4.567 (49) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	103.807 (1,117) 露台 Balcony: 4.567 (49) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	7樓-12樓、15樓-23樓 及25樓-32樓 7/F-12/F, 15/F-23/F and 25/F-32/F	A	100.842 (1,085) 露台 Balcony: 4.567 (49) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	102.415 (1,102) 露台 Balcony: 4.567 (49) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	33樓 33/F	A	155.831 (1,677) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	28.030 (302)	-	-	-	-	-	-
		C	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

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

11

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第7座 Tower 7	5樓-12樓、15樓-23樓 及25樓-30樓 5/F-12/F, 15/F-23/F and 25/F-30/F	A	93.133 (1,002) 露台 Balcony: 4.417 (48) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	108.991 (1,173) 露台 Balcony: 4.843 (52) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	31樓 31/F	A	93.496 (1,006) 露台 Balcony: 4.417 (48) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	109.788 (1,182) 露台 Balcony: 4.843 (52) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
第8座 Tower 8	5樓-12樓、15樓-23樓 及25樓-30樓 5/F-12/F, 15/F-23/F and 25/F-30/F	A	116.988 (1,259) 露台 Balcony: 5.654 (61) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	120.590 (1,298) 露台 Balcony: 5.654 (61) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	31樓 31/F	A	175.620 (1,890) 露台 Balcony: - (-) 工作平台 Utility Platform: 1.500 (16)	-	-	-	37.652 (405)	-	-	-	-	-	-
		C	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	32.614 (351) 露台 Balcony: 2.175 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

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

11 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.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Harbour Mansion	3樓 3/F	A	83.597 (900) 露台 Balcony: 3.168 (34) 工作平台 Utility Platform: - (-)	-	-	-	16.736 (180)	-	-	-	-	-	-
		B	77.669 (836) 露台 Balcony: 3.006 (32) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		C	84.264 (907) 露台 Balcony: 2.914 (31) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	5樓 5/F	A	83.597 (900) 露台 Balcony: 3.168 (34) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B	77.669 (836) 露台 Balcony: 3.006 (32) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		C	84.264 (907) 露台 Balcony: 2.914 (31) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	6樓 6/F	A	84.332 (908) 露台 Balcony: 3.168 (34) 工作平台 Utility Platform: - (-)	-	-	-	26.861 (289)	-	-	-	-	-	-

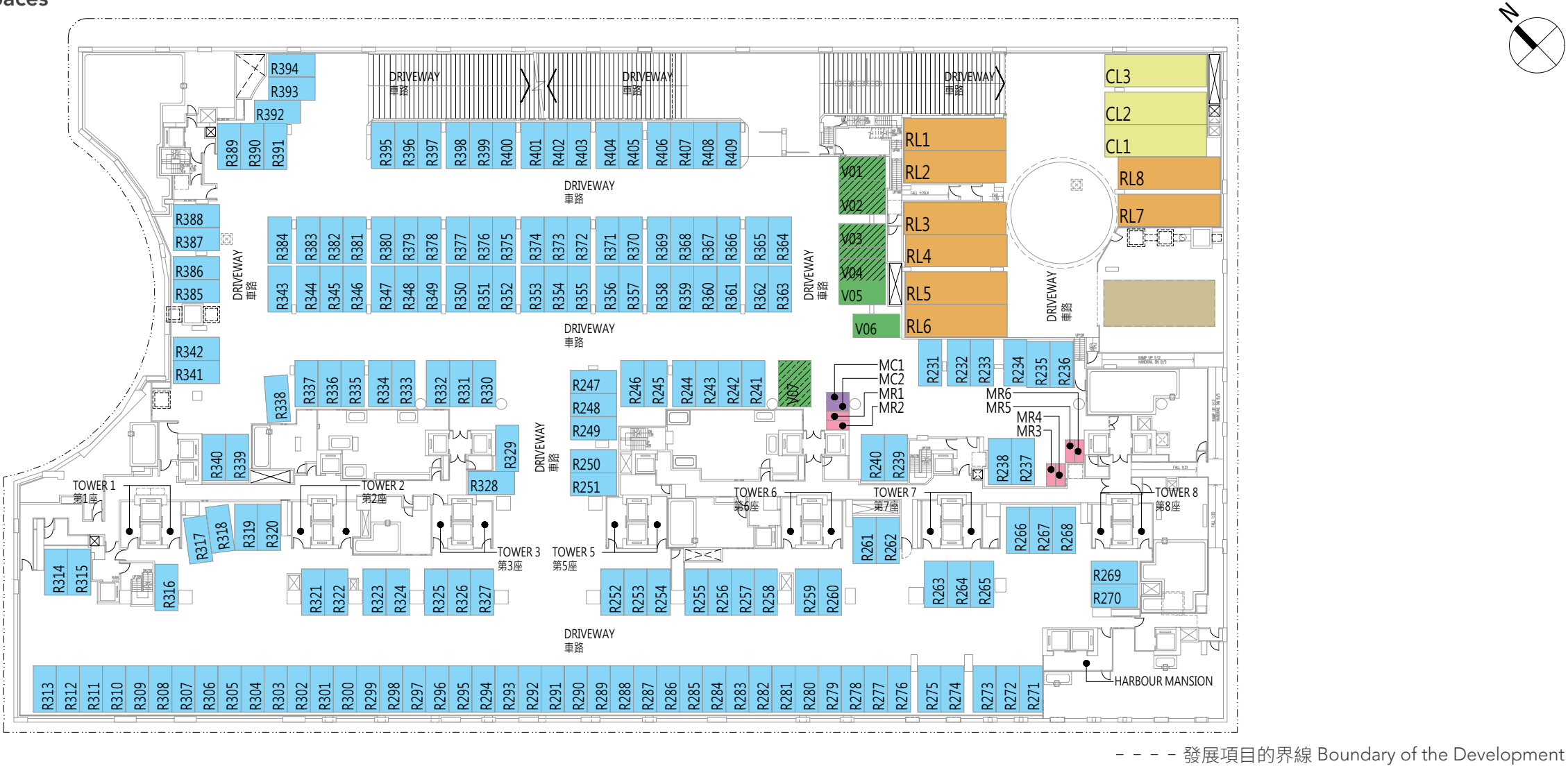
實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes: Areas in square metre 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.

地庫1樓停車位平面圖
Basement 1 Floor Plan of Parking Spaces

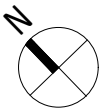


停車位類別 Type of Parking Space		數目 Number	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個停車位面積 (平方米) Area of Each Parking Space (sq. m.)
	住宅停車位 Residential Car Parking Space	179	5.0 X 2.5	12.5
	訪客停車位 Visitor Car Parking Space	2	5.0 X 2.5	12.5
	訪客暢通易達停車位 (設有 1.2 米 x 5.0 米共用上落車位) Visitor Accessible Car Parking Space (With 1.2mx5.0m common loading / unloading area)	4	5.0 X 2.5	12.5
	訪客暢通易達停車位 Visitor Accessible Car Parking Space	1	5.0 X 3.5	17.5
	住宅上落貨車位 Residential Loading and Unloading Space	8	11.0 X 3.5	38.5
	商用上落貨車位 Commercial Loading and Unloading Space	3	11.0 X 3.5	38.5
	住宅電單車停車位 Residential Motorcycle Parking Space	6	2.4 X 1.0	2.4
	商用電單車停車位 Commercial Motorcycle Parking Space	2	2.4 X 1.0	2.4
	垃圾收集停車位 Refuse Collection Operation Parking Space	1	12.0 X 5.0	60.0

12

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

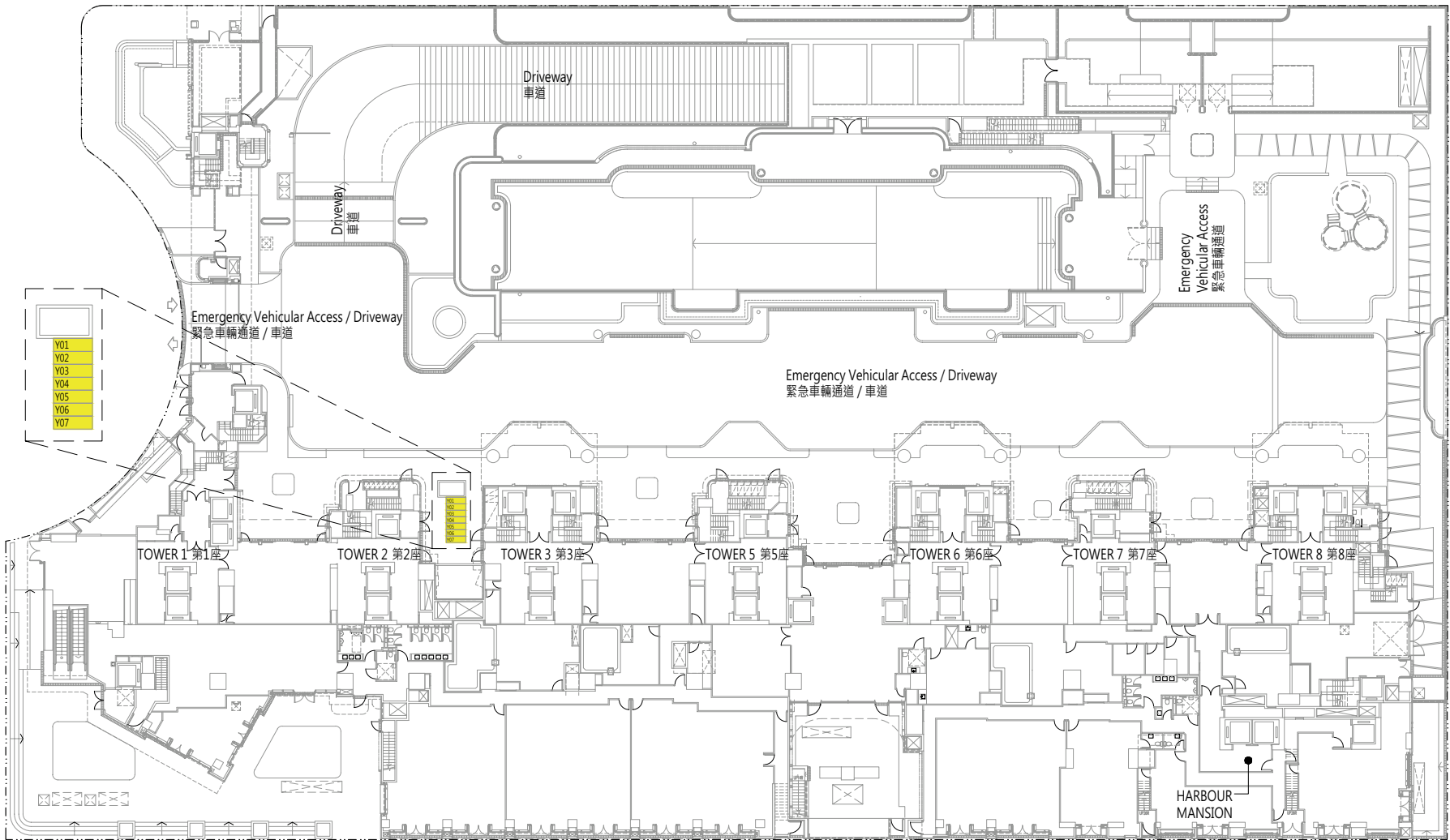
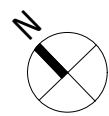
地庫2樓停車位平面圖
Basement 2 Floor Plan of Parking Spaces



--- 發展項目的界線 Boundary of the Development

停車位類別 Type of Parking Space		數目 Number	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個停車位面積 (平方米) Area of Each Parking Space (sq. m.)
	住宅停車位 Residential Car Parking Space	230	5.0 X 2.5	12.5
	商用停車位 Commercial Parking Space	11	5.0 X 2.5	12.5
	訪客停車位 Visitor Car Parking Space	13	5.0 X 2.5	12.5

地下停車位平面圖
Ground Floor Plan of Parking Spaces



- - - - 發展項目的界線 Boundary of the Development

停車位類別 Type of Parking Space		數目 Number	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個停車位面積 (平方米) Area of Each Parking Space (sq. m.)
	單車停車位 Bicycle Parking Space	7	1.8 X 0.6	1.08

13 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

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

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

根據有關發展項目的公契及管理協議(「公契」)的最新擬稿：

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；及「**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**」指該土地及發展項目中指定供停車位的業主及佔用人共同使用與享用，而並非特別轉讓(除了基於所有業主的利益以信託形式轉讓予管理人外)的所有該等地方或部分(該等地方或部分分別受限於公契第III章第A1(b)條提述的住宅單位業主和公契第III章第C1(b)條提述的商用樓宇業主所享有的地役權、權利及特權)，在不限制前文的一般適用範圍下，包括(i)坡道及行車道(構成屋苑公用地方之部分除外)、(ii)外牆(於公契夾附並經認可人士核實為準確的ELEVATION 1 & 2 FOR PODIUM圖則上以靛藍色顯示，以資識別)、(iii)將停車場公用地方的任何部分與發展項目的其他部分隔開並面向停車場公用地方的任何地台、樓板、牆、間隔牆、公用圍牆或公用護牆的內半部、(iv)於公契夾附並經認可人士核實為準確的BASEMENT 2 FLOOR PLAN and BASEMENT 1 FLOOR PLAN上以靛藍色顯示及標明為「F.LOB」以資識別的消防員升降機大堂(不包括構成商用樓宇及住宅公用地方之部分)及(v)符合條例第2條中「公用部分」的釋義的該等地方，但不包括商用樓宇、屋苑公用地方及住宅公用地方。停車場公用地方於公契夾附並經認可人士核實為準確的圖則上以靛藍色顯示，以資識別。

「**停車場公用設施**」指停車場公用地方內供停車位的業主及佔用人共同使用或享用，而並非供任何個別停車位業主獨家使用或享用或整個發展項目使用的所有該等裝置及設施(該等裝置及設施分別受限於公契第III章第A1(b)條提述的住宅單位業主和公契第III章第C1(b)條提述的商用樓宇業主所享有的地役權、權利及特權)，在不限制前文的一般適用範圍下，包括閉路電視系統(包括但不限於公契第V章第C分章第12條所提及的閉路電視鏡頭)、專門服務整個發展項目的停車場而不只是其中的任何特定部分(如有)的機電裝置和設備，但不包括非公用的電動車輛充電設施。

3. 「**屋苑公用地方**」指該土地及發展項目內供單位的業主及佔用人共同使用與享用，並非按公契或其他規定給予第一擁有人或任何個別單位業主獨家使用及亦非特別轉讓(除了基於所有業主的利益以信託形式轉讓予管理人外)的所有該等地方或部分，在不限制前文的一般適用範圍下，包括：

- (i) 警衛室、管理辦公室、管理員宿舍及業主委員會辦事處；
- (ii) 機房、柱、樑、地台及其他結構性組件和承托物(不構成商用樓宇、停車場公用地方、住宅單位及住宅公用地方之部分)及處於該土地內的污水處理系統的部分；
- (iii) 通往規定樓梯的防護門廊(不包括構成商用樓宇之部分及構成住宅公用地方之部分)；
- (iv) 垃圾收集及物料回收房(於公契夾附並經認可人士核實為準確的BASEMENT 1 FLOOR PLAN上以黃色顯示並標明為「REFUSE STORAGE & MATERIAL RECOVERY CHAMBER」，以資識別)及位於其內的垃圾收集車停車位；
- (v) 發展項目的外牆(不構成停車場公用地方、商用樓宇、住宅單位及住宅公用地方之部分)，於公契夾附並經認可人士核實為準確的ELEVATION 1 & 2 FOR PODIUM和ELEVATION 3 & 4 FOR PODIUM圖則上以黃色顯示，以資識別；
- (vi) (凡有將屋苑公用地方與發展項目的其他部分分隔開的任何地台、樓板、牆、間隔牆、公用圍牆或公用護牆)面向屋苑公用地方的該等地台、樓板、牆、間隔牆、公用圍牆或公用護牆的內半部；
- (vii) 綠化範圍(不包括構成住宅公用地方一部分的綠化範圍)；
- (viii) 平台(不包括構成住宅公用地方或住宅單位之部分)及天台(不包括構成住宅公用地方之部分)；
- (ix) 天線廣播分佈或電訊網絡設施的安裝或使用區(不包括構成商用樓宇之部分)，於公契夾附並經認可人士核實為準確的圖則上以黃色顯示並標明為「TBE ROOM」及「CONCRETE PLINTH FOR ANTENNA」，以資識別；
- (x) 設置自動讀錶系統外站的自動讀錶房；及
- (xi) 符合條例第2條中「公用部分」的釋義的該等地方，但不包括停車場公用地方及住宅公用地方。

屋苑公用地方於公契夾附並經認可人士核實為準確的圖則上以黃色、黃色加黑點及灰色虛線顯示，以資識別。

「**屋苑公用設施**」指屋苑公用地方內作為便利設施一部分供所有單位共同使用或享用，而並非供任何個別單位獨家享用的所有該等裝置及設施，在不限制前文的一般適用範圍下，包括公共天線、所有信號接收器、污水渠、排水渠、雨水渠、水道、電纜、管道、電線、槽、沖廁水總喉、食水總喉、閉路電視、沙井及其他安裝於屋苑公用地方內作保安用途的設施和設備、發展項目的機械和機器及其他類似裝置、設施或服務、變壓器房、電纜裝置及所有為發展項目提供電力的相關設施和輔助電力裝置、設備和設施。

4. 「**住宅公用地方**」指該土地及發展項目內供住宅單位的業主及佔用人共同使用及享用，並非按公契或其他規定給予第一擁有人或任何個別住宅單位業主獨家使用及亦非特別轉讓(除了基於所有業主的利益以信託形式轉讓予管理人外)的所有該等地方或部分，在不限制前文的一般適用範圍下，包括：

- (i) 康樂設施；
- (ii) 訪客停車位(包括所有傷殘人士停車位)；
- (iii) 住宅上落貨停車位；
- (iv) 單車停車位；
- (v) 綠化範圍(不包括構成屋苑公用地方之部分)；
- (vi) 簷篷、平台(不包括構成屋苑公用地方或住宅單位之部分)、天台(不包括構成屋苑公用地方之部分)、庇護天台、空調機平台、消防員升降機大堂(不包括構成商用樓宇及停車場公用地方之部分)(於公契夾附並經認可人士核實為準確的BASEMENT 2 FLOOR PLAN, BASEMENT 1 FLOOR PLAN、GROUND FLOOR PLAN、1ST FLOOR PLAN、2ND FLOOR PLAN、3RD FLOOR PLAN FOR TOWER 1 TO 8 & 5TH FLOOR PLAN FOR HARBOUR MANSION、7TH FLOOR PLAN FOR TOWER 1 TO 6 & 5TH FLOOR PLAN FOR TOWER 7 & 8 & ROOF PLAN FOR HARBOUR MANSION、2/F PLAN OF TOWER 1、3/F – 32/F PLAN OF TOWER 1 & 2/F – 32/F PLAN OF TOWER 2 & 3、33/F PLAN OF TOWER 1 – 3, 2/F – 32/F PLAN OF TOWER 5 & 6、33/F PLAN OF TOWER 5 & 6、5/F – 30/F PLAN OF TOWER 7 & 8及31/F PLAN OF TOWER 7 & 8上以綠色顯示並標明為「F.LOB」，以資識別)、通往規定樓梯的防護門廊(不包括構成屋苑公用地方之部分及構成商用樓宇之部分)；
- (vii) 住宅單位的外牆及住宅公用地方的外牆(不構成商用樓宇、停車場公用地方、屋苑公用地方及住宅單位之部分)(於公契夾附並經認可人士核實為準確的ELEVATION 1 & 2 FOR PODIUM和ELEVATION 3 & 4 FOR PODIUM圖則上以綠色顯示，以資識別)，並包括建築裝飾和鰭片

但不包括：

- (a) 構成有關住宅單位一部分的露台、工作平台或平台的玻璃欄杆、金屬欄杆或護欄；
 - (b) 包圍及面向有關住宅單位一部分的露台的外覆蓋層；及
 - (c) 完全包圍或面向住宅單位的該等玻璃面板和發展項目的玻璃幕牆結構可開啟的部分，而上述玻璃面板和可開啟的部分構成有關住宅單位的一部分，為免存疑，任何構成玻璃幕牆結構一部分且並非完全包圍一個住宅單位而是伸延跨越兩個或多個住宅單位的玻璃面板，將構成住宅公用地方的一部分；
- (viii) 構成經批准噪音緩解措施一部分的隔音門(擋板式)、隔音窗(擋板式)及固定玻璃維修窗戶(不包括構成住宅單位之部分)；
 - (ix) 將住宅公用地方的任何部分與住宅單位分隔開及面向住宅公用地方的任何地台、樓板、牆(並非承重牆或結構性承托物)、間隔牆(並非承重牆或結構性承托物)、公用圍牆(並非承重牆或結構性承托物)或公用護牆(並非承重牆或結構性承托物)的內半部；
 - (x) (a) 將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商用樓宇的任何部分或屋苑公用地方的任何部分(視屬何情況而定)分隔開及(b)面向住宅公用地方的任何地台、樓板、牆、間隔牆、公用圍牆或公用護牆的內半部；
 - (xi) 操作閉路電視影像設備以檢查隱蔽式排水管的通道及工作空間；及
 - (xii) 符合條例第2條中「公用部分」的釋義的該等地方，但不包括停車場公用地方及屋苑公用地方。

住宅公用地方於公契夾附並經認可人士核實為準確的圖則上以綠色、綠色加黑交叉、綠色加黑點及紫色虛線顯示，以資識別。

「住宅公用設施」指住宅公用地方內供所有住宅單位共同使用或享用，而並非供任何個別住宅單位獨家使用或享用或整個發展項目使用的所有該等裝置及設施，在不限制前文的一般適用範圍下，包括住宅公用地方指定的所有升降機、電線、電纜、槽、管道、排水渠、閉路電視及其他安裝於住宅公用地方內作保安用途的設施和設備及康樂設施。

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

座數	樓層	單位	分配予每個住宅單位的不分割份數的數目
1	2樓	A	1,326
		B	1,168
	3樓	A	1,326
		B	1,168
		C	589
	5樓至12樓	A	1,326
		B	1,168
		C	589
	15樓至23樓	A	1,326
		B	1,168
		C	589
	25樓至32樓	A	1,326
		B	1,168
		C	589
	33樓	A	1,843
		C	589
2	2樓至3樓	A	1,089
		B	931
	5樓至12樓	A	1,089
		B	931
	15樓至23樓	A	1,089
		B	931
	25樓至32樓	A	1,089
		B	931
	33樓	A	1,097
		B	934

座數	樓層	單位	分配予每個住宅單位的不分割份數的數目
3	2樓至3樓	A	1,024
		B	1,008
		C	326
		D	326
	5樓至12樓	A	1,024
		B	1,008
		C	326
		D	326
	15樓至23樓	A	1,024
		B	1,008
		C	326
		D	326
	25樓至32樓	A	1,024
		B	1,008
		C	326
		D	326
	33樓	A	1,586
		C	326
		D	326
5	2樓至3樓	A	1,283
		B	1,283
	5樓至12樓	A	1,283
		B	1,283
	15樓至23樓	A	1,283
		B	1,283
	25樓至32樓	A	1,283
		B	1,283
	33樓	A	1,284
		B	1,285

座數	樓層	單位	分配予每個住宅單位的不分割份數的數目
6	2樓至3樓	A	1,008
		B	1,038
		C	326
		D	326
	5樓至6樓	A	1,008
		B	1,038
		C	326
		D	326
	7樓至12樓	A	1,008
		B	1,024
		C	326
		D	326
	15樓至23樓	A	1,008
		B	1,024
		C	326
		D	326
	25樓至32樓	A	1,008
		B	1,024
		C	326
		D	326
	33樓	A	1,586
		C	326
		D	326
7	5樓至12樓	A	931
		B	1,089
	15樓至23樓	A	931
		B	1,089
	25樓至30樓	A	931
		B	1,089
	31樓	A	934
		B	1,097

座數	樓層	單位	分配予每個住宅單位的不分割份數的數目
8	5樓至12樓	A	1,169
		B	1,205
		C	326
		D	326
	15樓至23樓	A	1,169
		B	1,205
		C	326
		D	326
	25樓至30樓	A	1,169
		B	1,205
		C	326
		D	326
	31樓	A	1,793
		C	326
		D	326
Harbour Mansion	3樓	A	851
		B	776
		C	842
	5樓	A	835
		B	776
		C	842
	6樓	A	869

備註：

(1) 第1座、第2座、第3座、第5座、第6座、第7座及第8座不設4樓、13樓、14樓及24樓。

(2) 第1座33樓不設B單位；第3座33樓不設B單位；第6座33樓不設B單位；及第8座31樓不設B單位。

(3) Harbour Mansion不設4樓。

(4) 不設第4座。

C. 有關發展項目的管理人的委任年期

受限於條例的規定，公契管理人將獲委任為管理該土地及發展項目首任管理人，其最初任期為由公契的日期起計兩年，其後繼續管理發展項目至其委任根據公契條款終止為止。

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

管理人將按下列原則決定每個住宅單位的業主須分擔管理開支的款額：

- (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數目對發展項目所有單位的管理份數總數之比例分擔屋苑管理預算評估的款項；及
- (b) 每個業主除了按 (a) 款應付的款項外，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對發展項目所有住宅單位的管理份數總數之比例分擔住宅管理預算評估的款項。

E. 計算管理費按金的基準

管理費按金金額相等於第一年預算管理開支之每月分擔款項的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)

不適用。

備註：

- (1) 除售樓說明書另作定義，以上使用的專有詞語具有公契內該詞語的相同意義。
- (2) 請參閱公契的最新擬稿以了解全部詳情。公契的最新擬稿在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取公契最新擬稿的副本。

A. Common parts of the Development

According to the latest draft Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect 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; and **“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 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 Car Parks (which areas or parts 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 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) ramps and driveways (other than those forming part of the Estate Common Areas), (ii) external walls which are for the purpose of identification shown coloured indigo on the ELEVATION 1 & 2 FOR PODIUM plan (certified as to its accuracy by the Authorized Person) annexed to the DMC, (iii) the inner half of any slab, floor slab, wall, partition wall, common fence wall or common parapet wall separating any part of the Car Park Common Areas from other part or parts of the Development and facing the Car Park Common Areas, (iv) firemen’s lift lobby(ies) (excluding those forming part of the Commercial Accommodation and the Residential Common Areas) which are for the purpose of identification shown coloured indigo and marked “F.LOB” on the BASEMENT 2 FLOOR PLAN and BASEMENT 1 FLOOR PLAN (certified as to its/their accuracy by the Authorized Person) annexed to the DMC and (v) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Commercial Accommodation, the Estate Common Areas and the Residential Common Areas. Car Park Common Areas are for the purpose of identification shown coloured indigo on the plan(s) (certified as to its/their accuracy by the Authorized Person) annexed to the DMC.

“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 the CCTV system (including but not limited to the CCTV camera(s) referred to in Clause 12 of Subsection C of Section V of the DMC), 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), but excluding the Non-Common EV Facilities.

3. **“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 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) guard rooms, management office, caretaker quarter and Owners’ Committee office;
- (ii) 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, Residential Units and Residential Common Areas), and such part of the sewerage disposal system located within the Land;

- (iii) protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation and those forming part of the Residential Common Areas);
- (iv) refuse storage and material recovery chamber which is for the purpose of identification shown coloured yellow and marked “REFUSE STORAGE & MATERIAL RECOVERY CHAMBER” on the BASEMENT 1 FLOOR PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC and the parking space for refuse collection operation situated therein;
- (v) 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 on the ELEVATION 1 & 2 FOR PODIUM and ELEVATION 3 & 4 FOR PODIUM plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;
- (vi) (where there is any slab, floor slab, wall, partition wall, common fence wall or common parapet wall which separates the Estate Common Areas from other parts of the Development) the inner half of such slab, floor slab, wall, partition wall, common fence wall or common parapet wall facing the Estate Common Areas;
- (vii) the Greenery Area (excluding those Greenery Area forming part of the Residential Common Areas);
- (viii) flat roof(s) (excluding those forming part of the Residential Common Areas or the Residential Units) and roof(s) (excluding those forming part of the Residential Common Areas);
- (ix) 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 yellow and marked “TBE ROOM” and “CONCRETE PLINTH FOR ANTENNA” on the plan(s) (certified as to its/their accuracy by the Authorized Person) annexed to the DMC;
- (x) automatic meter reading rooms housing the AMR Outstation(s); and
- (xi) 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, yellow stippled black and dashed grey on the plan(s) (certified as to its/their accuracy by the Authorized Person) annexed to the DMC.

“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.

4. **“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;
- (ii) the Visitors’ Parking Spaces (which include all the Parking Spaces for Disabled Persons);
- (iii) the Residential Loading and Unloading Spaces;
- (iv) the Bicycle Parking Spaces;
- (v) the Greenery Area (excluding those forming part of the Estate Common Areas);

- (vi) canopies, flat roofs (excluding those forming part of the Estate Common Areas or the Residential Units), roofs (excluding those forming part of the Estate Common Areas), refuge roofs, air-conditioning platforms, firemen's lift lobby(ies) (excluding those forming part of the Commercial Accommodation and the Car Park Common Areas) which are for the purpose of identification shown coloured green and marked "F.LOB" on the BASEMENT 2 FLOOR PLAN, BASEMENT 1 FLOOR PLAN, GROUND FLOOR PLAN, 1ST FLOOR PLAN, 2ND FLOOR PLAN, 3RD FLOOR PLAN FOR TOWER 1 TO 8 & 5TH FLOOR PLAN FOR HARBOUR MANSION, 7TH FLOOR PLAN FOR TOWER 1 TO 6 & 5TH FLOOR PLAN FOR TOWER 7 & 8 & ROOF PLAN FOR HARBOUR MANSION, 2/F PLAN OF TOWER 1, 3/F – 32/F PLAN OF TOWER 1 & 2/F – 32/F PLAN OF TOWER 2 & 3, 33/F PLAN OF TOWER 1 – 3, 2/F – 32/F PLAN OF TOWER 5 & 6, 33/F PLAN OF TOWER 5 & 6, 5/F – 30/F PLAN OF TOWER 7 & 8 and 31/F PLAN OF TOWER 7 & 8 (certified as to its/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);

- (vii) the external walls of the Residential Units and the external walls of the Residential Common Areas not forming part of the Commercial Accommodation, Car Park Common Areas, Estate Common Areas and Residential Units which are for the purpose of identification shown coloured green on the ELEVATION 1 & 2 FOR PODIUM and ELEVATION 3 & 4 FOR PODIUM plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, and including the architectural features and fins thereon

BUT excluding:

- (a) the glass balustrades, metal balustrades or railings of the balconies, utility platforms or flat roofs which form part of the relevant Residential Units;
- (b) the external claddings enclosing and facing a balcony which form part of the relevant Residential Unit; and
- (c) such pieces of glass panels wholly enclosing or fronting a Residential Unit and the openable parts of the curtain wall structures of the Development which said glass panels and openable parts shall form parts of the relevant Residential Units and for the avoidance of doubt, any glass panel forming part of the curtain wall structures that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;
- (viii) acoustic door (baffle type), acoustic window (baffle type) and fixed glazing with maintenance window forming part of the Approved Noise Mitigation Measures (excluding those forming part of the Residential Units);
- (ix) the inner half of any slab, floor slab, wall (being neither load bearing walls nor structural supports), partition wall (being neither load bearing walls nor structural supports), common fence 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;
- (x) the inner half of any slab, floor slab, wall, partition wall, common fence wall or common parapet wall (a) separating any part of the Residential Common Areas from any part of the Car Park Common Areas or any part of the Commercial Accommodation or any part of the Estate Common Areas (as the case may be) and (b) facing the Residential Common Areas;
- (xi) access and working space for operating CCTV imaging device for inspection of the concealed drainage pipes; 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 and marked with black crosses, green stippled black and dashed violet on the plan(s) (certified as to its/their accuracy by the Authorized Person) annexed to the DMC.

"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

Tower	Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
1	2/F	A	1,326
		B	1,168
	3/F	A	1,326
		B	1,168
		C	589
	5/F – 12/F	A	1,326
		B	1,168
		C	589
	15/F – 23/F	A	1,326
		B	1,168
		C	589
	25/F – 32/F	A	1,326
		B	1,168
		C	589
2	33/F	A	1,843
		C	589
	2/F – 3/F	A	1,089
		B	931
	5/F – 12/F	A	1,089
		B	931
	15/F – 23/F	A	1,089
		B	931
	25/F – 32/F	A	1,089
		B	931
	33/F	A	1,097
		B	934

Tower	Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
3	2/F – 3/F	A	1,024
		B	1,008
		C	326
		D	326
	5/F – 12/F	A	1,024
		B	1,008
		C	326
		D	326
	15/F – 23/F	A	1,024
		B	1,008
		C	326
		D	326
	25/F – 32/F	A	1,024
		B	1,008
		C	326
		D	326
	33/F	A	1,586
		C	326
		D	326
5	2/F – 3/F	A	1,283
		B	1,283
	5/F – 12/F	A	1,283
		B	1,283
	15/F – 23/F	A	1,283
		B	1,283
	25/F – 32/F	A	1,283
		B	1,283
	33/F	A	1,284
		B	1,285

Tower	Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
6	2/F – 3/F	A	1,008
		B	1,038
		C	326
		D	326
	5/F – 6/F	A	1,008
		B	1,038
		C	326
		D	326
	7/F – 12/F	A	1,008
		B	1,024
		C	326
		D	326
	15/F – 23/F	A	1,008
		B	1,024
		C	326
		D	326
	25/F – 32/F	A	1,008
		B	1,024
		C	326
		D	326
7	33/F	A	1,586
		C	326
		D	326
	5/F – 12/F	A	931
		B	1,089
	15/F – 23/F	A	931
		B	1,089
	25/F – 30/F	A	931
		B	1,089
	31/F	A	934
		B	1,097

Tower	Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
8	5/F – 12/F	A	1,169
		B	1,205
		C	326
		D	326
	15/F – 23/F	A	1,169
		B	1,205
		C	326
		D	326
	25/F – 30/F	A	1,169
		B	1,205
		C	326
		D	326
	31/F	A	1,793
		C	326
		D	326
Harbour Mansion	3/F	A	851
		B	776
		C	842
	5/F	A	835
		B	776
		C	842
	6/F	A	869

Notes:

- (1) There is no designation of 4/F, 13/F, 14/F and 24/F in Tower 1, Tower 2, Tower 3, Tower 5, Tower 6, Tower 7 and Tower 8.
- (2) There is no designation of Flat B on 33/F of Tower 1; Flat B on 33/F of Tower 3; Flat B on 33/F of Tower 6; and Flat B on 31/F of Tower 8.
- (3) There is no designation of 4/F in Harbour Mansion.
- (4) There is no designation of Tower 4.

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

The Manager shall determine the amount which each Owner of a Residential Unit shall contribute towards the management expenses in accordance with the following principles:

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under the Estate Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development; and
- (b) Each Owner in addition to the amount payable under (a) shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under the Residential Management Budget 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 amount of management fee deposit is equivalent to 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, capitalized terms used in the above shall have the same meanings of such terms in the DMC.
- (2) For full details, please refer to the latest draft of the DMC which is free for inspection during opening hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目興建於新九龍內地段第6552號（「該地段」）。該地段根據日期為2019年6月4日並於土地註冊處登記為賣地條件第20343號的賣地協議及條件（「批地文件」）持有。
2. 該地段的租期由2019年6月4日起計50年。
3. 批地文件一般條款第7條規定：
 - (a) 買方須在整個租契年期期間按該等條款就已建或重建（該詞指本一般條款第(b)款預期的重新發展）的建築物：
 - (i) 按經批准的設計、佈局及高度及任何經批准的建築圖則保養一切建築物，不得對其作出修訂或更改；及
 - (ii) 保養一切根據該等條款或任何將來的合約修訂已建或今後可能搭建的建築物，使其處於良好及修繕妥當的狀態，直至租契年期屆滿或提前終止時交還此等建築物。
 - (b) 倘若在租契年期期間的任何時候清拆當時在該地段或其任何部分上面的任何建築物，買方須興建相同類型和不少於現有總樓面面積的良好及堅固的一幢或多幢建築物或經署長批准的類型及價值的一幢或多幢建築物作為代替。如果進行上述清拆，買方須在上述清拆的一個曆月內向署長申請其同意進行重新發展該地段的建築工程，並在收到上述同意後必須在三個曆月內開展所需的重建工程及在署長規定的期限內完成該等重新發展工程，使署長滿意。
4. 批地文件特別條款第(2)條規定：
 - (a) (i) 買方須於2022年12月31日*或署長批准的其他日期或之前，自費以良好的工藝，並按署長批准的物料、標準、水平、定線及設計及按批地文件附錄且標題為“Technical Schedule for the Yellow Areas and the Yellow Hatched Black Area”及“Technical Schedule for the Building Works”的工程規格附表（以下統稱「工程規格附表」）、本特別條款第(b)款批准的圖則及經批准的園景總綱圖（定義見批地文件特別條款第(4)(a)條）在黃色範圍（如批地文件定義）及黃色間黑斜線範圍（如批地文件定義）內鋪設、塑造、豎立、建造、提供及美化一條海濱長廊，並在一切方面使署長滿意。買方須於黃色間黑斜線範圍內提供一條4.5米闊的公眾行人通道撥供作為行人區。為免存疑，黃色範圍並不包括任何海堤。
 - (ii) 就本特別條款而言，署長就本特別條款第(a)(i)款提述的工程是否已經按本特別條款第(a)(i)款規定完成及何時完成所作決定為最終決定及對買方有約束力。
 - (b) (i) 買方須自費向署長提交或安排提交有關黃色範圍及黃色間黑斜線範圍的圖則供其書面審批，圖則內容須包括黃色範圍及黃色間黑斜線範圍的水平、位置、定線及設計的詳情和資料及署長要求的其他詳情和資料。
 - (ii) 未經署長事先書面批准，買方不得對經批准的黃色範圍及黃色間黑斜線範圍的圖則作任何修訂、更改、改動、變更或替代。
 - (iii) 按本特別條款第(b)(ii)條規定經署長批准的任何修訂、更改、改動、變更或替代須被視作已納入經批准的黃色範圍及黃色間黑斜線範圍的圖則並構成其一部份。
 - (iv) 本特別條款第(b)(i)款提述的圖則獲署長批准前，買方不得在黃色範圍及黃色間黑斜線範圍內或其上開展任何建築工程（批地文件特別條款第(1)(b)條提述的拆卸及移除工程、地盤平整工程及土地勘測除外）。就該等條款而言，「建築工程」、「地盤平整工程」及「土地勘測」須按《建築物條例》、其下的任何規例及任何修訂法例定義。

- (c) (i) 買方不得更改、拆卸或損壞毗連黃色範圍的現有海堤或進行任何對海堤或其任何部分造成更改、損壞或不利影響之工程，而署長就任何工程是否會對海堤造成更改、損壞或不利影響所作決定為最終決定及對買方有約束力。
- (ii) 海堤蓋頂線對開及後方10米範圍內的最大附加荷載不得超過每平方米10千牛頓。
- (iii) 海堤蓋頂線15米範圍內不得進行任何形式的撞擊式打樁工程。
- (d) 當本特別條款第(a)(i)款提述的工程完工後，買方須於其擁有黃色範圍及黃色間黑斜線範圍或其任何部分的管有權期間自費保持、管理、維修及保養黃色範圍及黃色間黑斜線範圍或其任何部分及其各個組成或相關部分，使其處於良好及修繕妥當的狀態，並在一切方面使署長滿意，直至整個黃色範圍及黃色間黑斜線範圍的管有權已經按本特別條款第(g)(iv)款交還政府。
- (e) 倘若買方未能履行批地文件特別條款第(1)(b)條及本特別條款第(a)(i)或(d)款的責任，政府可進行所需之工程，惟費用一概由買方負責，而買方須應要求向政府支付相等於該費用的金額，支付金額由署長決定，其決定為最終決定及對買方有約束力。
- (f) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因買方履行批地文件特別條款第(1)(b)條及本特別條款第(a)(i)或(d)款的責任或政府行使本特別條款第(e)款的權利或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (g) (i) 僅為進行批地文件特別條款第(1)(b)條提述的拆卸及移除工程及本特別條款第(a)(i)及(d)款指明的工程，買方將於署長向其發出的信函中所指定的日期被授予黃色範圍及黃色間黑斜線範圍的管有權，該日期不會遲於2020年3月31日。
- (ii) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失或損害承擔任何責任或法律責任，不論該等損失或損害是否因延遲管有黃色範圍及黃色間黑斜線範圍或其他原因而引起或附帶引起的，買方亦不得就任何該等損失或損害向政府提出索償。
- (iii) 買方須接受黃色範圍及黃色間黑斜線範圍於其管有權授予買方的當日現存的狀態和情況及存在的樹木、構築物和地基，並特此同意不會就此向政府提出任何索償。
- (iv) 買方須於2022年12月31日*或署長批准的其他日期或之前應政府要求將黃色範圍及黃色間黑斜線範圍或其任何按署長全權酌情指明或要求的部分交還政府。在任何情況下，於署長發出信函表示該等條款已獲遵守並使其滿意，黃色範圍及黃色間黑斜線範圍或其任何部分將被視為已於發信當日由買方交還政府。
- (h) 未經署長事先書面同意，買方不得將黃色範圍及黃色間黑斜線範圍或其任何部分用作存放或停泊車輛或搭建任何臨時構築物，或用作進行批地文件特別條款第(1)(b)條提述的拆卸及移除工程、本特別條款第(a)(i)及(d)款指明的工程及本特別條款第(i)(ii)款指明的用途以外的其他用途。
- (i) (i) 買方須於其擁有黃色範圍及黃色間黑斜線範圍或其任何部分的管有權期間的所有合理時候：
 - (i) 允許政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士有權進出、往返及經過該地段、黃色範圍及黃色間黑斜線範圍或其任何部分，以便視察、檢查及監督按批地文件特別條款第(1)(b)條、本特別條款第(a)(i)及(d)款規定進行的任何工程，以及進行、視察、檢查及監督本特別條款第(e)款規定的工程及任何署長認為於黃色範圍及黃色間黑斜線範圍或其任何部分必要的其他工程；

- (II) 按政府、署長或相關的公用事業公司要求，允許政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士及政府授權的相關公用事業公司，有權進出、往返及經過該地段、黃色範圍及黃色間黑斜線範圍或其任何部分，以便在黃色範圍及黃色間黑斜線範圍或其任何部分或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或鄰近土地或處所提供電話、電力、煤氣（如有）及其他服務設施所需的其他導電媒介及附帶設備，以及在黃色範圍及黃色間黑斜線範圍之下進行有關啟德發展區區域供冷系統的地下管道工程。買方須就任何上述擬在黃色範圍及黃色間黑斜線範圍或其任何部分內進行的工程的所有相關事宜與政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士及政府授權的相關公用事業公司充分合作；及
 - (III) 按水務監督的人員或水務監督授權的其他人士要求，允許水務監督的人員及水務監督授權的其他人士有權進出、往返及經過該地段、黃色範圍及黃色間黑斜線範圍或其任何部分，就任何設於黃色範圍及黃色間黑斜線範圍或其任何部分內的其他水務裝置進行相關的運作、保養、維修、更換及改動工程。
- (ii) 在不影響本特別條款第 (a)(i) 款的一般適用範圍下，買方於其擁有黃色範圍及黃色間黑斜線範圍或其任何部分的管有權期間：
- (I) 須自費於所有時候及在一切方面使消防處處長滿意的情況下：
 - (A) 管理及保養於黃色範圍及黃色間黑斜線範圍之管有權獲交付予買方當日已存在並在批地文件夾附的圖則上以紫色虛線包圍以供識別之範圍內的緊急車輛通道（以下簡稱「緊急車輛通道」），提供充足照明及保持緊急車輛通道不受阻塞，以便消防設備及消防人員進出在批地文件夾附的圖則標記為「Fireboat berth cum public landing steps」的滅火輪泊位連公眾登岸梯級（以下簡稱「滅火輪泊位連公眾登岸梯級」）及毗連黃色範圍及黃色間黑斜線範圍的政府土地上由消防處處長指定為救援範圍的毗連硬鋪範圍；及
 - (B) 允許消防設備及消防人員自由及不受干擾地使用緊急車輛通道，以進出本特別條款第 (i)(ii)(I) (A) 款提述的滅火輪泊位連公眾登岸梯級及硬鋪範圍；
 - (II) 允許政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士，於所有時候（不論有否給予通知）進入黃色範圍及黃色間黑斜線範圍或其任何部分，以視察、運作、翻新、改動、維修及保養滅火輪泊位連公眾登岸梯級；
 - (III) 允許所有公眾人士在所有合理時候為所有合法目的，免費和暢通無阻地步行或乘坐輪椅使用一條位於緊急車輛通道內最少 3 米闊的公眾行人通道，該公眾行人通道於黃色範圍及黃色間黑斜線範圍的管有權授予買方當日已存在，買方並須確保該公眾行人通道不受按批地文件特別條款第 (1) (b) 條進行的拆卸及移除工程或本特別條款第 (a)(i) 或 (d) 款規定進行的任何工程或其他原因干擾或阻礙；及
 - (IV) 允許政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士有權進出、往返及經過黃色範圍及黃色間黑斜線範圍，以視察、檢查、維修及進行任何與批地文件夾附的圖則上顯示並標明為「Pier」並毗鄰黃色範圍的碼頭的相關工程。
- (iii) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因政府、署長及其人員、承辦商、代理人及工人、水務監督的人員、消防人員及獲正式授權的任何人士或公用事業公司行使本特別條款第 (i)(i) 或 (i)(ii) 款的權利或其他原因而引起或附帶引起的。
- (j) 倘若黃色範圍及黃色間黑斜線範圍及構成黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分有任何欠妥之處、失修、瑕疵、失靈、故障或任何其他尚未完成的工程（不論是否關乎工藝、物料、設計或其他原因），及黃色範圍及黃色間黑斜線範圍內任何樹木、灌叢或其他植物的所有健康問題，包括欠妥之處、失調及其他可能影響該等樹木、灌叢或其他植物健康的原因或因素（該等健康問題以下簡稱「樹木健康問題」），而於：
- (i) 買方交還黃色範圍及黃色間黑斜線範圍或其任何部分的管有權予政府當日存在；及
 - (ii) 買方交還黃色範圍及黃色間黑斜線範圍或其任何部分的管有權予政府當日後 12 個曆月內（以下簡稱「保養責任及植物扎根期」）出現或明顯可見，
- 買方須就此直接或間接所引致或與之有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序向政府作出彌償，並使其獲到彌償。
- (k) 如署長要求，買方須自費及在署長規定的時限內按其規定的標準及形式，進行所有保養、維修、修訂、重建與補救工程及任何其他必要的工程，以補救及糾正黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分於保養責任及植物扎根期內出現或明顯可見的任何欠妥之處、失修、瑕疵、失靈、故障或任何其他尚未完成的工程。除前述的規定外，買方亦須自費在署長規定的時限內按其規定的標準及形式，修復及糾正黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分在買方交還黃色範圍及黃色間黑斜線範圍或其任何部分的管有權當日可能存在的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。
- (l) 倘若因買方在交還黃色範圍及黃色間黑斜線範圍或其任何部分的管有權予政府當日可能存在的任何樹木健康問題，以致黃色範圍及黃色間黑斜線範圍內的任何樹木、灌叢或其他植物，未能在保養責任及植物扎根期內生長或養殖至署長滿意的程度及狀況，則在署長要求時，買方須自費在署長規定的時限內按其規定的標準及形式，進行補種、園景工程、樹木保養措施或任何其他措施，在一切方面使署長滿意。
- (m) 署長在保養責任及植物扎根期即將屆滿前，將會安排檢查黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分，以識別任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程及任何樹木健康問題。署長保留權利在保養責任及植物扎根期屆滿後 14 天內向買方送達一份或多份欠妥之處列表，列明在黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分內任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程及任何樹木健康問題。買方須自費安排在署長規定的期限內按其規定的標準及形式，進行所有必要的工程和措施（包括本特別條款第 (l) 款指明的補種、園景工程、樹木維護保養措施及任何其他措施）加以補救和糾正。
- (n) 倘若買方未能進行任何本特別條款第 (k)、(l) 及 (m) 款提述的工程，則政府可以進行任何該等工程，而買方須應要求向政府支付所有經署長證明有關政府進行該等工程而產生的支出及費用（署長就此作出的決定為最終決定及對買方有約束力）。
- (o) 就本特別條款而言，「買方」一詞不包括其受讓人。
5. 批地文件特別條款第 (4) 條規定：
- (a) 買方須自費向署長提交一份園景總綱圖供署長審批，園景總綱圖須顯示按本特別條款第 (b) 及 (c) 款的要求擬在黃色範圍及黃色間黑斜線範圍內提供的園景工程之位置、佈局及規劃（以下簡稱「園景總綱圖」）。園景總綱圖獲署長書面批准前及（如有必要）已按批地文件特別條款第 (7) 條就樹木保育建議書獲發同意書前，不得在黃色範圍及黃色間黑斜線範圍開展任何建築工程（批地文件特別條款第 (1)(b) 條提述的拆卸及移除工程、地盤平整工程及土地勘測除外）。
 - (b) 園景總綱圖須按 1:200 或更大的比例顯示，並列載園景工程建議的資料，包括對現有樹木的普查及處理方案、地盤佈局和平整水平、建築發展的概念模式、園景建築及花卉種植的圖解佈局及署長可能要求的其他資料。

- (c) 黃色範圍及黃色間黑斜線範圍須有不少於36%的面積種植樹木、灌叢或其他植物。署長就買方建議的園景工程是否構成本第(c)款所指的36%面積所作之決定為最終決定及對買方有約束力。署長可全權酌情接納買方建議的其他非植物裝飾代替種植樹木、灌叢或其他植物。為免存疑，按本第(c)款提供的園景工程不構成批地文件特別條款第(8)(b)(ii)條提述的綠化範圍的一部分。
- (d) 買方須自費按經批准的園景總綱圖在黃色範圍及黃色間黑斜線範圍進行園景工程，在一切方面使署長滿意。未經署長事先書面批准，不得對經批准的園景總綱圖作任何修訂、更改、改動、變更或替代。
- (e) 在不影響批地文件特別條款第(2)(d)條的一般適用範圍下，買方須自費保持及保養園景工程，使其達至安全、清潔、井然、整潔及健康的狀態，在一切方面使署長滿意，直至整個黃色範圍及黃色間黑斜線範圍的管有權已經按批地文件特別條款第(2)(g)(iv)條交還政府。
6. 批地文件特別條款第(5)條規定：
- 買方須在一切方面符合該等條款及目前或任何時候在香港生效的所有有關建築、衛生及規劃之法例、附例及規例之規定發展該地段，在該地段上興建一幢或多幢建築物，並於2024年12月31日*或之前完工和使其適宜佔用。
7. 批地文件特別條款第(6)條規定：
- (a) 受限於本特別條款第(b)款，該地段或其任何部分或已建或擬建於其上的任何一幢或多幢建築物不得用作非工業(不包括寫字樓、貨倉、酒店及加油站)用途以外的任何用途。
- (b) 除第一行人道(定義見批地文件特別條款第(10)(b)條)外，在批地文件夾附的圖則上以粉紅色顯示的範圍(以下簡稱「粉紅色範圍」)內已建或擬建的任何一幢或多幢建築物不得用作私人住宅用途以外的任何用途。
8. 批地文件特別條款第(7)條規定：
- 未經署長事先書面同意，不得移除或干擾在該地段或毗鄰範圍內生長的樹木。署長在授予同意時，可以就樹木移植、補償性園景或重植，施加其認為合適的條件。
9. 批地文件特別條款第(8)條規定：
- (a) 買方須自費向署長提交一份園景圖則，表明按本特別條款第(b)款規定擬在該地段內提供園景工程的位置、佈局及規劃(以下簡稱「該地段的園景圖則」)，以供署長審批。
- (b) (i) 該地段須有不少於30%面積種植樹木、灌叢或其他植物。
- (ii) 本特別條款第(b)(i)款所提述的30%面積中，須有不少於66%(以下簡稱「綠化範圍」)設於署長可全權酌情決定的位置或水平，以確保綠化範圍可見於行人或可供進入該地段的任何人士或人等通行。
- (iii) 在不影響本特別條款第(b)(ii)款之規定下，綠化範圍或其任何部分應設置在批地文件夾附的圖則上分別以粉紅色加黑斜線及粉紅色加黑斜線及黑點顯示的範圍(以下分別簡稱「粉紅色加黑斜線範圍」及「粉紅色加黑斜線及黑點範圍」)之該等部分內，並設置在批地文件夾附的圖則上顯示並標明的B點和C點之間離該地段邊界起3米內的位置。
- (iv) 該地段上任何已建或擬建的一幢或多幢建築物的天台面積中須有不少於20%構成本特別條款第(b)(i)款提述的30%的一部分。
- (v) 署長就買方提議的園景美化工程是否構成本特別條款第(b)(i)款提述的30%、提供的綠化範圍是否符合本特別條款第(b)(ii)款規定及何謂本特別條款第(b)(iv)款提述的任何一幢或多幢建築物的天台面積作出的決定將為最終決定，並對買方有約束力。

(vi) 署長可全權酌情接納買方建議的其他非植物裝飾取代種植樹木、灌叢或其他植物。

- (c) 買方須自費按經批准的該地段的園景圖則，在該地段進行園景美化工程，在一切方面使署長滿意，如非獲署長事先書面同意，不得對經批准的該地段的園景圖則作任何修改、更改、改動、改變或取代。
- (d) 買方其後須自費保養及維持園景美化工程，使其處於安全、清潔、整齊、整潔及健康的狀態，在一切方面使署長滿意。
- (e) 根據本特別條款進行園景美化的範圍須指定為並構成批地文件特別條款第(23)(a)(v)條提述的公用地方之一部分。

10. 批地文件特別條款第(9)(a)(iii)條規定：

該地段上已建或擬建的一幢或多幢建築物的總樓面面積不得少於35,740平方米並不得超出59,566平方米，但是：

- (I) 批地文件夾附的圖則上以粉紅色加黑波紋線顯示的範圍(以下簡稱「粉紅色加黑波紋線範圍」)已建或擬建的一幢或多幢用作非工業(不包括私人住宅、寫字樓、倉庫、酒店及加油站)用途的建築物的總樓面面積不得少於977平方米；
- (II) 批地文件夾附的圖則上以粉紅色加黑交叉線顯示的範圍(以下簡稱「粉紅色加黑交叉線範圍」)已建或擬建的一幢或多幢用作非工業(不包括私人住宅、辦公室、倉庫、酒店及加油站)用途的建築物的總樓面面積不得少於977平方米；及
- (III) 該地段上已建或擬建的一幢或多幢用作私人住宅用途的建築物的總樓面面積不得超出57,612平方米。

11. 批地文件特別條款第(10)條規定：

(a) 買方須於2024年12月31日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度：

- (i) 於粉紅色加黑斜線範圍及粉紅色加黑斜線加黑點範圍或其中任何部分的香港主水平基準以上13米或署長批准或要求的其他水平建造及提供一條一層高的有蓋行人天橋連接通道(以下簡稱「行人天橋連接通道」)，以連接有蓋行人天橋(定義見批地文件特別條款第(11)(a)(i)條)及第一行人道(定義見本特別條款第(b)款)。行人天橋連接通道須以署長要求或批准的物料及標準、水平、定線、佈局及設計建造，包括但不限於提供及建造署長全權酌情要求或批准的承托物、斜路、相關的樓梯及平台、自動扶手電梯、升降機及內外配件及固定裝置與照明裝置。行人天橋連接通道的闊度須為5米、內框淨闊度最少3米及內框淨空高度最少2.6米，並不得在任何政府土地建造任何永久性支柱或其他承托構築物；及
- (ii) 於粉紅色加黑斜線範圍及粉紅色加黑斜線加黑點範圍或擬建於該地段上的一幢或多幢建築物內按署長要求或批准的規格、連接點及水平建造及提供行人天橋連接通道的承托物及連接段，以在其上建造行人天橋連接通道，而行人得以通過行人天橋連接通道往返有蓋行人天橋(定義見批地文件特別條款第(11)(a)(i)條)和第一行人道(定義見本特別條款第(b)款)。

(b) 買方須於2024年12月31日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度於粉紅色範圍內及香港主水平基準以上13米或署長批准或要求的其他水平提供一條行人道，該行人道的內框淨闊度須為最少3米，並須以署長要求或批准的位置、方式及標準、水平、定線及設計建造(以下簡稱「第一行人道」)，以最短的路線連接行人天橋連接通道及第二行人道(定義見本特別條款第(c)款)。

- (c) 買方須於2024年12月31日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度於粉紅色加黑色波紋範圍內提供一條行人道，該行人道的內框淨闊度須為最少3米，並須以署長要求或批准的位置、方式及標準、水平、定線及設計建造(以下簡稱「第二行人道」)，以最短的路線經過升降機及自動扶手電梯(定義見本特別條款第(d)款)、該地段的地面水平及在批地文件夾附的圖則上顯示並標明為「Proposed Road L12A」的擬建道路(以下簡稱「擬建道路L12A」)連接第一行人道。就本第(c)款而言，署長就何謂該地段的地面水平所作之決定為最終決定並對買家有約束力。
- (d) 買方須於2024年12月31日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度於粉紅色加黑色波紋範圍上已建或擬建的一幢建築物(該建築物乃批地文件特別條款第(9)(a)(vi)條提述的一幢建築物或批地文件特別條款第(9)(a)(vii)條提述的該等建築物部分)內，在批地文件夾附的圖則上顯示並標明為「LIFT AND ESCALATORS」的位置(上述位置僅供參考並可在獲得署長事先書面批准下更改)提供一部升降機及上落方向的自動扶手電梯(以下簡稱「升降機及自動扶手電梯」)，以連接第一行人道、第二行人道及擬建道路L12A。
- (e) 買方須在批地文件授予的租契年期期間保持第一行人道、第二行人道、行人天橋連接通道及升降機及自動扶手電梯全日24小時開放，以供公眾為所有合法目的免費及暢通無阻地步行或乘坐輪椅使用。
- (f) (i) 倘若該地段或其任何部份進行重建而需移除或拆卸第一行人道、第二行人道、行人天橋連接通道及升降機及自動扶手電梯或其中任何部分，買方須在署長指定的期限內按署長全權酌情批准或要求的設計、物料、規格及標準及寬度、淨空高度、水平、高度及位置，自費進行更換以建造及完成新的第一行人道、新的第二行人道、新的行人天橋連接通道及新的升降機及自動扶手電梯或其任何部分，在一切方面使署長滿意。
- (ii) 倘若需要按本特別條款第(f)(i)款建造任何新的第一行人道、新的第二行人道、新的行人天橋連接通道及新的升降機及自動扶手電梯，本特別條款及批地文件特別條款第(6)(b)、(11)、(12)、(14)(a)(iii)、(21)(a)(i)及(41)(e)(vii)條所載的「第一行人道」、「第二行人道」、「行人天橋連接通道」及「升降機及自動扶手電梯」等詞將被視為指上述新的第一行人道、新的第二行人道、新的行人天橋連接通道及新的升降機及自動扶手電梯。
12. 批地文件特別條款第(11)(a)、(11)(b)、(11)(c)、(11)(e)、(11)(f)、(11)(g)、(11)(h)、(11)(i)、(11)(l)及(11)(m)條規定：
- (a) (i) 買方須於2024年12月31日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度，於批地文件夾附的圖則上顯示並標明為「PROP. FB」的大約位置及香港主水平基準以上13米或署長批准或要求的其他水平，建造及提供一條一層高有蓋行人天橋，連同署長要求或批准的相關承托物和連接段(包括署長全權酌情認為任何日後擴建有蓋行人天橋所需的任何承托物和連接段)(以下簡稱「有蓋行人天橋」)，以連接行人天橋連接通道及擬於批地文件夾附的圖則上顯示並標明為「Proposed Road D3」的擬建道路上由政府建造的高架園景平台(以下分別簡稱「擬建道路D3」及「高架園景平台」)。有蓋行人天橋須以署長要求或批准的物料及標準、水平、定線、佈局及設計建造，包括但不限於提供及建造署長全權酌情要求或批准的承托物、斜路、相關的樓梯及平台、自動扶手電梯、升降機及內外配件及固定裝置與照明裝置。有蓋行人天橋的闊度須為5米、內框淨闊度最少3米、內框淨空高度最少2.6米及有蓋行人天橋底部的最低點到其下方的公眾道路路面有最小5.1米的空間距離，並不得在任何政府土地建造任何永久性支柱或其他承托構築物。
- (ii) 按本特別條款第(a)(i)款規定就興建有蓋行人天橋而需封閉擬建道路D3或其任何部分(以下簡稱「交通封路」)前，買方須自費提交或促使他人提交一份有關交通封路的建議書(以下簡稱「交通封路建議書」)予署長作書面審批，該建議書須遵守下列要求：
- (I) 於任何3個曆月的期間內，交通封路不得超過14天；及
- (II) 擬建道路D3的部分路面封閉的範圍不得達至將會不合理地影響擬建道路D3正常交通流量的程度，而封閉的時間亦不得較進行有蓋行人天橋的建築工程所合理地需要的時間為長。
- (iii) 交通封路建議書獲署長批准前，買方不得開展任何交通封路的工程，並須於其後按經署長批准的交通封路建議書進行該等工程，在一切方面使署長滿意。
- (iv) 就本特別條款第(a)(ii)款而言，署長對何謂本特別條款第(a)(ii)(I)款提述的任何3個曆月的期間內不得超過14天、何謂本特別條款第(a)(ii)(II)款提述對擬建道路D3正常交通流量的不合理地影響及封閉的時間不得較進行有蓋行人天橋的建築工程所合理地需要的時間為長所作的決定為最終決定及對買方有約束力。
- (b) 僅就進行本特別條款第(a)及(c)款指明的工程，買方將於署長向其發出的信函中指定的日期(該日期不會遲於2020年3月31日)獲授予署長批准的任何政府土地的管有權，並須遵守署長施加的該等條款及條件。受限於本特別條款第(a)(ii)款，買方須於其管有該等政府土地的所有合理時候允許所有政府及行人自由地進出及通過該等政府土地，並須維持交通暢順，在一切方面使運輸署署長滿意。買方須應政府要求將該等政府土地交還政府，在任何情況下，於署長發出信函表示該等條款已獲遵守並使其滿意，該等政府土地將被視為已於發信當日由買方交還政府。
- (c) 買方須於2024年12月31日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度，(i)將行人天橋連接通道與有蓋行人天橋連接起來；及(ii)將有蓋行人天橋與高架園景平台連接起來，該等連接工程須包括移除政府於高架園景平台提供的接駁位的覆蓋層及護牆，並在連接工程完成後將上述接駁位妥善處理及修復，使署長滿意。買方須事先獲署長事先批准自費設計及建造有蓋行人天橋與高架園景平台的連接細節，連接細節包括但不限於軸承及伸縮接縫、有蓋行人天橋與高架園景平台的負載安排及承托細節、有蓋行人天橋的接縫或搭接或兩者及軸承安排(以下簡稱「行人天橋連接細節」)，並在一切方面使署長滿意。
- (e) 倘若買方未能履行批地文件特別條款第(10)條第(a)、(b)、(c)、(d)及(f)款及本特別條款第(a)、(c)、(h)及(i)款的責任，政府可進行所需之建造或保養工程，惟費用一概由買方負責，而買方須應要求向政府支付相等於該費用的金額，支付金額由署長決定，其決定為最終決定及對買方有約束力。為執行上述工程，政府、其人員、承辦商、代理人、工人及政府授權的任何人士均享有權於任何合理時間自由及不間斷地進入該地段或其任何部分及已建或擬建於其上的任何一幢或多幢建築物。政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因政府、其人員、承辦商、代理人、工人或政府授權的任何人士行使本特別條款賦予的進入權利或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (f) (i) 有蓋行人天橋不得供作所有公眾人士以步行或乘坐輪椅方式通行以外的任何用途。
- (ii) 除非署長另行批准或要求，買方不得使用或准許或容許他人使用有蓋行人天橋的任何部分之外部或內部張貼廣告或展示任何招牌、通告或海報。
- (iii) 就任何可能是或可能成為對有蓋行人天橋之下經過的任何人士或車輛或對任何一個或多個毗鄰或鄰近地段或處所的任何業主或佔用人構成滋擾或煩擾或可能造成不便或損害之事情，買方不得於有蓋行人天橋作出或准許或容許他人作出該等事情。
- (iv) 在有蓋行人天橋存在的整個期間，買方須准許所有公眾人士為所有合法目的免繳任何費用全日24小時自由地步行或乘坐輪椅通行、再通行、行經、通過及上落有蓋行人天橋。
- (g) 對於買方就建造、改動、管理、維修及保養有蓋行人天橋、行人天橋連接細節、行人天橋連接通道、第一條行人道、第二條行人道及升降機及自動扶手電梯而作出或遺漏的任何事情所直接或間接產生或與之有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序，買方須向政府作出彌償並使其獲得彌償。

- (h) 買方須在批地文件授予的租契年期期間自費管理及保養有蓋行人天橋及行人天橋連接細節，使其處於良好及修繕妥當的狀態，在一切方面使署長滿意。
- (i) (i) 倘若該地段或其任何部份進行重建而需移除或拆卸有蓋行人天橋或其任何部分，買方須在署長指定的期限內按署長全權酌情批准或要求的設計、物料、規格及標準和寬度、淨空高度、水平、高度及位置，自費進行更換以建造及完成新的有蓋行人天橋或其任何部分，在一切方面使署長滿意。
- (ii) 倘若需要按本特別條款第(i)(i)款建造新的有蓋行人天橋，本特別條款及批地文件特別條款第(10)(a)條所載的「有蓋行人天橋」一詞將被視為指上述新的有蓋行人天橋。
- (l) 署長可全權酌情要求行人天橋連接通道及有蓋行人天橋須分別有不少於10%的面積及第一行人道不少於10%的面積種植樹木、灌叢或其他植物。署長就買方建議的園景工程是否構成本第(l)款所指的10%的面積所作之決定為最終決定及對買方有約束力。署長可全權酌情接納買方建議的其他非植物裝飾代替種植樹木、灌叢或其他植物。為免存疑，按本第(l)款提供的園景工程不構成綠化範圍的一部分。
- (m) 僅就批地文件特別條款第(10)條及本特別條款而言，「買方」一詞僅指簽署及訂立批地文件的人士及非工業部分(定義見批地文件特別條款第(21)(a)(i)條)的受讓人。

13. 批地文件特別條款第(13)條規定：

- (a) 未經署長的事先書面同意及除了提供公眾通道範圍(定義見本特別條款第(b)款)及根據批地文件特別條款第(9)(a)(viii)(IV)條所述提供遮篷和遮陽裝置外，不得在粉紅色加黑圓圈範圍內的地面水平或地面之上搭建或建造任何建築物、構築物、任何建築物或構築物的承托物或伸展物。
- (b) 買方須於2024年12月31日*或署長批准的其他日期或之前，按署長要求或批准的方式、位置及標準、水平、定線及設計自費在整個粉紅色加黑圓圈範圍的地面水平鋪設、塑造、建造及提供一條通道（以下簡稱「公眾通道範圍」），在一切方面使署長滿意。

14. 批地文件特別條款第(14)(a)、(14)(b)、(14)(c)及(14)(f)條規定：

- (a) 受限於本特別條款第(b)款及批地文件特別條款第(49)條及除非得到署長的事先書面同意，不得在粉紅色加黑斜線範圍及粉紅色加黑斜線及黑點範圍內的地面水平或地面之上搭建或建造任何建築物、構築物、任何建築物或構築物的承托物或伸展物，除了下列項目：
- (i) 圍牆或圍欄或兩者，但倘若該等圍牆或圍欄或兩者面向在批地文件夾附的圖則上顯示並標明B點與C點之間的任何行人街道或路徑，該等圍牆或圍欄或兩者須以一切方面使署長滿意的方式搭建或建造，使從相鄰行人街道或路徑的一般平整水平以上1米起，沿水平面的每一延長米的視覺和實際的孔隙率不少於50%；
- (ii) 園景裝飾及相關設施；
- (iii) 批地文件特別條款第(10)(a)(ii)條提述的行人天橋連接通道及行人天橋連接通道的承托物及連接段；及
- (iv) 批地文件特別條款第(9)(a)(viii)(IV)條提述的遮篷和遮陽裝置。
- (b) 買方須於2024年12月31日*或署長批准的其他日期或之前按署長要求或批准的方式、位置及標準、水平、定線及設計，自費在毗鄰批地文件夾附的圖則上顯示並標明D點和E點之間邊界的粉紅色加黑斜線範圍之整個該等部分地面水平鋪設、塑造、建造及提供一條通道（以下簡稱「額外公眾通道範圍」），在一切方面使署長滿意。

- (c) 買方須在批地文件授予的租契年期期間保持公眾通道範圍及額外公眾通道範圍全日24小時開放，以供公眾為所有合法目的免費和暢通無阻地步行或乘坐輪椅使用。
- (f) 就批地文件特別條款第(13)條及本特別條款而言，署長對何謂粉紅色加黑圓圈範圍、粉紅色加黑斜線範圍及粉紅色加黑斜線及黑點範圍的地面水平、何謂毗鄰行人街道或行人徑的一般平整水平及何謂園景裝飾和相關設施所作之決定為最終決定及對買方有約束力；及「買方」一詞僅指簽署及簽立批地文件的人士及非工業部分(定義見批地文件特別條款第(21)(a)(i)條)的受讓人。

15. 批地文件特別條款第(16)條規定：

- (a) 買方可在該地段內搭建、建造及提供經署長書面批准的康樂設施及其附屬設施(以下簡稱「該等設施」)。該等設施的類型、大小、設計、高度及佈局亦須經署長的事先書面批准。
- (b) 在計算批地文件特別條款第(9)(a)(iii)條規定的總樓面面積時，並受限於批地文件特別條款第(41)(d)條的規定，根據本特別條款第(a)款在該地段內提供的該等設施之任何部分乃供該地段上已建或擬建的一幢或多幢住宅大廈的住客及其真正訪客共同使用和享用的，該等設施的該等部分將不予計算在內。該等設施的餘下部分若署長認為不屬於上述使用，則應列入上述計算之內。就本第(b)款而言，署長就何謂一幢或多幢住宅大廈所作出的決定為最終決定並對買方有約束力。
- (c) 倘若該等設施之任何部分根據本特別條款第(b)款獲豁免列入總樓面面積的計算(以下簡稱「獲豁免設施」)：
- (i) 獲豁免設施須指定為並構成批地文件特別條款第(23)(a)(v)條提述的公用地方之一部分；
- (ii) 買方須自費保養獲豁免設施，使其保持良好及修繕妥當的狀態並須運作獲豁免設施，使署長滿意；及
- (iii) 獲豁免設施僅供該地段上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，任何其他人士或人等不得使用。就本第(c)(iii)款而言，署長就何謂一幢或多幢住宅大廈所作出的決定為最終決定並對買方有約束力。

16. 批地文件特別條款第(26)條規定：

- (a) (i) 該地段內須提供停車位，以供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建的一幢或多幢建築物的住宅單位住客及其真正賓客、訪客或被邀請者的車輛(以下簡稱「住宅停車位」)，使署長滿意，車位數目比例如下：
- (l) 如該地段範圍內建有一座或多座住宅單位大廈(擬作單一家庭住所之用的一座或多座獨立屋、半獨立屋或排屋除外)，除非署長同意採用有別於下表所列的比例或數目，須根據下表所列就已建或擬建於該地段上的每個住宅單位的面積分別計算的比例：

每個住宅單位的面積	擬提供的住宅停車位數目
少於40平方米	每16.7個住宅單位或其部分1個停車位
不少於40平方米，但少於70平方米	每9.5個住宅單位或其部分1個停車位
不少於70平方米，但少於100平方米	每3.2個住宅單位或其部分1個停車位
不少於100平方米，但少於130平方米	每1.2個住宅單位或其部分1個停車位
不少於130平方米，但少於160平方米	每0.9個住宅單位或其部分1個停車位
不少於160平方米	每0.7個住宅單位或其部分1個停車位

(II) 如該地段內已提供擬作單一家庭住所之用的一座或多座獨立屋、半獨立屋或排屋，比例如下：

(A) 每座總樓面面積少於 160 平方米的上述房屋提供 1 個停車位；

(B) 每座總樓面面積不少於 160 平方米但少於 220 平方米的上述房屋提供 1.5 個停車位；及

(C) 每座總樓面面積不少於 220 平方米的上述房屋提供 2 個停車位。

如根據本特別條款第 (a)(i)(I) 或 (a)(i)(II)(B) 款而須提供的停車位數目含有小數，則進位至下一個整數。就本第 (a)(i) 款而言，署長就何謂一座或多座住宅單位大廈、何謂獨立屋、半獨立屋或排屋和該房屋是否構成單一家庭住所或擬作單一家庭住所之用作出的決定為最終決定及對買方有約束力。為免存疑，就批地文件特別條款第 (26)、(27) 及 (28) 條而言，安老院舍或殘疾人士院舍或其任何部分不得視為一個或多個住宅單位。

(ii) 就本特別條款第 (a)(i)(I) 款而言，根據本特別條款第 (a)(i)(I) 款提供的住宅停車位總數須為根據本特別條款第 (a)(i)(I) 款中列表依據每個住宅單位的面積分別計算的住宅停車位的分別數目之總和。就該等條款而言，「每個住宅單位的面積」一詞就總樓面面積而言指以下 (I) 與 (II) 之和：

(I) 一個由其住客專屬使用及享用的住宅單位之總樓面面積，須由該單位圍牆或矮牆外側開始量度，除非該等圍牆分隔兩個毗連單位則屬例外 (於該情況下須由該等圍牆中間開始量度)，並要一併量度單位內的內部間隔牆及支柱，但為免存疑，不包括該單位內沒有列入計算批地文件特別條款第 (9)(a)(iii) 條訂明的總樓面面積的所有樓面面積；及

(II) 一個住宅單位按比例分攤的住宅公用地方 (按下文定義) 總樓面面積，即在各個住宅單位圍牆以外供已建或擬建於該地段上的發展項目住宅部分的住客共同使用與享用的住宅公用地方 (該住宅公用地方以下簡稱「住宅公用地方」) 之總樓面面積，但為免存疑，不包括沒有列入計算批地文件特別條款第 (9)(a)(iii) 條訂明的總樓面面積的所有樓面面積，在計算時依照下列公式分攤予各住宅單位：

$$\text{住宅公用地方所有總樓面面積} \times \frac{\text{依照本特別條款第 (a)(ii)(I) 款計算有關一個住宅單位之總樓面面積}}{\text{依照本特別條款第 (a)(ii)(I) 款計算所有住宅單位之所有總樓面面積}}$$

(iii) 該地段內須按照下列比例提供額外的停車位，以供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並屬於已建或擬建於該地段上的一幢或多幢建築物的住宅單位住客之真正賓客、訪客或被邀請者的車輛，令署長滿意，惟該地段內須提供最少 2 個該等額外停車位：

(I) 如果已建或擬建於該地段上任何一座住宅單位大廈中提供超過 75 個住宅單位，每座住宅單位大廈 5 個停車位；或

(II) 署長批准的其他比例。

如根據本第 (a)(iii)(II) 款而須提供的停車位數目含有小數，則進位至下一個整數。就本特別條款第 (a)(iii) 款而言，擬作單一家庭住所之用的獨立屋、半獨立屋或排屋不得視為一座住宅單位大廈。署長就何謂一座或多座住宅單位大廈、何謂獨立屋、半獨立屋或排屋和該房屋是否構成單一家庭住所或擬作單一家庭作住所之用作出的決定為最終決定及對買方有約束力。

(iv) 根據本特別條款第 (a)(i) 款 (可根據批地文件特別條款第 (28) 條規定更改) 和第 (a)(iii) 款提供的停車位除用作該等特別條款分別訂明的用途外，不得用作任何其他用途，尤其是不得用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。

(b) (i) 除非署長同意採用不同比例，該地段內須按照已建或擬建於該地段上的一幢或多幢作非工業 (不包括私人住宅、寫字樓、倉庫、酒店及加油站) 用途的建築物或其部分的總樓面面積每 200 平方米或其部分提供 1 個停車位，以供停泊根據《道路交通條例》、其下的任何規例和任何修訂法例領有牌照的車輛，如根據本特別條款第 (b)(i) 款而須提供的停車位數目含有小數，則進位至下一個整數。

(ii) 就計算根據本特別條款第 (b)(i) 款提供的停車位數目，任何用作泊車及上落貨用途的樓面面積不計算在內。

(iii) 根據本特別條款第 (b)(i) 款提供 (可根據批地文件特別條款第 (28) 條規定更改) 的停車位，除用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並屬於已建或擬建於該地段上作上述條款訂明用途的一幢或多幢建築物或其部分的佔用人及其真正賓客、訪客或被邀請者的車輛外，不得用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。

(c) (i) 買方須按建築事務監督的規定和批准，在按本特別條款第 (a)(i)(I) 及 (b)(i) 款 (可分別按批地文件特別條款第 (28) 條規定更改) 及第 (a)(iii) 款提供的停車位中，保留及指定一定數目的停車位供《道路交通條例》、其下的任何規例或任何修訂法例界定的傷殘人士停泊車輛 (該等保留或指定的停車位以下簡稱「傷殘人士停車位」)，但是按本特別條款第 (a)(iii) 款提供的停車位中須至少保留及指定一個停車位作傷殘人士停車位，惟買方不能將所有按本特別條款第 (a)(iii) 款提供的停車位保留或指定為傷殘人士停車位。

(ii) 傷殘人士停車位除供《道路交通條例》、其下的任何規例或任何修訂法例界定的傷殘人士停泊屬於已建或擬建於該地段上的一幢或多幢建築物之住戶或佔用人及其真正賓客、訪客或被邀請者的車輛外，不得用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。

(d) (i) 除非署長同意採用不同比例，該地段內須按以下比例提供令署長滿意的停車位，以供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的電單車：

(I) 已建或擬建於該地段上的一幢或多幢建築物每 100 個住宅單位或其部分提供 1 個停車位 (以下簡稱「住宅電單車停車位」)，而就本第 (d)(i)(I) 款而言，擬作單一家庭住所之用的獨立屋、半獨立屋或排屋不得視為一個住宅單位，及署長就何謂獨立屋、半獨立屋或排屋和該房屋是否構成單一家庭住所或擬作單一家庭住所之用作出的決定為最終決定及對買方有約束力；及

(II) 按本特別條款第 (b)(i) 款規定 (可按批地文件特別條款第 (28) 款規定更改) 提供的停車位數目的 10%。

如根據本特別條款第 (d)(i)(I) 或 (d)(i)(II) 款提供的停車位數目含有小數位，則進位至下一個整數。

(ii) 住宅電單車停車位 (可按批地文件特別條款第 (28) 條規定更改) 除用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並屬於已建或擬建於該地段上的一幢或多幢建築物之住宅單位住戶及其真正賓客、訪客或被邀請者的電單車外，不得用作任何其他用途，尤其是不可用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。

(iii) 按本特別條款第 (d)(i)(II) 款 (可按批地文件特別條款第 (28) 條規定更改) 提供的停車位除用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並屬於已建或擬建於該地段上作本特別條款第 (b)(i) 款訂明用途的一幢或多幢建築物或其部分之佔用人及其真正賓客、訪客或被邀請者的電單車外，不得用作任何其他用途，尤其是不可用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。

- (e) 該地段內須按每30個樓面面積少於70平方米住宅單位或其部分提供一個停車位或署長批准的其他比例，供作停泊屬於已建或擬建於該地段上的一幢或多幢建築物的住宅單位住客及其真正賓客、訪客或被邀請者的單車，使署長滿意。該等停車位(可根據批地文件特別條款第(28)條規定更改)不得作本第(e)款列明的用途以外的用途。如根據本特別條款第(e)款提供的停車位數目含有小數位，則進位至下一個整數。就本第(e)款而言，擬作單一家庭住所之用的獨立屋、半獨立屋或排屋不得視為一個住宅單位，署長就何謂獨立屋、半獨立屋或排屋和該房屋是否構成單一家庭住所或擬作單一家庭住所之用作出的決定為最終決定及對買方有約束力。
- (f) (i) 除傷殘人士停車位外，每個按本特別條款(a)(i)及(b)(i)款(可分別按批地文件特別條款第(28)條規定更改)及第(a)(iii)款提供的停車位須為2.5米闊及5.0米長，最低淨空高度為2.4米。
- (ii) 每個傷殘人士停車位的尺寸須為建築事務監督所要求及批准的。
- (iii) 每個按本特別條款第(d)(i)款提供的停車位(可按批地文件特別條款第(28)條規定更改)的尺寸須為1.0米闊及2.4米長，最低淨空高度為2.4米或署長批准的其他最低淨空高度。
- (iv) 每個按本特別條款第(e)款提供的車位(可按批地文件特別條款第(28)條規定更改)須為經署長書面批准的尺寸。
- (g) 買方須：
- (i) 在2024年12月31日*或署長批准的其他日期或之前自費按機電工程署署長滿意的標準及設計，及在一切方面符合《建築物條例》和《電力條例》、其下各自的任何規例和任何修訂法例：
- (I) 在所有按本特別條款第(a)(i)、(b)及(d)款(可分別按批地文件特別條款第(28)條規定更改)及第(a)(iii)及(c)款提供的停車位提供與安裝電動車輛的充電設施，包括但不限於固定電力裝置和安裝最終電路；及
- (II) 在按本特別條款第(a)(i)及(b)款(可分別按批地文件特別條款第(28)條規定更改)及第(a)(iii)及(c)款提供的停車位中不少於30%的停車位提供與安裝電動車輛中速充電器，包括本特別條款第(g)(i)(I)款提述的最終電路，使上述每個停車位至少配有一個電動車輛中速充電器；及
- (ii) 在批地文件授予的租契年期期間自費及以在一切方面使機電工程署署長滿意的方式維護、保養、維修及管理按本特別條款第(g)(i)(I)及(g)(i)(II)款要求提供與安裝的充電設備和電動車輛中速充電器，使其處於妥善維修及運作良好的狀態。
17. 批地文件特別條款第(27)條規定：
- (a) 該地段內須按以下比例提供令署長滿意的停車位供貨車上落貨物：
- (i) 按已建或擬建於該地段上的一幢或多幢建築物每800個住宅單位或其部分設置一個停車位或署長批准的其他比例，惟在該地段上已建或擬建的每座住宅單位大廈最少須設置一個上落貨停車位，該等上落貨停車位須位於每座住宅單位大廈旁邊或之內。如根據本第(a)(i)款提供的停車位數目含有小數位，則進位至下一個整數。就本第(a)(i)款而言，擬作單一家庭住所之用的獨立屋、半獨立屋或排屋不得視為一個住宅單位大廈，署長就何謂一座或多座住宅單位大廈、何謂獨立屋、半獨立屋或排屋和該房屋是否構成單一家庭住所或擬作單一家庭住所之用作出的決定為最終決定及對買方有約束力；及
- (ii) 已建或擬建於該地段上作非工業(不包括私人住宅、寫字樓、倉庫、酒店及加油站)用途的一幢或多幢建築物或其部分的總樓面面積的每800平方米或其部分設置1個上落貨停車位，惟須提供最1個上落貨停車位。

- (b) 每個按本特別條款第(a)(i)及(a)(ii)款(可分別按批地文件特別條款第(28)條規定更改)提供的停車位須為3.5米闊及11.0米長，最低淨空高度為4.7米。該等停車位除用作已建或擬建於該地段上的一幢或多幢建築物相關的貨車裝卸貨物外，不得作任何其他用途。
- (c) 就計算根據本特別條款第(a)(ii)款(可按批地文件特別條款第(28)條規定更改)提供的停車位數目，任何用於泊車、上落貨用途的樓面面積不計算在內。
18. 批地文件特別條款第(28)條規定：
- (a) 即使批地文件特別條款第(26)(a)(i)、(26)(b)(i)、(26)(d)(i)、(26)(e)、(27)(a)(i)及(27)(a)(ii)條另有規定，買方可以增加或減少上述特別條款要求提供的各停車位數目，幅度不超過5%，但是所增加或減少的總停車位數目不能超過50個。
- (b) 除了本特別條款第(a)款的規定外，買方可以額外增加或減少批地文件特別條款第(26)(a)(i)(I)及(26)(d)(i)(I)條要求提供的各停車位數目(本特別條款第(a)款所計算的停車位不計其中)，幅度不超過5%。

19. 批地文件特別條款第(29)條規定：

在該地段內按批地文件特別條款第(26)(a)(i)、(26)(b)(i)、(26)(d)(i)、(27)(a)(i)及(27)(a)(ii)條(可分別按批地文件特別條款第(28)條規定更改)及批地文件特別條款第(26)(a)(iii)及(26)(c)(i)條提供的停車位，除在該地段的地面水平以下提供外，不得在該地段的任何部分或在已建或擬建於該地段上的一幢或多幢建築物的任何部分提供。

20. 批地文件特別條款第(30)條規定：

- (a) 即使已按署長滿意的方式遵守和履行該等條款，住宅停車位及住宅電單車停車位不得：
- (i) 轉讓，除非：
- (I) 連同該地段的不分割份數連同獨家使用和佔用在該地段已建或擬建的一幢或多幢建築物之一個或多個住宅單位的權利一併轉讓；或
- (II) 受讓人已經持該有地段的不分割份數連同獨家使用和佔用該地段已建或擬建的一幢或多幢建築物之一個或多個住宅單位的權利；或
- (ii) 分租，除非租予已建或擬建於該地段上的一幢或多幢建築物內之住宅單位的住客
- 惟於任何情況下，不得向已建或擬建於該地段上的一幢或多幢建築物內任何一個住宅單位的業主轉讓或向已建或擬建於該地段上的一幢或多幢建築物內任何一個住宅單位的住客出租總共多過三個住宅停車位及住宅電單車停車位。
- (b) 即使本特別條款第(a)款另有規定，經署長的事先書面同意，買方可以將所有住宅停車位及住宅電單車停車位整體轉讓，惟僅可轉讓予買方的一個全資擁有的附屬公司。
- (c) 本特別條款第(a)款不適用於轉讓、分租、按揭或抵押整個該地段。
- (d) 本特別條款第(a)及(b)款不適用於傷殘人士停車位。

15 批地文件的摘要

SUMMARY OF LAND GRANT

21. 批地文件特別條款第(31)條規定：

按批地文件特別條款第(26)(e)及(27)(a)(i)條(可分別按批地文件特別條款第(28)條規定更改)及批地文件特別條款第(26)(a)(iii)條在該地段內提供的停車位及按批地文件特別條款第(26)(a)(i)(I)條(可按批地文件特別條款第(28)條規定更改)提供的傷殘人士停車位須指定為及構成公用地方之一部分。

22. 批地文件特別條款第(33)條規定：

除非獲署長事先書面同意，買方不得分割、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上進行任何堆積、堆填或任何類型的斜坡整理工程，署長可全權酌情作出同意並施加其認為合適的任何條款及條件，包括以其可決定的地價批出額外的政府土地作為該地段的延伸。

23. 批地文件特別條款第(34)條規定：

(a) 如果任何土地存在或已經被分割、移除或後移或堆積或堆填或進行任何類型的斜坡整理工程，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，旨在或關於構建、平整或開發該地段或其任何部分或買方按該等條款需要進行的任何其他工程或作任何其他用途，買方須自費進行與修建該等斜坡整理工程、護土牆或其他承托物、保護物、排水或附屬工程或今後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。買方須在批地文件授予的租契年期期間自費保養該土地、斜坡整理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程，使其處於良好及修繕妥當的狀態，並使署長滿意。

(b) 本特別條件第(a)款不能影響該等條款、特別是批地文件特別條款第(33)條賦予政府的權利。

(c) 倘若因為任何構建、平整、開發或買方進行其他工程或因任何其他原因造成任何時候發生塌方、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出租土地，買方須自費進行修復及彌補，使署長滿意。就上述塌方、山泥傾瀉或地陷所直接或間接造成或與之有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序，買方須向政府作出彌償並使其獲得彌償。

(d) 除了批地文件規定對違反該等條款所提供的任何其他權利或濟助外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡整理工程、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修復與彌補任何塌方、山泥傾瀉或地陷。如果買方不理會或未能在通知指定的時期內執行該通知要求，並使署長滿意，署長可立即執行與進行任何必要工程。買方須在被要求時償還政府因此產生的費用連同任何行政費及專業費用及開支。

24. 批地文件特別條款第(35)條規定：

未經署長事先書面批准，不得在該地段使用碎石機。

25. 批地文件特別條款第(36)條規定：

如果在發展或重新發展該地段或其任何部分時已安裝預應力地錨，買方須自費在預應力地錨的服務年限期間定期保養與檢查預應力地錨，使署長滿意，並在署長可不時全權酌情要求時提供上述所有檢驗工程的報告和資料給署長。如果買方不理會或未能進行上述要求的檢驗工程，署長可立即執行與進行上述檢驗工程，買方須在被要求時償還政府因此產生的費用。

26. 批地文件特別條款第(37)條規定：

(a) 倘若從該地段或其他受發展該地段所影響的區域的泥土、廢土、瓦礫、建築廢料或建築物料(以下簡稱「該等廢料」)侵蝕、沖洗或傾倒到公眾巷徑或道路上或路旁暗渠、前濱或海床、污水渠、雨水渠或明渠或其他政府財產(以下簡稱「政府財產」)，買方須自費清理該等廢料並修復對政府財產造成的任何損壞。就上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾而直接或間接造成或與之有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序，買方須向政府作出彌償並使其獲得彌償。

(b) 即使本特別條款第(a)款另有規定，署長可以(但沒有義務)應買方要求清理該等廢料和修復對政府財產造成的損壞，買方須在被要求時向政府支付因此產生的費用。

27. 批地文件特別條款第(38)條規定：

買方須在任何時候，特別是在進行建築、保養、翻新或維修工程(以下簡稱「該等工程」)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，以避免對該地段、黃色範圍、黃色間黑斜線範圍或其任何部分之間、之上、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、總水管、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(以下統稱「該等服務設施」)造成任何損害、干擾或阻礙。買方在進行任何該等工程之前須進行或促使他人進行適當的搜索及必要的查詢，確定該等服務設施的位置和水平，及須就如何處理或會受該等工程影響之任何該等服務設施向署長提交建議書，供其就各方面審批，但必須在取得署長對該等工程及上述建議書作出的書面批准後才能進行任何工程。買方須履行署長於批出上述批准時對該等服務設施的任何要求和承擔因此而支出的費用，包括所需的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復因進行該等工程對該地段、黃色範圍、黃色間黑斜線範圍或其任何部分或任何該等服務設施造成的任何形式的損壞、干擾或阻礙(除非署長另作選擇，否則明渠、污水渠、雨水渠或總水管的修復須由署長進行，買方須應要求時向政府支付上述工程的費用)，使署長滿意。如果買方未能對該地段、黃色範圍、黃色間黑斜線範圍或其任何部分或任何該等服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程，並使署長滿意，署長可進行其認為必要的改道、重鋪、維修、彌補或修復工程，買方須在被要求時向政府支付上述工程的費用。

28. 批地文件特別條款第(39)條規定：

(a) 買方須自費建造與保養該地段邊界內或政府土地內署長認為必要的的排水渠及渠道，使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。就對上述暴雨或雨水造成的任何損壞或滋擾而直接或間接造成或與之有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序，買方須自行負責並向政府作出彌償及使其獲得彌償。

(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買方負責。買方須在被要求時向政府支付該等連接工程的費用。此外，上述連接工程亦可由買方自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由買方自費保養，買方須應要求將其移交給政府，由政府出資負責其後的保養。買方須在被要求時向政府支付有關上述連接工程的技術檢查費用。若買方未能保養上述連接工程中在政府土地內修建的任何一段，署長可進行其認為所需的該等保養工程，買方須在被要求時向政府支付該等工程的費用。

29. 批地文件特別條款第(42)條規定：

不得在該地段搭建或建造墳墓或骨灰龕，亦不得在其內或其上用陶瓶、骨灰甕或其他形式埋葬或存放任何人類遺骸或動物遺骸。

30. 批地文件特別條款第 (43) 條規定：

- (a) 買方須在 2024 年 12 月 31 日 * 或署長批准的其他日期或之前，在一切方面使水務監督滿意並自費：
- (i) 向水務監督提交或促使他人提交一份在該地段或其任何部分提供及安裝自動讀錶系統（以下簡稱「AMR」）外站之建議書，以供水務監督書面審批，該建議書須載有（除其他資料外）水務監督所要求的資料及詳情，包括但不限於一份顯示擬按本特別條款第 (a)(ii) 款提供及安裝之 AMR 外站位置之佈局圖、組成 AMR 外站之 AMR 設備的編排和相關詳情及指定放置 AMR 設備之範圍或空間；及
 - (ii) 為所有 AMR 水錶提供及安裝水務監督按本特別條款第 (a)(i) 款批准的 AMR 外站（以下簡稱「AMR 外站」），包括為個別用戶提供食水供應的水錶、食水供應、沖廁水供應及消防供水的總水錶或檢測水錶，及水務監督全權酌情要求或批准的其他供水設施的額外水錶，為免存疑，即包括：
 - (I) 必需之電線管及電線；
 - (II) 安裝 AMR 設備之 AMR 錶板；及
 - (III) 其他設施及相關設備。

就本第 (a)(ii) 款而言，「用戶」須按《水務設施條例》、其下的任何規例及任何修訂法例中的定義。

- (b) 在水務監督批准本特別條款第 (a)(i) 款提述的建議書前，買方不得開展任何提供與安裝 AMR 外站的工程。
- (c) 買方須在批地文件授予的租契年期期間自費維護、保養、維修及管理 AMR 外站，使其處於妥善維修及運作良好的狀態，在一切方面使水務監督滿意，直至按本特別條款第 (g) 款將其交付予水務監督。
- (d) 水務監督有絕對酌情權在任何時候向買方發出書面通知，要求買方拆除或移走在指定作安置 AMR 外站的區域或地方以上、之上或之下放置或於其上或其內堆積的物件或材料和水務監督認為（其決定為最終決定及對買方有約束力）阻止或妨礙安置、操作及保養 AMR 外站的該等物件或材料。買方須在收到該書面通知後於書面通知指明的期限內自費拆除或移走該等物件或材料，以及修復與維修受上述拆除或移走所影響的區域或地方，在一切方面使水務監督滿意。
- (e) 倘若買方沒有履行其在本特別條款下的任何責任，水務監督可進行必要之工程，費用由買方承擔，買方須在被要求時向水務監督支付一筆相等於上述費用的金額，該金額由水務監督決定，其決定為最終決定及對買方有約束力。
- (f) 買方須在批地文件授予的租契年期期間之所有時候允許水務監督及其人員、承辦商、代理人、工人及水務監督授權的任何人士攜同或不攜同工具、設備、機械、機器或車輛，有權自由及不受限制地進出、往返及經過該地段或其任何部分及已建或擬建於其上的一幢或多幢建築物，旨在：
 - (i) 視察與檢驗按本特別條款第 (a)(ii)、(c) 及 (d) 款進行的任何工程；
 - (ii) 按本特別條款第 (e) 款進行任何工程；及
 - (iii) 在按本特別條款第 (g) 款把交付 AMR 外站予水務監督後，視察、操作、保養、維修、翻新、移除、更換及重新發展 AMR 外站。
- (g) 買方須在被水務監督要求時及於水務監督訂明之時間內將 AMR 外站交付予水務監督，而水務監督無需支付任何費用或賠償，惟水務監督沒有責任應買方的要求接管 AMR 外站，但水務監督可在其絕對酌情認為合適時接管 AMR 外站。

- (h) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任，不論該等損失、損害、滋擾或干擾是否因買方履行本特別條款第 (a)(ii)、(c)、(d) 及 (f) 款的責任或進行本特別條款第 (e) 款的工程或政府、水務監督及其人員、承辦商、代理人、工人及水務監督授權的任何人士行使本特別條款第 (f) 款賦予的任何權利引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (i) 買方須就提供、安裝、維修、保養及管理 AMR 外站或按本特別條款第 (e) 款進行的工程直接或間接產生或有關之一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序向政府彌償並使其獲得彌償。
- (j) 就本特別條款第 (a)、(b)、(c) 及 (g) 款而言，「買方」一詞不包括其受讓人。

31. 批地文件特別條款第 (44) 條規定：

- (a) 買方須在批地文件之日起的六個曆月或署長批准的其他期限內，自費提交或促使他人提交一份發展該地段的噪音影響評估（以下簡稱「噪音影響評估」）予署長作書面審批，在一切方面使署長滿意。噪音影響評估須載有（除其他事項外）署長要求的資料及詳情，包括但不限於所有因發展該地段可能產生的不利的噪音影響和採取適當的噪音緩解措施、改善工程及其他措施及工程（以下簡稱「噪音緩解措施」）的建議。
- (b) 買方須在署長指定的期限內自費進行與實施署長按照本特別條款第 (a) 款批准的噪音影響評估內所建議的噪音緩解措施（以下簡稱「經批准噪音緩解措施」），在一切方面使署長滿意。
- (c) 噪音影響評估獲署長書面批准前，不得在該地段或其任何部分展開任何建築工程（批地文件特別條款第 (1) (b) 條所指的拆卸和移除工程、地盤平整工程及土地勘測除外）。
- (d) 為免存疑及在不影響批地文件一般條款第 5 條的一般適用範圍下，買方特此明文承認及同意買方須獨自負責並自費進行及實施經批准噪音緩解措施，在一切方面使署長滿意。政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因買方履行本特別條款的責任或其他原因而引起或附帶造成的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

32. 特別條款第 (45) 條規定：

倘若經批准噪音緩解措施包括在該地段上搭建或建造伸展超出該地段的邊界而達任何毗連政府土地上方及之上的隔音屏障（以下簡稱「隔音屏障」），以下條件適用：

- (a) 買方須按建築事務監督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》、其下的任何規例及任何修訂法例；
- (b) 不得在毗連該地段的任何政府土地之上、上面或之下為隔音屏障豎設地基或承托物；
- (c) 未經署長的事先書面批准，不得在隔音屏障或其任何部分之處或之上作出任何更改、增建、更換或附加裝置；
- (d) 買方須在所有時候自費維護、保養及維修隔音屏障或（如獲署長批准）任何替代物，使其保持良好及修繕妥當的狀態，在一切方面使署長滿意。如因按本特別條款進行任何工程需要實施臨時交通封路或改道，開展工程前必須就臨時交通安排獲得運輸署署長的書面批准；
- (e) 隔音屏障不得用作隔音屏障以外的任何其他用途。未經署長的事先書面同意，買方不得使用或容許或允許他人使用隔音屏障或其任何部分張貼廣告或展示任何招牌、告示或海報；

15 批地文件的摘要

SUMMARY OF LAND GRANT

- (f) 經署長事先書面批准，買方、其承辦商、代理人、工人及任何買方授權的其他人士可獲准攜同或不攜同工具、設備、機械、機器或車輛進入毗連該地段的政府土地，按照本特別條款進行伸越至毗連政府土地上之隔音屏障部分之工程；
- (g) 買方須在所有時候採取必要的預防措施，避免因隔音屏障或其任何部分的搭建、建造、存在、維修、保養、更改、加建、更換、附加、使用、拆卸或移除而對任何毗連該地段及隔音屏障之政府土地或進入或使用毗連該地段及隔音屏障的政府土地之任何人士或車輛造成任何損害或損傷；
- (h) 署長有權在任何時候絕對酌情決定向買方發出書面通知，要求買方在收到該書面通知後及在通知日起的六個曆月內拆卸與移除伸展至政府土地的隔音屏障部分，不能設置任何替代物。當收到該書面通知，買方須在上述書面通知指定的期限內自費拆卸與移除上述隔音屏障部分，在一切方面使署長滿意；
- (i) 倘若買方未能履行本特別條款下的責任，署長可進行所需工程及買方須應要求向署長支付相等於該等工程費用的金額，該金額由署長決定，署長的決定為最終決定並對買方有約束力；
- (j) 買方須在所有時候允許署長、其人員、承辦商、工人及任何署長授權的其他人士攜同或不攜同工具、設備、機械、機器或車輛自由和不受限制地進出、往返及經過該地段或其任何部分及已建或擬建於其上的一幢或多幢建築物，以視察、檢查和監督按本特別條款第(a)、(d)及(h)款規定進行的任何工程及進行本特別條款第(i)款的任何工程或任何署長認為必要的其他工程；
- (k) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因買方履行本特別條款的責任、署長行使本特別條款第(j)款的進入權利或進行本特別條款第(i)款的任何工程或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償；
- (l) 買方須就買方履行本特別條款的責任或進行本特別條款第(i)款的任何工程直接或間接所引致或與之有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序向政府作出彌償及使其獲得彌償。
33. 特別條款第(46)條規定：
- (a) 買方須於批地文件之日起的六個曆月或署長批准的其他期限內，自費向環境保護署署長提交或促使他人提交一份發展該地段的空氣質素影響評估(以下簡稱「空氣質素影響評估」)以供其書面審批，一切方面使環境保護署署長滿意。空氣質素影響評估須載有(除其他事項外)環境保護署署長要求的資料及詳情，包括但不限於與所有來自附近源頭對空氣質素的負面影響例如附近道路的汽車排放及緩解措施、改善工程及其他措施及工程的建議，以符合《空氣污染管制條例》、其下的任何規例及任何修訂法例規定的空氣質素指標。
- (b) 買方須自費並於環境保護署署長訂明的期限內進行及實施經環境保護署署長批准的空氣質素影響評估所載的建議，在一切方面使環境保護署署長滿意。
- (c) 空氣質素影響評估獲環境保護署署長書面批准前，不得在該地段或其任何部分展開任何工程(批地文件特別條款第(1)(b)條提述的拆卸及移除工程、地盤平整工程及土地勘測除外)。
- (d) 為免存疑及在不影響批地文件一般條款第5條的一般適用範圍下，買方特此明文承認及同意買方須獨自負責並自費進行及實施經環境保護署署長批核的空氣質素影響評估所載的建議，在一切方面使環境保護署署長滿意。政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因買方履行本特別條款的責任或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

34. 特別條款第(47)條規定：

- (a) 買方須在批地文件之日起的六個曆月或署長批准的其他期限內，自費向環境保護署署長提交或促使他人提交一份發展該地段的排污影響評估(以下簡稱「排污影響評估」)以供其書面審批，在一切方面使環境保護署署長滿意。排污影響評估須載有(除其他事項外)環境保護署署長要求的資料及詳情，包括但不限於所有因發展該地段可能引起的不利的排污影響及緩解措施、改善工程及其他措施及工程的建議。
- (b) 買方須自費並於環境保護署署長指定的期限內進行及實施經環境保護署署長批准的排水影響評估所載的建議，在一切方面使環境保護署署長及渠務署署長滿意。
- (c) 排污影響評估的技術方面須由香港工程師學會會員以土木工程為專業學科或特許土木工程師負責。
- (d) 排污影響評估獲環境保護署署長書面批准前，不得在該地段或其任何部分展開任何建築工程(批地文件特別條款第(1)(b)條提述的拆卸及移除工程、地盤平整工程及土地勘測除外)。
- (e) 為免存疑及在不影響批地文件一般條款第5條的一般適用範圍下，買方特此明文承認及同意買方須獨自負責並自費進行及實施經環境保護署署長批准的排污影響評估所載的建議，在一切方面使環境保護署署長及渠務署署長滿意。政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因買方履行本特別條款的責任或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

35. 特別條款第(48)條規定：

買方須在批地文件授予的租契年期期間，於收到政府的書面通知時允許政府及其員工、承辦商、代理人、工人及政府授權的任何人士攜同或不攜同工具、設備、機器、機械或汽車，讓所有政府車輛及行人有權自由及不受限制地進出、往返及經過粉紅色加黑斜線及黑點範圍，以視察、檢查及保養可能在該地段附近興建的環保連接系統。政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因政府、其人員、承辦商、代理人、工人及政府授權的任何人士行使本特別條款的權利或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

36. 特別條款第(49)條規定：

- (a) 買方特此承認在批地文件之日於毗連該地段的擬建道路D3下的地層由一部分現存的啟德發展區區域供冷系統設施所佔用，包括但不限於海水泵房及海水溝渠(以下簡稱「地下區域供冷系統設施」)。
- (b) 受限於本特別條款第(e)款，除非獲得到機電工程署署長事先書面批准(機電工程署署長可以其絕對酌情權就該批准附加其認為合適的條款及條件或拒絕批准)，不得在香港主水平基準以上3.35米和香港主水平基準以下17.85米之間及於批地文件夾附的圖則上顯示並標明的A點和B點之間離粉紅色加黑斜線加黑點範圍的邊界線起1.5米內位置到紅色虛線之地下區域供冷系統設施的保護區域(以下簡稱「保護區域」)上、上方、之上、下方、之下或之內豎立或建造或設置任何建築物或構築物或任何建築物或構築物的承托物。倘若機電工程署署長要求，買方須自費及在機電工程署署長指定的期限內或應其要求的緊急情況下，移除或拆卸所有或任何於保護區域上、上方、之上、下方、之下或之內豎立或建造或設置的建築物或構築物或任何建築物或構築物的承托物，並於其後修復受該等拆卸或移除工程影響的保護區域，在一切方面使機電工程署署長滿意。如果買方在機電工程署署長規定的時限內或應其要求的緊急情況下未能進行該等移除、拆卸或修復工程，機電工程署署長可進行其認為必要的移除、拆卸或修復工程，而買方須應要求向政府支付該等工程的費用。

- (c) 買方須於批地文件授予的租契年期期間之所有時候允許機電工程署署長及其人員、承辦商、代理人、工人及機電工程署署長授權的任何人士攜同或不攜同工具、設備、機器、機械或車輛，有權自由及不受限制地進出、往返及經過該地段或其任何部分及已建或擬建於該地段上的一幢或多幢建築物，以進行任何與地下區域供冷系統設施有關的工程。
- (d) 買方不得以任何方式干擾地下區域供冷系統設施的使用、運作及保養，政府就任何機電工程署署長認為(機電工程署署長作出的決定為最終決定及對買方有約束力)是由買方、其承辦商、代理人、工人或買方授權的任何人士對地下區域供冷系統設施或其任何部分造成的損害或阻礙將予以修復，費用一概由買方負責，買方須應要求向政府支付相等於該費用的金額，支付金額由機電工程署署長決定，其決定為最終決定及對買方有約束力。
- (e) 經機電工程署署長書面批准，買方可以在保護區域上、下方、之下或之內挖掘及鋪設和保養其中的地腳及地基，不論是以混凝土、鋼、磚、石或其他材料所建造，惟前提是機電工程署署長信納該等工程不會影響或干擾地下區域供冷系統設施或其任何部分。
- (f) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因機電工程署署長及其人員、承辦商、代理人、工人及機電工程署署長授權的任何人士行使本特別條款的權利或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

備註：

1. 除非另有說明，批地文件的摘要內使用的所有詞語和詞句具有批地文件內賦予該等詞語和詞句的相同意義。
2. 請參閱批地文件以了解全部詳情。批地文件的文本在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取副本。

備註：按照地政總署九龍東區地政處於2020年11月9日發出的信函：

- (a) 批地文件特別條款第(2)(a)(i)及(2)(g)(iv)條中提及的日期已更改為2023年6月30日；及
- (b) 批地文件特別條款第(5)、(10)(a)、(10)(b)、(10)(c)、(10)(d)、(11)(a)(i)、(11)(c)、(13)(b)、(14)(b)、(26)(g)(i)及(43)(a)條中提及的日期已更改為2025年6月30日。

1. The development is constructed on New Kowloon Inland Lot No.6552 ("the lot") which is held under the Agreement and Conditions of Sale dated 4th June 2019 registered in the Land Registry as Conditions of Sale No.20343 ("the Land Grant").
2. The lot is granted for a term of 50 years commencing from 4th June 2019.
3. General Condition No.7 of the Land Grant stipulates that:
 - (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
 - (i) maintain all buildings in accordance with the approved design, disposition and height and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
 - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
4. Special Condition No.(2) of the Land Grant stipulates that:
 - (a) (i) The Purchaser shall on or before the 31st day of December, 2022* or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, lay, form, erect, construct, provide and landscape a promenade within the Yellow Areas (as defined in the Land Grant) and the Yellow Hatched Black Area (as defined in the Land Grant) in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedules marked "Technical Schedule for the Yellow Areas and the Yellow Hatched Black Area" and "Technical Schedule for the Building Works" annexed to the Land Grant (hereinafter collectively referred to as "the Technical Schedules"), the plans approved under sub-clause (b) of this Special Condition and the approved Landscape Master Plan (as defined in Special Condition No.(4)(a) of the Land Grant). The Purchaser shall provide a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area as a dedicated pedestrian zone. For the avoidance of doubt, the Yellow Areas do not include any seawall.
 - (ii) For the purpose of this Special Condition, the decision of the Director as to whether and when the works referred to in sub-clause (a)(i) of this Special Condition have been completed in accordance with sub-clause (a)(i) of this Special Condition shall be final and binding on the Purchaser.
- (b) (i) The Purchaser shall at his own expense submit or cause to be submitted to the Director for his written approval the plans of the Yellow Areas and the Yellow Hatched Black Area, which shall include details and information as to the level, position, alignment and design of the Yellow Areas and the Yellow Hatched Black Area and such other details and information as the Director may require.
 - (ii) No amendment, variation, alteration, modification or substitution to the approved plans of the Yellow Areas and the Yellow Hatched Black Area shall be made by the Purchaser except with the prior written approval of the Director.
 - (iii) Any amendment, variation, alteration, modification or substitution by the Purchaser as approved by the Director under sub-clause (b)(ii) of this Special Condition shall be deemed to be incorporated into the approved plans of the Yellow Areas and the Yellow Hatched Black Area and form part thereof.
 - (iv) No building works (other than the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant, site formation works and ground investigation) shall be commenced on or within the Yellow Areas and the Yellow Hatched Black Area unless and until the plans referred to in sub-clause (b)(i) of this Special Condition shall have been approved by the Director. For the purpose of these Conditions, "building works", "site formation works" and "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (c) (i) The Purchaser shall not alter, demolish or damage the existing seawall adjoining the Yellow Areas or carry out any works which may alter, damage or adversely affect the seawall or any part or parts thereof and the decision of the Director as to whether any works will alter, damage or adversely affect the seawall shall be final and binding on the Purchaser.
 - (ii) The maximum superimposed load within 10 metres from and behind the copeline of the seawall shall not exceed 10 kilonewtons per square metre.
 - (iii) No form of percussive piling shall be used within 15 metres from the copeline of the seawall.
- (d) The Purchaser shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition, while he is in possession of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof, at his own expense and in all respects to the satisfaction of the Director, uphold, manage, repair and maintain the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof and everything forming a portion of or pertaining to any of them in good and substantial repair and condition until such time as possession of the whole of the Yellow Areas and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with sub-clause (g)(iv) of this Special Condition.
- (e) In the event of non-fulfilment of the Purchaser's obligations under Special Condition No.(1)(b) of the Land Grant and sub-clauses (a)(i) or (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.
- (f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under Special Condition No.(1)(b) of the Land Grant and sub-clauses (a)(i) or (d) of this Special Condition or the exercise of the rights by the Government under sub-clause (e) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (g) (i) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant and the works specified in sub-clauses (a)(i) and (d) of this Special Condition, the Purchaser shall be granted possession of the Yellow Areas and the Yellow Hatched Black Area on a date to be specified in a letter from the Director to the Purchaser, such date to be not later than the 31st day of March, 2020.

- (ii) The Government shall have no responsibility or liability in respect of any loss or damage whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the deferred possession of the Yellow Areas and the Yellow Hatched Black Area or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss or damage.
- (iii) The Purchaser shall accept the Yellow Areas and the Yellow Hatched Black Area in such state and condition and with such trees, structures and foundations as existing on the date on which possession of the Yellow Areas and the Yellow Hatched Black Area is given to the Purchaser, and hereby agrees not to make any claims whatsoever against the Government in respect thereof.
- (iv) The Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on or before the 31st day of December, 2022* or such other date as may be approved by the Director and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Purchaser shall not without the prior written consent of the Director use the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than the carrying out of the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant, the works specified in sub-clauses (a)(i) and (d) of this Special Condition and the purposes specified in sub-clause (i)(ii) of this Special Condition.
- (i) (i) The Purchaser shall at all reasonable times while he is in possession of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof:
 - (I) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot, the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(1)(b) of the Land Grant, sub-clauses (a)(i) and (d) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (e) of this Special Condition and any other works which the Director may consider necessary in the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof;
 - (II) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot, the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof as the Government, the Director or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises and the carrying out of works in connection with the underground pipework of the Kai Tak District Cooling System below the Yellow Areas and the Yellow Hatched Black Area, and the Purchaser shall co-operate fully with the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof; and
- (III) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot, the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof.
- (ii) Without prejudice to the generality of sub-clause (a)(i) of this Special Condition, the Purchaser shall while he is in possession of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof:
 - (I) at all times at the Purchaser's own expense and in all respects to the satisfaction of the Director of Fire Services:
 - (A) manage and maintain the emergency vehicular access as existing on the date on which possession of the Yellow Areas and the Yellow Hatched Black Area is given within the area enclosed by a purple peck line shown for identification purpose on the plan annexed to the Land Grant (hereinafter referred to as "the EVA"), provide adequate lighting and keep the EVA free from obstruction for the passage of fire services appliances and fire services personnel to and from the fireboat berth cum public landing steps shown and marked "Fireboat berth cum public landing steps" on the plan annexed to the Land Grant (hereinafter referred to as "the Fireboat Berth cum Public Landing Steps") and the adjoining hard paved area to be designated by the Director of Fire Services as a rescue area on the Government land adjoining the Yellow Areas and the Yellow Hatched Black Area; and
 - (B) permit the fire services appliances and fire services personnel free and uninterrupted use of the EVA for the purpose of gaining access to and from the Fireboat Berth cum Public Landing Steps and the hard paved area referred to in sub-clause (i)(ii)(I)(A) of this Special Condition;
 - (II) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director at all times with or without notice to enter upon the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof for the purposes of inspecting, operating, renewing, modifying, repairing and maintaining the Fireboat Berth cum Public Landing Steps;
 - (III) permit all members of the public to use the public pedestrian access with a minimum width of 3 metres within the EVA as existing on the date on which possession of the Yellow Areas and the Yellow Hatched Black Area is given to the Purchaser at all reasonable times on foot or by wheelchair for all lawful purposes free of charge without any interruption and ensure that such public pedestrian access shall not be interfered with or obstructed by the carrying out of the demolition or removal works referred to in Special Condition No.(1)(b) of the Land Grant or the works under sub-clauses (a)(i) or (d) of this Special Condition or otherwise; and
 - (IV) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Yellow Areas and the Yellow Hatched Black Area for the purpose of inspecting, checking, repairing and carrying out any works in relation to the pier adjacent to the Yellow Areas shown and marked "Pier" on the plan annexed to the Land Grant.

- (iii) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors, agents and workmen, the officers of the Water Authority, fire services personnel and any persons or public utility companies duly authorized under sub-clauses (i)(i) or (i)(ii) of this Special Condition or otherwise.
 - (j) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) on the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto and all health problems of any trees, shrubs or other plants within the Yellow Areas and the Yellow Hatched Black Area including defects, disorders and such other factors or causes which may affect the health of such trees, shrubs or other plants (which health problems are hereinafter referred to as "Trees' Health Problems"):
 - (i) which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof; and
 - (ii) which shall occur or become apparent within a period of 12 calendar months after the date(s) of re-delivery of possession by the Purchaser of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof (hereinafter referred to as "the Defects Liability and Plant Establishment Period").
 - (k) Whenever required by the Director, the Purchaser shall at the Purchaser's own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto which shall occur or become apparent within the Defects Liability and Plant Establishment Period. In addition to the foregoing, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof.
 - (l) In the event that due to any Trees' Health Problems which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof, any trees, shrubs or other plants within the Yellow Areas and the Yellow Hatched Black Area have not grown or developed within the Defects Liability and Plant Establishment Period to a state and condition to the satisfaction of the Director, the Purchaser shall, if so required by the Director, at the Purchaser's own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out replanting, landscaping works, tree maintenance measures or any other measures in all respects to the satisfaction of the Director.
 - (m) The Director will, shortly before the expiry of the Defects Liability and Plant Establishment Period, cause an inspection to be carried out in respect of the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Trees' Health Problems which may be evident. The Director reserves the right to serve upon the Purchaser within 14 days after the expiry of the Defects Liability and Plant Establishment Period, a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Trees' Health Problems which may be evident within the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto and the Purchaser shall at his own expense cause all necessary works and measures to be carried out (including replanting, landscaping works, tree maintenance measures and any other measures specified in sub-clause (l) of this Special Condition) so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director.
 - (n) If the Purchaser shall fail to carry out any of the works referred to in sub-clauses (k), (l) and (m) of this Special Condition, then any such works may be carried out by the Government and all costs and charges incurred in connection therewith by the Government as certified by the Director (whose decision shall be final and binding on the Purchaser) shall on demand be paid by the Purchaser.
 - (o) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude his assigns.
5. Special Condition No.(4) of the Land Grant stipulates that:
- (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Yellow Areas and the Yellow Hatched Black Area (hereinafter referred to as "Landscape Master Plan") in compliance with the requirements stipulated in sub-clauses (b) and (c) of this Special Condition. No building works (other than the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant, site formation works and ground investigation) shall be commenced on the Yellow Areas and the Yellow Hatched Black Area until the Landscape Master Plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No.(7) of the Land Grant.
 - (b) The Landscape Master Plan shall be at a scale of 1:200 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the Director may require.
 - (c) Not less than 36% of the Yellow Areas and the Yellow Hatched Black Area shall be planted with trees, shrubs or other plants. The decision of the Director on which landscaping works proposed by the Purchaser constitute the 36% referred to in this sub-clause (c) shall be final and binding on the Purchaser. The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants. For the avoidance of doubt, the landscaping works provided under this sub-clause (c) shall not form part of the Greenery Area referred to in Special Condition No.(8)(b)(ii) of the Land Grant.
 - (d) The Purchaser shall at his own expense landscape the Yellow Areas and the Yellow Hatched Black Area in accordance with the approved Landscape Master Plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved Landscape Master Plan shall be made without the prior written consent of the Director.
 - (e) Without prejudice to the generality of Special Condition No.(2)(d) of the Land Grant, the Purchaser shall at his own expense keep and maintain the landscaping works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director until such time as possession of the whole of the Yellow Areas and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No.(2)(g)(iv) of the Land Grant.

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

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2024*.

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

- (a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding office, godown, hotel and petrol filling station) purposes.
- (b) Other than the First Pedestrian Walkway (as defined in Special Condition No.(10)(b) of the Land Grant), any building or buildings erected or to be erected on the area shown coloured pink on the plan annexed to the Land Grant (hereinafter referred to as “the Pink Area”) shall not be used for any purpose other than for private residential purposes.

8. Special Condition No.(7) 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.

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

- (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot (hereinafter referred to as “the Landscape Plan for the Lot”) in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
- (b)
 - (i) Not less than 30% of the area of the lot shall be planted with trees, shrubs or other plants.
 - (ii) Not less than 66% of the 30% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as “the Greenery Area”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
 - (iii) Without prejudice to sub-clause (b)(ii) of this Special Condition, the Greenery Area or any part or parts thereof shall be provided within such portions of the areas shown coloured pink hatched black and pink hatched black stippled black on the plan annexed to the Land Grant (hereinafter referred to as “the Pink Hatched Black Areas” and “the Pink Hatched Black Stippled Black Area” respectively) located within 3 metres from the boundary of the lot between the points B and C shown and marked on the plan annexed to the Land Grant.
 - (iv) Not less than 20% of the roof area of any building or buildings erected or to be erected on the lot shall form part of the 30% referred to in sub-clause (b)(i) of this Special Condition.
 - (v) The decision of the Director as to which landscaping works proposed by the Purchaser constitute the 30% referred to in sub-clause (b)(i) of this Special Condition, whether the provision of the Greenery Area has been complied with in accordance with sub-clause (b)(ii) of this Special Condition and which area constitutes the roof area of any building or buildings referred to in sub-clause (b)(iv) of this Special Condition shall be final and binding on the Purchaser.

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

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

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

- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No.(23)(a)(v) of the Land Grant.

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

The total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 35,740 square metres and shall not exceed 59,566 square metres provided that:

- (I) the total gross floor area of any building or buildings erected or to be erected on the area shown coloured pink rippled black on the plan annexed to the Land Grant (hereinafter referred to as “the Pink Rippled Black Area”) for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes shall not be less than 977 square metres;
- (II) the total gross floor area of any building or buildings erected or to be erected on the area shown coloured pink cross-hatched black on the plan annexed to the Land Grant (hereinafter referred to as “the Pink Cross-hatched Black Area”) for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes shall not be less than 977 square metres; and
- (III) the total gross floor area of any building or buildings erected or to be erected on the lot for private residential purposes shall not exceed 57,612 square metres.

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

- (a) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser’s own expense and in all respects to the satisfaction of the Director construct and provide:
 - (i) one single storey covered footbridge link at 13 metres above the Hong Kong Principal Datum or such other level as may be approved or required by the Director above the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area or any part of any of them (hereinafter referred to as “the Footbridge Link”) so as to link up the Covered Footbridge (as defined in Special Condition No.(11)(a)(i) of the Land Grant) and the First Pedestrian Walkway (as defined in sub-clause (b) of this Special Condition). The Footbridge Link shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion shall require or approve and shall have a total width of 5 metres, a minimum clear internal width of 3 metres and a minimum clear internal headroom of 2.6 metres. No permanent column or other supporting structure shall be constructed on any Government land; and

- (ii) within the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area or in the building or buildings to be erected on the lot supports and connections to such specifications and at such points and at such levels as shall be required or approved by the Director for the Footbridge Link so that the construction of the Footbridge Link can be carried out thereon and that pedestrian access can be gained over the Footbridge Link to and from the Covered Footbridge (as defined in Special Condition No.(11)(a)(i) of the Land Grant) and the First Pedestrian Walkway (as defined in sub-clause (b) of this Special Condition).
 - (b) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director provide within the Pink Area a pedestrian walkway at 13 metres above the Hong Kong Principal Datum or such other level as may be approved or required by the Director with a minimum clear internal width of 3 metres at such positions, in such manner and to such standards, levels, alignments and designs as the Director shall require or approve so as to link up the Footbridge Link and the Second Pedestrian Walkway (as defined in sub-clause (c) of this Special Condition) in the shortest possible route (hereinafter referred to as "the First Pedestrian Walkway").
 - (c) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director provide within the Pink Rippled Black Area a pedestrian walkway with a minimum clear internal width of 3 metres at such positions, in such manner and to such standards, levels, alignments and designs as the Director shall require or approve so as to link up the First Pedestrian Walkway via the Lift and Escalators (as defined in sub-clause (d) of this Special Condition), the ground level of the lot and the proposed road shown and marked "Proposed Road L12A" on the plan annexed to the Land Grant (hereinafter referred to as "the Proposed Road L12A") in the shortest possible route (hereinafter referred to as "the Second Pedestrian Walkway"). For the purpose of this sub-clause (c), the decision of the Director as to what constitutes the ground level of the lot shall be final and binding on the Purchaser.
 - (d) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director provide a lift and escalators (in up and down directions) in the location shown and marked "LIFT AND ESCALATORS" on the plan annexed to the Land Grant (which location is indicative only and may be varied subject to the prior written approval of the Director) within a building erected or to be erected on the Pink Rippled Black Area, such building being a building referred to in Special Condition No.(9)(a)(vi) of the Land Grant or such part of building referred to in Special Condition No.(9)(a)(vii) of the Land Grant, so as to link up the First Pedestrian Walkway, the Second Pedestrian Walkway and the Proposed Road L12A (hereinafter referred to as "the Lift and Escalators").
 - (e) The Purchaser shall throughout the term agreed to be granted by the Land Grant keep the First Pedestrian Walkway, the Second Pedestrian Walkway, the Footbridge Link and the Lift and Escalators open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption.
 - (f) (i) In the event of any redevelopment of the lot or any part thereof whereby the First Pedestrian Walkway, the Second Pedestrian Walkway, the Footbridge Link and the Lift and Escalators or any part or parts thereof are required to be removed or demolished, the Purchaser shall if required by the Director, within such time limit as shall be laid down by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by the construction and completion of such new first pedestrian walkway, new second pedestrian walkway, new footbridge link and new lift and escalators or a part or parts thereof with such designs, materials, specifications and standards and at such widths, headrooms, levels, heights and positions as the Director may in his sole discretion approve or require.
 - (ii) In the event that any new first pedestrian walkway, new second pedestrian walkway, new footbridge link and new lift and escalators are required to be constructed under sub-clause (f)(i) of this Special Condition, all references to "the First Pedestrian Walkway", "the Second Pedestrian Walkway", "the Footbridge Link" and "the Lift and Escalators" in this Special Condition and Special Conditions Nos. (6)(b), (11), (12), (14)(a)(iii), (21)(a)(i) and (41)(e)(vii) of the Land Grant shall be deemed to refer to the said new first pedestrian walkway, new second pedestrian walkway, new footbridge link and new lift and escalators.
12. Special Conditions Nos.(11)(a), (11)(b), (11)(c), (11)(e), (11)(f), (11)(g), (11)(h), (11)(i), (11)(l) and (11)(m) of the Land Grant stipulate that:
- (a) (i) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director construct and provide one single storey covered footbridge together with such supports and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the covered footbridge) as shall be required or approved by the Director at 13 metres above the Hong Kong Principal Datum or such other level as may be approved or required by the Director in the approximate position shown and marked "PROP. FB" on the plan annexed to the Land Grant (hereinafter referred to as "the Covered Footbridge"), so as to link up the Footbridge Link and the elevated landscaped deck to be constructed by the Government above the proposed road shown and marked "Proposed Road D3" on the plan annexed to the Land Grant (hereinafter referred to as "the Elevated Landscaped Deck" and "the Proposed Road D3" respectively). The Covered Footbridge shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion shall require or approve and shall have a total width of 5 metres, a minimum clear internal width of 3 metres, a minimum clear internal headroom of 2.6 metres and a minimum clearance of 5.1 metres measured from the lowest point of the underside of the Covered Footbridge to the surface of the public road thereunder. No permanent column or other supporting structure shall be constructed on any Government land.
 - (ii) Prior to closure of the Proposed Road D3 or any part or parts thereof for the construction of the Covered Footbridge pursuant to sub-clause (a)(i) of this Special Condition (hereinafter referred to as "the Road Closure"), the Purchaser shall, at his own expense, submit or cause to be submitted to the Director for his approval in writing a proposal in relation to the Road Closure (hereinafter referred to as "the Road Closure Proposal"), which proposal shall comply with the following requirements:
 - (I) the Road Closure shall be for a period not exceeding 14 days in any period of 3 calendar months; and
 - (II) closure of part of the width of the Proposed Road D3 shall not be to such extent as will interfere unreasonably with the normal flow of traffic on the Proposed Road D3 and for no longer than is reasonably necessary to execute the construction works of the Covered Footbridge.
 - (iii) The Purchaser shall not commence any works for the Road Closure unless and until the Road Closure Proposal shall have been approved by the Director and thereafter shall carry out such works in accordance with the approved Road Closure Proposal in all respects to the satisfaction of the Director.

- (iv) For the purposes of sub-clause (a)(ii) of this Special Condition, the decision of the Director as to what constitutes a period not exceeding 14 days in any period of 3 calendar months referred to in sub-clause (a)(ii)(I) of this Special Condition, what constitutes unreasonable interference with the normal flow of traffic on the Proposed Road D3 and what amounts to longer than is reasonably necessary to execute the construction works of the Covered Footbridge referred to in sub-clause (a)(ii)(II) of this Special Condition shall be final and binding on the Purchaser.
 - (b) For the purpose only of carrying out the works specified in sub-clauses (a) and (c) of this Special Condition, the Purchaser shall be granted possession of any Government land as the Director may approve on a date to be specified in a letter from the Director to the Purchaser, such date to be not later than the 31st day of March, 2020 and subject to such terms and conditions as may be imposed by the Director. Subject to sub-clause (a)(ii) of this Special Condition, the Purchaser shall at all reasonable times while he is in possession of the Government land allow free access thereto and therefrom for all Government and public pedestrian traffic and maintain smooth traffic flow in all respects to the satisfaction of the Commissioner for Transport. The Government land shall be re-delivered by the Purchaser to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
 - (c) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director (i) connect the Footbridge Link with the Covered Footbridge; and (ii) connect the Covered Footbridge with the Elevated Landscaped Deck. Such connection works shall include the removal of claddings and parapets at the receiving point provided by the Government at the Elevated Landscaped Deck, making good and reinstating to the satisfaction of the Director the said receiving point upon completion of the connection works. The connection details between the Covered Footbridge and the Elevated Landscaped Deck including but not limited to bearings and movement joint, the loading arrangement and support details of the Covered Footbridge onto the Elevated Landscaped Deck, joint or stitching or both and bearing arrangement of the Covered Footbridge (hereinafter collectively referred to as "the Footbridge Connection Details") shall be designed and constructed by the Purchaser at his own expense with the prior approval of the Director and in all respects to the satisfaction of the Director.
 - (e) In the event of non-fulfilment of the Purchaser's obligations under sub-clauses (a), (b), (c), (d) and (f) of Special Condition No.(10) of the Land Grant and sub-clauses (a), (c), (h) and (i) of this Special Condition, the Government may carry out the necessary construction or maintenance works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser. For the purpose of carrying out the works aforesaid, the Government, its officers, contractors, agents, workmen and any person authorized by the Government shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the exercise by the Government, its officers, contractors, agents, workmen or any person authorized by the Government of the right of entry conferred under this sub-clause (e) or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
 - (f) (i) The Covered Footbridge shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.
 - (ii) The Purchaser shall not use or permit or suffer to be used any part of the Covered Footbridge either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.
 - (iii) The Purchaser shall not do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.
 - (iv) The Purchaser shall throughout the period during which the Covered Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass 24 hours a day on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridge.
 - (g) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Purchaser in relation to the construction, alteration, management, repair and maintenance of the Covered Footbridge, the Footbridge Connection Details, the Footbridge Link, the First Pedestrian Walkway, the Second Pedestrian Walkway and the Lift and Escalators.
 - (h) Throughout the term agreed to be granted by the Land Grant, the Purchaser shall at his own expense manage and maintain the Covered Footbridge and the Footbridge Connection Details in good and substantial repair and condition in all respects to the satisfaction of the Director.
 - (i) (i) In the event of any redevelopment of the lot or any part thereof whereby the Covered Footbridge or any part thereof are required to be removed or demolished, the Purchaser shall if required by the Director, within such time limit as shall be laid down by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by the construction and completion of such new covered footbridge or a part or parts thereof with such design, materials, specifications and standards and at such widths, headrooms, levels, heights and positions as the Director shall approve or require.
 - (ii) In the event that the new covered footbridge is required to be constructed under sub-clause (i)(i) of this Special Condition, all references to "the Covered Footbridge" in this Special Condition and Special Condition No.(10)(a) of the Land Grant shall be deemed to refer to the said new covered footbridge.
 - (l) Not less than 10% of the area of the Footbridge Link and the Covered Footbridge respectively, and not less than 10% of the area of the First Pedestrian Walkway as the Director may at his sole discretion require, shall be planted with trees, shrubs or other plants. The decision of the Director as to which landscaping works proposed by the Purchaser constitute the 10% referred to in this sub-clause (l) shall be final and binding on the Purchaser. The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plant. For the avoidance of doubt, the landscaping works provided under this sub-clause (l) shall not form part of the Greenery Area.
 - (m) For the purpose of Special Condition No.(10) of the Land Grant and this Special Condition only, the expression "Purchaser" shall only mean the person entering into and executing the Land Grant and his assigns of the Non-industrial Portion (as defined in Special Condition No.(21)(a)(i) of the Land Grant).
13. Special Condition No.(13) of the Land Grant stipulates that:
- (a) Except with the prior written consent of the Director and save for the provision of the Public Passage Area (as defined in sub-clause (b) of this Special Condition) and the provision of the awning and shading devices referred to in Special Condition No.(9)(a)(viii)(IV) of the Land Grant, no building, structure, support for any building or structure, or projection shall be erected or constructed at or above the ground level of the Pink Circled Black Area.

- (b) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, construct and provide at the ground level of the whole of the Pink Circled Black Area a passage (hereinafter referred to as "the Public Passage Area") in such manner, at such positions and to such standards, levels, alignments and design as the Director shall require or approve.
14. Special Conditions Nos.(14)(a), (14)(b), (14)(c) and (14)(f) of the Land Grant stipulate that:
- (a) Subject to sub-clause (b) of this Special Condition and Special Condition No.(49) of the Land Grant and except with the prior written consent of the Director, no building, structure, support for any building or structure, or projection shall be erected or constructed at or above the ground level of the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area except the following:
- (i) boundary walls or fences or both provided that if the boundary walls or fences or both shall abut on any pedestrian street or path located between the points B and C shown and marked on the plan annexed to the Land Grant, such boundary walls or fences or both shall be erected or constructed in all respects to the satisfaction of the Director to achieve visual and physical porosity of not less than 50% along the horizontal plane per linear metre from one metre above the general formation level of the adjacent pedestrian street or path;
- (ii) landscaping features and associated facilities;
- (iii) the Footbridge Link, supports and connections for the Footbridge Link referred to in Special Condition No.(10)(a)(ii) of the Land Grant; and
- (iv) awning and shading devices referred to in Special Condition No.(9)(a)(viii)(IV) of the Land Grant.
- (b) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, construct and provide at the ground level of the whole of that part of the Pink Hatched Black Areas adjacent to the boundary line between the points D and E shown and marked on the plan annexed to the Land Grant a passage (hereinafter referred to as "the Additional Public Passage Area") in such manner, at such positions and to such standards, levels, alignments and design as the Director shall require or approve.
- (c) The Purchaser shall throughout the term agreed to be granted by the Land Grant keep the Public Passage Area and the Additional Public Passage Area open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption.
- (f) For the purposes of Special Condition No.(13) of the Land Grant and this Special Condition, the decision of the Director as to what constitutes the ground level of the Pink Circled Black Area, the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area, the general formation level of the adjacent pedestrian street or path and landscaping features and associated facilities shall be final and binding on the Purchaser; and the expression "Purchaser" shall only mean the person entering into and executing the Land Grant and his assigns of the Non-industrial Portion (as defined in Special Condition No.(21)(a)(i) of the Land Grant).
15. Special Condition No.(16) of the Land Grant stipulates that:
- (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No.(9)(a)(iii) of the Land Grant and subject to Special Condition No.(41)(d) of the Land Grant, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which is for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation. For the purpose of this sub-clause (b), the decision of the Director as to what constitutes a residential block or blocks shall be final and binding on the Purchaser.
- (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.(23)(a)(v) of the Land Grant;
- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons. For the purpose of this sub-clause (c)(iii), the decision of the Director as to what constitutes a residential block or blocks shall be final and binding on the Purchaser.

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

- (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the following rates:
- (II) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 16.7 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 9.5 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.2 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.9 residential unit or part thereof
Not less than 160 square metres	One space for every 0.7 residential unit or part thereof

- (II) where a detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences is or are provided within the lot, at the following rates:
- (A) one space for each such house where its gross floor area is less than 160 square metres;

(B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres; and

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

If the respective number of spaces to be provided under sub-clauses (a)(i)(I) or (a)(i)(II)(B) of this Special Condition is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes a block or blocks of residential units, what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. For the avoidance of doubt, any RCHE or RCHD or any part thereof shall not be regarded as a residential unit or residential units for the purpose of Special Conditions Nos.(26), (27) and (28) of the Land Grant.

- (ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i)(I) of this Special Condition and for the purpose of these Conditions, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:
- (I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No.(9)(a)(iii) of the Land Grant; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No.(9)(a)(iii) of the Land Grant (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential Common Area

×

The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition

The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition

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

- (I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of 5 spaces for every block of residential units; or
- (II) at such other rates as may be approved by the Director.

If the number of spaces to be provided under this sub-clause (a)(iii)(II) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a block or blocks of residential units, what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No.(28) of the Land Grant) 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) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the rate of one space for every 200 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes unless the Director consents to another rate. If the number of spaces to be provided under this sub-clause (b)(i) is a decimal number, the same shall be rounded up to the next whole number.

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

(iii) The spaces provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No.(28) of the Land Grant) 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 or part or parts of the building or buildings erected or to be erected on the lot for the purposes 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)(I) and (b)(i) (as may be respectively varied under Special Condition No.(28) of the Land Grant) and sub-clause (a)(iii) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved or designated are hereinafter referred to as “the Parking Spaces for Disabled Persons”) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for Disabled Persons.

- (ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:
 - (I) one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot (hereinafter referred to as “the Residential Motor Cycle Parking Spaces”) and for the purpose of this sub-clause (d)(i)(I), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit; and the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and
 - (II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No.(28) of the Land Grant).

provided that if the respective number of spaces to be provided under sub-clauses (d)(i)(I) or (d)(i)(II) of this Special Condition is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No.(28) of the Land Grant) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (iii) The spaces provided under sub-clause (d)(i)(II) of this Special Condition (as may be varied under Special Condition No.(28) of the Land Grant) 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 or part or parts of the building or buildings erected or to be erected on the lot for the purpose stipulated in sub-clause (b)(i) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 30 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rate as may be approved by the Director. Such spaces (as may be varied under Special Condition No.(28) of the Land Grant) shall not be used for any purpose other than for the purpose set out in this sub-clause (e). If the number of spaces to be provided under this sub-clause (e) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (e), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (f) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i) and (b)(i) of this Special Condition (as may be respectively varied under Special Condition No.(28) of the Land Grant) and sub-clause (a)(iii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the spaces provided under sub-clause (d)(i) of this Special Condition (as may be varied under Special Condition No.(28) of the Land Grant) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.
- (iv) Each of the spaces provided under sub-clause (e) of this Special Condition (as may be varied under Special Condition No.(28) of the Land Grant) shall be of such dimensions as may be approved in writing by the Director.
- (g) The Purchaser shall:
 - (i) on or before the 31st day of December, 2024* or such other date as may be approved by the Director, at the Purchaser’s own expense, to such standards and design to the satisfaction of the Director of Electrical and Mechanical Services, and in all respects in compliance with the Buildings Ordinance and the Electricity Ordinance, any regulations made thereunder and any amending legislation:
 - (I) provide and install charging facilities for electric vehicles including, but not limited to, fixed electrical installations and installation of final circuits, in all the parking spaces provided in accordance with sub-clauses (a)(i), (b) and (d) of this Special Condition (as may be respectively varied under Special Condition No.(28) of the Land Grant) and sub-clauses (a)(iii) and (c) of this Special Condition; and
 - (II) provide and install electric vehicle medium chargers including the final circuits referred to in sub-clause (g)(i)(I) of this Special Condition in not less than 30% of the parking spaces provided in accordance with sub-clauses (a)(i) and (b) of this Special Condition (as may be respectively varied under Special Condition No.(28) of the Land Grant) and sub-clauses (a)(iii) and (c) of this Special Condition with at least one electric vehicle medium charger for each of such parking spaces; and
 - (ii) throughout the term agreed to be granted by the Land Grant, at the Purchaser’s own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services upkeep, maintain, repair and manage the charging facilities and electric vehicle medium chargers provided and installed under sub-clauses (g)(i)(I) and (g)(i)(II) of this Special Condition in good repair and operational condition.

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

- (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:
 - (i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. If the number of spaces to be provided under this sub-clause (a)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (a)(i), a detached, semi-detached or terraced house which is intended for use as a single family

residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a block or blocks of residential units, what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and

- (ii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes subject to a minimum of one space being provided.
- (b) Each of the spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition (as may be respectively varied under Special Condition No.(28) of the Land Grant) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.
- (c) For the purpose of calculating the number of spaces to be provided under sub-clause (a)(ii) of this Special Condition (as may be varied under Special Condition No.(28) of the Land Grant), any floor area to be used for parking, loading and unloading purposes shall be excluded.

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

- (a) Notwithstanding Special Conditions Nos.(26)(a)(i), (26)(b)(i), (26)(d)(i), (26)(e), (27)(a)(i) and (27)(a)(ii) of the Land Grant, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.
- (b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos.(26)(a)(i)(I) and (26)(d)(i)(I) of the Land Grant (without taking into account the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent.

19. Special Condition No.(29)(a) of the Land Grant stipulates that:

The spaces to be provided within the lot in accordance with Special Conditions Nos.(26)(a)(i), (26)(b)(i), (26)(d)(i), (27)(a)(i) and (27)(a)(ii) of the Land Grant (as may be respectively varied under Special Condition No.(28) of the Land Grant) and Special Conditions Nos.(26)(a)(iii) and (26)(c)(i) of the Land Grant shall not be provided in any part or parts of the lot or in any part or parts of any building or buildings erected or to be erected on the lot except below the ground level of the lot.

20. Special Condition No.(30) of the Land Grant stipulates that:

- (a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:
 - (i) assigned except:
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

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

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

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons.

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

The spaces provided within the lot in accordance with Special Conditions Nos.(26)(e) and (27)(a)(i) of the Land Grant (as may be respectively varied under Special Condition No.(28) of the Land Grant) and Special Condition No.(26)(a)(iii) of the Land Grant and those of the Parking Spaces for Disabled Persons provided out of Special Condition No.(26)(a)(i)(I) of the Land Grant (as may be varied under Special Condition No.(28) of the Land Grant) shall be designated as and form part of the Common Areas.

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

The Purchaser 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.

23. Special Condition No.(34) of the Land Grant stipulates that:

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term agreed to be granted by the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(33) of the Land Grant.

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies in the Land Grant provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

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

No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.

25. Special Condition No.(36) of the Land Grant stipulates that:

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

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

- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Purchaser, remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.

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

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

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

- (a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense and to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

29. Special Condition No.(42) 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.

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

(a) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Water Authority:

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

(ii) provide and install the AMR outstation or outstations as approved by the Water Authority under sub-clause (a)(i) of this Special Condition (hereinafter referred to as "the AMR Outstation(s)") for all AMR meters including meters for fresh water supply for individual consumers, master meters or check meters for fresh water supply, flushing water supply and fire service supply, and other additional meters for various water supplies as the Water Authority may at its sole discretion require or approve, which shall, for the avoidance of doubt, include:

(I) the necessary cable conduits and cables;

(II) AMR panel(s) in which the AMR equipment is installed; and

(III) other facilities and associated equipment.

For the purpose of this sub-clause (a)(ii), the expression "consumer" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

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

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

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

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

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

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

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

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

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

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

(i) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the provision, installation, repair, maintenance and management of the AMR Outstation(s) or in connection with the works under sub-clause (e) of this Special Condition.

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

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

(a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, submit or cause to be submitted to the Director for his approval in writing a noise impact assessment (hereinafter referred to as "the NIA") on the development of the lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works (hereinafter referred to as "the Noise Mitigation Measures").

- (b) The Purchaser shall, at his own expense and within such time limit as may be stipulated by the Director, carry out and implement the Noise Mitigation Measures contained in the NIA as approved by the Director under sub-clause (a) of this Special Condition (hereinafter referred to as “the Approved Noise Mitigation Measures”) in all respects to the satisfaction of the Director.
- (c) No building works (other than the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant, site formation works and ground investigation) 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 Condition No.5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility at his own expense to carry out and implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

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

- (a) the Purchaser 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 Purchaser 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. If temporary road closure or traffic diversion shall be required for carrying out any works under this Special Condition, 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. Except with the prior written consent of the Director, the Purchaser 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;
- (f) subject to the prior written approval of the Director, the Purchaser, his contractors, agents, workmen and any persons authorized by the Purchaser 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 works under this Special Condition in relation to the part or parts of the Noise Barrier projecting over the Government land;

- (g) the Purchaser 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, presence, repair, maintenance, alteration, addition, replacement, attachment, use, demolition or removal of the Noise Barrier or any part or parts thereof;
- (h) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within 6 calendar months from the date of the written notice. Upon receipt of such written notice, the Purchaser 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;
- (i) in the event of non-fulfilment of the Purchaser’s obligations under this Special Condition, the Government may carry out the necessary works and the Purchaser shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser;
- (j) the Purchaser shall at all times permit the Director, his officers, contractors, agents, workmen and any persons authorized by him with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (h) of this Special Condition and carrying out any works in accordance with sub-clause (i) of this Special Condition or any other works which the Director may consider necessary;
- (k) the Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (j) of this Special Condition or the carrying out of any works under sub-clause (i) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance; and
- (l) the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment of the Purchaser’s obligations under this Special Condition or the carrying out of the works under sub-clause (i) of this Special Condition.

33. Special Condition No.(46) of the Land Grant stipulates that:

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director at the Purchaser’s 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 an air quality impact assessment (hereinafter referred to as “the Air Quality Impact Assessment”) on the development of the lot, containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse air quality impacts from the nearby sources such as vehicle emissions from nearby roads and recommendations for mitigation measures, improvement works and other measures and works to comply with the Air Quality Objectives as stipulated in the Air Pollution Control Ordinance, any regulations made thereunder and any amending legislation.

- (b) The Purchaser shall, at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection, carry out and implement the recommendations contained in the Air Quality Impact Assessment as approved by the Director of Environmental Protection in all aspects to the satisfaction of the Director of Environmental Protection.
- (c) No building works (other than the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant, site formation works and ground investigation) shall be commenced on the lot or any part thereof until the Air Quality Impact Assessment shall have been approved in writing by the Director of Environmental Protection.
- (d) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility at his own expense to carry out and implement the recommendations contained in the Air Quality Impact Assessment as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

34. Special Condition No.(47) of the Land Grant stipulates that:

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's 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 sewerage impact assessment (hereinafter referred to as "the SIA") on the development of the lot, containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall, at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.
- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (other than the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant, site formation works and ground investigation) 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 the provisions of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility at his own expense to carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

35. Special Condition No.(48) of the Land Grant stipulates that:

The Purchaser shall throughout the term agreed to be granted by the Land Grant upon receiving prior written notice from the Government permit the Government and its officers, contractors, agents, workmen and any persons authorized by the Government 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 Pink Hatched Black Stippled Black Area for all Government vehicular and pedestrian access for the purpose of inspecting, checking and maintaining the Environmentally Friendly Linkage System that may be constructed near the lot. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the exercise of the rights by the Government, its officers, contractors, agents, workmen and any persons authorized by the Government under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

36. Special Condition No.(49) of the Land Grant stipulates that:

- (a) The Purchaser hereby acknowledges that as at the date of the Land Grant, there are some existing facilities of the Kai Tak District Cooling System including but not limited to a seawater pumphouse and seawater culverts within the stratum of land below the Proposed Road D3 adjoining the lot (hereinafter referred to as "the Underground DCS Facilities").
- (b) Subject to sub-clause (e) of this Special Condition, except with the prior written consent of the Director of Electrical and Mechanical Services (who may give such consent subject to such terms and conditions as he sees fit or refuse it at his absolute discretion), no building or structure or support for any building or structure shall be erected or constructed or placed on, over, above, under, below or within the protection zone of the Underground DCS Facilities between the level of 3.35 metres above the Hong Kong Principal Datum and the level of 17.85 metres below the Hong Kong Principal Datum and within 1.5 metres from the boundary line of the Pink Hatched Black Stippled Black Area between the points A and B to the red peck line shown and marked on the plan annexed to the Land Grant (hereinafter referred to as "the Protection Zone"). If and when required by the Director of Electrical and Mechanical Services, the Purchaser shall at his own expense, within the time limit specified by the Director of Electrical and Mechanical Services or as required by him in an emergency and in all respects to the satisfaction of the Director of Electrical and Mechanical Services, remove or demolish all or any of the buildings or structures or supports for any building or structure erected or constructed or placed on, over, above, under, below or within the Protection Zone and thereafter reinstate the Protection Zone affected by such demolition or removal works. If the Purchaser fails to carry out such removal, demolition or reinstatement works within the time limit specified by the Director of Electrical and Mechanical Services or as required in an emergency, the Director of Electrical and Mechanical Services may carry out such works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works.
- (c) The Purchaser shall, at all times throughout the term agreed to be granted by the Land Grant, permit the Director of Electrical and Mechanical Services and his officers, contractors, agents, workmen and any persons authorized by the Director of Electrical and Mechanical Services with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon for the purposes of carrying out any works in connection with the Underground DCS Facilities.

- (d) The Purchaser shall not interfere in any way with the use, operation and maintenance of the Underground DCS Facilities and any damage or obstruction which in the opinion of the Director of Electrical and Mechanical Services (whose opinion shall be final and binding on the Purchaser) has been caused by the Purchaser, his contractors, agents, workmen or any persons authorized by the Purchaser to the Underground DCS Facilities or any part or parts thereof shall be made good by the Government at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director of Electrical and Mechanical Services whose determination shall be final and binding on the Purchaser.
- (e) The Purchaser may excavate on, under, below or within the Protection Zone and lay and maintain therein footings and foundations, whether of concrete, steel, brick, stone or otherwise as may be approved in writing by the Director of Electrical and Mechanical Services if the Director of Electrical and Mechanical Services is satisfied that such works shall not affect or interfere with the Underground DCS Facilities or any part or parts thereof.
- (f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the exercise of the rights by the Director of Electrical and Mechanical Services, his officers, contractors, agents, workmen and any persons authorized by the Director of Electrical and Mechanical Services under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Remarks:

1. Unless otherwise specified, all terms and expressions used in this Summary of Land Grant section shall have the same meanings as ascribed to them in the Land Grant.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

*Note: Pursuant to the letter from the District Lands Office/Kowloon East of the Lands Department dated 9th November 2020:-

- (a) the dates in Special Conditions Nos.(2)(a)(i) and 2(g)(iv) of the Land Grant have been amended to the 30th day of June 2023; and
- (b) the dates in Special Conditions Nos.(5), (10)(a), (10)(b), (10)(c), (10)(d), (11)(a)(i), (11)(c), (13)(b), (14)(b), (26)(g)(i) and (43)(a) of the Land Grant have been amended to the 30th day of June 2025.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

1. 描述

- (a) 批地文件特別條款第 (2)(a)(i) 條提述於黃色範圍及黃色間黑斜線範圍內的一條海濱長廊及黃色間黑斜線範圍內的一條公眾行人通道。
- (b) 批地文件特別條款第 (10)(a)(i)、(10)(a)(ii)、(10)(b)、(10)(c) 及 (10)(d) 條分別提述的行人天橋連接通道、行人天橋連接通道的承托物及連接段、第一行人道、第二行人道及升降機及自動扶手電梯。
- (c) 批地文件特別條款第 (11)(a)(i) 及 (11)(c) 條分別提述的有蓋行人天橋及行人天橋連接細節。
- (d) 批地文件特別條款第 (13)(b) 條提述的公眾通道範圍。
- (e) 批地文件特別條款第 (14)(b) 條提述的額外公眾通道範圍。

2. 公眾的使用權

- (a) 公眾有權按照批地文件使用行人天橋連接通道、第一行人道、第二行人道、升降機及自動扶手電梯、有蓋行人天橋、公眾通道範圍及額外公眾通道範圍。
- (b) 《一手住宅物業銷售條例》(第 621 章) 附表 1 第 1 部第 16(4) 條不適用於黃色範圍及黃色間黑斜線範圍內的海濱長廊、黃色間黑斜線範圍內的公眾行人通道、行人天橋連接通道的承托物及連接段和行人天橋連接細節。

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

不適用

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位置的圖則

請參閱本節末附錄的圖則。

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

1. 黃色範圍及黃色間黑斜線範圍內的海濱長廊及黃色間黑斜線範圍內的公眾行人通道

批地文件特別條款第 (2) 條規定：

- (a) (i) 買方須於 2022 年 12 月 31 日 * 或署長批准的其他日期或之前，自費以良好的工藝，並按署長批准的物料、標準、水平、定線及設計及按批地文件附錄且標題為“Technical Schedule for the Yellow Areas and the Yellow Hatched Black Area”及“Technical Schedule for the Building Works”的工程規格附表（以下統稱「工程規格附表」）、本特別條款第 (b) 款批准的圖則及經批准的園景總綱圖（定義見批地文件特別條款第 (4)(a) 條）在黃色範圍（如批地文件定義）及黃色間黑斜線範圍（如批地文件定義）內鋪設、塑造、豎立、建造、提供及美化一條海濱長廊，並在一切方面使署長滿意。買方須於黃色間黑斜線範圍內提供一條 4.5 米闊的公眾行人通道撥供作為行人區。為免存疑，黃色範圍並不包括任何海堤。
- (ii) 就本特別條款而言，署長就本特別條款第 (a)(i) 款提述的工程是否已經按本特別條款第 (a)(i) 款規定完成及何時完成所作決定為最終決定及對買方有約束力。
- (b) (i) 買方須自費向署長提交或安排提交有關黃色範圍及黃色間黑斜線範圍的圖則供其書面審批，圖則內容須包括黃色範圍及黃色間黑斜線範圍的水平、位置、定線及設計的詳情和資料及署長要求的其他詳情和資料。
- (ii) 未經署長事先書面批准，買方不得對經批准的黃色範圍及黃色間黑斜線範圍的圖則作任何修訂、更改、改動、變更或替代。
- (iii) 按本特別條款第 (b)(ii) 條規定經署長批准的任何修訂、更改、改動、變更或替代須被視作已納入經批准的黃色範圍及黃色間黑斜線範圍的圖則並構成其一部份。
- (iv) 本特別條款第 (b)(i) 款提述的圖則獲署長批准前，買方不得在黃色範圍及黃色間黑斜線範圍內或其上開展任何建築工程（批地文件特別條款第 (1)(b) 條提述的拆卸及移除工程、地盤平整工程及土地勘測除外）。就該等條款而言，「建築工程」、「地盤平整工程」及「土地勘測」須按《建築物條例》、其下的任何規例及任何修訂法定義。
- (c) (i) 買方不得更改、拆卸或損壞毗連黃色範圍的現有海堤或進行任何對海堤或其任何部分造成更改、損壞或不利影響之工程，而署長就任何工程是否會對海堤造成更改、損壞或不利影響所作決定為最終決定及對買方有約束力。
- (ii) 海堤蓋頂線對開及後方 10 米範圍內的最大附加荷載不得超過每平方米 10 千牛頓。
- (iii) 海堤蓋頂線 15 米範圍內不得進行任何形式的撞擊式打樁工程。
- (d) 當本特別條款第 (a)(i) 款提述的工程完工後，買方須於其擁有黃色範圍及黃色間黑斜線範圍或其任何部分的管有權期間自費保持、管理、維修及保養黃色範圍及黃色間黑斜線範圍或其任何部分及其各個組成或相關部分，使其處於良好及修繕妥當的狀態，並在一切方面使署長滿意，直至整個黃色範圍及黃色間黑斜線範圍的管有權已經按本特別條款第 (g)(iv) 款交還政府。
- (e) 倘若買方未能履行批地文件特別條款第 (1)(b) 條及本特別條款第 (a)(i) 或 (d) 款的責任，政府可進行所需之工程，惟費用一概由買方負責，而買方須應要求向政府支付相等於該費用的金額，支付金額由署長決定，其決定為最終決定及對買方有約束力。

- (f) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因買方履行批地文件特別條款第 (1)(b) 條及本特別條款第 (a)(i) 或 (d) 款的責任或政府行使本特別條款第 (e) 款的權利或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (g) (i) 僅為進行批地文件特別條款第 (1)(b) 條提述的拆卸及移除工程及本特別條款第 (a)(i) 及 (d) 款指明的工程，買方將於署長向其發出的信函中所指定的日期被授予黃色範圍及黃色間黑斜線範圍的管有權，該日期不會遲於 2020 年 3 月 31 日。
- (ii) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失或損害承擔任何責任或法律責任，不論該等損失或損害是否因延遲管有黃色範圍及黃色間黑斜線範圍或其他原因而引起或附帶引起的，買方亦不得就任何該等損失或損害向政府提出索償。
- (iii) 買方須接受黃色範圍及黃色間黑斜線範圍於其管有權授予買方的當日現存的狀態和情況及存在的樹木、構築物和地基，並特此同意不會就此向政府提出任何索償。
- (iv) 買方須於 2022 年 12 月 31 日* 或署長批准的其他日期或之前應政府要求將黃色範圍及黃色間黑斜線範圍或其任何按署長全權酌情指明或要求的部分交還政府。在任何情況下，於署長發出信函表示該等條款已獲遵守並使其滿意，黃色範圍及黃色間黑斜線範圍或其任何部分將被視為已於發信當日由買方交還政府。
- (h) 未經署長事先書面同意，買方不得將黃色範圍及黃色間黑斜線範圍或其任何部分用作存放或停泊車輛或搭建任何臨時構築物，或用作進行批地文件特別條款第 (1)(b) 條提述的拆卸及移除工程、本特別條款第 (a)(i) 及 (d) 款指明的工程及本特別條款第 (i)(ii) 款指明的用途以外的其他用途。
- (i) (i) 買方須於其擁有黃色範圍及黃色間黑斜線範圍或其任何部分的管有權期間的所有合理時候：
- (I) 允許政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士有權進出、往返及經過該地段、黃色範圍及黃色間黑斜線範圍或其任何部分，以便視察、檢查及監督按批地文件特別條款第 (1)(b) 條、本特別條款第 (a)(i) 及 (d) 款規定進行的任何工程，以及進行、視察、檢查及監督本特別條款第 (e) 款規定的工程及任何署長認為於黃色範圍及黃色間黑斜線範圍或其任何部分必要的其他工程；
- (II) 按政府、署長或相關的公用事業公司要求，允許政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士及政府授權的相關公用事業公司，有權進出、往返及經過該地段、黃色範圍及黃色間黑斜線範圍或其任何部分，以便在黃色範圍及黃色間黑斜線範圍或其任何部分或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或鄰近土地或處所提供電話、電力、煤氣（如有）及其他服務設施所需的其他導電媒介及附帶設備，以及在黃色範圍及黃色間黑斜線範圍之下進行有關啟德發展區區域供冷系統的地下管道工程。買方須就任何上述擬在黃色範圍及黃色間黑斜線範圍或其任何部分內進行的工程的所有相關事宜與政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士及政府授權的相關公用事業公司充分合作；及
- (III) 按水務監督的人員或水務監督授權的其他人士要求，允許水務監督的人員及水務監督授權的其他人士有權進出、往返及經過該地段、黃色範圍及黃色間黑斜線範圍或其任何部分，就任何設於黃色範圍及黃色間黑斜線範圍或其任何部分內的其他水務裝置進行相關的運作、保養、維修、更換及改動工程。
- (ii) 在不影響本特別條款第 (a)(i) 款的一般適用範圍下，買方於其擁有黃色範圍及黃色間黑斜線範圍或其任何部分的管有權期間：

- (I) 須自費於所有時候及在一切方面使消防處處長滿意的情況下：

(A) 管理及保養於黃色範圍及黃色間黑斜線範圍之管有權獲交付予買方當日已存在並在批地文件夾附的圖則上以紫色虛線包圍以供識別之範圍內的緊急車輛通道（以下簡稱「緊急車輛通道」），提供充足照明及保持緊急車輛通道不受阻塞，以便消防設備及消防人員進出在批地文件夾附的圖則標記為「Fireboat berth cum public landing steps」的滅火輪泊位連公眾登岸梯級（以下簡稱「滅火輪泊位連公眾登岸梯級」）及毗連黃色範圍及黃色間黑斜線範圍的政府土地上由消防處處長指定為救援範圍的毗連硬鋪範圍；及

(B) 允許消防設備及消防人員自由及不受干擾地使用緊急車輛通道，以進出本特別條款第 (i)(ii)(I)(A) 款提述的滅火輪泊位連公眾登岸梯級及硬鋪範圍；

- (II) 允許政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士，於所有時候（不論有否給予通知）進入黃色範圍及黃色間黑斜線範圍或其任何部分，以視察、運作、翻新、改動、維修及保養滅火輪泊位連公眾登岸梯級；

(III) 允許所有公眾人士在所有合理時候為所有合法目的，免費和暢通無阻地步行或乘坐輪椅使用一條位於緊急車輛通道內最少 3 米闊的公眾行人通道，該公眾行人通道於黃色範圍及黃色間黑斜線範圍的管有權授予買方當日已存在，買方並須確保該公眾行人通道不受按批地文件特別條款第 (1)(b) 條進行的拆卸及移除工程或本特別條款第 (a)(i) 或 (d) 款規定進行的任何工程或其他原因干擾或阻礙；及

(IV) 允許政府、署長及其人員、承辦商、代理人、工人及署長授權的任何人士有權進出、往返及經過黃色範圍及黃色間黑斜線範圍，以視察、檢查、維修及進行任何與批地文件夾附的圖則上顯示並標明為「Pier」並毗鄰黃色範圍的碼頭的相關工程。

- (iii) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因政府、署長及其人員、承辦商、代理人及工人、水務監督的人員、消防人員及獲正式授權的任何人士或公用事業公司行使本特別條款第 (i)(i) 或 (i)(ii) 款的權利或其他原因而引起或附帶引起的。

- (j) 倘若黃色範圍及黃色間黑斜線範圍及構成黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分有任何欠妥之處、失修、瑕疵、失靈、故障或任何其他尚未完成的工程（不論是否關乎工藝、物料、設計或其他原因），及黃色範圍及黃色間黑斜線範圍內任何樹木、灌叢或其他植物的所有健康問題，包括欠妥之處、失調及其他可能影響該等樹木、灌叢或其他植物健康的原因或因素（該等健康問題以下簡稱「樹木健康問題」），而於：

(i) 買方交還黃色範圍及黃色間黑斜線範圍或其任何部分的管有權予政府當日存在；及

(ii) 買方交還黃色範圍及黃色間黑斜線範圍或其任何部分的管有權予政府當日後 12 個曆月內（以下簡稱「保養責任及植物扎根期」）出現或明顯可見，

買方須就此直接或間接所引致或與之有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序向政府作出彌償，並使其獲到彌償。

- (k) 如署長要求，買方須自費及在署長規定的時限內按其規定的標準及形式，進行所有保養、維修、修訂、重建與補救工程及任何其他必要的工程，以補救及糾正黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分於保養責任及植物扎根期內出現或明顯可見的任何欠妥之處、失修、瑕疵、失靈、故障或任何其他尚未完成的工程。除前述的規定外，買方亦須自費在署長規定的時限內按其規定的標準及形式，修復及糾正黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分在買方交還黃色範圍及黃色間黑斜線範圍或其任何部分的管有權當日可能存在的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。

- (l) 倘若因買方在交還黃色範圍及黃色間黑斜線範圍或其任何部分的管有權予政府當日可能存在的任何樹木健康問題，以致黃色範圍及黃色間黑斜線範圍內的任何樹木、灌叢或其他植物，未能在保養責任及植物扎根期內生長或養殖至署長滿意的程度及狀況，則在署長要求時，買方須自費在署長規定的時限內按其規定的標準及形式，進行補種、園景工程、樹木保養措施或任何其他措施，在一切方面使署長滿意。
 - (m) 署長在保養責任及植物扎根期即將屆滿前，將會安排檢查黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分，以識別任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程及任何樹木健康問題。署長保留權利在保養責任及植物扎根期屆滿後 14 天內向買方送達一份或多份欠妥之處列表，列明在黃色範圍及黃色間黑斜線範圍及其各個組成或相關部分內任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程及任何樹木健康問題。買方須自費安排在署長規定的期限內按其規定的標準及形式，進行所有必要的工程和措施(包括本特別條款第(l)款指明的補種、園景工程、樹木維護保養措施及任何其他措施)加以補救和糾正。
 - (n) 倘若買方未能進行任何本特別條款第(k)、(l)及(m)款提述的工程，則政府可以進行任何該等工程，而買方須應要求向政府支付所有經署長證明有關政府進行該等工程而產生的支出及費用(署長就此作出的決定為最終決定及對買方有約束力)。
 - (o) 就本特別條款而言，「買方」一詞不包括其受讓人。
2. 行人天橋連接通道、行人天橋連接通道的承托物及連接段、第一行人道、第二行人道及升降機及自動扶手電梯

批地文件特別條款第(10)條規定：

- (a) 買方須於 2024 年 12 月 31 日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度：
 - (i) 於粉紅色加黑斜線範圍及粉紅色加黑斜線加黑點範圍或其中任何部分的香港主水平基準以上 13 米或署長批准或要求的其他水平建造及提供一條一層高的有蓋行人天橋連接通道(以下簡稱「行人天橋連接通道」)，以連接有蓋行人天橋(定義見批地文件特別條款第(11)(a)(i)條)及第一行人道(定義見本特別條款第(b)款)。行人天橋連接通道須以署長要求或批准的物料及標準、水平、定線、佈局及設計建造，包括但不限於提供及建造署長全權酌情要求或批准的承托物、斜路、相關的樓梯及平台、自動扶手電梯、升降機及內外配件及固定裝置與照明裝置。行人天橋連接通道的闊度須為 5 米、內框淨闊度最少 3 米及內框淨空高度最少 2.6 米，並不得在任何政府土地建造任何永久性支柱或其他承托構築物；及
 - (ii) 於粉紅色加黑斜線範圍及粉紅色加黑斜線加黑點範圍或擬建於該地段上的一幢或多幢建築物內按署長要求或批准的規格、連接點及水平建造及提供行人天橋連接通道的承托物及連接段，以在其上建造行人天橋連接通道，而行人得以通過行人天橋連接通道往返有蓋行人天橋(定義見批地文件特別條款第(11)(a)(i)條)和第一行人道(定義見本特別條款第(b)款)。
- (b) 買方須於 2024 年 12 月 31 日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度於粉紅色範圍內及香港主水平基準以上 13 米或署長批准或要求的其他水平提供一條行人道，該行人道的內框淨闊度須為最少 3 米，並須以署長要求或批准的位置、方式及標準、水平、定線及設計建造(以下簡稱「第一行人道」)，以最短的路線連接行人天橋連接通道及第二行人道(定義見本特別條款第(c)款)。

- (c) 買方須於 2024 年 12 月 31 日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度於粉紅色加黑色波紋範圍內提供一條行人道，該行人道的內框淨闊度須為最少 3 米，並須以署長要求或批准的位置、方式及標準、水平、定線及設計建造(以下簡稱「第二行人道」)，以最短的路線經過升降機及自動扶手電梯(定義見本特別條款第(d)款)、該地段的地面水平及在批地文件夾附的圖則上顯示並標明為「Proposed Road L12A」的擬建道路(以下簡稱「擬建道路 L12A」)連接第一行人道。就本第(c)款而言，署長就何謂該地段的地面水平所作之決定為最終決定並對買家有約束力。
- (d) 買方須於 2024 年 12 月 31 日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度於粉紅色加黑色波紋範圍上已建或擬建的一幢建築物(該建築物乃批地文件特別條款第(9)(a)(vi)條提述的一幢建築物或批地文件特別條款第(9)(a)(vii)條提述的該等建築物部分)內，在批地文件夾附的圖則上顯示並標明為「LIFT AND ESCALATORS」的位置(上述位置僅供參考並可在獲得署長事先書面批准下更改)提供一部升降機及上落方向的自動扶手電梯(以下簡稱「升降機及自動扶手電梯」)，以連接第一行人道、第二行人道及擬建道路 L12A。
- (e) 買方須在批地文件授予的租契年期期間保持第一行人道、第二行人道、行人天橋連接通道及升降機及自動扶手電梯全日 24 小時開放，以供公眾為所有合法目的免費和暢通無阻地步行或乘坐輪椅使用。
- (f) (i) 倘若該地段或其任何部份進行重建而需移除或拆卸第一行人道、第二行人道、行人天橋連接通道及升降機及自動扶手電梯或其中任何部分，買方須在署長指定的期限內按署長全權酌情批准或要求的設計、物料、規格及標準和寬度、淨空高度、水平、高度及位置，自費進行更換以建造及完成新的第一行人道、新的第二行人道、新的行人天橋連接通道及新的升降機及自動扶手電梯或其任何部分，在一切方面使署長滿意。
- (ii) 倘若需要按本特別條款第(f)(i)款建造任何新的第一行人道、新的第二行人道、新的行人天橋連接通道及新的升降機及自動扶手電梯，本特別條款及批地文件特別條款第(6)(b)、(11)、(12)、(14)(a)(iii)、(21)(a)(i)及(41)(e)(vii)條所載的「第一行人道」、「第二行人道」、「行人天橋連接通道」及「升降機及自動扶手電梯」等詞將被視為指上述新的第一行人道、新的第二行人道、新的行人天橋連接通道及新的升降機及自動扶手電梯。

3. 有蓋行人天橋及行人天橋連接細節

批地文件特別條款第(11)(a)、(11)(b)、(11)(c)、(11)(e)、(11)(f)、(11)(g)、(11)(h)、(11)(i)、(11)(l)及(11)(m)條規定：

- (a) (i) 買方須於 2024 年 12 月 31 日*或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度，於批地文件夾附的圖則上顯示並標明為「PROP. FB」的大約位置及香港主水平基準以上 13 米或署長批准或要求的其他水平，建造及提供一條一層高有蓋行人天橋，連同署長要求或批准的相關承托物和連接段(包括署長全權酌情認為任何日後擴建有蓋行人天橋所需的任何承托物和連接段)(以下簡稱「有蓋行人天橋」)，以連接行人天橋連接通道及擬於批地文件夾附的圖則上顯示並標明為「Proposed Road D3」的擬建道路上由政府建造的高架園景平台(以下分別簡稱「擬建道路 D3」及「高架園景平台」)。有蓋行人天橋須以署長要求或批准的物料及標準、水平、定線、佈局及設計建造，包括但不限於提供及建造署長全權酌情要求或批准的承托物、斜路、相關的樓梯及平台、自動扶手電梯、升降機及內外配件及固定裝置與照明裝置。有蓋行人天橋的闊度須為 5 米、內框淨闊度最少 3 米、內框淨空高度最少 2.6 米及有蓋行人天橋底部的最低點到其下方的公眾道路路面有最小 5.1 米的空間距離，並不得在任何政府土地建造任何永久性支柱或其他承托構築物。
- (ii) 按本特別條款第(a)(i)款規定就興建有蓋行人天橋而需封閉擬建道路 D3 或其任何部分(以下簡稱「交通封路」)前，買方須自費提交或促使他人提交一份有關交通封路的建議書(以下簡稱「交通封路建議書」)予署長作書面審批，該建議書須遵守下列要求：
 - (l) 於任何 3 個曆月的期間內，交通封路不得超過 14 天；及

- (II) 擬建道路 D3 的部分路面封閉的範圍不得達至將會不合理地影響擬建道路 D3 正常交通流量的程度，而封閉的時間亦不得較進行有蓋行人天橋的建築工程所合理地需要的時間為長。
- (iii) 交通封路建議書獲署長批准前，買方不得開展任何交通封路的工程，並須於其後按經署長批准的交通封路建議書進行該等工程，在一切方面使署長滿意。
- (iv) 就本特別條款第 (a)(ii) 款而言，署長對何謂本特別條款第 (a)(ii)(I) 款提述的任何 3 個曆月的期間內不得超過 14 天、何謂本特別條款第 (a)(ii)(II) 款提述對擬建道路 D3 正常交通流量的不合理地影響及封閉的時間不得較進行有蓋行人天橋的建築工程所合理地需要的時間為長所作的決定為最終決定及對買方有約束力。
- (b) 僅就進行本特別條款第 (a) 及 (c) 款指明的工程，買方將於署長向其發出的信函中指定的日期 (該日期不會遲於 2020 年 3 月 31 日) 獲授予署長批准的任何政府土地的管有權，並須遵守署長施加的該等條款及條件。受限於本特別條款第 (a)(ii) 款，買方須於其管有該等政府土地的所有合理時候允許所有政府及行人自由地進出及通過該等政府土地，並須維持交通暢順，在一切方面使運輸署署長滿意。買方須應政府要求將該等政府土地交還政府，在任何情況下，於署長發出信函表示該等條款已獲遵守並使其滿意，該等政府土地將被視為已於發信當日由買方交還政府。
- (c) 買方須於 2024 年 12 月 31 日 * 或署長批准的其他日期或之前自費並以在一切方面使署長滿意的程度，(i) 將行人天橋連接通道與有蓋行人天橋連接起來；及 (ii) 將有蓋行人天橋與高架園景平台連接起來，該等連接工程須包括移除政府於高架園景平台提供的接駁位的覆蓋層及護牆，並在連接工程完成後將上述接駁位妥善處理及修復，使署長滿意。買方須事先獲署長事先批准自費設計及建造有蓋行人天橋與高架園景平台的連接細節，連接細節包括但不限於軸承及伸縮接縫、有蓋行人天橋與高架園景平台的負載安排及承托細節、有蓋行人天橋的接縫或搭接或兩者及軸承安排 (以下簡稱「行人天橋連接細節」)，並在一切方面使署長滿意。
- (e) 倘若買方未能履行批地文件特別條款第 (10) 條第 (a)、(b)、(c)、(d) 及 (f) 款及本特別條款第 (a)、(c)、(h) 及 (i) 款的責任，政府可進行所需之建造或保養工程，惟費用一概由買方負責，而買方須應要求向政府支付相等於該費用的金額，支付金額由署長決定，其決定為最終決定及對買方有約束力。為執行上述工程，政府、其人員、承辦商、代理人、工人及政府授權的任何人士均享有權於任何合理時間自由及不間斷地進入該地段或其任何部分及已建或擬建於其上的任何一幢或多幢建築物。政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因政府、其人員、承辦商、代理人、工人或政府授權的任何人士行使本特別條款賦予的進入權利或其他原因而引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (f) (i) 有蓋行人天橋不得供作所有公眾人士以步行或乘坐輪椅方式通行以外的任何用途。
- (ii) 除非署長另行批准或要求，買方不得使用或准許或容許他人使用有蓋行人天橋的任何部分之外部或內部張貼廣告或展示任何招牌、通告或海報。
- (iii) 就任何可能是或可能成為對有蓋行人天橋之下經過的任何人士或車輛或對任何一個或多個毗鄰或鄰近地段或處所的任何業主或佔用人構成滋擾或煩擾或可能造成不便或損害之事情，買方不得於有蓋行人天橋作出或准許或容許他人作出該等事情。
- (iv) 在有蓋行人天橋存在的整個期間，買方須准許所有公眾人士為所有合法目的免繳任何費用全日 24 小時自由地步行或乘坐輪椅通行、再通行、行經、通過及上落有蓋行人天橋。
- (g) 對於買方就建造、改動、管理、維修及保養有蓋行人天橋、行人天橋連接細節、行人天橋連接通道、第一條行人道、第二條行人道及升降機及自動扶手電梯而作出或遺漏的任何事情所直接或間接產生或與之有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律程序，買方須向政府作出彌償並使其獲得彌償。

- (h) 買方須在批地文件授予的租契年期期間自費管理及保養有蓋行人天橋及行人天橋連接細節，使其處於良好及修繕妥當的狀態，在一切方面使署長滿意。

- (i) (i) 倘若該地段或其任何部份進行重建而需移除或拆卸有蓋行人天橋或其任何部分，買方須在署長指定的期限內按署長全權酌情批准或要求的設計、物料、規格及標準和寬度、淨空高度、水平、高度及位置，自費進行更換以建造及完成新的有蓋行人天橋或其任何部分，在一切方面使署長滿意。
- (ii) 倘若需要按本特別條款第 (i)(i) 款建造新的有蓋行人天橋，本特別條款及批地文件特別條款第 (10) (a) 條所載的「有蓋行人天橋」一詞將被視為指上述新的有蓋行人天橋。

- (l) 署長可全權酌情要求行人天橋連接通道及有蓋行人天橋須分別有不少於 10% 的面積及第一行人道不少於 10% 的面積種植樹木、灌叢或其他植物。署長就買方建議的園景工程是否構成本第 (l) 款所指的 10% 的面積所作之決定為最終決定及對買方有約束力。署長可全權酌情接納買方建議的其他非植物裝飾代替種植樹木、灌叢或其他植物。為免存疑，按本第 (l) 款提供的園景工程不構成綠化範圍的一部分。

- (m) 僅就批地文件特別條款第 (10) 條及本特別條款而言，「買方」一詞僅指簽署及訂立批地文件的人士及非工業部分 (定義見批地文件特別條款第 (21)(a)(i) 條) 的受讓人。

4. 公眾通道範圍

批地文件特別條款第 (13)(b) 條規定：

買方須於 2024 年 12 月 31 日 * 或署長批准的其他日期或之前，按署長要求或批准的方式、位置及標準、水平、定線及設計自費在整個粉紅色加黑圓圈範圍的地面水平鋪設、塑造、建造及提供一條通道 (以下簡稱「公眾通道範圍」)，在一切方面使署長滿意。

批地文件特別條款第 (14)(c) 條規定：

買方須在批地文件授予的租契年期期間保持公眾通道範圍及額外公眾通道範圍全日 24 小時開放，以供公眾為所有合法目的免費和暢通無阻地步行或乘坐輪椅使用。

5. 額外公眾通道範圍

批地文件特別條款第 (14)(b) 及 (14)(c) 條規定：

- (b) 買方須於 2024 年 12 月 31 日 * 或署長批准的其他日期或之前按署長要求或批准的方式、位置及標準、水平、定線及設計，自費在毗鄰批地文件夾附的圖則上顯示並標明 D 點和 E 點之間邊界的粉紅色加黑斜線範圍之整個該等部分地面水平鋪設、塑造、建造及提供一條通道 (以下簡稱「額外公眾通道範圍」)，在一切方面使署長滿意。

- (c) 買方須在批地文件授予的租契年期期間保持公眾通道範圍及額外公眾通道範圍全日 24 小時開放，以供公眾為所有合法目的免費和暢通無阻地步行或乘坐輪椅使用。

註：

1. 除另有註明外，此部分內使用的所有詞語和詞句具有批地文件所賦予相同的含意。
2. 請參閱批地文件以了解全部詳情。批地文件的文本在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取副本。

* 備註: 按照地政總署九龍東區地政處於 2020 年 11 月 9 日發出的信函：

- (a) 批地文件特別條款第 (2)(a)(i) 及 (2)(g)(iv) 條中提及的日期已更改為 2023 年 6 月 30 日；及
- (b) 批地文件特別條款第 (10)(a)、(10)(b)、(10)(c)、(10)(d)、(11)(a)(i)、(11)(c)、(13)(b) 及 (14)(b) 條中提及的日期已更改為 2025 年 6 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

備註：除另有註明外，以下的專有詞語具有發展項目之公契及管理協議（下稱「公契」）所賦予相同的含意。

1. 黃色範圍及黃色間黑斜線範圍內的海濱長廊、黃色間黑斜線範圍內的公眾行人通道、行人天橋連接通道的承托物及連接段及行人天橋連接細節

不適用

2. 行人天橋連接通道、第一行人道、第二行人道、升降機及自動扶手電梯、有蓋行人天橋、公眾通道範圍及額外公眾通道範圍

公契第I章：

“在本公契中，除非文意另有指明或容許外，下列字及詞具有下述所給予它們的涵意：

「額外公眾通道範圍」指批地文件特別條款第(14)(b)條提述的額外公眾通道範圍。

「商用樓宇」指批地文件特別條款第(20)(a)(i)條提述的非工業部分及按經批准單邊契據(定義見批地文件特別條款第(21)(c)(ii)條)分配予非工業部分的不可分割份數。商用樓宇其中包括：

[…]

- (iv) 第一行人道(為免存疑，包括按批地文件特別條款第(11)(l)條美化的區域)、第二行人道、行人天橋連接通道(為免存疑，包括按批地文件特別條款第(11)(l)條美化的區域)及升降機及自動扶手電梯；

- (v) 公眾通道範圍及額外公眾通道範圍；

[…]

「有蓋行人天橋」指批地文件特別條款第(11)(a)(i)條提述的有蓋行人天橋。

「第一行人道」指批地文件特別條款第(10)(b)條提述的第一行人道。

「行人天橋連接細節」指批地文件特別條款第(11)(c)條提述的行人天橋連接細節。

「行人天橋連接通道」指批地文件特別條款第(10)(a)(i)條提述的行人天橋連接通道。

「升降機及自動扶手電梯」指批地文件特別條款第(10)(d)條提述的升降機及自動扶手電梯。

「公眾通道範圍」指批地文件特別條款第(13)(b)條提述的公眾通道範圍。

「第二行人道」指批地文件特別條款第(10)(c)條提述的第二行人道。”

公契第IV章C部分第(e)及(f)條：

“C. 商用樓宇

每份不可分割份數和持有、使用、佔用及享用該商用樓宇的專有權受制於以下的地役權、權利及特權：

- (e) 按批地文件特別條款第(10)(e)條的規定，商用樓宇的業主須在批地文件租期期間保持第一行人道、第二行人道、行人天橋連接通道和升降機及自動扶手電梯全日24小時開放，以供公眾為所有合法目的免費和暢通無阻地步行或乘坐輪椅使用。

- (f) 按批地文件特別條款第(14)(c)條的規定，商用樓宇的業主須在批地文件租期期間保持公眾通道範圍及額外公眾通道範圍全日24小時開放，以供公眾為所有合法目的免費和暢通無阻地步行或乘坐輪椅使用。”

公契第V章D部分第9及10條：

“D. 適用於商用樓宇業主的契諾和規定

9. 商用樓宇的業主須保持第一行人道、第二行人道、行人天橋連接通道、升降機及自動扶手電梯、公眾通道範圍及額外公眾通道範圍全日24小時開放，以供公眾為所有合法目的免費和暢通無阻地步行或乘坐輪椅使用。

10. 商用樓宇的業主：

- (a) 不得使用或准許或容許他人使用有蓋行人天橋的任何部分之外部或內部張貼廣告或展示任何招牌、通告或海報，除非署長另行批准或要求；

- (b) 不得作出或准許或容許他人作出任何可能是或可能成為對有蓋行人天橋之下經過的任何人士或車輛或對任何一個或多個毗鄰或鄰近地段或處的任何業主或佔用人構成滋擾或煩擾或可能造成不便或損害之事情；

- (c) 須在有蓋行人天橋存在的整個期間准許所有公眾人士為所有合法目的免繳任何費用全日24小時自由地步行或乘坐輪椅通行、再通行、行經、通過及上落有蓋行人天橋；及

- (d) 須自費管理及保養有蓋行人天橋及行人天橋連接細節，使其處於良好及修繕妥當的狀態，在一切方面使地政總署署長滿意。

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

1. Description

- (a) A promenade within the Yellow Areas and the Yellow Hatched Black Area and a public pedestrian access within the Yellow Hatched Black Area both as referred to in Special Condition No.(2)(a)(i) of the Land Grant.
- (b) The Footbridge Link, the supports and connections for the Footbridge Link, the First Pedestrian Walkway, the Second Pedestrian Walkway and the Lift and Escalators as respectively referred to in Special Conditions Nos.(10)(a)(i), (10)(a)(ii), (10)(b), (10)(c) and (10)(d) of the Land Grant.
- (c) The Covered Footbridge and the Footbridge Connection Details as respectively referred to in Special Conditions Nos.(11)(a)(i) and (11)(c) of the Land Grant.
- (d) The Public Passage Area as referred to in Special Condition No.(13)(b) of the Land Grant.
- (e) The Additional Public Passage Area as referred to in Special Condition No.(14)(b) of the Land Grant.

2. General Public's Right to Use

- (a) The general public has the right to use the Footbridge Link, the First Pedestrian Walkway, the Second Pedestrian Walkway, the Lift and Escalators, the Covered Footbridge, the Public Passage Area and the Additional Public Passage Area in accordance with the Land Grant.
- (b) Section 16(4) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the promenade within the Yellow Areas and the Yellow Hatched Black Area, the public pedestrian access within the Yellow Hatched Black Area, the supports and connections for the Footbridge Link and the Footbridge Connection Details.

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

Not applicable

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

Refer to the plan appended 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

1. The promenade within the Yellow Areas and the Yellow Hatched Black Area and the public pedestrian access within the Yellow Hatched Black Area

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

- (a) (i) The Purchaser shall on or before the 31st day of December, 2022* or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, lay, form, erect, construct, provide and landscape a promenade within the Yellow Areas (as defined in the Land Grant) and the Yellow Hatched Black Area (as defined in the Land Grant) in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedules marked "Technical Schedule for the Yellow Areas and the Yellow Hatched Black Area" and "Technical Schedule for the Building Works" annexed to the Land Grant (hereinafter collectively referred to as "the Technical Schedules"), the plans approved under sub-clause (b) of this Special Condition and the approved Landscape Master Plan (as defined in Special Condition No.(4)(a) of the Land Grant). The Purchaser shall provide a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area as a dedicated pedestrian zone. For the avoidance of doubt, the Yellow Areas do not include any seawall.
- (ii) For the purpose of this Special Condition, the decision of the Director as to whether and when the works referred to in sub-clause (a)(i) of this Special Condition have been completed in accordance with sub-clause (a)(i) of this Special Condition shall be final and binding on the Purchaser.
- (b) (i) The Purchaser shall at his own expense submit or cause to be submitted to the Director for his written approval the plans of the Yellow Areas and the Yellow Hatched Black Area, which shall include details and information as to the level, position, alignment and design of the Yellow Areas and the Yellow Hatched Black Area and such other details and information as the Director may require.
- (ii) No amendment, variation, alteration, modification or substitution to the approved plans of the Yellow Areas and the Yellow Hatched Black Area shall be made by the Purchaser except with the prior written approval of the Director.
- (iii) Any amendment, variation, alteration, modification or substitution by the Purchaser as approved by the Director under sub-clause (b)(ii) of this Special Condition shall be deemed to be incorporated into the approved plans of the Yellow Areas and the Yellow Hatched Black Area and form part thereof.
- (iv) No building works (other than the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant, site formation works and ground investigation) shall be commenced on or within the Yellow Areas and the Yellow Hatched Black Area unless and until the plans referred to in sub-clause (b)(i) of this Special Condition shall have been approved by the Director. For the purpose of these Conditions, "building works", "site formation works" and "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (c) (i) The Purchaser shall not alter, demolish or damage the existing seawall adjoining the Yellow Areas or carry out any works which may alter, damage or adversely affect the seawall or any part or parts thereof and the decision of the Director as to whether any works will alter, damage or adversely affect the seawall shall be final and binding on the Purchaser.

- (ii) The maximum superimposed load within 10 metres from and behind the copeline of the seawall shall not exceed 10 kilonewtons per square metre.
- (iii) No form of percussive piling shall be used within 15 metres from the copeline of the seawall.
- (d) The Purchaser shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition, while he is in possession of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof, at his own expense and in all respects to the satisfaction of the Director, uphold, manage, repair and maintain the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof and everything forming a portion of or pertaining to any of them in good and substantial repair and condition until such time as possession of the whole of the Yellow Areas and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with sub-clause (g)(iv) of this Special Condition.
- (e) In the event of non-fulfilment of the Purchaser's obligations under Special Condition No.(1)(b) of the Land Grant and sub-clauses (a)(i) or (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.
- (f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under Special Condition No.(1)(b) of the Land Grant and sub-clauses (a)(i) or (d) of this Special Condition or the exercise of the rights by the Government under sub-clause (e) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (g) (i) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant and the works specified in sub-clauses (a)(i) and (d) of this Special Condition, the Purchaser shall be granted possession of the Yellow Areas and the Yellow Hatched Black Area on a date to be specified in a letter from the Director to the Purchaser, such date to be not later than the 31st day of March, 2020.
- (ii) The Government shall have no responsibility or liability in respect of any loss or damage whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the deferred possession of the Yellow Areas and the Yellow Hatched Black Area or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss or damage.
- (iii) The Purchaser shall accept the Yellow Areas and the Yellow Hatched Black Area in such state and condition and with such trees, structures and foundations as existing on the date on which possession of the Yellow Areas and the Yellow Hatched Black Area is given to the Purchaser, and hereby agrees not to make any claims whatsoever against the Government in respect thereof.
- (iv) The Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on or before the 31st day of December, 2022* or such other date as may be approved by the Director and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Purchaser shall not without the prior written consent of the Director use the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than the carrying out of the demolition and removal works referred to in Special Condition No.(1)(b) of the Land Grant, the works specified in sub-clauses (a)(i) and (d) of this Special Condition and the purposes specified in sub-clause (i)(ii) of this Special Condition.
- (i) (i) The Purchaser shall at all reasonable times while he is in possession of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof:
 - (I) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot, the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(1)(b) of the Land Grant, sub-clauses (a)(i) and (d) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (e) of this Special Condition and any other works which the Director may consider necessary in the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof;
 - (II) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot, the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof as the Government, the Director or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cableducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises and the carrying out of works in connection with the underground pipework of the Kai Tak District Cooling System below the Yellow Areas and the Yellow Hatched Black Area, and the Purchaser shall co-operate fully with the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof; and
 - (III) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot, the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof.
- (ii) Without prejudice to the generality of sub-clause (a)(i) of this Special Condition, the Purchaser shall while he is in possession of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof:
 - (I) at all times at the Purchaser's own expense and in all respects to the satisfaction of the Director of Fire Services:

- (A) manage and maintain the emergency vehicular access as existing on the date on which possession of the Yellow Areas and the Yellow Hatched Black Area is given within the area enclosed by a purple peck line shown for identification purpose on the plan annexed to the Land Grant (hereinafter referred to as "the EVA"), provide adequate lighting and keep the EVA free from obstruction for the passage of fire services appliances and fire services personnel to and from the fireboat berth cum public landing steps shown and marked "Fireboat berth cum public landing steps" on the plan annexed to the Land Grant (hereinafter referred to as "the Fireboat Berth cum Public Landing Steps") and the adjoining hard paved area to be designated by the Director of Fire Services as a rescue area on the Government land adjoining the Yellow Areas and the Yellow Hatched Black Area; and
- (B) permit the fire services appliances and fire services personnel free and uninterrupted use of the EVA for the purpose of gaining access to and from the Fireboat Berth cum Public Landing Steps and the hard paved area referred to in sub-clause (i)(ii)(I)(A) of this Special Condition;
- (II) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director at all times with or without notice to enter upon the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof for the purposes of inspecting, operating, renewing, modifying, repairing and maintaining the Fireboat Berth cum Public Landing Steps;
- (III) permit all members of the public to use the public pedestrian access with a minimum width of 3 metres within the EVA as existing on the date on which possession of the Yellow Areas and the Yellow Hatched Black Area is given to the Purchaser at all reasonable times on foot or by wheelchair for all lawful purposes free of charge without any interruption and ensure that such public pedestrian access shall not be interfered with or obstructed by the carrying out of the demolition or removal works referred to in Special Condition No.(1)(b) of the Land Grant or the works under sub-clauses (a)(i) or (d) of this Special Condition or otherwise; and
- (IV) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Yellow Areas and the Yellow Hatched Black Area for the purpose of inspecting, checking, repairing and carrying out any works in relation to the pier adjacent to the Yellow Areas shown and marked "Pier" on the plan annexed to the Land Grant.
- (iii) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors, agents and workmen, the officers of the Water Authority, fire services personnel and any persons or public utility companies duly authorized under sub-clauses (i)(i) or (i)(ii) of this Special Condition or otherwise.
- (j) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) on the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto and all health problems of any trees, shrubs or other plants within the Yellow Areas and the Yellow Hatched Black Area including defects, disorders and such other factors or causes which may affect the health of such trees, shrubs or other plants (which health problems are hereinafter referred to as "Trees' Health Problems"):
- (i) which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof; and
- (ii) which shall occur or become apparent within a period of 12 calendar months after the date(s) of re-delivery of possession by the Purchaser of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof (hereinafter referred to as "the Defects Liability and Plant Establishment Period").
- (k) Whenever required by the Director, the Purchaser shall at the Purchaser's own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto which shall occur or become apparent within the Defects Liability and Plant Establishment Period. In addition to the foregoing, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof.
- (l) In the event that due to any Trees' Health Problems which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Areas and the Yellow Hatched Black Area or any part or parts thereof, any trees, shrubs or other plants within the Yellow Areas and the Yellow Hatched Black Area have not grown or developed within the Defects Liability and Plant Establishment Period to a state and condition to the satisfaction of the Director, the Purchaser shall, if so required by the Director, at the Purchaser's own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out replanting, landscaping works, tree maintenance measures or any other measures in all respects to the satisfaction of the Director.
- (m) The Director will, shortly before the expiry of the Defects Liability and Plant Establishment Period, cause an inspection to be carried out in respect of the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Trees' Health Problems which may be evident. The Director reserves the right to serve upon the Purchaser within 14 days after the expiry of the Defects Liability and Plant Establishment Period, a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Trees' Health Problems which may be evident within the Yellow Areas and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto and the Purchaser shall at his own expense cause all necessary works and measures to be carried out (including replanting, landscaping works, tree maintenance measures and any other measures specified in sub-clause (l) of this Special Condition) so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director.
- (n) If the Purchaser shall fail to carry out any of the works referred to in sub-clauses (k), (l) and (m) of this Special Condition, then any such works may be carried out by the Government and all costs and charges incurred in connection therewith by the Government as certified by the Director (whose decision shall be final and binding on the Purchaser) shall on demand be paid by the Purchaser.
- (o) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude his assigns.

2. The Footbridge Link, the supports and connections for the Footbridge Link, the First Pedestrian Walkway, the Second Pedestrian Walkway and the Lift and Escalators

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

- (a) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director construct and provide:
 - (i) one single storey covered footbridge link at 13 metres above the Hong Kong Principal Datum or such other level as may be approved or required by the Director above the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area or any part of any of them (hereinafter referred to as "the Footbridge Link") so as to link up the Covered Footbridge (as defined in Special Condition No.(11)(a)(i) of the Land Grant) and the First Pedestrian Walkway (as defined in sub-clause (b) of this Special Condition). The Footbridge Link shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion shall require or approve and shall have a total width of 5 metres, a minimum clear internal width of 3 metres and a minimum clear internal headroom of 2.6 metres. No permanent column or other supporting structure shall be constructed on any Government land; and
 - (ii) within the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area or in the building or buildings to be erected on the lot supports and connections to such specifications and at such points and at such levels as shall be required or approved by the Director for the Footbridge Link so that the construction of the Footbridge Link can be carried out thereon and that pedestrian access can be gained over the Footbridge Link to and from the Covered Footbridge (as defined in Special Condition No.(11)(a)(i) of the Land Grant) and the First Pedestrian Walkway (as defined in sub-clause (b) of this Special Condition).
- (b) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director provide within the Pink Area a pedestrian walkway at 13 metres above the Hong Kong Principal Datum or such other level as may be approved or required by the Director with a minimum clear internal width of 3 metres at such positions, in such manner and to such standards, levels, alignments and designs as the Director shall require or approve so as to link up the Footbridge Link and the Second Pedestrian Walkway (as defined in sub-clause (c) of this Special Condition) in the shortest possible route (hereinafter referred to as "the First Pedestrian Walkway").
- (c) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director provide within the Pink Rippled Black Area a pedestrian walkway with a minimum clear internal width of 3 metres at such positions, in such manner and to such standards, levels, alignments and designs as the Director shall require or approve so as to link up the First Pedestrian Walkway via the Lift and Escalators (as defined in sub-clause (d) of this Special Condition), the ground level of the lot and the proposed road shown and marked "Proposed Road L12A" on the plan annexed to the Land Grant (hereinafter referred to as "the Proposed Road L12A") in the shortest possible route (hereinafter referred to as "the Second Pedestrian Walkway"). For the purpose of this sub-clause (c), the decision of the Director as to what constitutes the ground level of the lot shall be final and binding on the Purchaser.

- (d) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director provide a lift and escalators (in up and down directions) in the location shown and marked "LIFT AND ESCALATORS" on the plan annexed to the Land Grant (which location is indicative only and may be varied subject to the prior written approval of the Director) within a building erected or to be erected on the Pink Rippled Black Area, such building being a building referred to in Special Condition No.(9)(a)(vi) of the Land Grant or such part of building referred to in Special Condition No.(9)(a)(vii) of the Land Grant, so as to link up the First Pedestrian Walkway, the Second Pedestrian Walkway and the Proposed Road L12A (hereinafter referred to as "the Lift and Escalators").
- (e) The Purchaser shall throughout the term agreed to be granted by the Land Grant keep the First Pedestrian Walkway, the Second Pedestrian Walkway, the Footbridge Link and the Lift and Escalators open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption.
- (f) (i) In the event of any redevelopment of the lot or any part thereof whereby the First Pedestrian Walkway, the Second Pedestrian Walkway, the Footbridge Link and the Lift and Escalators or any part or parts thereof are required to be removed or demolished, the Purchaser shall if required by the Director, within such time limit as shall be laid down by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by the construction and completion of such new first pedestrian walkway, new second pedestrian walkway, new footbridge link and new lift and escalators or a part or parts thereof with such designs, materials, specifications and standards and at such widths, headrooms, levels, heights and positions as the Director may in his sole discretion approve or require.
- (ii) In the event that any new first pedestrian walkway, new second pedestrian walkway, new footbridge link and new lift and escalators are required to be constructed under sub-clause (f)(i) of this Special Condition, all references to "the First Pedestrian Walkway", "the Second Pedestrian Walkway", "the Footbridge Link" and "the Lift and Escalators" in this Special Condition and Special Conditions Nos.(6)(b), (11), (12), (14)(a)(iii), (21)(a)(i) and (41)(e)(vii) of the Land Grant shall be deemed to refer to the said new first pedestrian walkway, new second pedestrian walkway, new footbridge link and new lift and escalators.

3. The Covered Footbridge and the Footbridge Connection Details

Special Conditions Nos.(11)(a), (11)(b), (11)(c), (11)(e), (11)(f), (11)(g), (11)(h), (11)(i), (11)(l) and (11)(m) of the Land Grant stipulate that:

- (a) (i) The Purchaser shall on or before the 31st day of December 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director construct and provide one single storey covered footbridge together with such supports and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the covered footbridge) as shall be required or approved by the Director at 13 metres above the Hong Kong Principal Datum or such other level as may be approved or required by the Director in the approximate position shown and marked "PROP. FB" on the plan annexed to the Land Grant (hereinafter referred to as "the Covered Footbridge"), so as to link up the Footbridge Link and the elevated landscaped deck to be constructed by the Government above the proposed road shown and marked "Proposed Road D3" on the plan annexed to the Land Grant (hereinafter referred to as "the Elevated Landscaped Deck" and "the Proposed Road D3" respectively). The Covered Footbridge shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting

fittings as the Director in his sole discretion shall require or approve and shall have a total width of 5 metres, a minimum clear internal width of 3 metres, a minimum clear internal headroom of 2.6 metres and a minimum clearance of 5.1 metres measured from the lowest point of the underside of the Covered Footbridge to the surface of the public road thereunder. No permanent column or other supporting structure shall be constructed on any Government land.

- (ii) Prior to closure of the Proposed Road D3 or any part or parts thereof for the construction of the Covered Footbridge pursuant to sub-clause (a)(i) of this Special Condition (hereinafter referred to as "the Road Closure"), the Purchaser shall, at his own expense, submit or cause to be submitted to the Director for his approval in writing a proposal in relation to the Road Closure (hereinafter referred to as "the Road Closure Proposal"), which proposal shall comply with the following requirements:
 - (I) the Road Closure shall be for a period not exceeding 14 days in any period of 3 calendar months; and
 - (II) closure of part of the width of the Proposed Road D3 shall not be to such extent as will interfere unreasonably with the normal flow of traffic on the Proposed Road D3 and for no longer than is reasonably necessary to execute the construction works of the Covered Footbridge.
 - (iii) The Purchaser shall not commence any works for the Road Closure unless and until the Road Closure Proposal shall have been approved by the Director and thereafter shall carry out such works in accordance with the approved Road Closure Proposal in all respects to the satisfaction of the Director.
 - (iv) For the purposes of sub-clause (a)(ii) of this Special Condition, the decision of the Director as to what constitutes a period not exceeding 14 days in any period of 3 calendar months referred to in sub-clause (a)(ii)(I) of this Special Condition, what constitutes unreasonable interference with the normal flow of traffic on the Proposed Road D3 and what amounts to longer than is reasonably necessary to execute the construction works of the Covered Footbridge referred to in sub-clause (a)(ii)(II) of this Special Condition shall be final and binding on the Purchaser.
- (b) For the purpose only of carrying out the works specified in sub-clauses (a) and (c) of this Special Condition, the Purchaser shall be granted possession of any Government land as the Director may approve on a date to be specified in a letter from the Director to the Purchaser, such date to be not later than the 31st day of March, 2020 and subject to such terms and conditions as may be imposed by the Director. Subject to sub-clause (a)(ii) of this Special Condition, the Purchaser shall at all reasonable times while he is in possession of the Government land allow free access thereto and therefrom for all Government and public pedestrian traffic and maintain smooth traffic flow in all respects to the satisfaction of the Commissioner for Transport. The Government land shall be re-delivered by the Purchaser to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (c) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director (i) connect the Footbridge Link with the Covered Footbridge; and (ii) connect the Covered Footbridge with the Elevated Landscaped Deck. Such connection works shall include the removal of claddings and parapets at the receiving point provided by the Government at the Elevated Landscaped Deck, making good and reinstating to the satisfaction of the Director the said receiving point upon completion of the connection works. The connection details between the Covered Footbridge and the Elevated Landscaped Deck including but not limited to bearings and movement joint, the loading arrangement and support details of the Covered Footbridge onto the Elevated Landscaped Deck, joint or stitching or both and bearing arrangement of the Covered Footbridge (hereinafter collectively referred to as "the Footbridge Connection Details") shall be designed and constructed by the Purchaser at his own expense with the prior approval of the Director and in all respects to the satisfaction of the Director.
- (e) In the event of non-fulfilment of the Purchaser's obligations under sub-clauses (a), (b), (c), (d) and (f) of Special Condition No.(10) of the Land Grant and sub-clauses (a), (c), (h) and (i) of this Special Condition, the Government may carry out the necessary construction or maintenance works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser. For the purpose of carrying out the works aforesaid, the Government, its officers, contractors, agents, workmen and any person authorized by the Government shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the exercise by the Government, its officers, contractors, agents, workmen or any person authorized by the Government of the right of entry conferred under this sub-clause (e) or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (f) (i) The Covered Footbridge shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.
- (ii) The Purchaser shall not use or permit or suffer to be used any part of the Covered Footbridge either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.
- (iii) The Purchaser shall not do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.
- (iv) The Purchaser shall throughout the period during which the Covered Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass 24 hours a day on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridge.
- (g) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Purchaser in relation to the construction, alteration, management, repair and maintenance of the Covered Footbridge, the Footbridge Connection Details, the Footbridge Link, the First Pedestrian Walkway, the Second Pedestrian Walkway and the Lift and Escalators.

- (h) Throughout the term agreed to be granted by the Land Grant, the Purchaser shall at his own expense manage and maintain the Covered Footbridge and the Footbridge Connection Details in good and substantial repair and condition in all respects to the satisfaction of the Director.
- (i) (i) In the event of any redevelopment of the lot or any part thereof whereby the Covered Footbridge or any part thereof are required to be removed or demolished, the Purchaser shall if required by the Director, within such time limit as shall be laid down by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by the construction and completion of such new covered footbridge or a part or parts thereof with such design, materials, specifications and standards and at such widths, headrooms, levels, heights and positions as the Director shall approve or require.
- (ii) In the event that the new covered footbridge is required to be constructed under sub-clause (i)(i) of this Special Condition, all references to "the Covered Footbridge" in this Special Condition and Special Condition No.(10)(a) of the Land Grant shall be deemed to refer to the said new covered footbridge.
- (l) Not less than 10% of the area of the Footbridge Link and the Covered Footbridge respectively, and not less than 10% of the area of the First Pedestrian Walkway as the Director may at his sole discretion require, shall be planted with trees, shrubs or other plants. The decision of the Director as to which landscaping works proposed by the Purchaser constitute the 10% referred to in this sub-clause (l) shall be final and binding on the Purchaser. The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plant. For the avoidance of doubt, the landscaping works provided under this sub-clause (l) shall not form part of the Greenery Area.
- (m) For the purpose of Special Condition No.(10) of the Land Grant and this Special Condition only, the expression "Purchaser" shall only mean the person entering into and executing this Agreement and his assigns of the Non-industrial Portion (as defined in Special Condition No.(21)(a)(i) of the Land Grant).

4. The Public Passage Area

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

The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, construct and provide at the ground level of the whole of the Pink Circled Black Area a passage (hereinafter referred to as "the Public Passage Area") in such manner, at such positions and to such standards, levels, alignments and design as the Director shall require or approve.

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

The Purchaser shall throughout the term agreed to be granted by the Land Grant keep the Public Passage Area and the Additional Public Passage Area open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption.

5. The Additional Public Passage Area

Special Conditions Nos.(14)(b) and (14)(c) of the Land Grant stipulate that:

- (b) The Purchaser shall on or before the 31st day of December, 2024* or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, construct and provide at the ground level of the whole of that part of the Pink Hatched Black Areas adjacent to the boundary line between the points D and E shown and marked on the plan annexed to the Land Grant a passage (hereinafter referred to as "the Additional Public Passage Area") in such manner, at such positions and to such standards, levels, alignments and design as the Director shall require or approve.
- (c) The Purchaser shall throughout the term agreed to be granted by the Land Grant keep the Public Passage Area and the Additional Public Passage Area open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption.

Remarks:

- Unless otherwise specified, all terms and expressions used in this section shall have the same meanings as ascribed to them in the Land Grant.
- For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

*Note: Pursuant to the letter from the District Lands Office/Kowloon East of the Lands Department dated 9th November 2020:-

- the date in Special Condition No.(2)(a)(i) and (2)(g)(iv) of the Land Grant has been amended to the 30th day of June 2023; and
- the dates in Special Conditions Nos.(10)(a), (10)(b), (10)(c), (10)(d), (11)(a)(i), (11)(c), (13)(b) and (14)(b) of the Land Grant have been amended to the 30th day of June 2025.

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**

Note: Unless otherwise provided, capitalized terms below shall have the same meaning given to them under the Deed of Mutual Covenant incorporating Management Agreement in respect of the Development ("the Deed").

- The promenade within the Yellow Areas and the Yellow Hatched Black Area, the public pedestrian access within the Yellow Hatched Black Area, the supports and connections for the Footbridge Link and the Footbridge Connection Details

Not applicable

- The Footbridge Link, the First Pedestrian Walkway, the Second Pedestrian Walkway, the Lift and Escalators, the Covered Footbridge, the Public Passage Area and the Additional Public Passage Area

Section I of the Deed:

"In this Deed, the following words and expressions shall have the following meanings ascribed to them except where the context otherwise requires or permits:

"Additional Public Passage Area" means the Additional Public Passage Area as referred to in Special Condition No.(14)(b) of the Government Grant.

“Commercial Accommodation” means the Non-industrial Portion as referred to in Special Condition No.(21)(a)(i) of the Government Grant and to which Undivided Shares have been allocated under the Approved Deed Poll as defined in Special Condition No.(21)(c)(ii) of the Government Grant. The Commercial Accommodation includes, among others:

[...]

(iv) the First Pedestrian Walkway (which, for the avoidance of doubt, includes the area(s) thereof landscaped in accordance with Special Condition No.(11)(l) of the Government Grant), the Second Pedestrian Walkway, the Footbridge Link (which, for the avoidance of doubt, includes the area(s) thereof landscaped in accordance with Special Condition No.(11)(l) of the Government Grant) and the Lift and Escalators;

(v) the Public Passage Area and the Additional Public Passage Area;

[...]

“Covered Footbridge” means the Covered Footbridge as referred to in Special Condition No.(11)(a)(i) of the Government Grant.

“First Pedestrian Walkway” means the First Pedestrian Walkway as referred to in Special Condition No.(10)(b) of the Government Grant.

“Footbridge Connection Details” means the Footbridge Connection Details as referred to in Special Condition No.(11)(c) of the Government Grant.

“Footbridge Link” means the Footbridge Link as referred to in Special Condition No.(10)(a)(i) of the Government Grant.

“Lift and Escalators” means the Lift and Escalators as referred to in Special Condition No.(10)(d) of the Government Grant.

“Public Passage Area” means the Public Passage Area as referred to in Special Condition No.(13)(b) of the Government Grant.

“Second Pedestrian Walkway” means the Second Pedestrian Walkway as referred to in Special Condition No.(10)(c) of the Government Grant.”

Clauses (e) and (f) of Subsection C of Section IV of the Deed:

“C. Commercial Accommodation

The following are the easements rights and privileges subject to which each Undivided Share and the exclusive right to hold use occupy and enjoy the Commercial Accommodation is held:

(e) Pursuant to Special Condition No.(10)(e) of the Government Grant, the Owner of the Commercial Accommodation shall throughout the term of the Government Grant keep the First Pedestrian Walkway, the Second Pedestrian Walkway, the Footbridge Link and the Lift and Escalators open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption.

(f) Pursuant to Special Condition No.(14)(c) of the Government Grant, the Owner of the Commercial Accommodation shall throughout the term of the Government Grant keep the Public Passage Area and the Additional Public Passage Area open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption.”

Clauses 9 and 10 of Subsection D of Section V of the Deed:

“D. Covenants and provisions applicable to Owner of the Commercial Accommodation

9. The Owner of the Commercial Accommodation shall keep the First Pedestrian Walkway, the Second Pedestrian Walkway, the Footbridge Link, the Lift and Escalators, the Public Passage Area and the Additional Public Passage Area open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption.

10. The Owner of the Commercial Accommodation shall:

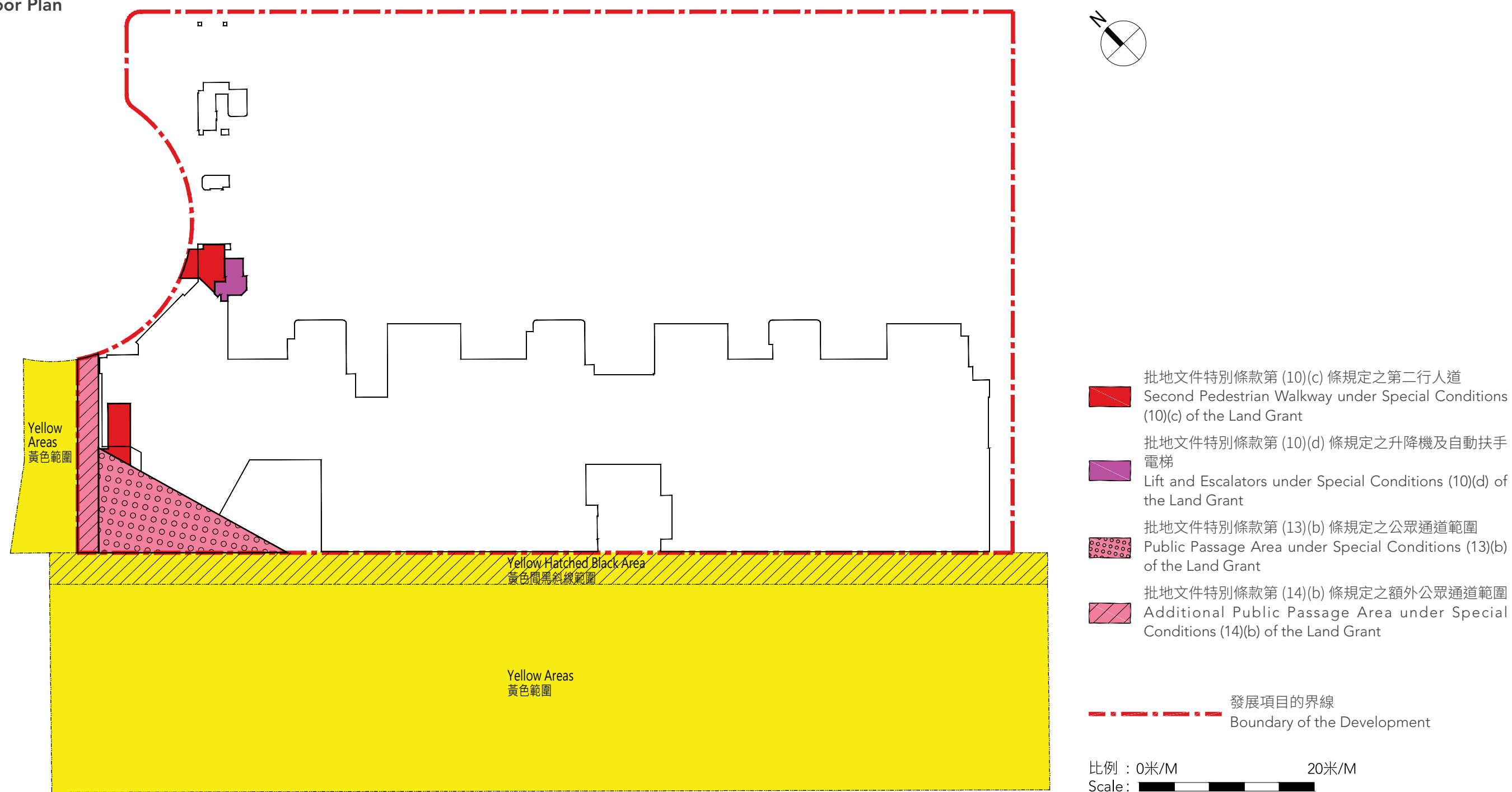
(a) not use or permit or suffer to be used any part of the Covered Footbridge either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director of Lands;

(b) not do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises;

(c) throughout the period during which the Covered Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass 24 hours a day on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridge; and

(d) at his own expense manage and maintain the Covered Footbridge and the Footbridge Connection Details in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands.”

地下平面圖
G/F Floor Plan



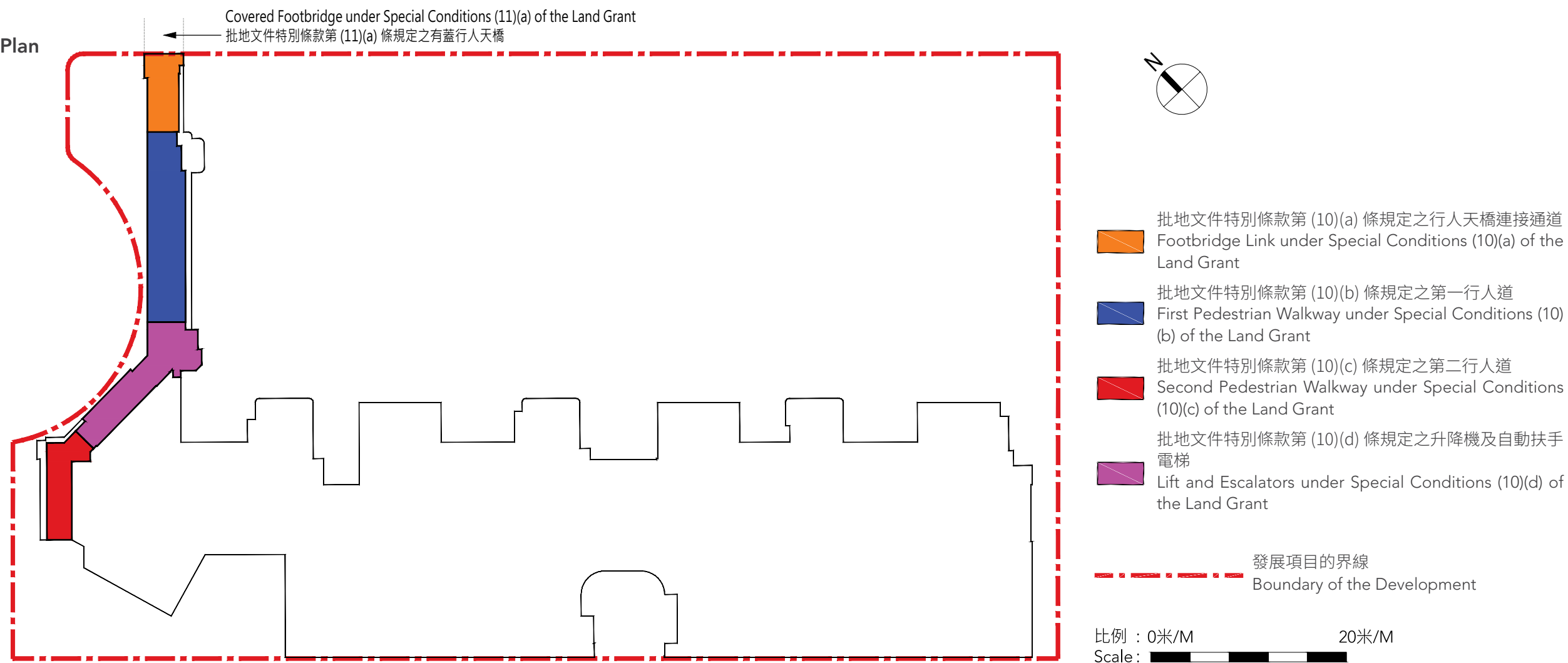
備註：

1. 本圖則是本章 E 段提及的圖則。
2. 本圖則僅作顯示黃色範圍及黃色間黑斜線範圍內的海濱長廊、黃色間黑斜線範圍內的公眾行人通道、行人天橋連接通道、行人天橋連接通道的承托物及連接段、第一行人道、第二行人道、升降機及自動扶手電梯、有蓋行人天橋、行人天橋連接細節、公眾通道範圍及額外公眾通道範圍的位置。本圖中所示的其他事項未必能反映其最新狀況。

Notes:

1. This plan is the plan referred to in Paragraph E of this Section.
2. This plan is for showing the locations of the promenade within the Yellow Areas and the Yellow Hatched Black Area, the public pedestrian access within the Yellow Hatched Black Area, the Footbridge Link, the supports and connections for the Footbridge Link, the First Pedestrian Walkway, the Second Pedestrian Walkway, the Lift and Escalators, the Covered Footbridge, the Footbridge Connection Details, the Public Passage Area and the Additional Public Passage Area only. Other matters shown in this plan may not reflect their latest condition.

1樓平面圖
1/F Floor Plan



備註:

1. 本圖則是本章E段提及的圖則。
2. 本圖則僅作顯示黃色範圍及黃色間黑斜線範圍內的海濱長廊、黃色間黑斜線範圍內的公眾行人通道、行人天橋連接通道、行人天橋連接通道的承托物及連接段、第一行人道、第二行人道、升降機及自動扶手電梯、有蓋行人天橋、行人天橋連接細節、公眾通道範圍及額外公眾通道範圍的位置。本圖中所示的其他事項未必能反映其最新狀況。

Notes:

1. This plan is the plan referred to in Paragraph E of this Section.
2. This plan is for showing the locations of the promenade within the Yellow Areas and the Yellow Hatched Black Area, the public pedestrian access within the Yellow Hatched Black Area, the Footbridge Link, the supports and connections for the Footbridge Link, the First Pedestrian Walkway, the Second Pedestrian Walkway, the Lift and Escalators, the Covered Footbridge, the Footbridge Connection Details, the Public Passage Area and the Additional Public Passage Area only. Other matters shown in this plan may not reflect their latest condition.

17 對買方的警告

WARNING TO PURCHASERS

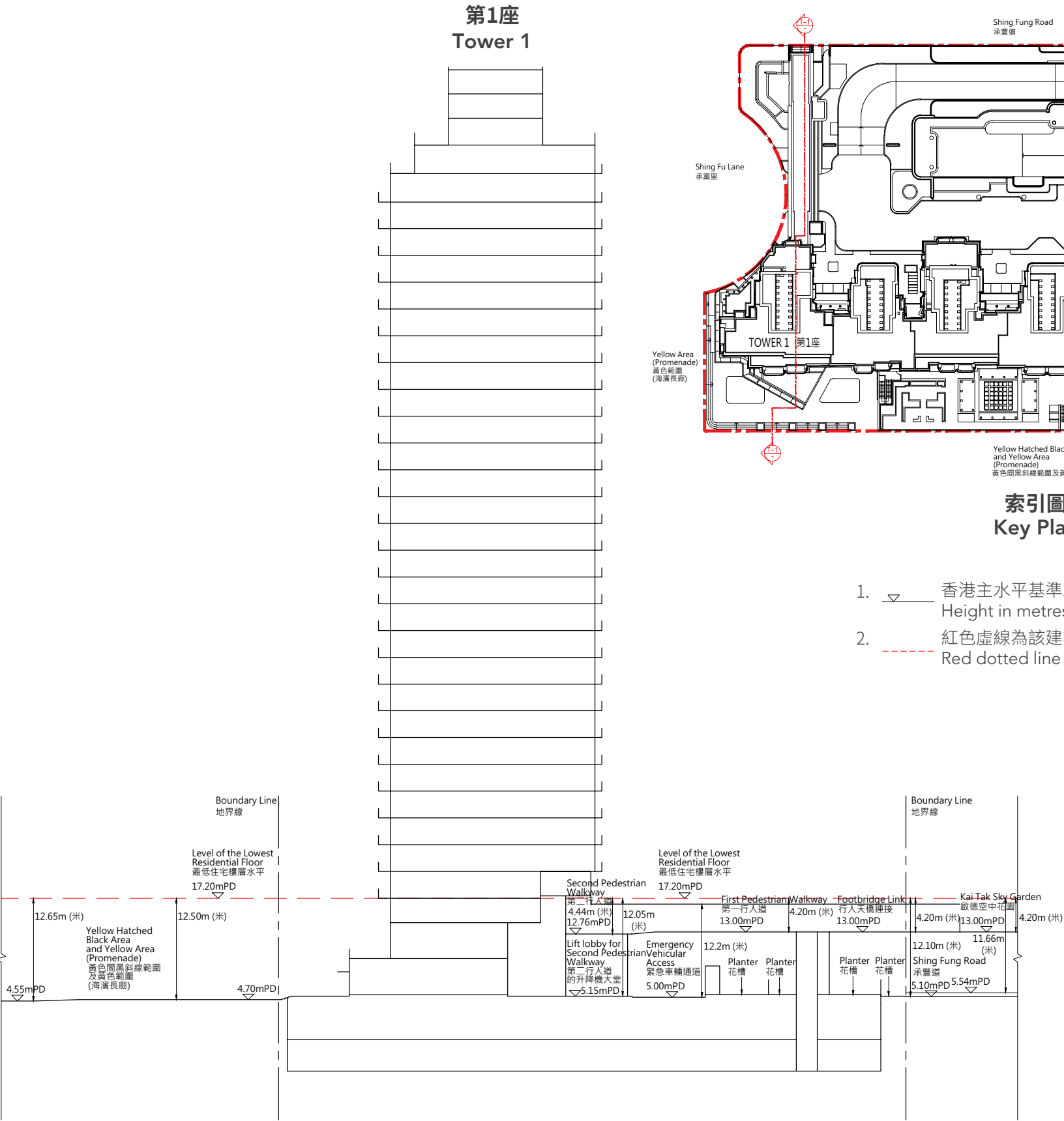
1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

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

Top Roof		頂層天台
Upper Roof 2 (Water Pump Room)		上層天台 2 (水泵房)
Upper Roof 1 (Lift Machine Room)		上層天台 1 (升降機機房)
Roof / Refuge Roof		天台 / 庇護層
33/F 33樓	Residential Units	住宅單位
32/F 32樓	Residential Units	住宅單位
31/F 31樓	Residential Units	住宅單位
30/F 30樓	Residential Units	住宅單位
29/F 29樓	Residential Units	住宅單位
28/F 28樓	Residential Units	住宅單位
27/F 27樓	Residential Units	住宅單位
26/F 26樓	Residential Units	住宅單位
25/F 25樓	Residential Units	住宅單位
23/F 23樓	Residential Units	住宅單位
22/F 22樓	Residential Units	住宅單位
21/F 21樓	Residential Units	住宅單位
20/F 20樓	Residential Units	住宅單位
19/F 19樓	Residential Units	住宅單位
18/F 18樓	Residential Units	住宅單位
17/F 17樓	Residential Units	住宅單位
16/F 16樓	Residential Units	住宅單位
15/F 15樓	Residential Units	住宅單位
12/F 12樓	Residential Units	住宅單位
11/F 11樓	Residential Units	住宅單位
10/F 10樓	Residential Units	住宅單位
9/F 9樓	Residential Units	住宅單位
8/F 8樓	Residential Units	住宅單位
7/F 7樓	Residential Units	住宅單位
6/F 6樓	Residential Units	住宅單位
5/F 5樓	Residential Units	住宅單位
3/F 3樓	Residential Units	住宅單位
2/F 2樓	Residential Units / Transfer Plate	住宅單位 / 結構轉接層
Transfer Plate		結構轉接層
1/F 1樓	Shop / Management Office / Electrical & Mechanical Plant Rooms	商舖 / 管理處 / 機電房
G/F 地下	Entrance Lobby / Electrical and Mechanical Plant Rooms/Shop	入口大堂 / 機電房 / 商舖
Carpark / Electrical & Mechanical Plant Rooms		停車場 / 機電房
B1/F 地庫1樓		
Carpark / Electrical & Mechanical Plant Rooms		停車場 / 機電房
B2/F 地庫2樓		

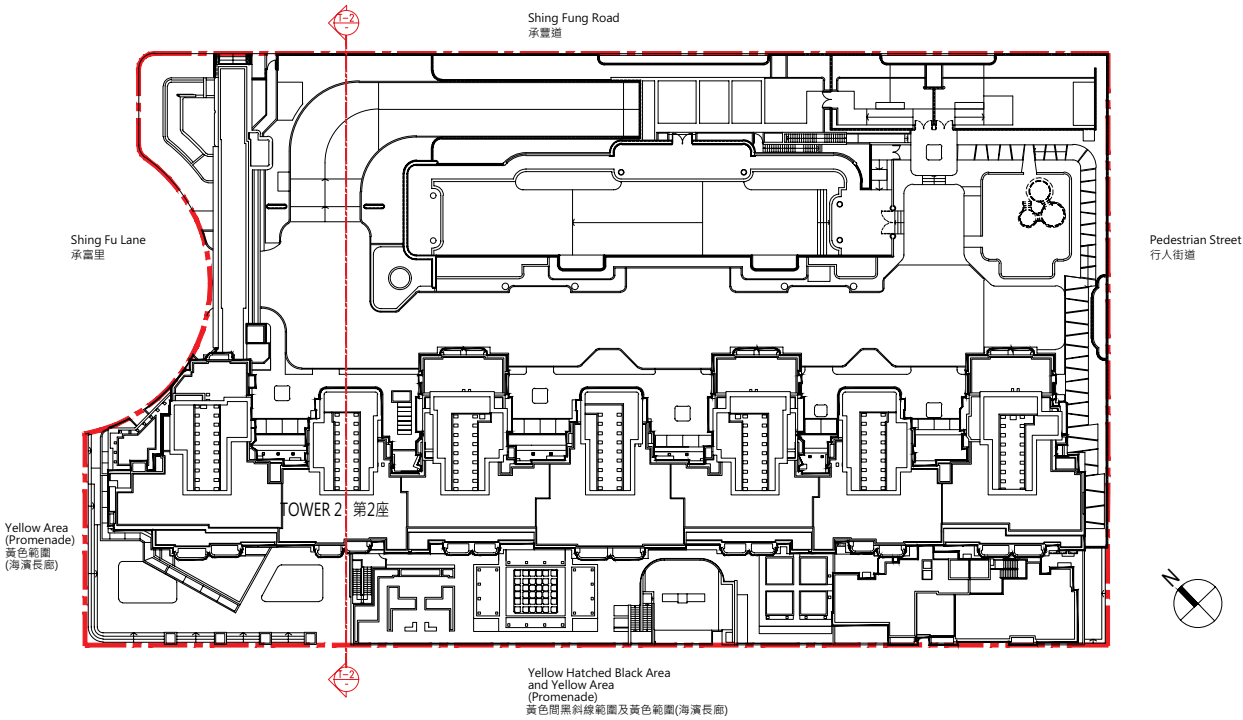


18

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

第2座
Tower 2

	Top Roof	頂層天台
	Upper Roof 2 (Emergency Generator Room)	上層天台 2 (緊急發電機機房)
	Upper Roof 1 (Lift Machine Room/Water Pump Room)	上層天台 1 (升降機機房 / 水泵房)
	Roof / Refuge Roof	天台 / 庇護層
33/F 33樓	Residential Units	住宅單位
32/F 32樓	Residential Units	住宅單位
31/F 31樓	Residential Units	住宅單位
30/F 30樓	Residential Units	住宅單位
29/F 29樓	Residential Units	住宅單位
28/F 28樓	Residential Units	住宅單位
27/F 27樓	Residential Units	住宅單位
26/F 26樓	Residential Units	住宅單位
25/F 25樓	Residential Units	住宅單位
23/F 23樓	Residential Units	住宅單位
22/F 22樓	Residential Units	住宅單位
21/F 21樓	Residential Units	住宅單位
20/F 20樓	Residential Units	住宅單位
19/F 19樓	Residential Units	住宅單位
18/F 18樓	Residential Units	住宅單位
17/F 17樓	Residential Units	住宅單位
16/F 16樓	Residential Units	住宅單位
15/F 15樓	Residential Units	住宅單位
12/F 12樓	Residential Units	住宅單位
11/F 11樓	Residential Units	住宅單位
10/F 10樓	Residential Units	住宅單位
9/F 9樓	Residential Units	住宅單位
8/F 8樓	Residential Units	住宅單位
7/F 7樓	Residential Units	住宅單位
6/F 6樓	Residential Units	住宅單位
5/F 5樓	Residential Units	住宅單位
3/F 3樓	Residential Units	住宅單位
2/F 2樓	Residential Units	住宅單位
	Transfer Plate	結構轉接層
1/F 1樓	Shop / Electrical & Mechanical Plant Rooms	商舖 / 機電房
G/F 地下	Entrance Lobby / Electrical and Mechanical Plant Rooms/Shop	入口大堂 / 機電房 / 商舖
B1/F 地庫1樓	Carpark / Electrical & Mechanical Plant Rooms	停車場 / 機電房
B2/F 地庫2樓	Carpark / Electrical & Mechanical Plant Rooms	停車場 / 機電房

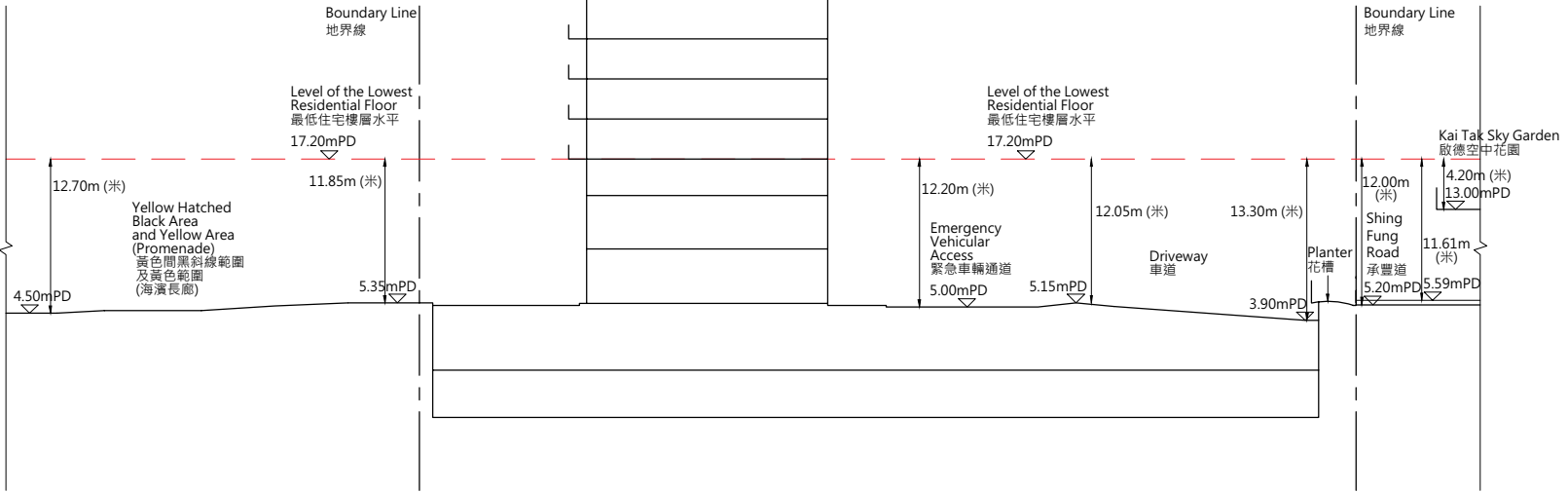


索引圖
Key Plan

1.

香港主水平基準以上高度 (米)。
Height in metres above Hong Kong Principal Datum (HKPD).
2.

紅色虛線為該建築物最低住宅樓層水平。
Red dotted line denotes the lowest residential floor of the building.



1.

The part of driveway adjacent to Tower 2 is 3.90 to 5.15 metres above the Hong Kong Principal Datum.
2.

The part of Shing Fung Road adjacent to Tower 2 is 5.20 to 5.59 metres above the Hong Kong Principal Datum.
3.

The part of Yellow Hatched Black Area and Yellow Area (Promenade) adjacent to Tower 2 is 4.50 to 5.35 metres above the Hong Kong Principal Datum (mPD).
1.

毗連第2座的一段車道為香港主水平基準以上3.90米至5.15米。
2.

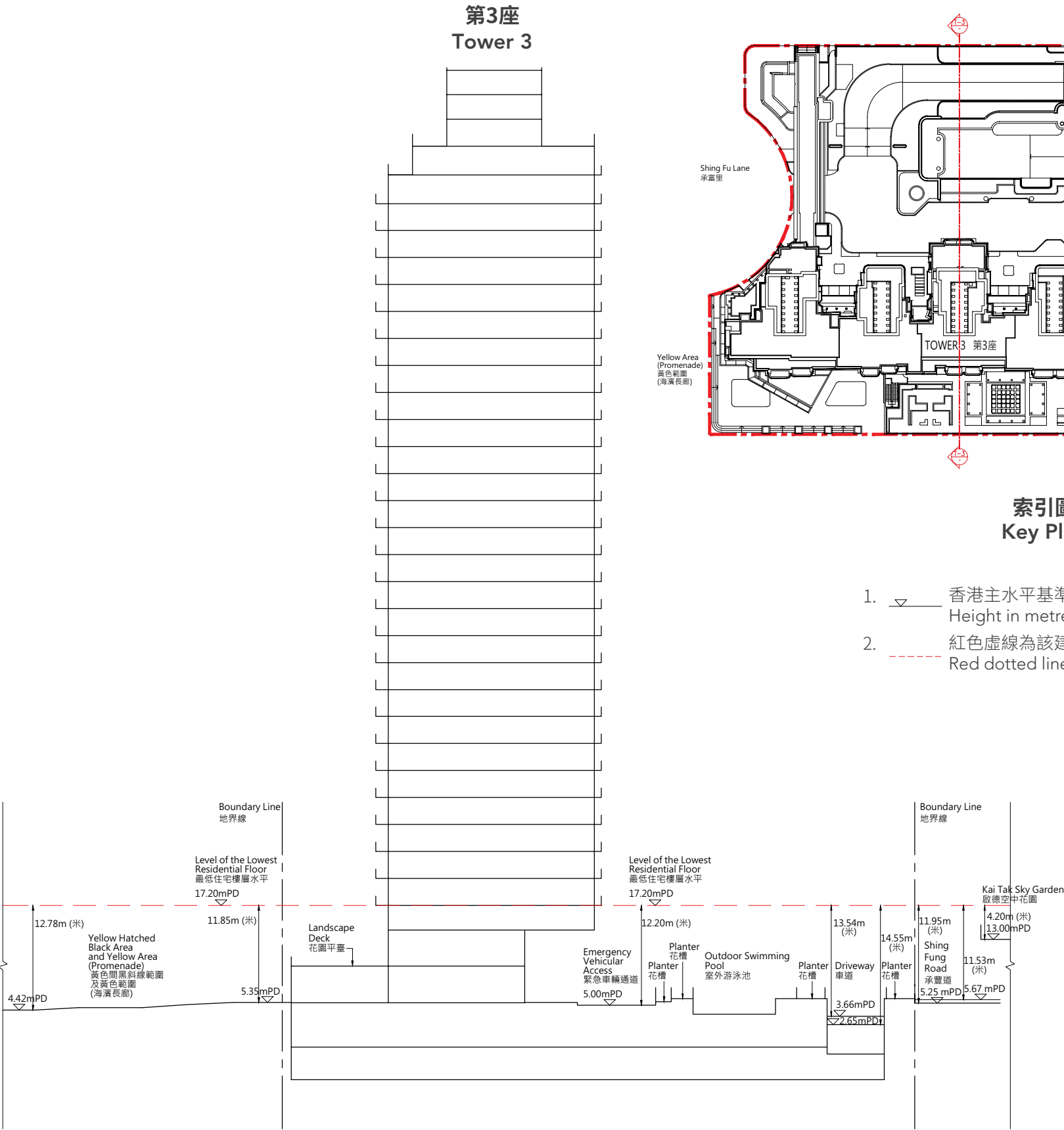
毗連第2座的一段承豐道為香港主水平基準以上5.20米至5.59米。
3.

毗連第2座的一段黃色間黑斜線範圍及黃色範圍(海濱長廊)為香港主水平基準以上4.50至5.35米。

18

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

	Top Roof	頂層天台
	Upper Roof 2 (Emergency Generator Room)	上層天台 2 (緊急發電機機房)
	Upper Roof 1 (Lift Machine Room/Water Pump Room)	上層天台 1 (升降機機房 / 水泵房)
	Roof / Refuge Roof	天台 / 庇護層
33/F 33樓	Residential Units	住宅單位
32/F 32樓	Residential Units	住宅單位
31/F 31樓	Residential Units	住宅單位
30/F 30樓	Residential Units	住宅單位
29/F 29樓	Residential Units	住宅單位
28/F 28樓	Residential Units	住宅單位
27/F 27樓	Residential Units	住宅單位
26/F 26樓	Residential Units	住宅單位
25/F 25樓	Residential Units	住宅單位
23/F 23樓	Residential Units	住宅單位
22/F 22樓	Residential Units	住宅單位
21/F 21樓	Residential Units	住宅單位
20/F 20樓	Residential Units	住宅單位
19/F 19樓	Residential Units	住宅單位
18/F 18樓	Residential Units	住宅單位
17/F 17樓	Residential Units	住宅單位
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15/F 15樓	Residential Units	住宅單位
12/F 12樓	Residential Units	住宅單位
11/F 11樓	Residential Units	住宅單位
10/F 10樓	Residential Units	住宅單位
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8/F 8樓	Residential Units	住宅單位
7/F 7樓	Residential Units	住宅單位
6/F 6樓	Residential Units	住宅單位
5/F 5樓	Residential Units	住宅單位
3/F 3樓	Residential Units	住宅單位
2/F 2樓	Residential Units	住宅單位
	Transfer Plate	結構轉接層
1/F 1樓	Residential Recreational Facilities / Electrical & Mechanical Plant Rooms	住宅康樂設施 / 機電房
G/F 地下	Entrance Lobby / Electrical and Mechanical Plant Rooms/Shop	入口大堂 / 機電房 / 商舖
B1/F 地庫1樓	Carpark / Electrical & Mechanical Plant Rooms	停車場 / 機電房
B2/F 地庫2樓	Carpark / Electrical & Mechanical Plant Rooms	停車場 / 機電房



1. The part of driveway adjacent to Tower 3 is 2.65 to 3.66 metres above the Hong Kong Principal Datum.

2. The part of Shing Fung Road adjacent to Tower 3 is 5.25 to 5.67 metres above the Hong Kong Principal Datum.

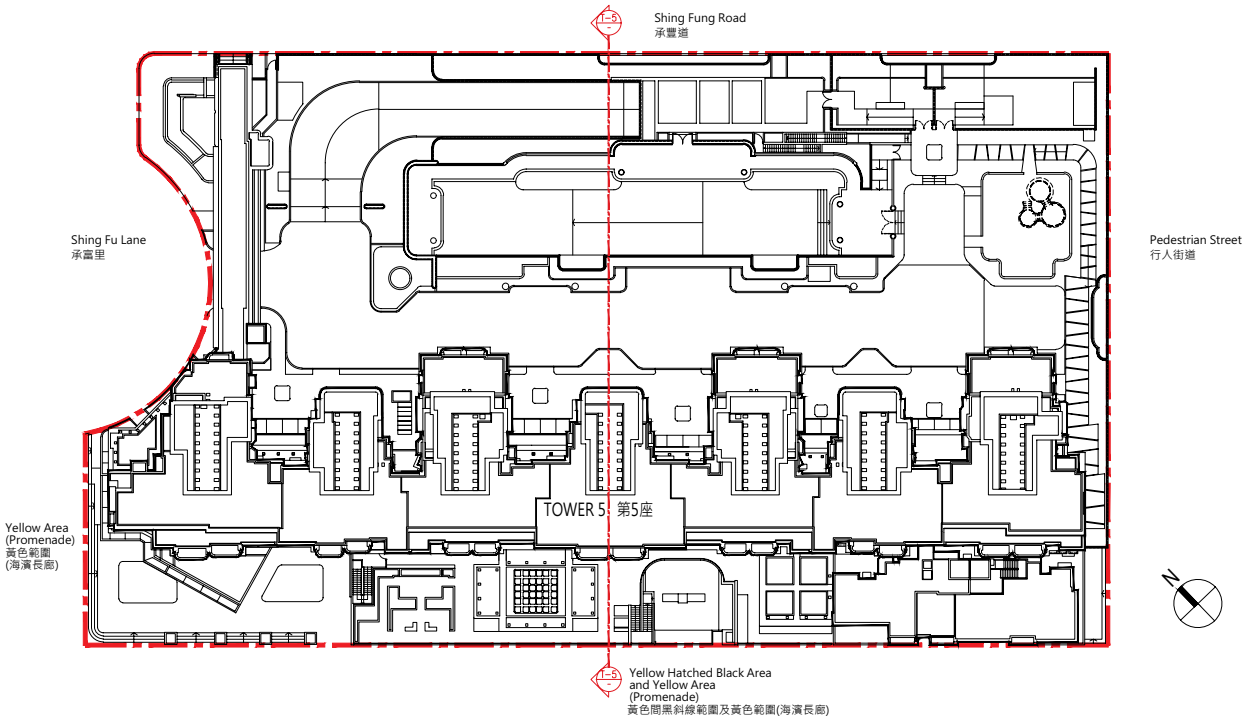
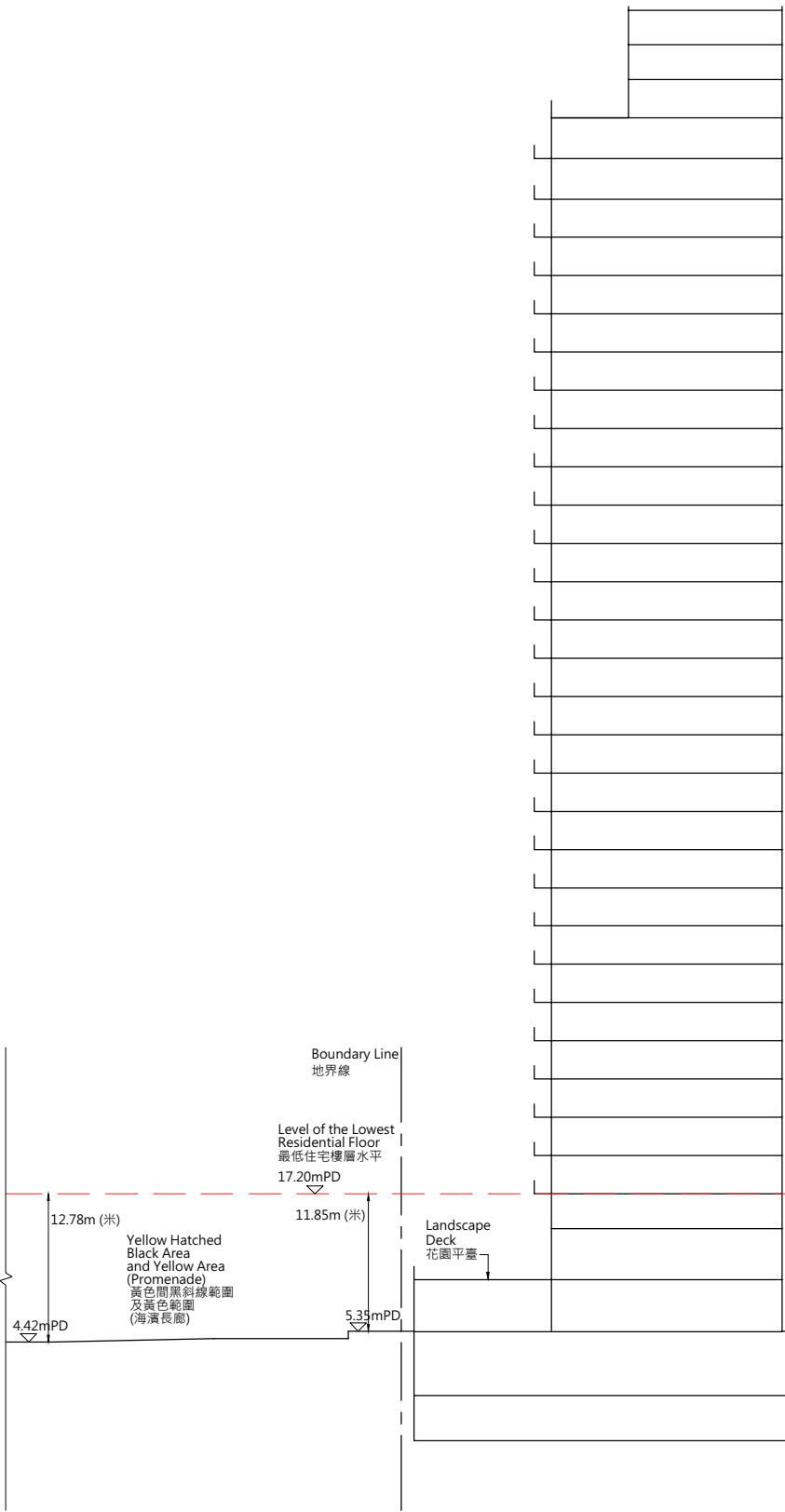
3. The part of Yellow Hatched Black Area and Yellow Area (Promenade) adjacent to Tower 3 is 4.42 to 5.35 metres above the Hong Kong Principal Datum (mPD).
1. 毗連第3座的一段車道為香港主水平基準以上2.65米至3.66米。

2. 毗連第3座的一段承豐道為香港主水平基準以上5.25米至5.67米。

3. 毗連第3座的一段黃色間黑斜線範圍及黃色範圍(海濱長廊)為香港主水平基準以上4.42至5.35米。

Top Roof			頂層天台
Upper Roof 2 (Water Pump Room)			上層天台 2 (水泵房)
Upper Roof 1 (Lift Machine Room)			上層天台 1 (升降機機房)
Roof / Refuge Roof			天台 / 庇護層
33/F 33樓	Residential Units		住宅單位
32/F 32樓	Residential Units		住宅單位
31/F 31樓	Residential Units		住宅單位
30/F 30樓	Residential Units		住宅單位
29/F 29樓	Residential Units		住宅單位
28/F 28樓	Residential Units		住宅單位
27/F 27樓	Residential Units		住宅單位
26/F 26樓	Residential Units		住宅單位
25/F 25樓	Residential Units		住宅單位
23/F 23樓	Residential Units		住宅單位
22/F 22樓	Residential Units		住宅單位
21/F 21樓	Residential Units		住宅單位
20/F 20樓	Residential Units		住宅單位
19/F 19樓	Residential Units		住宅單位
18/F 18樓	Residential Units		住宅單位
17/F 17樓	Residential Units		住宅單位
16/F 16樓	Residential Units		住宅單位
15/F 15樓	Residential Units		住宅單位
12/F 12樓	Residential Units		住宅單位
11/F 11樓	Residential Units		住宅單位
10/F 10樓	Residential Units		住宅單位
9/F 9樓	Residential Units		住宅單位
8/F 8樓	Residential Units		住宅單位
7/F 7樓	Residential Units		住宅單位
6/F 6樓	Residential Units		住宅單位
5/F 5樓	Residential Units		住宅單位
3/F 3樓	Residential Units		住宅單位
2/F 2樓	Residential Units		住宅單位
Transfer Plate			結構轉接層
1/F 1樓	Residential Recreational Facilities / Electrical & Mechanical Plant Rooms		住宅康樂設施 / 機電房
G/F 地下	Residential Recreational Facilities / Entrance Lobby / Electrical and Mechanical Plant Rooms/Shop		住宅康樂設施 / 入口大堂 / 機電房 / 商舖
B1/F 地庫1樓	Carpark / Electrical & Mechanical Plant Rooms		停車場 / 機電房
B2/F 地庫2樓	Carpark / Electrical & Mechanical Plant Rooms		停車場 / 機電房

第5座
Tower 5



索引圖
Key Plan

- 香港主水平基準以上高度 (米)。
Height in metres above Hong Kong Principal Datum (HKPD).
- 紅色虛線為該建築物最低住宅樓層水平。
Red dotted line denotes the lowest residential floor of the building.

- The part of driveway adjacent to Tower 5 is 2.65 to -0.10 metres above the Hong Kong Principal Datum.
- The part of Shing Fung Road adjacent to Tower 5 is 5.23 to 5.49 metres above the Hong Kong Principal Datum.
- The part of Yellow Hatched Black Area and Yellow Area (Promenade) adjacent to Tower 5 is 4.42 to 5.35 metres above the Hong Kong Principal Datum (mPD).

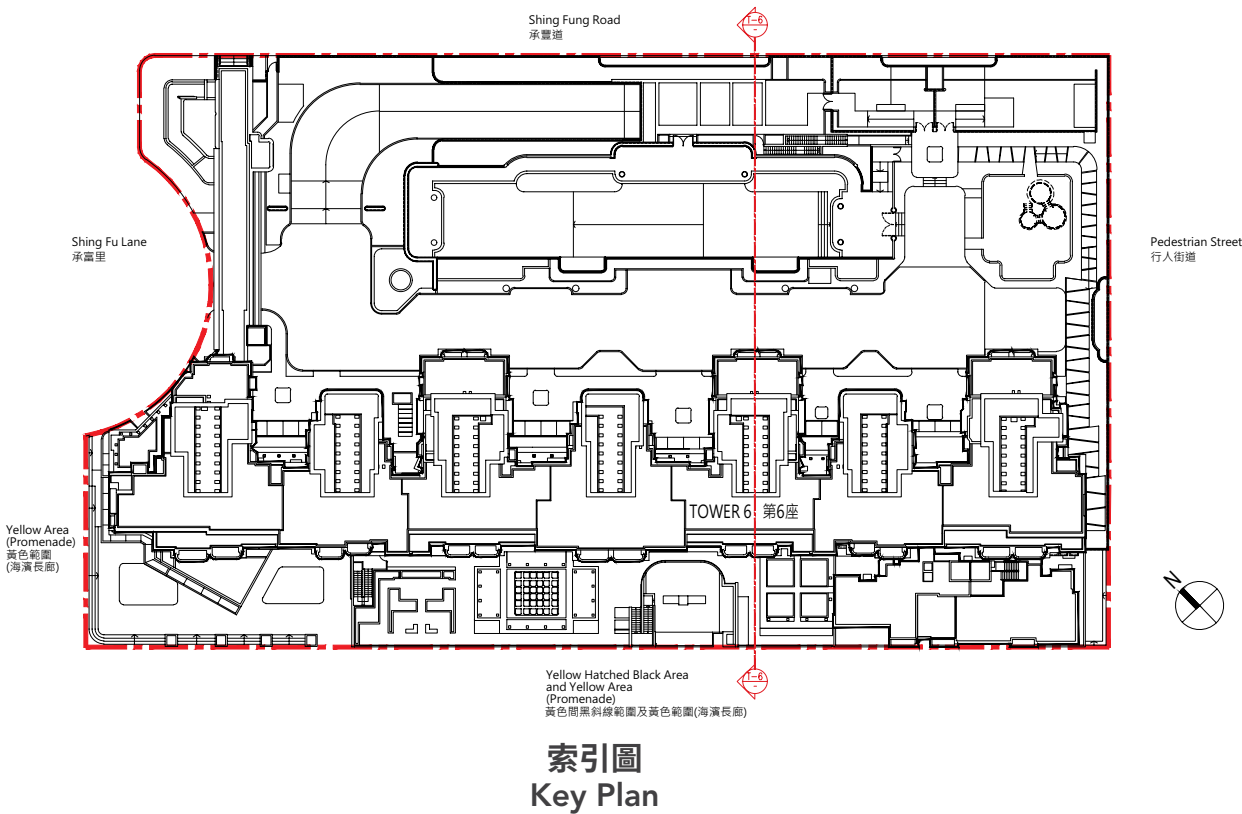
- 毗連第5座的一段車道為香港主水平基準以上2.65米至-0.10米。
- 毗連第5座的一段承豐道為香港主水平基準以上5.23米至5.49米。
- 毗連第5座的一段黃色間黑斜線範圍及黃色範圍(海濱長廊)為香港主水平基準以上4.42至5.35米。

18

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

Top Roof			頂層天台
Upper Roof 2 (Emergency Generator Room)			上層天台 2 (緊急發電機機房)
Upper Roof 1 (Lift Machine Room / Water Pump Room)			上層天台 1 (升降機機房 / 水泵房)
Roof / Refuge Roof			天台 / 庇護層
33/F 33樓	Residential Units	住宅單位	
32/F 32樓	Residential Units	住宅單位	
31/F 31樓	Residential Units	住宅單位	
30/F 30樓	Residential Units	住宅單位	
29/F 29樓	Residential Units	住宅單位	
28/F 28樓	Residential Units	住宅單位	
27/F 27樓	Residential Units	住宅單位	
26/F 26樓	Residential Units	住宅單位	
25/F 25樓	Residential Units	住宅單位	
23/F 23樓	Residential Units	住宅單位	
22/F 22樓	Residential Units	住宅單位	
21/F 21樓	Residential Units	住宅單位	
20/F 20樓	Residential Units	住宅單位	
19/F 19樓	Residential Units	住宅單位	
18/F 18樓	Residential Units	住宅單位	
17/F 17樓	Residential Units	住宅單位	
16/F 16樓	Residential Units	住宅單位	
15/F 15樓	Residential Units	住宅單位	
12/F 12樓	Residential Units	住宅單位	
11/F 11樓	Residential Units	住宅單位	
10/F 10樓	Residential Units	住宅單位	
9/F 9樓	Residential Units	住宅單位	
8/F 8樓	Residential Units	住宅單位	
7/F 7樓	Residential Units	住宅單位	
6/F 6樓	Residential Units	住宅單位	
5/F 5樓	Residential Units	住宅單位	
3/F 3樓	Residential Units	住宅單位	
2/F 2樓	Residential Units	住宅單位	
Transfer Plate			結構轉接層
1/F 1樓	Residential Recreational Facilities / Electrical & Mechanical Plant Rooms	住宅康樂設施 / 機電房	
G/F 地下	Residential Recreational Facilities / Entrance Lobby / Electrical and Mechanical Plant Rooms/Shop	住宅康樂設施 / 入口大堂 / 機電房 / 商舖	
B1/F 地庫1樓			停車場 / 機電房
B2/F 地庫2樓			停車場 / 機電房

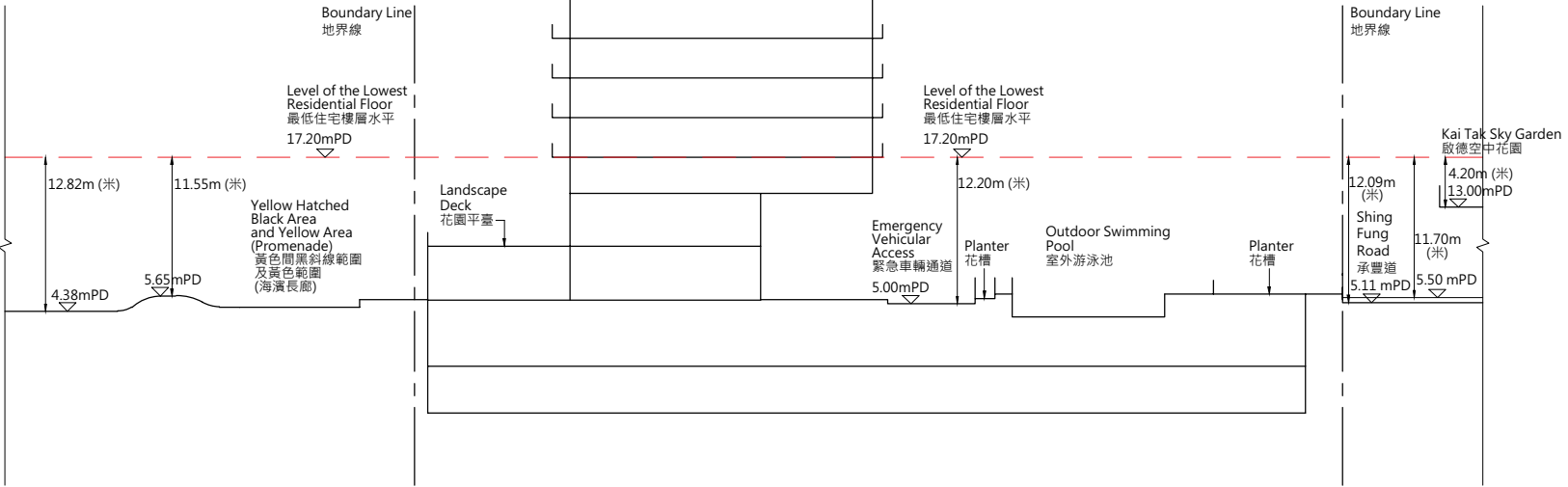
第6座
Tower 6



- 索引圖
Key Plan
1.

香港主水平基準以上高度 (米)。
Height in metres above Hong Kong Principal Datum (HKPD).
2.

紅色虛線為該建築物最低住宅樓層水平。
Red dotted line denotes the lowest residential floor of the building.



1.

The part of Shing Fung Road adjacent to Tower 6 is 5.11 to 5.50 metres above the Hong Kong Principal Datum.
2.

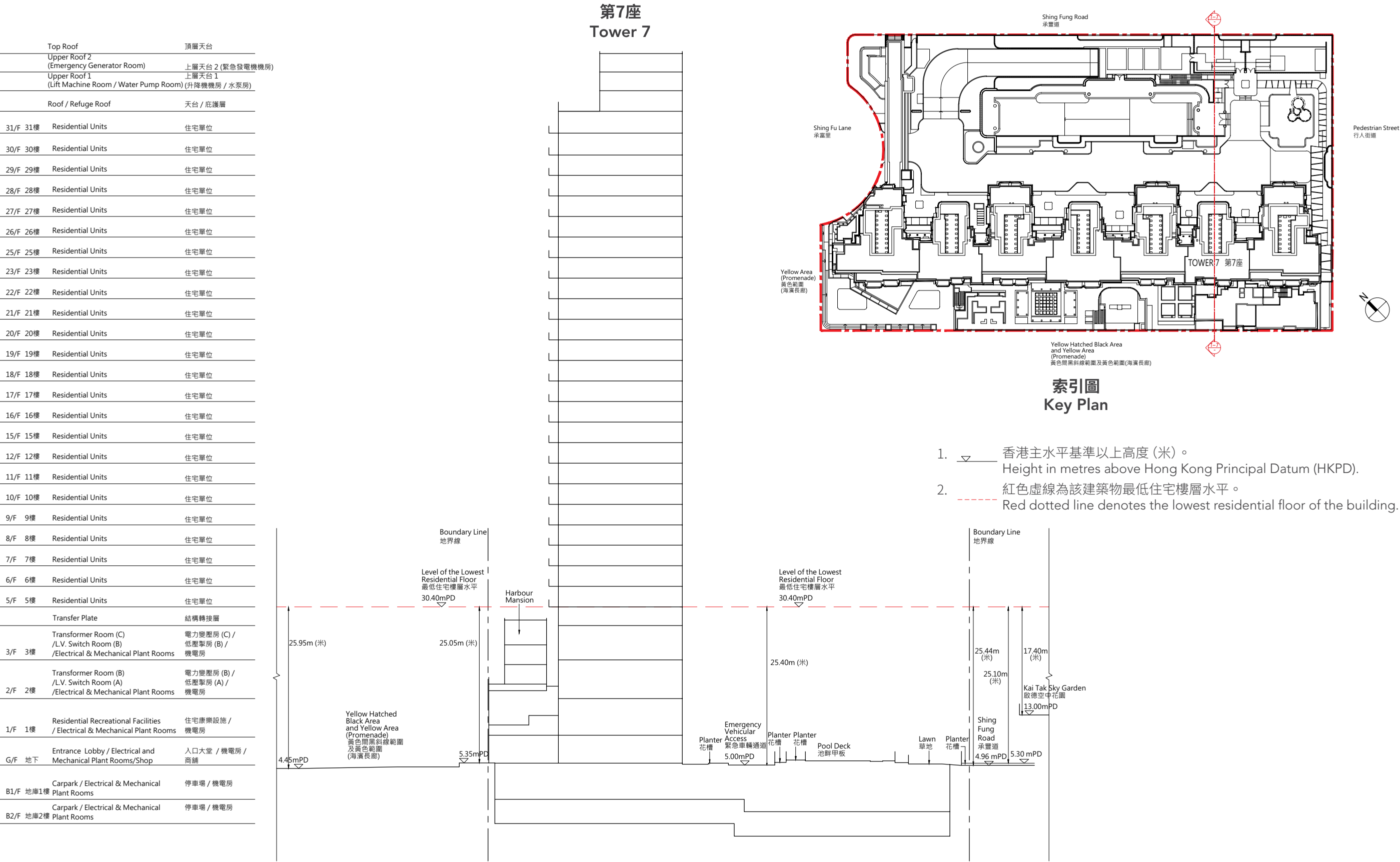
The part of Yellow Hatched Black Area and Yellow Area (Promenade) adjacent to Tower 6 is 4.38 to 5.65 metres above the Hong Kong Principal Datum (mPD).
1.

毗連第6座的一段承豐道為香港主水平基準以上5.11米至5.50米。
2.

毗連第6座的一段黃色間黑斜線範圍及黃色範圍（海濱長廊）為香港主水平基準以上4.38至5.65米。

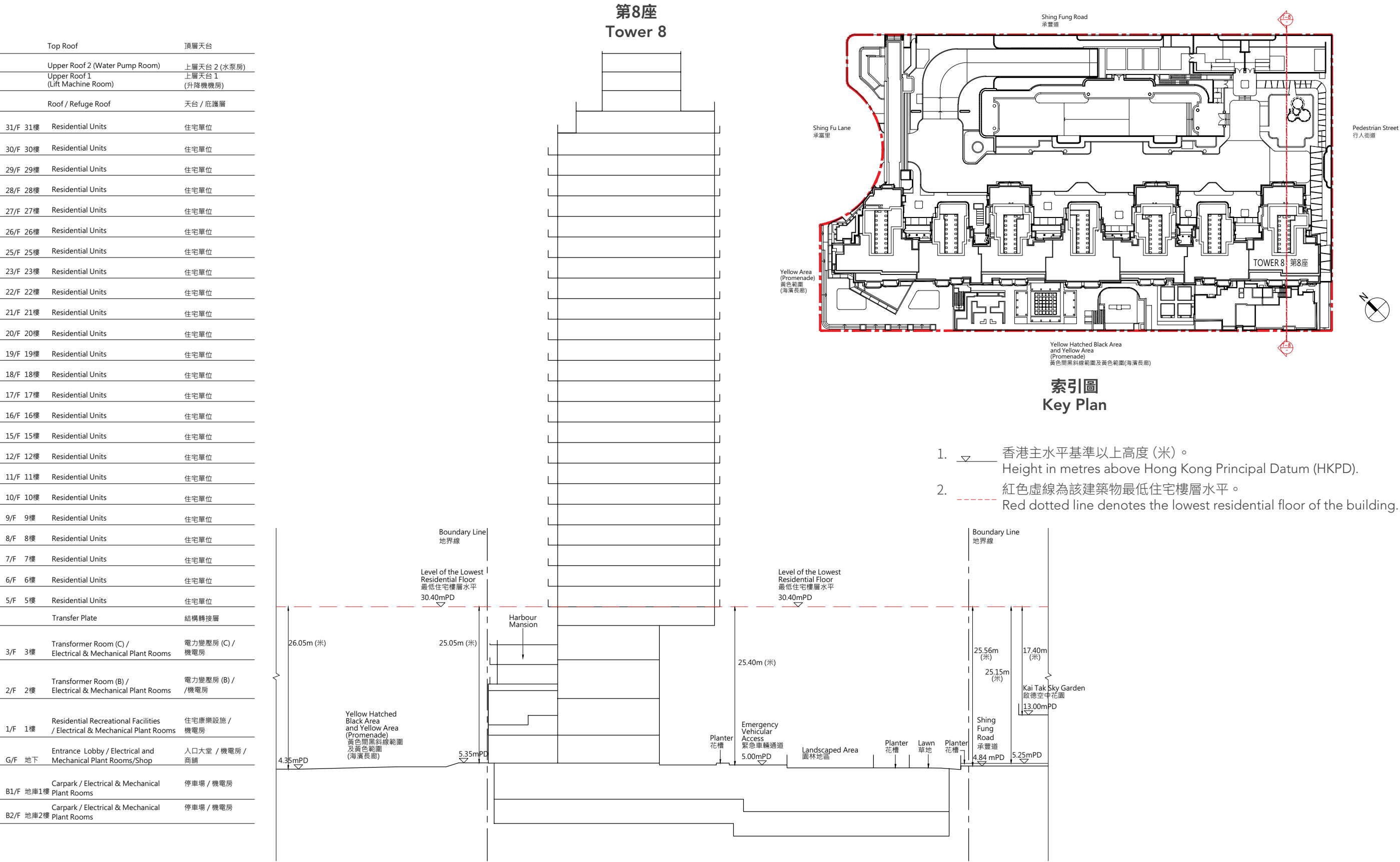
18

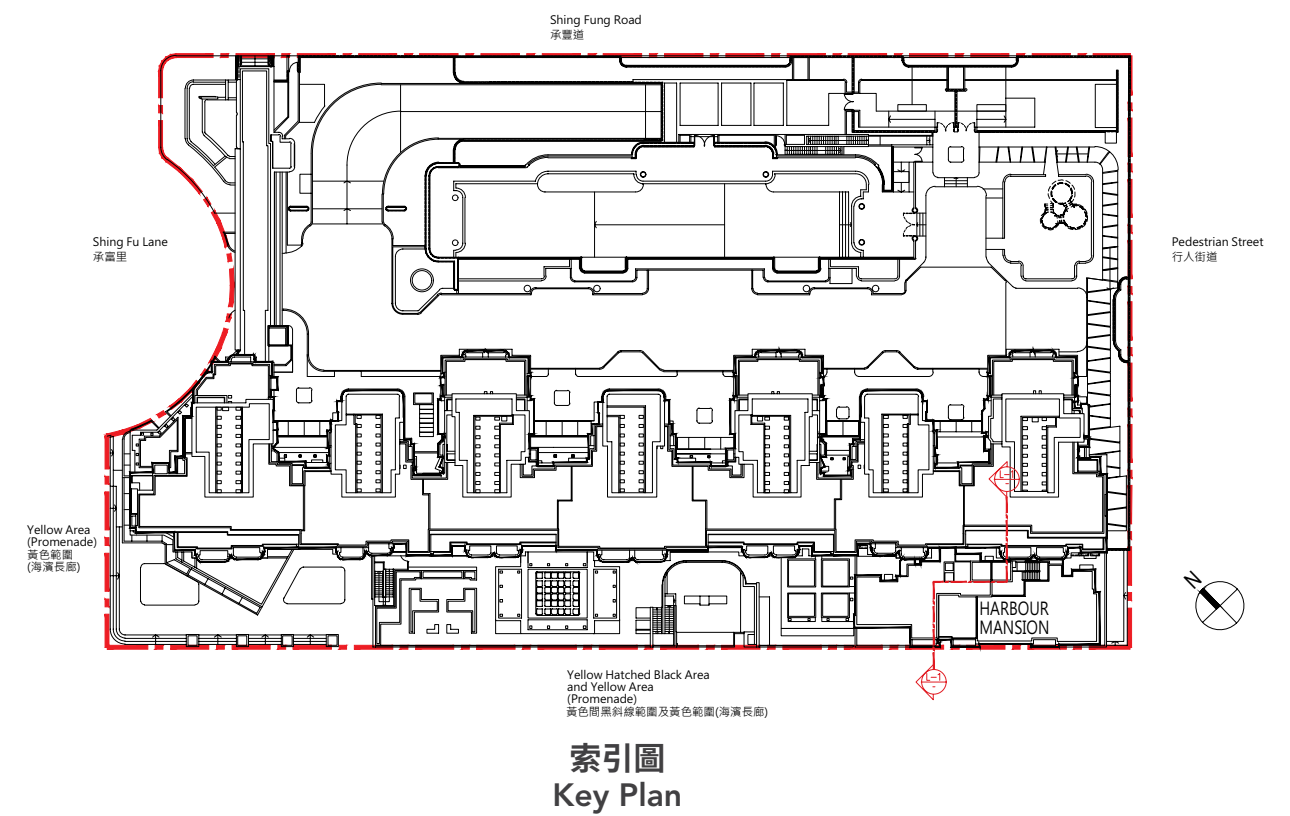
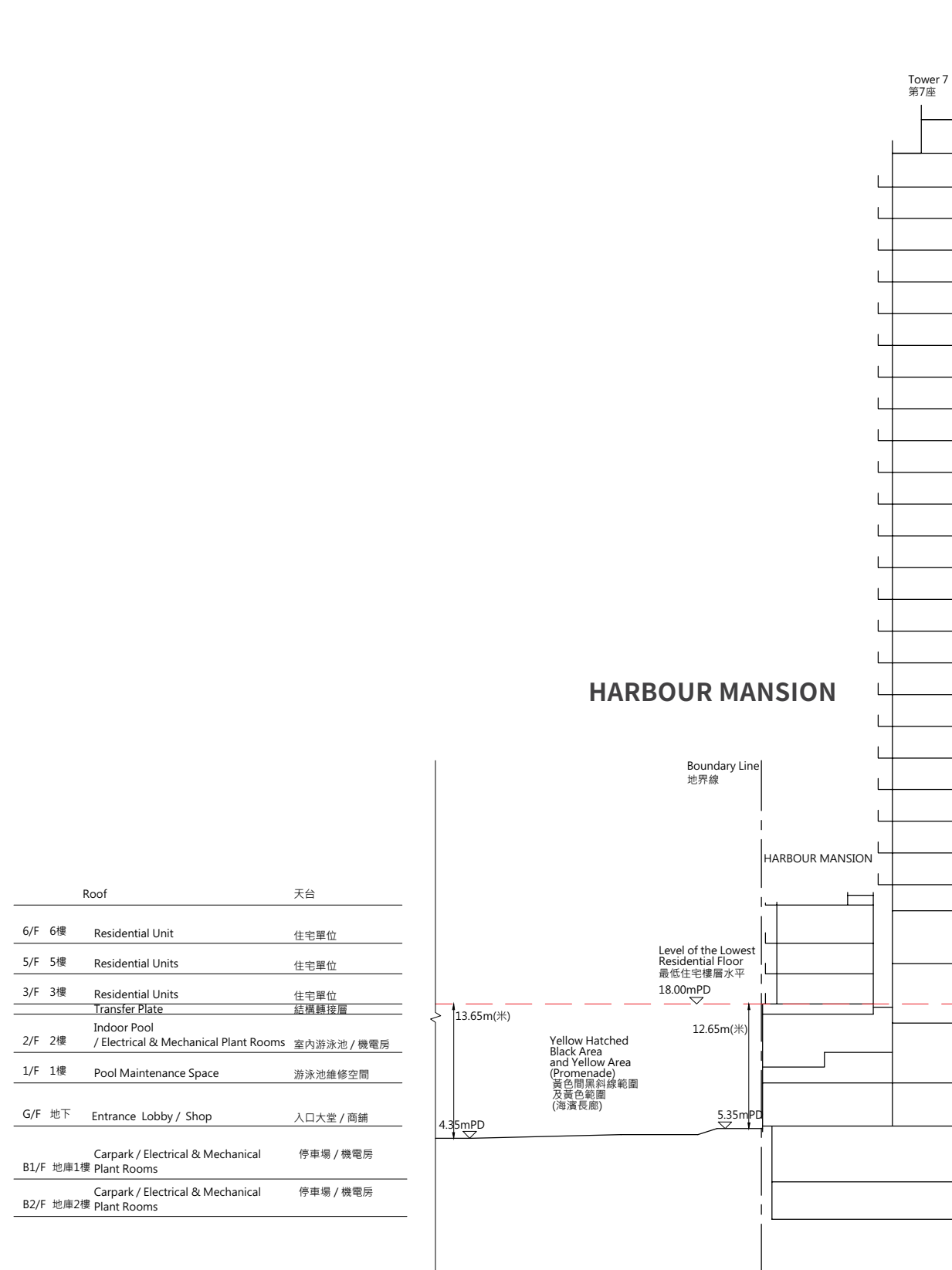
發展項目中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT



18

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





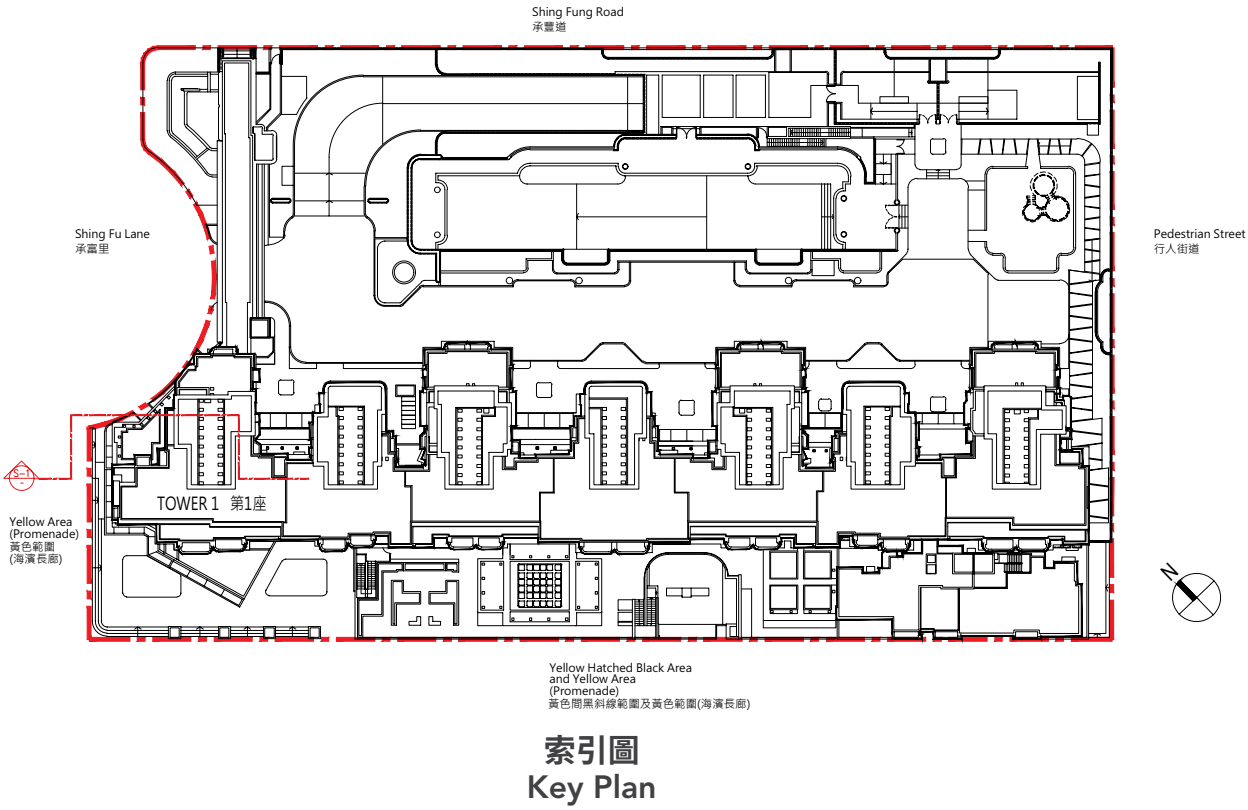
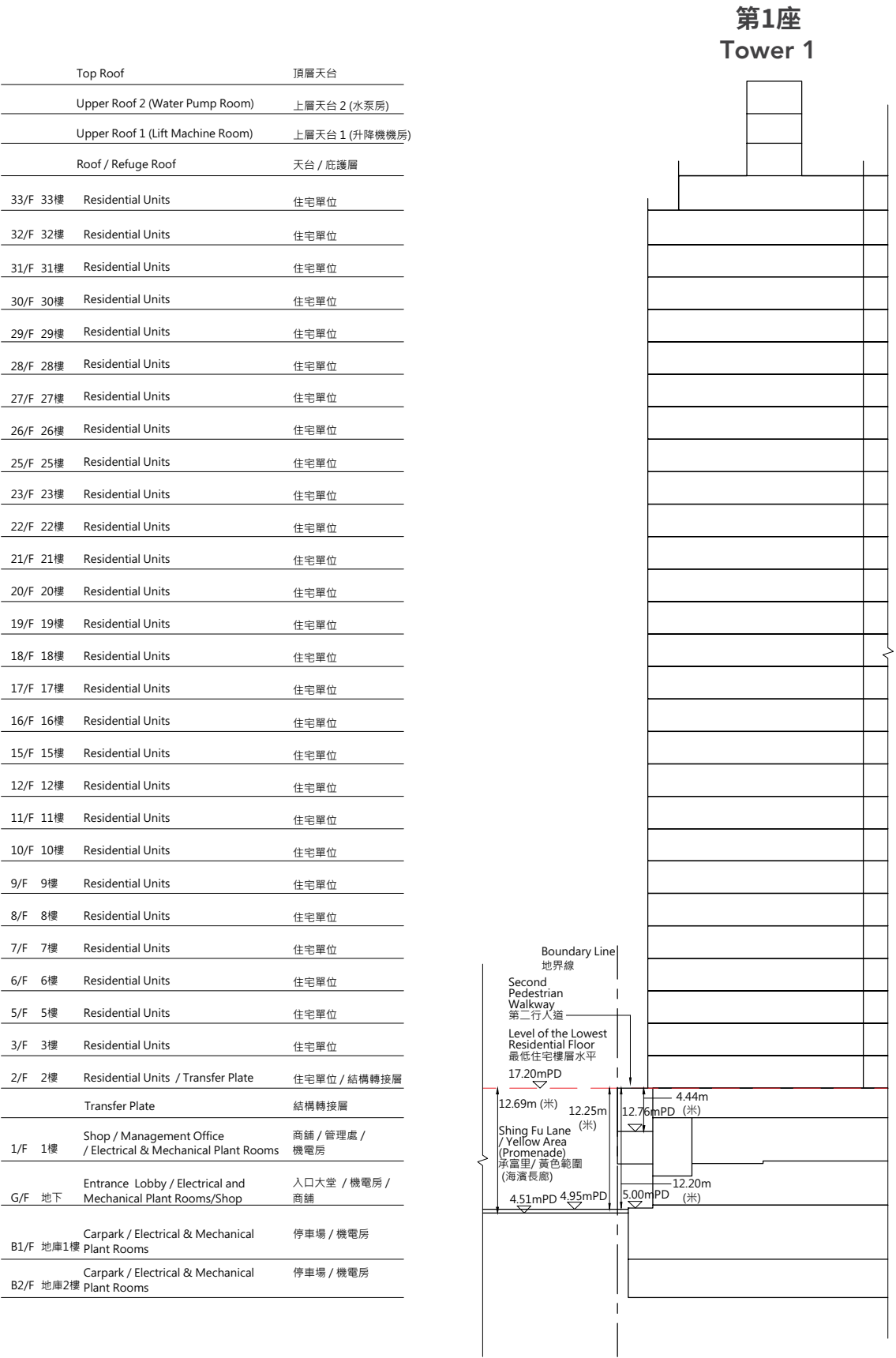
1.  香港主水平基準以上高度 (米)。
Height in metres above Hong Kong Principal Datum (HKPD).
2.  紅色虛線為該建築物最低住宅樓層水平。
Red dotted line denotes the lowest residential floor of the building.

1. The part of Yellow Hatched Black Area and Yellow Area (Promenade) adjacent to Harbour Mansion is 4.35 to 5.35 metres above the Hong Kong Principal Datum (mPD).

1. 毗連 Harbour Mansion 的一段黃色間黑斜線範圍及黃色範圍(海濱長廊) 為香港主水平基準以上 4.35 米至 5.35 米。

18

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



- 索引圖
Key Plan
1.

香港主水平基準以上高度 (米)。
Height in metres above Hong Kong Principal Datum (HKPD).
2.

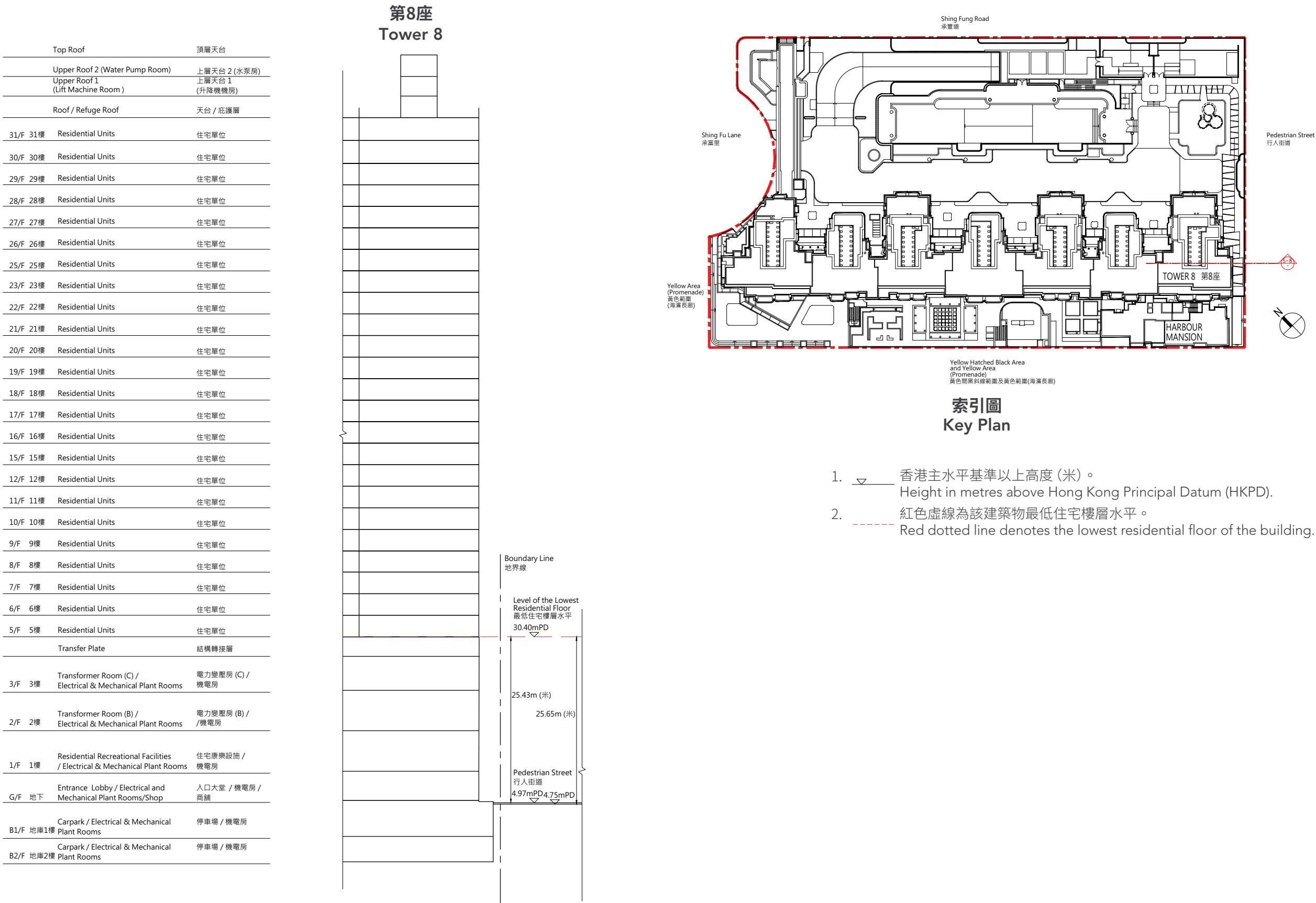
紅色虛線為該建築物最低住宅樓層水平。
Red dotted line denotes the lowest residential floor of the building.

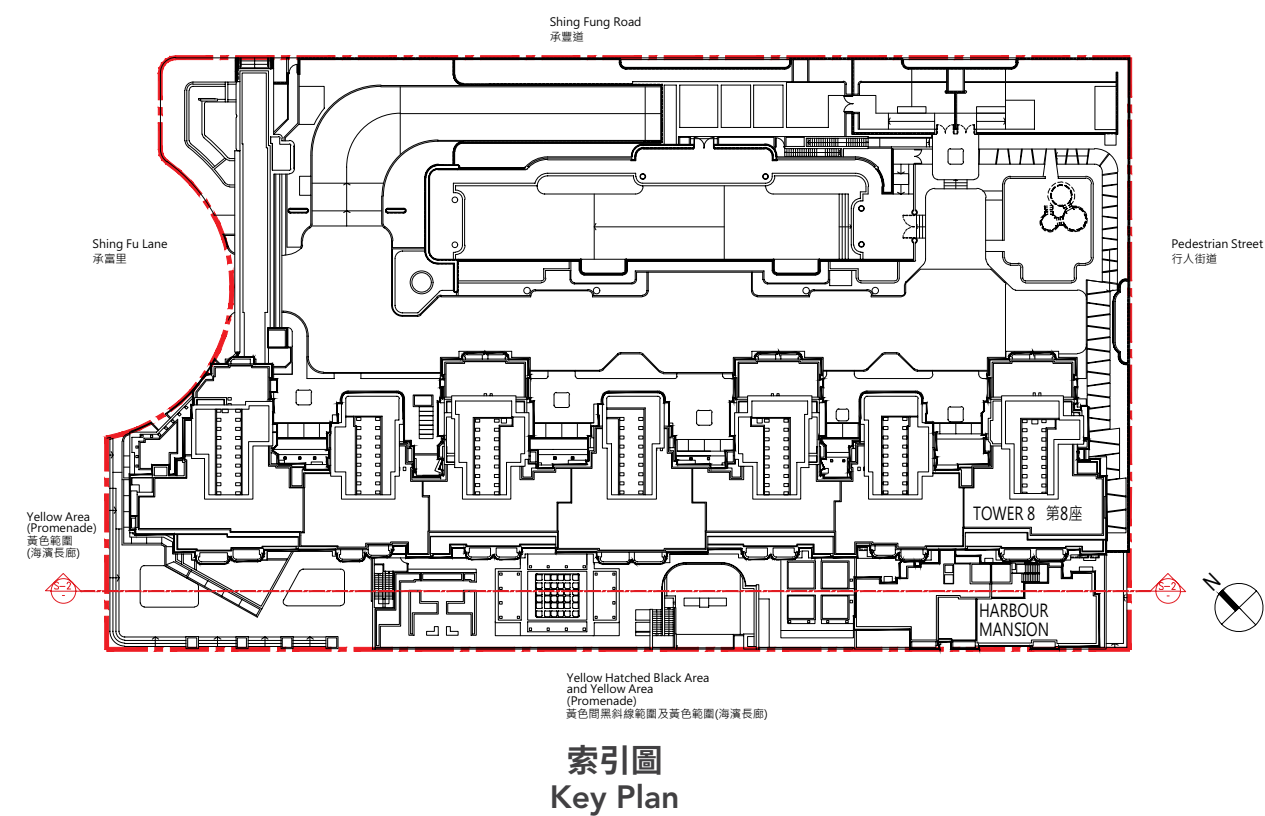
1. The part of Shing Fu Lane / Yellow Area (Promenade) adjacent to Tower 1 is 4.51 to 4.95 metres above the Hong Kong Principal Datum (mPD).
2. The part of Second Pedestrian Walkway adjacent to Tower 1 is 5.00 to 12.76 metres above the Hong Kong Principal Datum (mPD).

1. 毗連第1座的一段承富里 / 黃色範圍 (海濱長廊) 為香港主水平基準以上 4.51 米至 4.95 米。
2. 毗連第1座的一段第二行人道為香港主水平基準以上 5.00 米至 12.76 米。

18

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



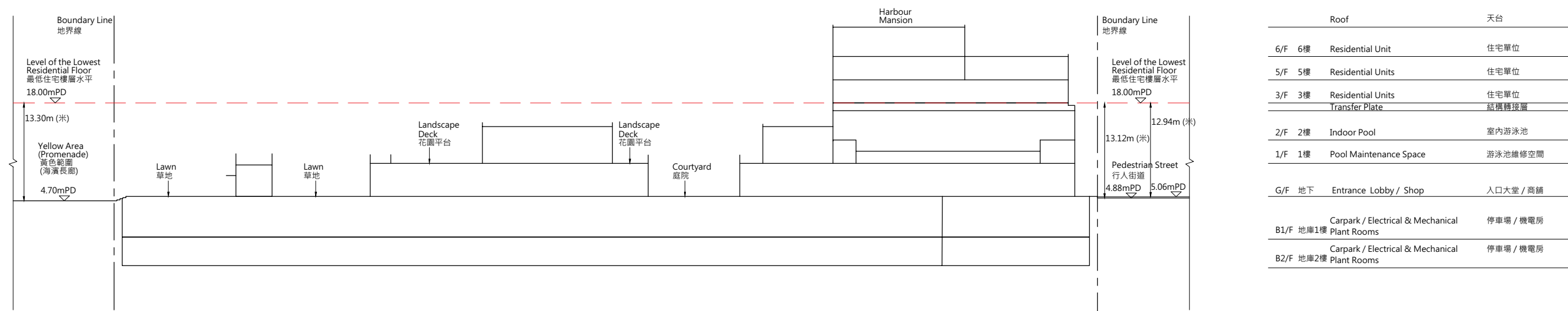


1.

香港主水平基準以上高度 (米)。
Height in metres above Hong Kong Principal Datum (HKPD).
2.

紅色虛線為該建築物最低住宅樓層水平。
Red dotted line denotes the lowest residential floor of the building.

HARBOUR MANSION



1.

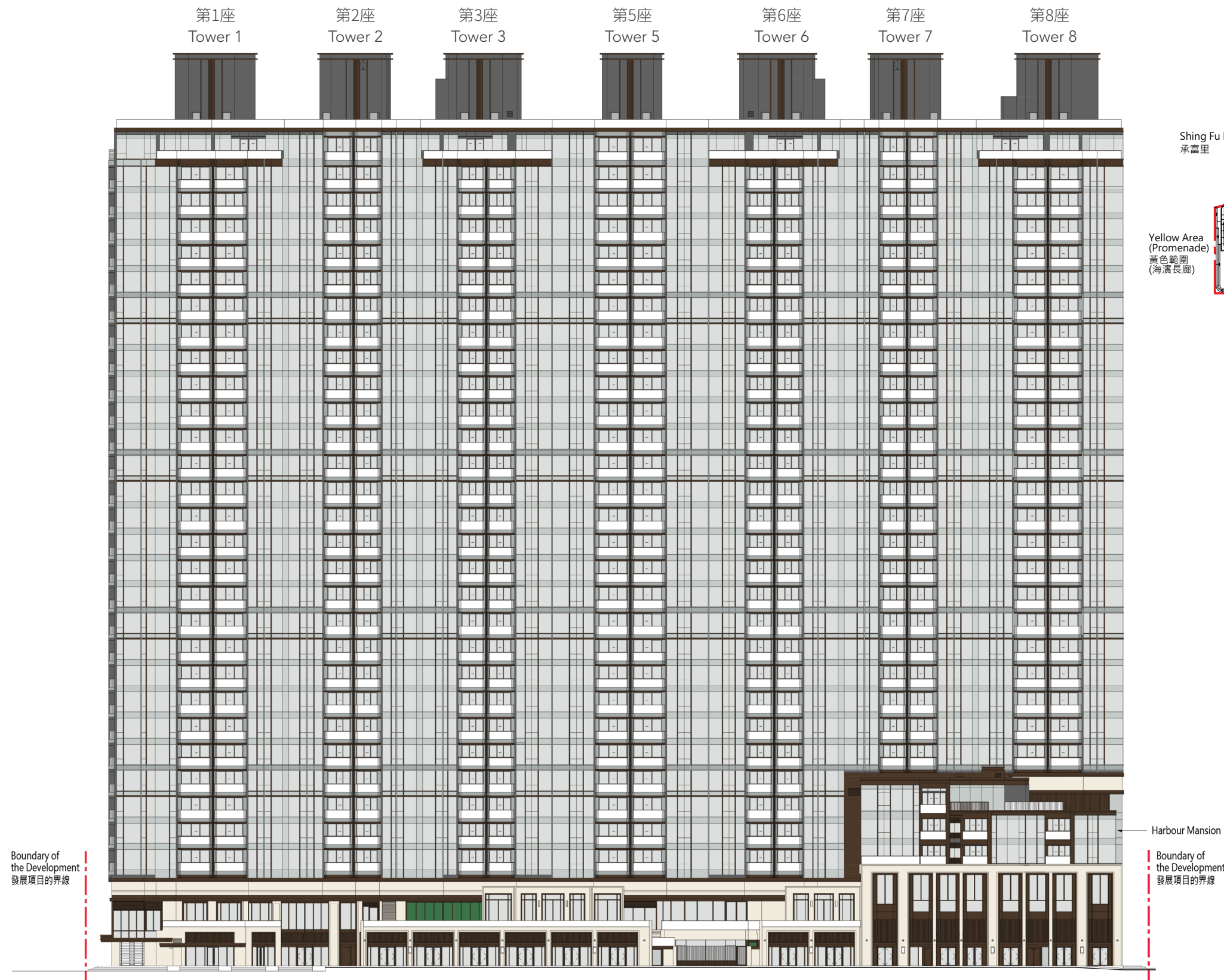
The part of Pedestrian Street adjacent to Harbour Mansion is 4.88 to 5.06 metres above the Hong Kong Principal Datum.
2.

The part of Yellow Area (Promenade) adjacent to Harbour Mansion is 4.70 metres above the Hong Kong Principal Datum.

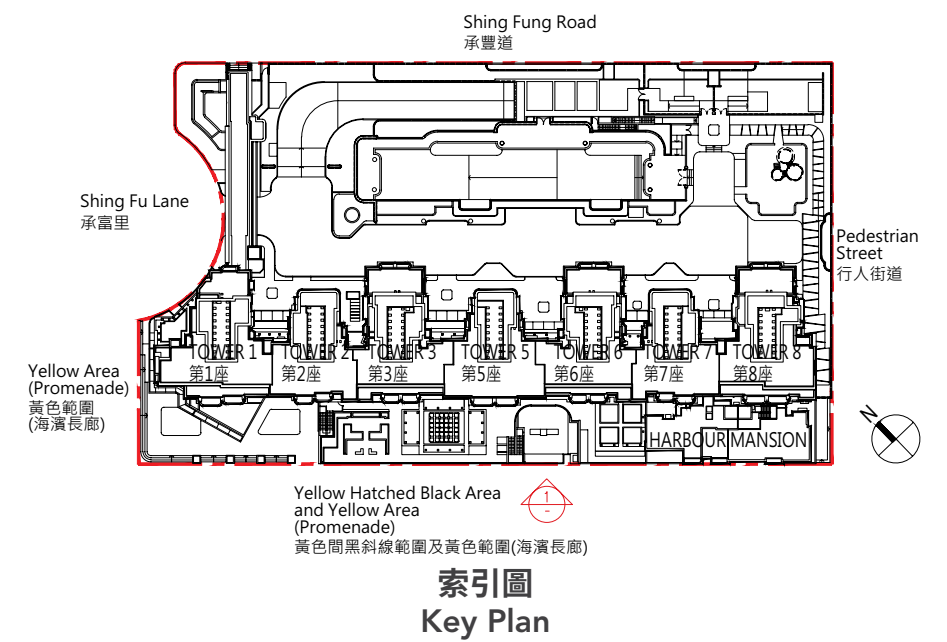
1.

毗連 Harbour Mansion 的一段行人街道為香港主水平基準以上4.88至5.06米。
2.

毗連 Harbour Mansion 的一段黃色範圍 (海濱長廊) 為香港主水平基準以上4.70米。



立面圖 1
Elevation 1



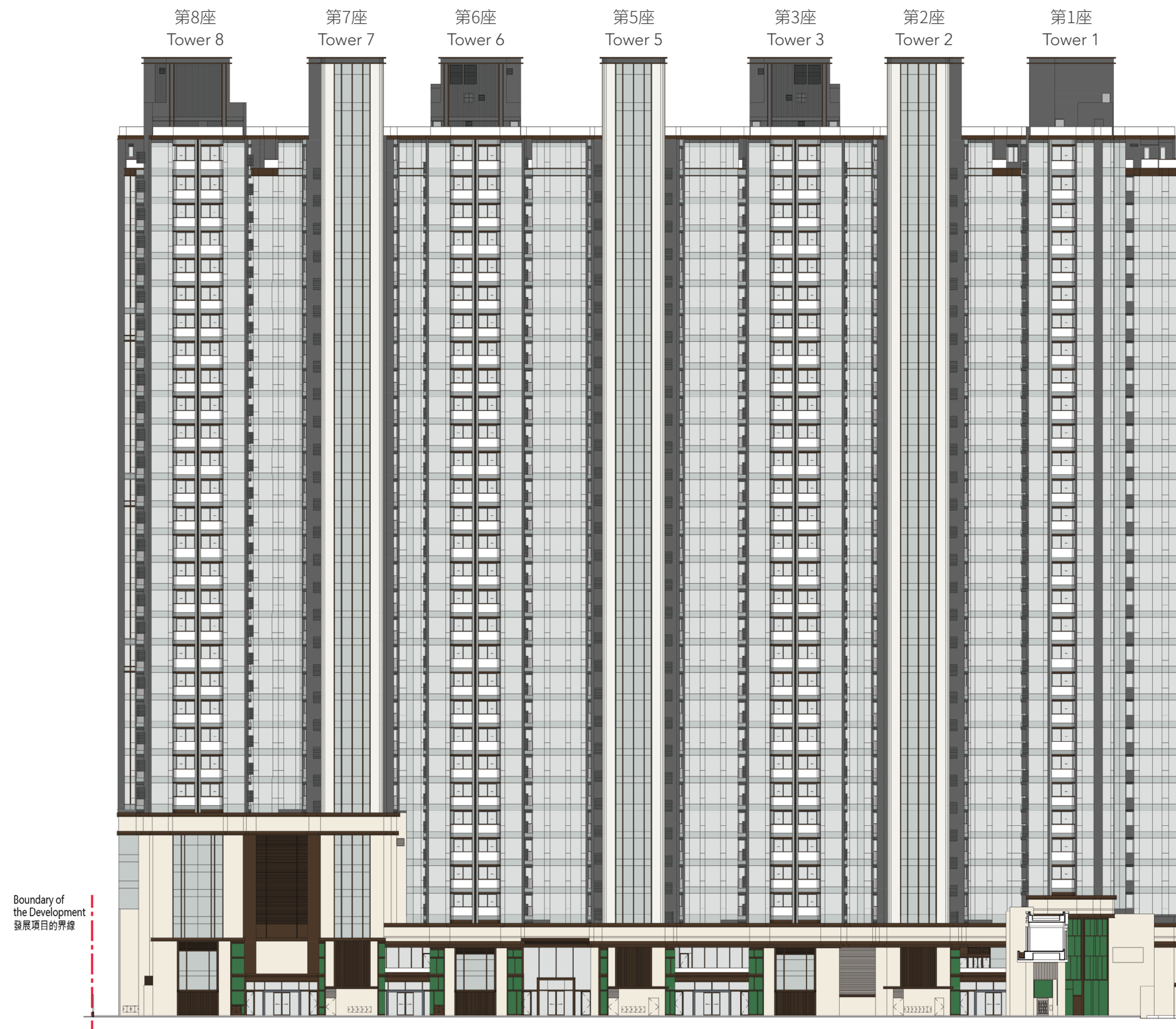
發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2023年2月28日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as of 28 February 2023; and
2. are in general accordance with the outward appearance of the development.

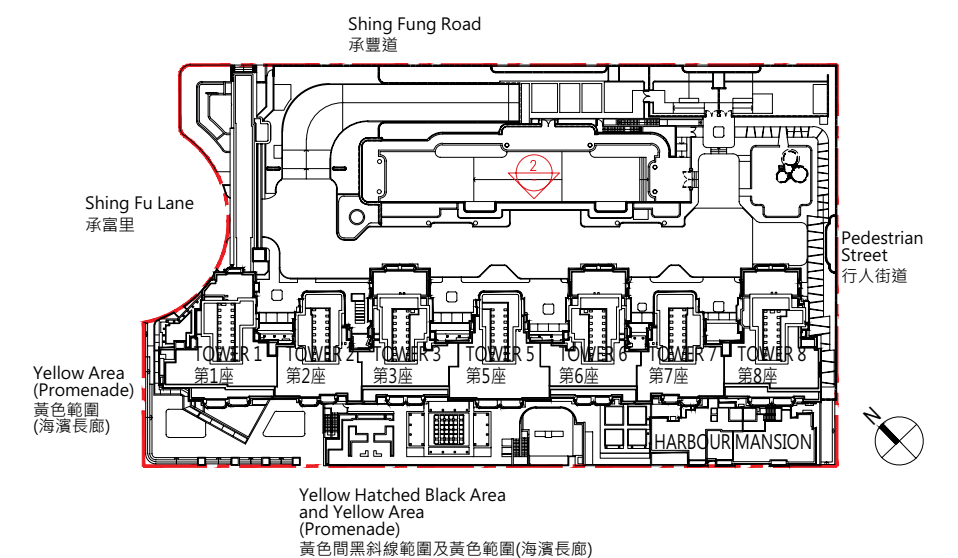
19 立面圖 ELEVATION PLAN



立面圖 2
Elevation 2

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2023年2月28日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



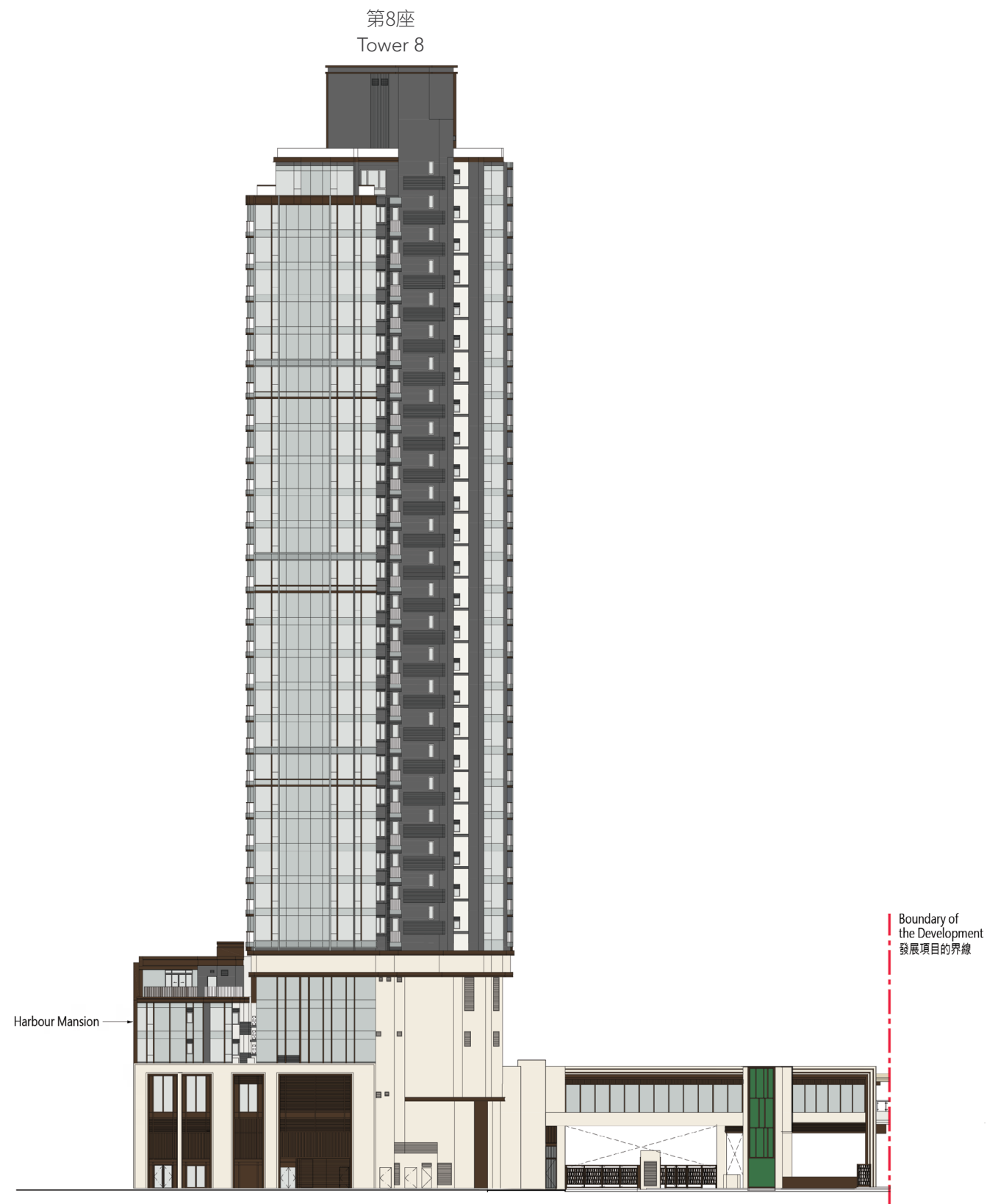
索引圖
Key Plan



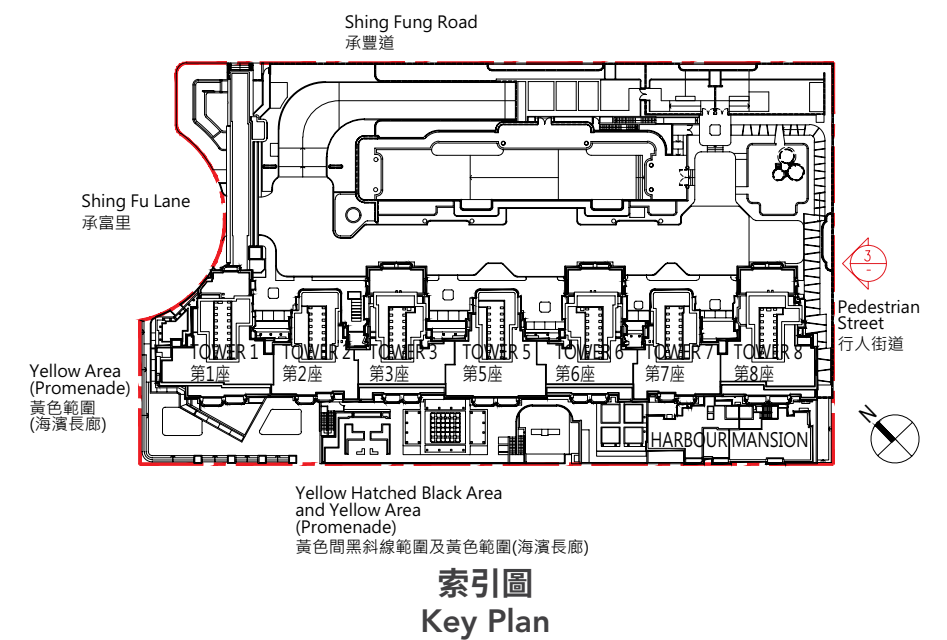
Harbour Mansion

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

1. are prepared on the basis of the approved building plans for the development as of 28 February 2023; and
2. are in general accordance with the outward appearance of the development.



立面圖 3
Elevation 3



發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2023年2月28日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as of 28 February 2023; and
2. are in general accordance with the outward appearance of the development.



發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2023年2月28日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as of 28 February 2023; and
2. are in general accordance with the outward appearance of the development.

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered area	沒有上蓋遮蓋面積 Uncovered area
住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	地庫1樓、地下、1樓及2樓 B1/F, G/F, 1/F and 2/F	1,874.505 平方米 sq.meter 20,177 平方呎 sq.ft.	1,286.627 平方米 sq.meter 13,849 平方呎 sq.ft.
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) A 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)	Harbour Mansion 6樓及天台 6/F and Roof of Harbour Mansion	- 平方米 sq.meter - 平方呎 sq.ft.	229.720 平方米 sq.meter 2,473 平方呎 sq.ft.
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) A 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)	地下、1樓及2樓 G/F, 1/F and 2/F	336.538 平方米 sq.meter 3,622 平方呎 sq.ft.	2,812.760 平方米 sq.meter 30,277 平方呎 sq.ft.

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.

1.

備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2.

(a)

以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -

本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。

(b)

無須為閱覽付費。
1.

Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.
2.

(a)

Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.

(b)

The inspection is free of charge.

1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座：玻璃牆、鋁質飾板、鋁質百葉、鋁質格柵、玻璃飾面板、石材飾面板、石材格柵、鋁質裝飾、石材裝飾及垂直綠牆 住宅大樓：玻璃幕牆、鋁質飾板、鋁質百葉、鋁質格柵、玻璃飾面板、鋁質裝飾、瓷磚及外牆油漆
(b)	窗	框的用料	氟碳塗層鋁窗框
		玻璃的用料	客廳、飯廳、主人睡房、睡房 (除第3、6座33樓A單位之睡房2及第8座31樓A單位之睡房3外)、第1座2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓A單位、第3、6座33樓A單位及第8座31樓A單位之主人浴室、第3、6座33樓A單位之浴室1及浴室2及Harbour Mansion B單位之廚房選用低輻射鍍膜夾層中空玻璃 廚房 (除Harbour Mansion B單位外)、工作間、第3及6座33樓A單位之睡房2及第8座31樓A單位之睡房3選有色夾層玻璃 主人浴室 (除第3及6座33樓A單位外)、浴室 (除第3、6座33樓A單位之浴室1及浴室2外)、洗手間及第1座33樓A單位之主人睡房之窗戶選用酸蝕有色夾層玻璃
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	(i) 裝修物料的類型	露台：裝有夾層玻璃欄河及鋁質頂欄 露台地台：戶外地磚及天然石材地台 露台牆身：(a) 天然石、鋁質飾板及鋁質建築裝飾 (除第1座33樓A單位、第1座B及C單位、第2座B單位、第3、6及8座C及D單位、第7座A單位及Harbour Mansion所有單位外) (b) 天然石及鋁質飾板 (適用於第1座B及C單位、第2座B單位、第3、6及8座C及D單位、第7座A單位及Harbour Mansion所有單位) (c) 鋁質飾板 (適用於第1座33樓A單位) 露台天花：(a) 不銹鋼假天花及鋁質假天花 (除第1座33樓A單位外) (b) 鋁質假天花 (適用於第1座33樓A單位)
		(ii) 是否有蓋	露台設有上蓋
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

(a)	大堂		牆壁	地板	天花板
		地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石、玻璃及金屬飾面	天然石	石膏板假天花髹乳膠漆
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌天然石、木皮飾面、鏡面及金屬飾面	天然石	石膏板假天花髹乳膠漆
		住宅樓層私人升降機大堂裝修物料的類型	(a) 外露牆身鋪砌天然石、木皮飾面、鏡面、金屬飾面及瓷磚飾面 (除第1座C單位外) (b) 外露牆身鋪砌天然石、木皮飾面、鏡面及金屬飾面 (適用於第1座C單位)	(a) 天然石及瓷磚飾面 (除第1座C單位外) (b) 天然石 (適用於第1座C單位)	石膏板假天花髹乳膠漆
(b)	內牆及天花板		牆壁		天花板
		客廳的裝修物料的類型	(a) 乳膠漆 (除第1座28樓A單位外) (b) 人造皮飾面、金屬、牆紙及鏡飾面 (適用於第1座28樓A單位)		(a) 乳膠漆及石膏板假天花髹乳膠漆 (除第1座28樓A單位外) (b) 人造皮飾面、金屬、乳膠漆及石膏板假天花髹乳膠漆 (適用於第1座28樓A單位)
		飯廳的裝修物料的類型	(a) 乳膠漆、天然石特色牆及不銹鋼裝飾條 (適用於所有單位，以下描述單位除外) (b) 乳膠漆 (適用於第1座33樓A單位、第1座C單位、第2座B單位、第3及6座A及B單位、第7座A單位及第8座31樓A單位及Harbour Mansion所有單位) (c) 乳膠漆、天然石牆及不銹鋼裝飾條 (適用於第3、6及8座C及D單位) (d) 人造皮飾面、金屬、牆紙及鏡飾面 (適用於第1座28樓A單位)		(a) 乳膠漆及石膏板假天花髹乳膠漆 (除第1座28樓A單位外) (b) 人造皮飾面、金屬、乳膠漆及石膏板假天花髹乳膠漆 (適用於第1座28樓A單位)
		睡房的裝修物料的類型	(a) 乳膠漆 (適用於所有單位，以下描述單位除外) (b) 乳膠漆及膠板飾面 (適用於第1座33樓A單位、第1座B單位、第2、5及7座A及B單位、第3、6及8座所有單位之主人睡房) (c) 人造皮飾面、金屬、牆紙及鏡飾面 (適用於第1座28樓A單位之主人睡房及睡房1) (d) 人造皮飾面、牆紙及金屬 (適用於第1座28樓A單位之睡房2) (e) 人造皮飾面、天然石、金屬及鏡飾面 (適用於第1座28樓A單位之睡房3)		(a) 乳膠漆及石膏板假天花髹乳膠漆 (適用於所有單位，以下描述單位除外) (b) 乳膠漆、石膏板假天花髹乳膠漆及膠板飾面 (適用於第1座B單位、第2、3、5、6、7及8座A及B單位 (除第3、6座33樓A單位及第8座31樓A單位外) 之主人睡房) (c) 人造皮飾面、金屬、乳膠漆及石膏板假天花髹乳膠漆 (適用於第1座28樓A單位之主人睡房) (d) 金屬、乳膠漆及石膏板假天花髹乳膠漆 (適用於第1座28樓A單位之睡房1、睡房2及睡房3)

2. 室內裝修物料

(c)	內部地板		地板		牆腳線	
		客廳的用料	(a) 天然石 (除第1座C單位、第3、6及8座C及D單位外) (b) 複合木地板及天然石圍邊 (適用於第1座C單位、第3、6及8座C及D單位)		(a) 木牆腳線髹乳膠漆 (除第1座28樓A單位外) (b) 金屬腳線 (適用於第1座28樓A單位)	
		飯廳的用料	(a) 天然石 (除第1座C單位、第3、6及8座C及D單位外) (b) 複合木地板 (適用於第1座C單位、第3、6及8座C及D單位)		(a) 木牆腳線髹乳膠漆 (除第1座28樓A單位外) (b) 金屬腳線 (適用於第1座28樓A單位)	
		睡房的用料	(a) 複合木地板及金屬條 (適用於所有單位，以下描述單位除外) (b) 複合木地板、天然石及金屬條 (適用於第1座B單位、第2、5及7座A及B單位、第3、6及8座所有單位 (除第3、6座33樓A單位及第8座31樓A單位) 之主人睡房) (c) 複合木地板及金屬條，另通往工作平台的室內地台圍邊部分鋪砌天然石 (適用於第1座A單位之主人睡房)		(a) 木牆腳線髹乳膠漆 (除第1座28樓A單位外) (b) 金屬腳線 (適用於第1座28樓A單位)	
(d)	浴室		牆壁	地板	天花板	
		(i) 裝修物料的類型	(a) 外露牆身鋪砌天然石 (適用於所有浴室、浴室1、浴室2、浴室3) (b) 外露牆身鋪砌天然石及金屬 (適用於第1座A單位、第3、6座33樓A單位、第3、6及8座C及D單位、第8座31樓A單位及Harbour Mansion 所有單位之主人浴室) (c) 外露牆身鋪砌天然石、特色玻璃、膠板飾面及金屬 (適用於第1座B單位、第2座A單位、第3、6座A及B單位 (除第3、6座33樓A單位外)、第7座B單位及第8座A及B單位 (除第8座31樓A單位外)之主人浴室) (d) 外露牆身鋪砌天然石、膠板飾面及金屬 (適用於第2座B單位、第5座A及B單位及第7座A單位之主人浴室) (e) 外露牆身鋪砌天然石、金屬及特色玻璃 (適用於第1座28樓A單位之主人浴室) (f) 外露牆身鋪砌天然石、金屬、特色玻璃及鏡飾面 (適用於第1座28樓A單位之浴室1) (g) 外露牆身鋪砌天然石及牆紙 (適用於第1座28樓A單位之浴室2)	外露地台鋪砌天然石	(a) 石膏板假天花髹乳膠漆及鋁質假天花 (除第1座28樓A單位外) (b) 石膏板假天花髹乳膠漆 (適用於第1座28樓A單位)	
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
	洗手間	(i) 裝修物料的類型	外露牆身鋪砌陶瓷瓦	外露地台鋪砌陶瓷瓦	鋁質板假天花	
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	(a) 外露牆身鋪砌天然石 (適用於所有單位，以下描述單位除外) (b) 外露牆身鋪砌天然石及木皮飾面 (適用於第1座2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓A單位、第1座B單位、第2座A單位、第5座A及B單位、第7及8座B單位及 Harbour Mansion所有單位)	(a) 外露地台鋪砌天然石 (除第3、6及8座C及D單位外) (b) 外露地台鋪砌複合木地板 (適用於第3、6及8座C及D單位)	(a) 石膏板假天花髹乳膠漆及鋁質假天花 (除第3、6及8座C及D單位外) (b) 乳膠漆及石膏板假天花髹乳膠漆 (適用於第3、6及8座C及D單位)	(a) 人造石 (除第1座28樓A單位外) (b) 天然石 (適用於第1座28樓A單位)
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

(a)	門		用料	裝修物料	配件
		單位大門	防火實心木掩門	天然石、金屬及木皮飾面	電子鎖及門鼓
		私人電梯大堂門 (面向私人電梯大堂)	中空木掩門	木皮飾面	門把手
		私人電梯大堂門 (面向公用電梯大堂)	防火實心木掩門	木皮飾面	門鎖、門鼓及智能門眼
		露台門 (除第1座33樓A單位外)	鋁框趟門	低輻射鍍膜中空玻璃	門鎖
		露台門 (適用於第1座33樓A單位)	鋁框掩門	夾層酸蝕有色玻璃	門鎖
		工作平台門 (適用於第1座2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓A單位、第3座B單位、第6座2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓A單位及第8座A及B單位)	鋁框掩門	(a) 低輻射鍍膜中空玻璃 (適用於第1座2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓A單位) (b) 有色夾層玻璃 (適用於第3座B單位、第6座2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓A單位及第8座A及B單位)	門鎖

3. 室內裝置

(a)	門		用料	裝修物料	配件
		工作平台門 (適用於第1座33樓A單位、第1座B單位、第2、5及7座所有單位、第3座2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓A單位及第6座B單位)	鋁框趟門	有色夾層玻璃	門鎖
		平台門 (適用於第1座33樓A單位之客廳、飯廳及睡房3、第3、6座33樓A單位及第8座31樓A單位之客廳及飯廳及Harbour Mansion 6樓A單位之客廳)	鋁框趟門	低輻射鍍膜中空玻璃	門鎖
		平台門 (適用於第1座33樓A單位之主人睡房及廚房、第3及6座33樓A單位之廚房、第8座31樓A單位之睡房3及廚房及Harbour Mansion 3樓A單位之客廳)	鋁框掩門	(a) 低輻射鍍膜中空玻璃 (適用於第1座33樓A單位之主人睡房及Harbour Mansion 3樓A單位之客廳) (b) 有色夾層玻璃 (適用於第1、3及6座33樓A單位之廚房及第8座31樓A單位之睡房3及廚房)	門鎖
		主人睡房、睡房1、睡房2及睡房3門	(a) 中空木掩門 (除第1座28樓A單位外) (b) 金屬框中空木掩門 (適用於第1座28樓A單位)	(a) 木皮飾面 (除第1座28樓A單位外) (b) 金屬及人造皮飾面 (適用於第1座28樓A單位之主人睡房、睡房1及睡房2) (c) 金屬、人造皮飾面及鏡飾面 (適用於第1座28樓A單位之睡房3)	門鎖
		浴室門 (適用於第1座C單位及第3及6座A及B單位)	中空木掩門	木皮飾面及不銹鋼百葉	門鎖
		浴室門 (適用於第2及7座所有單位)	中空木趟門	木皮飾面及不銹鋼百葉	門鎖
		浴室1門 (適用於第1座A及B單位、第3及6座33樓A單位、第5座A及B單位、第8座31樓A單位及Harbour Mansion所有單位)	(a) 中空木掩門 (除第1座28樓A單位外) (b) 金屬框中空木掩門 (適用於第1座28樓A單位)	(a) 木皮飾面及不銹鋼百葉 (適用於第1、5座A及B單位 (除第1座28樓及33樓A單位外)、第8座31樓A單位、Harbour Mansion B及C單位) (b) 木皮飾面 (適用於第1、3及6座33樓A單位及Harbour Mansion A單位) (c) 木皮飾面、人造皮飾面、金屬及不銹鋼百葉 (適用於第1座28樓A單位)	門鎖
		浴室1門 (適用於第8座5樓-12樓、15樓-23樓、25樓-30樓A及B單位)	中空木趟門	木皮飾面及不銹鋼百葉	門鎖
		浴室2門 (適用於第1座A單位、第5及8座A及B單位及第3、6座33樓A單位)	(a) 中空木掩門 (除第1座28樓A單位外) (b) 金屬框中空木掩門 (適用於第1座28樓A單位)	(a) 木皮飾面及不銹鋼百葉 (適用於第1座A單位 (除第1座28樓A單位外)、第5及8座A及B單位) (b) 木皮飾面 (適用於第3及6座33樓A單位) (c) 木皮飾面、人造皮飾面、金屬及不銹鋼百葉 (適用於第1座28樓A單位)	門鎖
		浴室2門 (適用於第1座B單位)	中空木趟門	木皮飾面及不銹鋼百葉	門鎖
		浴室3門	中空木掩門	木皮飾面及不銹鋼百葉	門鎖
		主人浴室門 (除第1座A單位、第3及6座33樓A單位、第8座31樓A單位及Harbour Mansion A及B單位外)	金屬框趟門	特色玻璃	門鎖
		主人浴室門 (適用於第1座A單位、第3及6座33樓A單位及第8座31樓A單位)	(a) 中空木趟門 (除第1座28樓A單位外) (b) 金屬框中空木趟門 (適用於第1座28樓A單位)	(a) 木皮飾面 (除第1座28樓A單位外) (b) 人造皮飾面、金屬及及特色玻璃 (適用於第1座28樓A單位)	門鎖
		主人浴室門 (適用於Harbour Mansion A及B單位)	中空木掩門	(a) 木皮飾面 (適用於Harbour Mansion A單位) (b) 木皮飾面及不銹鋼百葉 (適用於Harbour Mansion B單位)	門鎖
		廚房門	金屬框掩門	強化玻璃	門把手及門鼓
		工作間門 (除Harbour Mansion A及C單位外)	中空木掩門	鏡飾面、金屬及木皮飾面	門鎖
		工作間門 (適用於Harbour Mansion A及C單位)	金屬框趟門	鏡飾面	門鎖
		工作間後門	中空木掩門	木皮飾面	門鎖
		工作間門 (面向公用電梯大堂)	防火實心木掩門	木皮飾面	門鎖、門鼓及防盜眼
		洗手間門	鋁質摺門	磨砂玻璃及鋁	門鎖
		儲物房門	中空木掩門	木皮飾面	門鎖

3. 室內裝置

(b)	浴室			裝置及設備	類型	用料	
		(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	(a) 天然石 (適用於第1座A單位、第3及6座33樓A單位及第8座31樓A單位之主人浴室) (b) 人造石 (適用於所有浴室、浴室1、浴室2、浴室3及Harbour Mansion所有單位之主人浴室)		
				櫃	(a) 木製洗手盆櫃連金屬拉手及木製鏡櫃 (適用於第1座A單位、第3及6座33樓A單位及第8座31樓A單位之主人浴室) (b) 人造石及木製洗手盆櫃連金屬拉手及木製鏡櫃 (適用於所有浴室、浴室1、浴室2、浴室3及Harbour Mansion所有單位之主人浴室)		
			潔具	洗手盆水龍頭	黃銅 (適用於所有浴室、浴室1、浴室2、浴室3、第1座A單位、第3及6座33樓A單位、第8座31樓A單位及Harbour Mansion所有單位之主人浴室)		
				洗手盆	(a) 搪瓷 (適用於第1座A單位、第3及6座33樓A單位及第8座31樓A單位之主人浴室) (b) 人造石 (適用於所有浴室、浴室1、浴室2、浴室3及Harbour Mansion所有單位之主人浴室)		
				座廁	搪瓷		
				毛巾掛鉤	黃銅		
				廁紙架	(a) 黃銅 (適用於所有主人浴室，除Harbour Mansion A及B單位外) (b) 不銹鋼 (適用於所有浴室、浴室1、浴室2、浴室3及Harbour Mansion A及B單位之主人浴室)		
				淋浴間	強化玻璃		
			設備	隨樓附送之設備及品牌，請參閱「設備說明」			
		(ii) 供水系統的類型及用料			冷水喉	銅喉	
					熱水喉	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	淋浴套裝	黃銅	
				浴缸	浴缸水龍頭套裝	黃銅	
					浴缸	(a) 複合石 (適用於第1、2、3、5、6、7及8座A及B單位 (除第1座28樓A單位外)及Harbour Mansion所有單位之主人浴室) (b) 鑄鐵 (適用於第1座A及B單位及第8座31樓A單位之浴室1、第1座33樓A單位、第5座A及B單位及第8座A單位 (除第8座31樓A單位外) 之浴室2及第3、6座33樓A單位之浴室3) (c) 水晶膠 (適用於第1座28樓A單位主人浴室)	
			(iv) 浴缸大小 (如適用的話)			(a) 750毫米闊 x 1600毫米長 x 550毫米深 (適用於第1座A單位(除第1座28樓A單位)、第3、6座33樓A單位及第8座31樓A單位之主人浴室) (b) 720毫米闊 x 1400毫米長 x 550毫米深 (適用於第1座B單位、第2、3、5、6、7及8座A及B單位 (除第3、6座33樓A單位及第8座31樓A單位外)及Harbour Mansion所有單位之主人浴室) (c) 700毫米闊 x 1500毫米長 x 418毫米深 (適用於第1座A及B單位及第8座31樓A單位之浴室1、第1座33樓A單位、第5座A及B單位及第8座A單位 (除第8座31樓A單位外) 之浴室2及第3及6座33樓A單位之浴室3) (d) 850毫米闊 x 1690毫米長 x 570毫米深 (適用於第1座28樓A單位之主人浴室)	
(c)	廚房			用料			
		(i) 洗滌盆		不銹鋼			
		(ii) 供水系統		冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉			

3. 室內裝置

c)	廚房		用料	裝修物料	
		(iii) 廚櫃	硬壓板廚櫃配門板	(a) 焗漆飾面 (適用於所有單位，以下描述單位除外) (b) 焗漆飾面及人造石 (適用於第1座A及B單位、第2座B單位、第3及6座A及B單位、第7及8座A單位) (c) 木皮飾面 (適用於第1、3、6座33樓A單位及第8座31樓A單位)	
			硬壓板吊櫃配金屬框門板	(a) 玻璃及焗漆飾面 (除第3、6及8座C及D單位外) (b) 特色玻璃及膠板飾面 (適用於第3、6及8座C及D單位)	
			木製高櫃配金屬框門板	金屬、玻璃及木皮飾面 (適用於第3座A單位、第6座B單位及第8座A單位 (除第3座33樓A單位及第8座31樓A單位外))	
			金屬吊架	金屬 (適用於第1座A單位、第3及6座33樓A單位及第8座31樓A單位)	
			金屬牆架	金屬 (適用於第1座A單位 (除第1座33樓A單位外))	
			金屬框玻璃層板	金屬及玻璃 (適用於第3座A單位 (除第3座33樓A單位外) 及第6座B單位)	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭 (適用於第3、6及8座C及D單位)	
			其他裝置的類型	鍍鉻洗滌盆水龍頭	
			設備的類型	隨樓附送之設備及品牌，請參閱「設備說明」	
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	衣櫃	(a) 金屬框玻璃衣櫃及木製層板配人造皮飾面及膠板飾面 (適用於第1、2、3、5、6、7及8座A及B單位及Harbour Mansion單位之主人睡房) (b) 木製衣櫃配金屬框玻璃門 (適用於第1座C單位之主人睡房) (c) 木製衣櫃 (適用於第3、6及8座C及D單位之主人睡房) (d) 金屬框玻璃衣櫃配人造皮飾面 (適用於第1座28樓A單位之睡房1) (e) 金屬框特色玻璃衣架連書枱配金屬、玻璃、人造皮飾面及天然石檯面 (適用於第1座28樓A單位之睡房2)
		其他裝置 (適用於第1座B單位、第2、5及7座A及B單位、第3、6及8座所有單位 (除第3、6座33樓A單位及第8座31樓A單位外) 之主人睡房)	洗手盆櫃及鏡櫃	(a) 木製洗手盆櫃連金屬邊配天然石檯面及木製鏡櫃 (除第3、6及8座C及D單位外) (b) 木製洗手盆櫃配天然石檯面、鏡及木製儲物架 (適用於第3、6及8座C及D單位)	
洗手盆水龍頭	黃銅				
洗手盆	搪瓷				
e)	電話	接駁點的位置及數目	請參閱「住宅單位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「住宅單位機電裝置位置及數量說明表」		
g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	(a) 三相電力並裝妥微型斷路器 (除第3、6及8座C及D單位外) (b) 單相電力並裝妥微型斷路器 (適用於第3、6及8座C及D單位)	
		(ii) 導管是隱藏或外露	導管是部分隱藏部分外露 ¹		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
h)	氣體供應	類型	煤氣		
		系統	所有單位提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐		
		位置	請參閱「住宅單位機電裝置位置及數量說明表」		
i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量說明表」		
		設計	設有洗衣機來、去水接駁喉位		
j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 ²		
		(iii) 有否熱水供應	廚房及浴室供應熱水		

備註：1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、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。
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。

4. 雜項

(a)	升降機		住宅升降機			
		(i) 品牌名稱及產品型號	品牌名稱	迅達		
			產品型號	1號至25號升降機：5500MMR、26號至27號升降機：5500MRL		
		(ii) 升降機的數目及到達的樓層	升降機的數目	27		
			到達的樓層	第1座 1號及2號升降機：地庫1層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 3號及4號升降機：地庫2層、地庫1層、地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 第2座 5號升降機：地庫1層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 6號及7號升降機：地庫2層、地庫1層、地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 第3座 8號及9號升降機：地庫1層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 10號及11號升降機：地庫2層、地庫1層、地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 第5座 12號升降機：地庫1層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 13號及14號升降機：地庫2層、地庫1層、地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 第6座 15號及16號升降機：地庫1層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 17號及18號升降機：地庫2層、地庫1層、地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 第7座 19號升降機：地庫2層、地庫1層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-31樓 20號及21號升降機：地庫2層、地庫1層、地下、5樓-12樓、15樓-23樓、25樓-31樓 第8座 22號升降機：地庫1層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-31樓 23號升降機：地庫1層、地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-31樓 24號及25號升降機：地庫2層、地庫1層、地下、5樓-12樓、15樓-23樓、25樓-31樓 Harbour Mansion 26號升降機：地庫2層、地庫1層、地下、3樓、5樓-6樓 27號升降機：地庫2層、地庫1層、地下、3樓、5樓		
(b)	信箱	用料	金屬			
(c)	垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人收集			
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾及物料回收室。地庫1層設有垃圾及物料回收房。			
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶	
		(i) 位置	每層之公共水錶櫃	每層之公共電錶房	(a) 廚房 (適用於第1座33樓A單位、第1座B及C單位、第2、3、5、6、7及8座A及B單位、Harbour Mansion B及C單位) (b) 主人浴室 (適用於第1座2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓A單位、第3、6及8座C及D單位) c) 浴室1 (適用於Harbour Mansion A單位)	
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立	

賣方承諾如該項目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

(a)	保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂設有配有智能讀卡功能(八達通及二維碼)的對講機。
		閉路電視	地下住宅入口大堂、地庫升降機大堂、所有升降機內及會所均設有閉路電視系統，直接連接管理處。
(b)	嵌入式的裝備的細節	各住宅單位均設有配有警報掣之視像對講機，直接連接管理處。	
(c)	嵌入式裝備的位置	請參閱「住宅單位機電裝置位置及數量說明表」	

1. EXTERIOR FINISHES

(a)	External Wall	Type of finishes	Podium: Glass wall, aluminium cladding, aluminium louvre, aluminium grille, glass cladding, stone cladding, stone grille, aluminium feature, stone feature and vertical greenery Residential towers: Curtain wall, aluminium cladding, aluminium louvre, aluminium grille, glass cladding, aluminium feature, ceramic wall tile and external paint
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame
		Material of glass	Laminated insulated-glass-unit with low-E coating at Living rooms, Dining rooms, Master bedrooms, Bedrooms (except Bedroom 2 of Flat A on 33/F of Tower 3 and 6 and Bedroom 3 of Flat A on 31/F of Tower 8), Master Bathroom of Flat A on 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F of Tower 1, Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8, Bathroom 1 and Bathroom 2 of Flat A on 33/F of Tower 3 and 6 and Kitchen of Flat B of Harbour Mansion Tinted laminated glass at Kitchens (except Flat B of Harbour Mansion), Utility rooms, Bedroom 2 of Flat A on 33/F of Tower 3 and 6 and Bedroom 3 of Flat A on 31/F of Tower 8 Acid-etched tinted laminated glass at Master Bedroom of Flat A on 33/F of Tower 1, Master bathrooms (except Flat A on 33/F of Tower 3 and 6), Bathrooms (except Bathroom 1 and 2 of Flat A on 33/F of Tower 3 and 6) and Lavatories
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	(i) Type of finishes	Balcony: Fitted with laminated glass balustrade and aluminium top rail Balcony Floor: External floor tile and natural stone decking Balcony Wall: (a) Natural stone, aluminium cladding and aluminium architectural feature (Except Flat A on 33/F of Tower 1, Flats B and C of Tower 1, Flat B of Tower 2, Flats C and D of Tower 3, 6 and 8, Flat A of Tower 7 and all flats of Harbour Mansion) (b) Natural stone and aluminium cladding (For Flats B and C of Tower 1, Flat B of Tower 2, Flats C and D of Tower 3, 6 and 8, Flat A of Tower 7 and all flats of Harbour Mansion) (c) Aluminium cladding (For Flat A on 33/F of Tower 1) Balcony Ceiling: (a) Stainless steel false ceiling and aluminium false ceiling (Except Flat A on 33/F of Tower 1) (b) Aluminium false ceiling (For Flat A on 33/F of Tower 1)
		(ii) Whether it is covered	All balconies are covered
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. INTERIOR FINISHES

(a)	Lobby		Wall	Floor	Ceiling
		G/F residential entrance lobby finishes	Natural stone, glass and metal finish to the exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint
		Lift lobby finishes for residential floors	Natural stone, wood veneer, mirror and metal finish to the exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint
		Private lift lobby finishes for residential floors	(a) Natural stone, wood veneer, mirror, metal finish and tile to the exposed surface (Except Flat C of Tower 1) (b) Natural stone, wood veneer, mirror and metal finish to the exposed surface (For Flat C of Tower 1)	(a) Natural stone and tile (Except Flat C of Tower 1) (b) Natural stone (For Flat C of Tower 1)	Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling		Wall		Ceiling
		Living room finishes	(a) Emulsion paint (Except Flat A on 28/F of Tower 1) (b) PU leather, metal, wallpaper and mirror finish (For Flat A on 28/F of Tower 1)		(a) Emulsion paint and gypsum board false ceiling with emulsion paint (Except Flat A on 28/F of Tower 1) (b) PU leather, metal, emulsion paint and gypsum board false ceiling with emulsion paint (For Flat A on 28/F of Tower 1)
		Dining room finishes	(a) Emulsion paint, natural stone feature wall and stainless steel trims (Applicable for all flats, except those stated below) (b) Emulsion paint (For Flat A on 33/F of Tower 1, Flat C of Tower 1, Flat B of Tower 2, Flats A and B of Tower 3 and 6, Flat A of Tower 7, Flat A on 31/F of Tower 8 and all flats of Harbour Mansion) (c) Emulsion paint, natural stone wall and stainless steel trims (For Flats C and D of Tower 3, 6 and 8) (d) PU leather, metal, wallpaper and mirror finish (For Flat A on 28/F of Tower 1)		(a) Emulsion paint and gypsum board false ceiling with emulsion paint (Except Flat A on 28/F of Tower 1) (b) PU leather, metal, emulsion paint and gypsum board false ceiling with emulsion paint (For Flat A on 28/F of Tower 1)

2. INTERIOR FINISHES

(b)	Internal wall and ceiling		Wall	Ceiling
		Bedroom finishes	(a) Emulsion paint (Applicable for all flats, except those stated below) (b) Emulsion paint and plastic laminate (For Master Bedroom of Flat A on 33/F of Tower 1, Flat B of Tower 1, Flats A and B of Tower 2, 5 and 7 and all flats of Tower 3, 6 and 8) (c) PU leather, metal, wallpaper and mirror finish (For Master Bedroom and Bedroom 1 of Flat A on 28/F of Tower 1) (d) PU leather, wallpaper and metal (For Bedroom 2 of Flat A on 28/F of Tower 1) (e) PU leather, natural stone, metal and mirror finish (For Bedroom 3 of Flat A on 28/F of Tower 1)	(a) Emulsion paint and gypsum board false ceiling with emulsion paint (Applicable for all flats, except those stated below) (b) Emulsion paint, gypsum board false ceiling with emulsion paint and plastic laminate (For Master Bedroom of Flat B of Tower 1, Flats A and B of Tower 2, 3, 5, 6, 7 and 8 (except Flat A on 33/F of Tower 3 and 6, Flat A on 31/F of Tower 8)) (c) PU leather, metal, emulsion paint and gypsum board false ceiling with emulsion paint (For Master Bedroom of Flat A on 28/F of Tower 1) (d) Metal, emulsion paint and gypsum board false ceiling with emulsion paint (For Bedroom 1, Bedroom 2 and Bedroom 3 of Flat A on 28/F of Tower 1)
(c)	Internal floor		Floor	Skirting
		Material for living room	(a) Natural stone (Except Flat C of Tower 1 and Flats C and D of Tower 3, 6 and 8) (b) Engineered timber flooring and natural stone border (For Flat C of Tower 1, Flats C and D of Tower 3, 6 and 8)	(a) Timber skirting with emulsion paint (Except Flat A on 28/F of Tower 1) (b) Metal skirting (For Flat A on 28/F of Tower 1)
		Material for dining room	(a) Natural stone (Except Flat C of Tower 1 and Flats C and D of Tower 3, 6 and 8) (b) Engineered timber flooring (For Flat C of Tower 1, Flats C and D of Tower 3, 6 and 8)	(a) Timber skirting with emulsion paint (Except Flat A on 28/F of Tower 1) (b) Metal skirting (For Flat A on 28/F of Tower 1)
		Material for bedroom	(a) Engineered timber flooring and metal trim (Applicable for all flats, except those stated below) (b) Engineered timber flooring, natural stone and metal trim (For Master Bedroom of Flat B of Tower 1, Flats A and B of Tower 2, 5 and 7, all flats of Tower 3, 6 and 8 (except Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8)) (c) Engineered timber flooring, metal trim and natural stone border along inside edge of floor in front of door opening to utility platform (For Master bedroom of Flat A of Tower 1)	(a) Timber skirting with emulsion paint (Except Flat A on 28/F of Tower 1) (b) Metal skirting (For Flat A on 28/F of Tower 1)
(d)	Bathroom		Wall	Floor
		(i) Type of finishes	(a) Natural stone to the exposed surface (Applicable for all Bathroom, Bathroom 1, Bathroom 2 and Bathroom 3) (b) Natural stone and metal to the exposed surface (For Master Bathroom of Flat A of Tower 1, Flat A on 33/F of Tower 3 and 6, Flats C and D of Tower 3, 6 and 8, Flat A on 31/F of Tower 8 and all flats of Harbour Mansion) (c) Natural stone, special glass, plastic laminate and metal to the exposed surface (For Master Bathroom of Flat B of Tower 1, Flat A of Tower 2, Flats A and B of Tower 3 and 6 (except Flat A on 33/F of Tower 3 and 6), Flat B of Tower 7 and Flats A and B of Tower 8 (except Flat A on 31/F of Tower 8)) (d) Natural stone, plastic laminate and metal to the exposed surface (For Master Bathroom of Flat B of Tower 2, Flats A and B of Tower 5 and Flat A of Tower 7) (e) Natural stone, metal and special glass to the exposed surface (For Master Bathroom of Flat A on 28/F of Tower 1) (f) Natural stone, metal, special glass and mirror finish to the exposed surface (For Bathroom 1 of Flat A on 28/F of Tower 1) (g) Natural stone and wallpaper to the exposed surface (For Bathroom 2 of Flat A on 28/F of Tower 1)	Natural stone to the exposed surface
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling	
				Ceiling
				(a) Gypsum board false ceiling with emulsion paint and aluminum false ceiling (Except Flat A on 28/F of Tower 1) (b) Gypsum board false ceiling with emulsion paint (For Flat A on 28/F of Tower 1)

2. INTERIOR FINISHES

(d)	Lavatory		Wall	Floor	Ceiling	
		(i) Type of finishes	Tile to the exposed surface	Tile to the exposed surface	Aluminium false ceiling	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	(a) Natural stone to the exposed surface (Applicable for all flats, except those stated below) (b) Natural stone and wood veneer to the exposed surface (For Flat A on 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F of Tower 1, Flat B of Tower 1, Flat A of Tower 2, Flats A and B of Tower 5, Flat B of Tower 7 and 8 and all flats of Harbour Mansion)	(a) Natural stone to the exposed surface (Except Flats C and D of Tower 3, 6 and 8) (b) Engineered timber flooring to the exposed surface (For Flats C and D of Tower 3, 6 and 8)	(a) Gypsum board false ceiling with emulsion paint and aluminium false ceiling (Except Flats C and D of Tower 3, 6 and 8) (b) Emulsion paint and gypsum board false ceiling with emulsion paint (For Flats C and D of Tower 3, 6 and 8)	(a) Reconstituted stone (Except Flat A on 28/F of Tower 1) (b) Natural stone (For Flat A on 28/F of Tower 1)
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			

3. INTERIOR FITTINGS

(a)	Doors		Material	Finishes	Accessories
		Main entrance door	Fire-rated solid core timber swing door	Natural stone, metal and wood veneer	Digital lockset and door closer
		Private lift lobby door (Facing Private Lift Lobby)	Hollow core timber swing door	Wood veneer	Door handle
		Private lift lobby door (Facing Common Lift Lobby)	Fire-rated solid core timber swing door	Wood veneer	Lockset, door closer and smart door viewer
		Balcony door (Except Flat A on 33/F of Tower 1)	Aluminium frame sliding door	Insulated-glass-unit with low-E coating	Lockset
		Balcony door (For Flat A on 33/F of Tower 1)	Aluminium frame swing door	Acid-etched tinted laminated glass	Lockset
		Utility platform door (For Flat A on 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F of Tower 1, Flat B of Tower 3, Flat A on 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F of Tower 6 and Flats A and B of Tower 8)	Aluminium frame swing door	(a) Insulated-glass-unit with low-E coating (For Flat A on 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F of Tower 1) (b) Tinted laminated glass (For Flat B of Tower 3, Flat A on 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F of Tower 6 and Flats A and B of Tower 8)	Lockset
		Utility platform door (For Flat A on 33/F of Tower 1, Flat B of Tower 1, all flats of Tower 2, 5 and 7, Flat A on 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F of Tower 3 and Flat B of Tower 6)	Aluminium frame sliding door	Tinted laminated glass	Lockset
		Flat roof door (For Living Room, Dining Room and Bedroom 3 of Flat A on 33/F of Tower 1, Living Room and Dining Room of Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8 and Living Room of Flat A on 6/F of Harbour Mansion)	Aluminium frame sliding door	Insulated-glass-unit with low-E coating	Lockset
		Flat roof door (For Master Bedroom and Kitchen of Flat A on 33/F of Tower 1, Kitchen of Flat A on 33/F of Tower 3 and 6, Bedroom 3 and Kitchen of Flat A on 31/F of Tower 8 and Living Room of Flat A on 3/F of Harbour Mansion)	Aluminium frame swing door	(a) Insulated-glass-unit with low-E coating (For Master Bedroom of Flat A on 33/F of Tower 1 and Living Room of Flat A on 3/F of Harbour Mansion) (b) Tinted laminated glass (For Kitchen of Flat A on 33/F of Tower 1, 3 and 6 and Bedroom 3 and Kitchen of Flat A on 31/F of Tower 8)	Lockset

3. INTERIOR FITTINGS

(a)	Doors		Material	Finishes	Accessories
		Master bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 door	(a) Hollow core timber swing door (Except Flat A on 28/F of Tower 1) (b) Metal frame hollow core timber swing door (For Flat A on 28/F of Tower 1)	(a) Wood veneer (Except Flat A on 28/F of Tower 1) (b) Metal and PU leather (For Master Bedroom, Bedroom 1 and Bedroom 2 of Flat A on 28/F of Tower 1) (c) Metal, PU leather and mirror finish (For Bedroom 3 of Flat A on 28/F of Tower 1)	Lockset
		Bathroom door (For Flat C of Tower 1 and Flats A and B of Tower 3 and 6)	Hollow core timber swing door	Wood veneer and stainless steel louver	Lockset
		Bathroom door (For all flats of Tower 2 and 7)	Hollow core timber sliding door	Wood veneer and stainless steel louver	Lockset
		Bathroom 1 door (For Flats A and B of Tower 1, Flat A on 33/F of Tower 3 and 6, Flats A and B of Tower 5, Flat A on 31/F of Tower 8 and all flats of Harbour Mansion)	(a) Hollow core timber swing door (Except Flat A on 28/F of Tower 1) (b) Metal frame hollow core timber swing door (For Flat A on 28/F of Tower 1)	(a) Wood veneer and stainless steel louver (For Flats A and B of Tower 1 and 5 (except Flat A on 28/F and 33/F of Tower 1), Flat A on 31/F of Tower 8, Flats B and C of Harbour Mansion) (b) Wood veneer (For Flat A on 33/F of Tower 1, 3 and 6 and Flat A of Harbour Mansion) (c) Wood veneer, PU leather, metal and stainless steel louver (For Flat A on 28/F of Tower 1)	Lockset
		Bathroom 1 door (For Flats A and B on 5/F-12/F, 15/F-23/F, 25/F-30/F of Tower 8)	Hollow core timber sliding door	Wood veneer and stainless steel louver	Lockset
		Bathroom 2 door (For Flat A of Tower 1, Flats A and B of Tower 5 and 8, Flat A on 33/F of Tower 3 and 6)	(a) Hollow core timber swing door (Except Flat A on 28/F of Tower 1) (b) Metal frame hollow core timber swing door (For Flat A on 28/F of Tower 1)	(a) Wood veneer and stainless steel louver (For Flat A of Tower 1 (except Flat A on 28/F of Tower 1), Flats A and B of Tower 5 and 8) (b) Wood veneer (For Flat A on 33/F of Tower 3 and 6) (c) Wood veneer, PU leather, metal and stainless steel louver (For Flat A on 28/F of Tower 1)	Lockset
		Bathroom 2 door (For Flat B of Tower 1)	Hollow core timber sliding door	Wood veneer and stainless steel louver	Lockset
		Bathroom 3 door	Hollow core timber swing door	Wood veneer and stainless steel louver	Lockset
		Master bathroom door (Except Flat A of Tower 1, Flat A on 33/F of Tower 3 and 6, Flat A on 31/F of Tower 8 and Flats A and B of Harbour Mansion)	Metal frame sliding door	Special glass	Lockset
		Master bathroom door (For Flat A of Tower 1, Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8)	(a) Hollow core timber sliding door (Except Flat A on 28/F of Tower 1) (b) Metal frame hollow core timber sliding door (For Flat A on 28/F of Tower 1)	(a) Wood veneer (Except Flat A on 28/F of Tower 1) (b) PU leather, metal and special glass (For Flat A on 28/F of Tower 1)	Lockset
		Master bathroom door (For Flats A and B of Harbour Mansion)	Hollow core timber swing door	(a) Wood veneer (For Flat A of Harbour Mansion) (b) Wood veneer and stainless steel louver (For Flat B of Harbour Mansion)	Lockset
		Kitchen door	Metal frame swing door	Tempered glass	Door handle and door closer
		Utility room door (Except Flats A and C of Harbour Mansion)	Hollow core timber swing door	Mirror finish, metal and wood veneer	Lockset
		Utility room door (For Flats A and C of Harbour Mansion)	Metal frame sliding door	Mirror finish	Lockset
		Utility room rear door	Hollow core timber swing door	Wood veneer	Lockset
		Utility room door (Facing Common Lift Lobby)	Fire-rated solid core timber swing door	Wood veneer	Lockset, door closer and door viewer
		Lavatory door	Aluminium folding door	Frosted glass and aluminium	Lockset
		Store room door	Hollow core timber swing door	Wood veneer	Lockset

3. INTERIOR FITTINGS

(b)	Bathroom		Fittings & Equipment	Type	Material	
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	(a) Natural stone (For Master Bathroom of Flat A of Tower 1, Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8) (b) Artificial stone (For Master Bathroom of all flats of Harbour Mansion and all Bathroom, Bathroom 1, Bathroom 2, Bathroom 3)	
				Cabinet	(a) Timber basin cabinet with metal handle and timber mirror cabinet (For Master Bathroom of Flat A of Tower 1, Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8) (b) Artificial stone and timber basin cabinet with metal handle and timber mirror cabinet (For Master Bathroom of all flats of Harbour Mansion and all Bathroom, Bathroom 1, Bathroom 2, Bathroom 3)	
			Bathroom fittings	Wash basin mixer	Coated brass (For Master Bathroom of Flat A of Tower 1, Flat A on 33/F of Tower 3 and 6, Flat A on 31/F of Tower 8 and all flats of Harbour Mansion, all Bathroom, Bathroom 1, Bathroom 2 and Bathroom 3)	
				Wash basin	(a) Vitreous china (For Master Bathroom of Flat A of Tower 1, Flat A on 33/F of Tower 3 and 6, Flat A on 31/F of Tower 8) (b) Artificial stone (For Master Bathroom of all flats of Harbour Mansion and all Bathroom, Bathroom 1, Bathroom 2, Bathroom 3)	
				Water closet	Vitreous china	
				Towel hook	Coated brass	
				Paper holder	(a) Coated brass (For all Master Bathroom except Flats A and B of Harbour Mansion) (b) Stainless steel (For all Bathroom, Bathroom 1, Bathroom 2, Bathroom 3 and Flats A and B of Harbour Mansion)	
				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 thermal insulation		
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Coated brass
		Bath tub		Bath Tub Mixer Set	Coated brass	
				Bath tub	(a) Composite stone (For Master Bathroom of Flats A and B of Tower 1, 2, 3, 5, 6, 7 and 8 and all flats of Harbour Mansion (Except Flat A on 28/F of Tower 1)) (b) Cast iron (For Bathroom 1 of Flats A and B of Tower 1 and Flat A on 31/F of Tower 8, Bathroom 2 of Flat A on 33/F of Tower 1, Flats A and B of Tower 5 and Flat A of Tower 8 (Except Flat A on 31/F of Tower 8) and Bathroom 3 of Flat A on 33/F of Tower 3 and 6) (c) Cristalmood (For Master Bathroom of Flat A on 28/F of Tower 1)	
		(iv) Size of bath tub, if applicable			(a) 750mm width x 1600mm length x 550mm depth (For Master Bathroom of Flat A of Tower 1 (except Flat A on 28/F of Tower 1), Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8) (b) 720mm width x 1400mm length x 550mm depth (For Master Bathroom of Flat B of Tower 1, Flats A and B of Tower 2, 3, 5, 6, 7 and 8 (except Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8) and all flats of Harbour Mansion) (c) 700mm width x 1500mm length x 418mm depth (For Bathroom 1 of Flats A and B of Tower 1 and Flat A on 31/F of Tower 8, Bathroom 2 of Flat A on 33/F of Tower 1, Flats A and B of Tower 5 and Flat A of Tower 8 (except Flat A on 31/F of Tower 8) and Bathroom 3 of Flat A on 33/F of Tower 3 and 6) (d) 850mm width x 1690mm length x 570mm depth (For Master Bathroom of Flat A on 28/F of Tower 1)	

3. INTERIOR FITTINGS

(c)	Kitchen		Material		
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen Cabinet	Chipboard cabinet with MDF door panel	(a) Lacquer finish (Applicable for all flats, except those stated below) (b) Lacquer finish and artificial stone (For Flats A and B of Tower 1, Flat B of Tower 2, Flats A and B of Tower 3 and 6, Flat A of Tower 7 and 8) (c) Wood veneer (For Flat A on 33/F of Tower 1, 3 and 6 and Flat A on 31/F of Tower 8)	
			Chipboard hanging cabinet with metal frame door	(a) Glass and lacquer finish (Except Flats C and D of Tower 3, 6 and 8) (b) Special glass and plastic laminate (For Flats C and D of Tower 3, 6 and 8)	
			Timber tall cabinet with metal frame door	Metal, glass and wood veneer (For Flat A of Tower 3, Flat B of Tower 6 and Flat A of Tower 8 (except Flat A on 33/F of Tower 3 and Flat A on 31/F of Tower 8))	
			Metal hanging shelf	Metal (For Flat A of Tower 1, Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8)	
			Metal wall shelf	Metal (For Flat A of Tower 1 (except Flat A on 33/F of Tower 1))	
			Metal frame glass wall shelf	Metal and glass (For Flat A of Tower 3 (except Flat A on 33/F of Tower 3) and Flat B of Tower 6)	
		(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 C and D of Tower 3, 6 and 8)	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
(d)	Bedroom		Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in Wardrobe	Wardrobe	(a) Metal frame glass wardrobe and timber shelf with PU leather and plastic laminate (For Master Bedroom of Flats A and B of Tower 1, 2, 3, 5, 6, 7 and 8 and all flats of Harbour Mansion) (b) Timber wardrobe with metal frame glass door (For Master Bedroom of Flat C of Tower 1) (c) Timber wardrobe (For Master Bedroom of Flats C and D of Tower 3, 6 and 8) (d) Metal frame glass wardrobe with PU leather (For Bedroom 1 on Flat A on 28/F of Tower 1) (e) Metal frame and special glass clothes bar fitted with desk with metal, glass, PU leather and natural stone desk top (For Bedroom 2 of Flat A on 28/F of Tower 1)
			Other fittings (For Master Bedroom of Flat B of Tower 1, Flats A and B of Tower 2, 5 and 7, all flats of Tower 3, 6 and 8 (except Flat A on 33/F of Tower 3 and 6 and Flat A on 31/F of Tower 8))	Wash Basin Cabinet and Mirror Cabinet	(a) Timber basin cabinet with metal trim with natural stone countertop and timber mirror cabinet (Except Flats C and D of Tower 3, 6 and 8) (b) Timber basin cabinet with natural stone countertop, mirror and timber storage shelf (For Flats C and D of Tower 3, 6 and 8)
		Wash Basin Mixer		Coated brass	
		Wash Basin		Vitreous china	
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	(a) Three-phase electricity supply with miniature circuit breaker distribution board (Except Flats C and D of Tower 3, 6 and 8) (b) Single-phase electricity supply with miniature circuit breaker distribution board (For Flats C and D of Tower 3, 6 and 8)	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units”		

3. INTERIOR FITTINGS

(h)	Gas supply	Type	Towngas
		System	Gas supply pipe is provided and connected to gas cooker and gas water heater for all flats
		Location	Please refer to the “Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units”
(i)	Washing machine connection point	Location	Please refer to the “Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units”
		Design	Drain point and water point are provided for washing machine
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²
		(iii) Whether hot water is available	Hot water supply is provided to kitchen and bathroom

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

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

4. MISCELLANEOUS

(a)	Lifts			Residential Lift
		(i) Brand name and model number	Brand Name	Schindler
			Model Number	Lift nos. 1-25 : 5500MMR, Lift nos. 26 & 27: 5500MRL
		(ii) Number and floors served by them	Number of lifts	27
			Floor served by the lifts	Tower 1 Lift nos. 1 & 2: B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Lift nos. 3 & 4: B2/F, B1/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Tower 2 Lift no. 5: B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Lift nos. 6 & 7: B2/F, B1/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Tower 3 Lift nos. 8 & 9: B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Lift nos. 10 & 11: B2/F, B1/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Tower 5 Lift no. 12: B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Lift nos. 13 & 14: B2/F, B1/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Tower 6 Lift nos. 15 & 16: B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Lift nos. 17 & 18: B2/F, B1/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F Tower 7 Lift no. 19: B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Lift nos. 20 & 21: B2/F, B1/F, G/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Tower 8 Lift no. 22: B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Lift no. 23: B1/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Lift nos. 24 & 25: B2/F, B1/F, G/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Harbour Mansion: Lift no. 26: B2/F, B1/F, G/F, 3/F, 5/F-6/F Lift no. 27: B2/F, B1/F, G/F, 3/F, 5/F

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

4. MISCELLANEOUS

(b)	Letter box	Material	Metal		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners.		
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at the common area on each residential floor. Refuse storage and material recovery chamber is provided on B1/F.		
(d)	Water meter, electricity meter and gas meter		Water Meter	Electricity Meter	Gas Meter
		(i) Location	Common water meter cabinet on each floor	Common electric meter room on each floor	(a) Kitchen (For Flat A on 33/F of Tower 1, Flats B and C of Tower 1 and Flats A and B of Tower 2, 3, 5, 6, 7 and 8, Flats B and C of Harbour Mansion) (b) Master Bathroom (For Flat A on 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F of Tower 1, Flats C and D of Tower 3, 6 and 8) (c) Bathroom 1 (For Flat A of Harbour Mansion)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. SECURITY FACILITIES

(a)	Security system and equipment	Access Control and security system	Visitor panel with access card reader (Octopus and QR code) is installed at G/F residential entrance lobby
		CCTV	CCTV system is provided at G/F residential entrance lobby, basement lift lobby, all lifts and clubhouse, connecting directly to the management office.
(b)	Details of built-in provisions	Video door phone equipped with panic alarm function is provided at each residential unit and connecting to the management office.	
(c)	Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	

6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第1座 Tower 1							第2座 Tower 2		
				2樓 2/F	3樓、5樓-12樓、15樓-23樓、25樓-32樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F	2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F			
					單位 Flat								
					A	B	A	B	C	A	C	A	B
客廳及飯廳 Living Room and Dining Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ50AVM	-	-	-	-	1	-	1	-	-	
			FJDP45CA	-	-	-	-	-	-	-	2	2	
			FJDP56CA	2	2	2	2	-	3	-	-	-	
主人睡房 Master Bedroom	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ40AVM	-	-	-	-	1	-	1	-	-	
			FJDP45CA	-	-	-	-	-	2	-	-	-	
			FJDP56CA	1	1	1	1	-	-	-	1	1	
睡房 1 Bedroom 1	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	-	-	-	-	1	-	1	-	1	
			FXAQ40AVM	1	1	1	1	-	1	-	1	-	
睡房 2 Bedroom 2	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	1	1	1	1	1	1	1	
睡房 3 Bedroom 3	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	1	1	-	-	-	1	-	
			FXAQ40AVM	-	-	-	-	-	1	-	-	-	
廚房 Kitchen	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FJDP45CA	1	1	1	1	-	-	-	1	1	
			FJDP28CA	-	-	-	-	1	-	1	-	-	
			FJDP56CA	-	-	-	-	-	1	-	-	-	
工作間 Utility Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	1	1	-	1	-	1	1	
工作間外之冷氣機平台 A/C Platform outside utility room	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	-	2	-	2	-	-	-	-	-	
樓梯外之冷氣機平台 A/C Platform outside Staircase	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	-	-	-	-	-	-	-	1	-	
			RJZQ5BAV	-	-	-	-	-	-	-	1	2	
主人浴室外之冷氣機平台 A/C Platform outside Master Bathroom	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	2	-	2	-	-	-	-	-	-	
主人睡房外之冷氣機平台 A/C Platform outside Master Bedoom	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	-	-	-	-	-	1	-	-	-	
			RJZQ4BAV	-	-	-	-	-	1	-	-	-	
廚房外之冷氣機平台 A/C Platform outside Kitchen	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	-	-	-	-	1	-	1	-	-	
洗手間外之冷氣機平台 A/C Platform outside Lavatory	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	-	-	-	-	-	1	-	-	-	

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

6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第3座 Tower 3							第5座 Tower 5			
				2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F			
				單位 Flat										
				A	B	C	D	A	C	D	A	B		
客廳及飯廳 Living Room and Dining Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ50AVM	-	-	1	1	-	1	1	-	-		
			FJDP45CA	2	2	-	-	-	-	-	-			
			FJDP56CA	-	-	-	-	3	-	-	2	2		
主人睡房 Master Bedroom	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ40AVM	-	-	1	1	-	1	1	-	-		
			FJDP56CA	1	1	-	-	1	-	-	1	1		
睡房 1 Bedroom 1	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	-	-	-	-	-		
			FXAQ40AVM	-	-	-	-	-	-	-	1	1		
			FXAQ50AVM	-	-	-	-	1	-	-	-	-		
睡房 2 Bedroom 2	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	-	-	-	1	1		
			FXAQ50AVM	-	-	-	-	1	-	-	-	-		
睡房 3 Bedroom 3	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	-	-	-	-	1	-	-	1	1		
廚房 Kitchen	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FJDP45CA	1	1	-	-	1	-	-	1	1		
儲物房 Store Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	-	-	-	-	-		
工作間 Utility Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	1	-	-	1	1		
樓梯外之冷氣機平台 A/C Platform outside Staircase	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	1	1	-	-	1	-	-	2	2		
			RJZQ5BAV	1	1	-	-	1	-	-	-	-		
			RYZQ3BAV	-	-	-	-	2	-	-	-	-		
			RJZQ4BAV	-	-	1	1	-	1	1	-	-		

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

6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (型號 (如有) Model No. (if any))	第6座 Tower 6							第7座 Tower 7			
				2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			5樓-12樓、15樓-23樓、25樓-31樓 5/F-12/F, 15/F-23/F, 25/F-31/F			
				單位 Flat										
				A	B	C	D	A	C	D	A	B		
客廳及飯廳 Living Room and Dining Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ50AVM	-	-	1	1	-	1	1	-	-		
			FJDP45CA	2	2	-	-	-	-	-	2	2		
			FJDP56CA	-	-	-	-	3	-	-	-	-		
主人睡房 Master Bedroom	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ40AVM	-	-	1	1	-	1	1	-	-		
			FJDP56CA	1	1	-	-	1	-	-	1	1		
睡房 1 Bedroom 1	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	-	-	-	1	-		
			FXAQ40AVM	-	-	-	-	-	-	-	-	1		
			FXAQ50AVM	-	-	-	-	1	-	-	-	-		
睡房 2 Bedroom 2	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	-	-	-	1	1		
			FXAQ50AVM	-	-	-	-	1	-	-	-	-		
睡房 3 Bedroom 3	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	-	-	-	-	1	-	-	-	1		
廚房 Kitchen	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FJDP45CA	1	1	-	-	1	-	-	1	1		
儲物房 Store Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	-	-	-	-	-		
工作間 Utility Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	1	-	-	1	1		
樓梯外之冷氣機平台 A/C Platform outside Staircase	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	1	1	-	-	1	-	-	-	1		
			RJZQ5BAV	1	1	-	-	1	-	-	2	1		
			RYZQ3BAV	-	-	-	-	2	-	-	-	-		
			RJZQ4BAV	-	-	1	1	-	1	1	-	-		

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (型號 (如有) Model No. (if any))	第8座 Tower 8							Harbour Mansion			
				5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F			3樓及5樓 3/F & 5/F			6樓 6/F
				單位 Flat										
				A	B	C	D	A	C	D	A	B	C	A
客廳及飯廳 Living Room and Dining Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ50AVM	-	-	1	1	-	1	1	-	-	-	-
			FJDP45CA	-	-	-	-	-	-	2	2	2	2	
			FJDP56CA	2	2	-	-	3	-	-	-	-	-	-
主人睡房 Master Bedroom	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	-	-	-	-	-	-	-	-	-	-	-
			FXAQ40AVM	-	-	1	1	-	1	1	-	-	-	-
			FJDP45CA	-	-	-	-	2	-	-	-	-	-	-
			FJDP56CA	1	1	-	-	-	-	-	1	1	1	1
睡房 1 Bedroom 1	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	-	-	-	-	-	-	-	1	1	-	1
			FXAQ40AVM	1	1	-	-	1	-	-	-	-	1	-
睡房 2 Bedroom 2	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	-	-	-	1	1	1	1
			FXAQ40AVM	-	-	-	-	1	-	-	-	-	-	-
睡房 3 Bedroom 3	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	-	-	-	-	-	-	-
			FXAQ50AVM	-	-	-	-	1	-	-	-	-	-	-
廚房 Kitchen	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FJDP45CA	1	1	-	-	-	-	-	1	1	1	1
			FJDP56CA	-	-	-	-	1	-	-	-	-	-	-
工作間 Utility Room	可變冷媒流量空調系統 (變頻冷暖室內機) VRV A/C Indoor Unit (Inverter - Cooling & Heating)	大金 Daikin	FXAQ25AVM	1	1	-	-	1	-	-	1	1	1	1
樓梯外之冷氣機平台 A/C Platform outside Staircase	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ6BAV	2	2	-	-	1	-	-	-	-	-	-
			RJZQ5BAV	-	-	-	-	1	-	-	-	2	-	-
			RJZQ4BAV	-	-	1	1	-	1	1	-	-	-	-
			RYZQ3BAV	-	-	-	-	2	-	-	-	-	-	-
廚房外之冷氣機平台 A/C Platform outside Kitchen	可變冷媒流量空調系統 (變頻冷暖室外機) VRV A/C Outdoor Unit (Inverter - Cooling & Heating)	大金 Daikin	RJZQ5BAV	-	-	-	-	-	-	-	2	-	2	2

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第1座 Tower 1								第2座 Tower 2							
				2樓 2/F	3樓、5樓-12樓、15樓-23樓、 25樓-27樓、29樓-32樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, 29/F-32/F			28樓 28/F	3樓、5樓-12樓、 15樓-23樓、25樓-32樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F			33樓 33/F	2樓-3樓、5樓-12樓、 15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F			33樓 33/F			
					單位 Flat														
					A	B	A		A	B	C		A	C	A		B	A	B
客廳及飯廳 Living Room and Dining Room	AI 智能魔衣櫥 AI AirDresser	LG	S3MFC	✓	✓	✓	✓	✓	-	✓	-	✓	-	✓	-				
	畫框電視 Television (The Frame)	三星 Samsung	QA65LS03BAJXZK	-	-	-	✓	-	-	-	-	-	-	-	-				
廚房 Kitchen	雙頭氣體煮食爐 Gas hob (2-burners)	Miele	CS 1013-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	炒鑊氣體煮食爐 Gas hob (Wok burner)	Miele	CS 1018 G	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	抽油煙機 Cooker Hood	Miele	DAS 2620	-	-	-	-	-	✓	-	✓	-	-	-	-				
		Miele	DAS 2920	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓				
	嵌入式焗爐 Built-in Oven	Miele	H 2860 B	-	✓	-	-	✓	-	-	-	✓	✓	✓	✓				
		Miele	H 2890 B	✓	-	✓	✓	-	-	✓	-	-	-	-	-				
	嵌入式蒸爐連微波爐 Built-in Steam Oven with Microwave	Miele	DGM 7440	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	嵌入式電燒烤爐 Built-in Electric Barbecue Grill	Miele	CS 1312 BG	✓	-	✓	✓	-	-	✓	-	-	-	-	-				
	洗衣乾衣機 Washer Dryer	Miele	WTD 160 WCS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	嵌入式雪櫃連冰箱 Built-in Fridge-freezer	Miele	KFNS 7734 D	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓				
	嵌入式雪櫃 Built-in Fridge	Sub-Zero	ICBDET3050CIID	-	-	-	-	-	-	✓	-	-	-	-	-				
		Miele	K 31222 Ui	✓	✓	✓	✓	✓	-	✓	-	✓	-	✓	-				
	嵌入式食物保溫櫃 Built-in Food Warming Drawer	Miele	ESW 7010	✓	✓	✓	✓	✓	-	✓	-	✓	-	✓	-				
	嵌入式咖啡機 Built-in Coffee Machine	Miele	CVA 7440	✓	✓	✓	✓	✓	-	✓	-	✓	-	✓	-				
	嵌入式真空處理櫃 Built-in Vacuum Sealing Drawer	Miele	EVS 7010	✓	✓	✓	✓	✓	-	✓	-	✓	-	✓	-				
	酒櫃 Wine Cellar	Miele	KWT 6321 UG	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓				
		Gorenje	WCIU3090A1	-	-	-	-	-	✓	-	✓	-	-	-	-				
	嵌入式洗碗碟機 Built-in Dishwasher	Miele	G 5481 SCVi	-	-	-	-	-	-	✓	-	-	-	-	-				
	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓				
		Systemair	CBF160M	-	-	-	-	-	-	✓	-	-	-	-	-				
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-				

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第1座 Tower 1								第2座 Tower 2						
				2樓 2/F	3樓、5樓-12樓、15樓-23樓、 25樓-27樓、29樓-32樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, 29/F-32/F			28樓 28/F	3樓、5樓-12樓、 15樓-23樓、25樓-32樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F		33樓 33/F	2樓-3樓、5樓-12樓、 15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F		33樓 33/F				
					單位 Flat													
					A	B	A		A	B		C	A		C	A	B	A
主人睡房 Master Bedroom	化妝品雪櫃 Cosmetics Refrigerator	Cristal	CB14	-	✓	-	-	✓	-	-	-	✓	✓	✓	✓			
	智能鏡子 Smart Mirror	PCCW-HKT	SM1506	-	✓	-	-	✓	-	-	-	✓	✓	✓	✓			
主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	Systemair	CBF160M	✓	-	✓	✓	-	-	✓	-	-	-	-	-			
		Systemair	SWP100	-	✓	-	-	✓	-	-	-	✓	✓	✓	✓			
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓			
	化妝品雪櫃 Cosmetics Refrigerator	Cristal	CB14	✓	-	✓	✓	-	-	✓	-	-	-	-	-			
	智能鏡子 Smart Mirror	PCCW-HKT	SM1506	✓	-	✓	✓	-	-	✓	-	-	-	-	-			
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	✓	-	✓	✓	-	-	✓	-	-	-	-	-			
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓			
浴室 Bathroom	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓			
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓			
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓			
浴室1 Bathroom 1	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-			
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-			
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-			
浴室2 Bathroom 2	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-			
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-			
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-			

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第1座 Tower 1								第2座 Tower 2							
				2樓 2/F	3樓、5樓-12樓、15樓-23樓、 25樓-27樓、29樓-32樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, 29/F-32/F			28樓 28/F	3樓、5樓-12樓、 15樓-23樓、25樓-32樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F			33樓 33/F	2樓-3樓、5樓-12樓、 15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F			33樓 33/F			
					單位 Flat														
					A	B	A		A	B	C		A	C	A		B	A	B
浴室3 Bathroom 3	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	-	-	✓	-	-	-	-	-				
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	-	-	✓	-	-	-	-	-				
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	-	-	✓	-	-	-	-	-				
洗手間 Lavatory	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓				
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	-	-	-	-	-	✓	-	✓	✓	✓	✓				
私人電梯大堂 Private Lift Lobby	畫框電視 Television (The Frame)	三星 Samsung	QA32LS03BBJXZK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	UV 消毒天花燈 Recessed UV-C Disinfection Lamp	SunClean	59S-SZS12-D10-4-30K	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓				
	網絡攝影機 IP Camera	SpotCam	TC1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	智能門眼 Smart Door Viewer	飛利浦 Philips	DV001	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第3座 Tower 3							第5座 Tower 5						
				2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F		
				單位 Flat													
				A	B	C	D	A	C	D	A		B		A	B	
客廳及飯廳 Living Room and Dining Room	AI 智能魔衣櫥 AI AirDresser	LG	S3MFC	-	-	-	-	✓	-	-	✓	✓	✓				
	嵌入式蒸爐連微波爐 Built-in Steam Oven with Microwave	Miele	DGM 7440	-	-	✓	✓	-	✓	✓	-	-	-				
	嵌入式雪櫃 Built-in Refrigerator	西門子 Siemens	KI42LAFF0K	-	-	✓	✓	-	✓	✓	-	-	-				
	酒櫃 Wine Cellar	Gorenje	WCIU3090A1	-	-	✓	✓	-	✓	✓	-	-	-				
廚房 Kitchen	雙頭氣體煮食爐 Gas hob (2-burners)	Miele	CS 1013-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	炒鑊氣體煮食爐 Gas hob (Wok burner)	Miele	CS 1018 G	✓	✓	-	-	✓	-	-	✓	✓	✓				
	抽油煙機 Cooker Hood	Miele	DAS 2620	-	-	✓	✓	-	✓	✓	-	-	-				
		Miele	DAS 2920	✓	✓	-	-	✓	-	-	✓	✓	✓				
	嵌入式焗爐 Built-in Oven	Miele	H 2860 B	✓	✓	-	-	-	-	-	-	-	-				
		Miele	H 2890 B	-	-	-	-	✓	-	-	✓	✓	✓				
	嵌入式蒸爐連微波爐 Built-in Steam Oven with Microwave	Miele	DGM 7440	✓	✓	-	-	✓	-	-	✓	✓	✓				
	嵌入式電燒烤爐 Built-in Electric Barbecue Grill	Miele	CS 1312 BG	-	-	-	-	✓	-	-	✓	✓	✓				
	洗衣乾衣機 Washer Dryer	Miele	WTD 160 WCS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	嵌入式雪櫃連冰箱 Built-in Fridge-freezer	Miele	KFNS 7734 D	✓	✓	-	-	-	-	-	✓	✓	✓				
	嵌入式雪櫃 Built-in Fridge	Sub-Zero	ICBDET3050CIID	-	-	-	-	✓	-	-	-	-	-				
		Miele	K 31222 Ui	-	-	-	-	✓	-	-	✓	✓	✓				
	嵌入式食物保溫櫃 Built-in Food Warming Drawer	Miele	ESW 7010	-	-	-	-	✓	-	-	✓	✓	✓				
	嵌入式咖啡機 Built-in Coffee Machine	Miele	CVA 7440	-	-	-	-	✓	-	-	✓	✓	✓				
	嵌入式真空處理櫃 Built-in Vacuum Sealing Drawer	Miele	EVS 7010	-	-	-	-	✓	-	-	✓	✓	✓				

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第3座 Tower 3							第5座 Tower 5					
				2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F	
				單位 Flat												
				A	B	C	D	A	C	D	A		B		A	B
廚房 Kitchen	酒櫃 Wine Cellar	Miele	KWT 6321 UG	✓	✓	-	-	✓	-	-	✓		✓		✓	✓
	嵌入式洗碗碟機 Built-in Dishwasher	Miele	G 5481 SCVi	-	-	-	-	✓	-	-	-		-		-	-
	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	-	-	-	✓		✓		✓	✓
		Systemair	CBF160M	-	-	-	-	✓	-	-	-		-		-	-
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	✓	-	-	✓	-	-	-		-		-	-
主人睡房 Master Bedroom	化妝品雪櫃 Cosmetics Refrigerator	Cristal	CB14	✓	✓	-	-	-	-	-	✓		✓		✓	✓
	智能鏡子 Smart Mirror	PCCW-HKT	SM1506	✓	✓	-	-	-	-	-	✓		✓		✓	✓
主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	Systemair	CBF160M	-	-	-	-	✓	-	-	-		-		✓	✓
		Systemair	SWP100	✓	✓	-	-	-	-	-	✓		✓		-	-
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	-	-	✓	-	-	✓		✓		✓	✓
			FV-30BG3H	-	-	✓	✓	-	✓	✓	-		-		-	-
	化妝品雪櫃 Cosmetics Refrigerator	Cristal	CB14	-	-	-	-	✓	-	-	-		-		-	-
	智能鏡子 Smart Mirror	PCCW-HKT	SM1506	-	-	-	-	✓	-	-	-		-		-	-
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	-	-	-	✓	-	-	-		-		-	-
			RBOX16QL	-	-	✓	✓	-	✓	✓	-		-		-	-
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓
浴室 Bathroom	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	-	-	-	-		-		-	-
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	-	-	-	-	-	-		-		-	-
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	-	-	-	-	-	-		-		-	-

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第3座 Tower 3							第5座 Tower 5				
				2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F
				單位 Flat											
				A	B	C	D	A	C	D	A	B	A	B	
浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	✓	-	-	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	✓	-	-	✓	✓	✓		
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	✓	-	-	✓	✓	✓		
浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	✓	-	-	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	✓	-	-	✓	✓	✓		
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	✓	-	-	✓	✓	✓		
浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	✓	-	-	-	-	-		
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	✓	-	-	-	-	-		
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	✓	-	-	-	-	-		
洗手間 Lavatory	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	✓	-	-	✓	✓	✓		
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	✓	✓	-	-	✓	-	-	✓	✓	✓		
私人電梯大堂 Private Lift Lobby	畫框電視 Television (The Frame)	三星 Samsung	QA32LS03BBJXZK	✓	✓	-	-	✓	-	-	✓	✓	✓		
	UV 消毒天花燈 Recessed UV-C Disinfection Lamp	SunClean	59S-SZS12-D10-4-30K	✓	✓	-	-	✓	-	-	✓	✓	✓		
	網絡攝影機 IP Camera	SpotCam	TC1	✓	✓	-	-	✓	-	-	✓	✓	✓		
	智能門眼 Smart Door Viewer	飛利浦 Philips	DV001	✓	✓	-	-	✓	-	-	✓	✓	✓		

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

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第6座 Tower 6							第7座 Tower 7					
				2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F	
				單位 Flat												
				A	B	C	D	A	C	D	A		B		A	B
客廳及飯廳 Living Room and Dining Room	AI 智能魔衣櫥 AI AirDresser	LG	S3MFC	-	-	-	-	✓	-	-	-		✓	-	✓	
	嵌入式蒸爐連微波爐 Built-in Steam Oven with Microwave	Miele	DGM 7440	-	-	✓	✓	-	✓	✓	-		-	-	-	
	嵌入式雪櫃 Built-in Refrigerator	西門子 Siemens	KI42LAFF0K	-	-	✓	✓	-	✓	✓	-		-	-	-	
	酒櫃 Wine Cellar	Gorenje	WCIU3090A1	-	-	✓	✓	-	✓	✓	-		-	-	-	
廚房 Kitchen	雙頭氣體煮食爐 Gas hob (2-burners)	Miele	CS 1013-1	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	
	炒鑊氣體煮食爐 Gas hob (Wok burner)	Miele	CS 1018 G	✓	✓	-	-	✓	-	-	✓		✓	✓	✓	
	抽油煙機 Cooker Hood	Miele	DAS 2620	-	-	✓	✓	-	✓	✓	-		-	-	-	
		Miele	DAS 2920	✓	✓	-	-	✓	-	-	✓		✓	✓	✓	
	嵌入式焗爐 Built-in Oven	Miele	H 2860 B	✓	✓	-	-	-	-	-	✓		✓	✓	✓	
		Miele	H 2890 B	-	-	-	-	✓	-	-	-		-	-	-	
	嵌入式蒸爐連微波爐 Built-in Steam Oven with Microwave	Miele	DGM 7440	✓	✓	-	-	✓	-	-	✓		✓	✓	✓	
	嵌入式電燒烤爐 Built-in Electric Barbecue Grill	Miele	CS 1312 BG	-	-	-	-	✓	-	-	-		-	-	-	
	洗衣乾衣機 Washer Dryer	Miele	WTD 160 WCS	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	
	嵌入式雪櫃連冰箱 Built-in Fridge-freezer	Miele	KFNS 7734 D	✓	✓	-	-	-	-	-	✓		✓	✓	✓	
	嵌入式雪櫃 Built-in Fridge	Sub-Zero	ICBDET3050CIID	-	-	-	-	✓	-	-	-		-	-	-	
		Miele	K 31222 Ui	-	-	-	-	✓	-	-	-		✓	-	✓	
	嵌入式食物保溫櫃 Built-in Food Warming Drawer	Miele	ESW 7010	-	-	-	-	✓	-	-	-		✓	-	✓	
	嵌入式咖啡機 Built-in Coffee Machine	Miele	CVA 7440	-	-	-	-	✓	-	-	-		✓	-	✓	
	嵌入式真空處理櫃 Built-in Vacuum Sealing Drawer	Miele	EVS 7010	-	-	-	-	✓	-	-	-		✓	-	✓	

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第6座 Tower 6							第7座 Tower 7					
				2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F	
				單位 Flat												
				A	B	C	D	A	C	D	A		B		A	B
廚房 Kitchen	酒櫃 Wine Cellar	Miele	KWT 6321 UG	✓	✓	-	-	✓	-	-	✓	✓	✓	✓		
	嵌入式洗碗碟機 Built-in Dishwasher	Miele	G 5481 SCVi	-	-	-	-	✓	-	-	-	-	-	-		
	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	-	-	-	✓	✓	✓	✓		
		Systemair	CBF160M	-	-	-	-	✓	-	-	-	-	-	-		
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	✓	-	-	-	✓	-	-	-	-	-	-		
主人睡房 Master Bedroom	化妝品雪櫃 Cosmetics Refrigerator	Cristal	CB14	✓	✓	-	-	-	-	-	✓	✓	✓	✓		
	智能鏡子 Smart Mirror	PCCW-HKT	SM1506	✓	✓	-	-	-	-	-	✓	✓	✓	✓		
主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	Systemair	CBF160M	-	-	-	-	✓	-	-	-	-	-	-		
		Systemair	SWP100	✓	✓	-	-	-	-	-	✓	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	-	-	✓	-	-	✓	✓	✓	✓		
			FV-30BG3H	-	-	✓	✓	-	✓	✓	-	-	-	-		
	化妝品雪櫃 Cosmetics Refrigerator	Cristal	CB14	-	-	-	-	✓	-	-	-	-	-	-		
	智能鏡子 Smart Mirror	PCCW-HKT	SM1506	-	-	-	-	✓	-	-	-	-	-	-		
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	-	-	-	✓	-	-	-	-	-	-		
			RBOX16QL	-	-	✓	✓	-	✓	✓	-	-	-	-		
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
浴室 Bathroom	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	-	-	-	✓	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	-	-	-	-	-	✓	✓	✓	✓		
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	-	-	-	-	-	✓	✓	✓	✓		

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第6座 Tower 6							第7座 Tower 7					
				2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F			31樓 31/F		
				單位 Flat												
				A	B	C	D	A	C	D	A		B		A	B
浴室1 Bathroom 1	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	✓	-	-	-		-		-	-
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	✓	-	-	-		-		-	-
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	✓	-	-	-		-		-	-
浴室2 Bathroom 2	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	✓	-	-	-		-		-	-
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	✓	-	-	-		-		-	-
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	✓	-	-	-		-		-	-
浴室3 Bathroom 3	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	✓	-	-	-		-		-	-
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	✓	-	-	-		-		-	-
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	✓	-	-	-		-		-	-
洗手間 Lavatory	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	✓	-	-	✓		✓		✓	✓
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	✓	✓	-	-	✓	-	-	✓		✓		✓	✓
私人電梯大堂 Private Lift Lobby	畫框電視 Television (The Frame)	三星 Samsung	QA32LS03BBJXZK	✓	✓	-	-	✓	-	-	✓		✓		✓	✓
	UV 消毒天花燈 Recessed UV-C Disinfection Lamp	SunClean	59S-SZS12-D10-4-30K	✓	✓	-	-	✓	-	-	✓		✓		✓	✓
	網絡攝影機 IP Camera	SpotCam	TC1	✓	✓	-	-	✓	-	-	✓		✓		✓	✓
	智能門眼 Smart Door Viewer	飛利浦 Philips	DV001	✓	✓	-	-	✓	-	-	✓		✓		✓	✓

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6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第8座 Tower 8							Harbour Mansion			
				5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F			3樓、5樓 3/F, 5/F			6樓 6/F
				單位 Flat										
				A	B	C	D	A	C	D	A	B	C	A
客廳及飯廳 Living Room and Dining Room	AI 智能魔衣櫥 AI AirDresser	LG	S3MFC	✓	✓	-	-	✓	-	-	-	-	-	-
	嵌入式蒸爐連微波爐 Built-in Steam Oven with Microwave	Miele	DGM 7440	-	-	✓	✓	-	✓	✓	-	-	-	-
	嵌入式雪櫃 Built-in Refrigerator	西門子 Siemens	KI42LAFF0K	-	-	✓	✓	-	✓	✓	-	-	-	-
	酒櫃 Wine Cellar	Gorenje	WCIU3090A1	-	-	✓	✓	-	✓	✓	-	-	-	-
廚房 Kitchen	雙頭氣體煮食爐 Gas hob (2-burners)	Miele	CS 1013-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	炒鑊氣體煮食爐 Gas hob (Wok burner)	Miele	CS 1018 G	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
	抽油煙機 Cooker Hood	Miele	DAS 2620	-	-	✓	✓	-	✓	✓	-	-	-	-
		Miele	DAS 2920	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
	嵌入式焗爐 Built-in Oven	Miele	H 2860 B	✓	✓	-	-	-	-	-	-	-	-	-
		Miele	H 2890 B	-	-	-	-	✓	-	-	-	-	-	-
		Miele	H 7264 B	-	-	-	-	-	-	-	✓	✓	✓	✓
	嵌入式蒸爐連微波爐 Built-in Steam Oven with Microwave	Miele	DGM 7440	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
	嵌入式電燒烤爐 Built-in Electric Barbecue Grill	Miele	CS 1312 BG	-	-	-	-	✓	-	-	-	-	-	-
	洗衣乾衣機 Washer Dryer	Miele	WTD 160 WCS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	嵌入式雪櫃連冰箱 Built-in Fridge-freezer	Miele	KFNS 7734 D	✓	✓	-	-	-	-	-	✓	✓	✓	✓
	嵌入式雪櫃 Built-in Fridge	Sub-Zero	ICBDET3050CIID	-	-	-	-	✓	-	-	-	-	-	-
	嵌入式雪櫃 Built-in Fridge	Miele	K 31222 Ui	✓	✓	-	-	✓	-	-	-	-	-	-
	嵌入式食物保溫櫃 Built-in Food Warming Drawer	Miele	ESW 7010	✓	✓	-	-	✓	-	-	-	-	-	-
	嵌入式咖啡機 Built-in Coffee Machine	Miele	CVA 7440	✓	✓	-	-	✓	-	-	-	-	-	-
	嵌入式真空處理櫃 Built-in Vacuum Sealing Drawer	Miele	EVS 7010	✓	✓	-	-	✓	-	-	-	-	-	-

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

6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第8座 Tower 8							Harbour Mansion			
				5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F			3樓、5樓 3/F, 5/F			6樓 6/F
				單位 Flat										
				A	B	C	D	A	C	D	A	B	C	A
廚房 Kitchen	酒櫃 Wine Cellar	Miele	KWT 6321 UG	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
	嵌入式洗碗碟機 Built-in Dishwasher	Miele	G 5481 SCVi	-	-	-	-	✓	-	-	-	-	-	-
	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	-	-	-	✓	✓	✓	✓
		Systemair	CBF160M	-	-	-	-	✓	-	-	-	-	-	-
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	-	-	-	✓	-	-	-	-✓	✓	-
主人睡房 Master Bedroom	化妝品雪櫃 Cosmetics Refrigerator	Cristal	CB14	✓	✓	-	-	-	-	-	-	-	-	-
	智能鏡子 Smart Mirror	PCCW-HKT	SM1506	✓	✓	-	-	-	-	-	-	-	-	-
主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	Systemair	CBF160M	-	-	-	-	✓	-	-	-	-	-	-
		Systemair	SWP100	✓	✓	-	-	-	-	-	✓	✓	✓	✓
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
			FV-30BG3H	-	-	✓	✓	-	✓	✓	-	-	-	-
	化妝品雪櫃 Cosmetics Refrigerator	Cristal	CB14	-	-	-	-	✓	-	-	-	-	-	-
	智能鏡子 Smart Mirror	PCCW-HKT	SM1506	-	-	-	-	✓	-	-	-	-	-	-
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	-	-	-	✓	-	-	-	-	-	-
			RBOX16QL	-	-	✓	✓	-	✓	✓	-	-	-	-
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
浴室1 Bathroom 1	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	-	-	-	-	-	-	✓	-	-	✓

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

6. 設備說明 APPLIANCES SCHEDULE

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	第8座 Tower 8							Harbour Mansion			
				5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F			3樓、5樓 3/F, 5/F			6樓 6/F
				單位 Flat										
				A	B	C	D	A	C	D	A	B	C	A
浴室2 Bathroom 2	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	✓	-	-	-	-	-	-
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	✓	✓	-	-	✓	-	-	-	-	-	-
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	✓	✓	-	-	✓	-	-	-	-	-	-
浴室3 Bathroom 3	抽氣扇 Exhaust Fan	Systemair	SWP100	-	-	-	-	✓	-	-	-	-	-	-
	浴室寶 Thermo Ventilator	樂聲牌 Panasonic	FV-40BE3H2	-	-	-	-	✓	-	-	-	-	-	-
	藍芽喇叭 Bluetooth Speaker	Google	Google Nest Mini	-	-	-	-	✓	-	-	-	-	-	-
工作間 Utility Room	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	-	-	-	-	-	-	-	-	-	✓	-
洗手間 Lavatory	抽氣扇 Exhaust Fan	Systemair	SWP100	✓	✓	-	-	✓	-	-	✓	✓	✓	✓
	煤氣熱水爐 Gas Water Heater	TGC	TRJW222TFQL	✓	✓	-	-	-	-	-	-	-	-	-
私人電梯大堂 Private Lift Lobby	畫框電視 Television (The Frame)	三星 Samsung	QA32LS03BBJXZK	✓	✓	-	-	✓	-	-	-	-	-	-
	UV 消毒天花燈 Recessed UV-C Disinfection Lamp	SunClean	59S-SZS12-D10-4-30K	✓	✓	-	-	✓	-	-	-	-	-	-
	網絡攝影機 IP Camera	SpotCam	TC1	✓	✓	-	-	✓	-	-	-	-	-	-
	智能門眼 Smart Door Viewer	飛利浦 Philips	DV001	✓	✓	-	-	✓	-	-	-	-	-	-

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

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第1座 Tower 1						第2座 Tower 2	
		2樓-3樓、5樓-12樓、15樓-23樓、 25樓-27樓、29樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, 29/F-32/F	28樓 28/F	2樓-3樓、5樓-12樓、 15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F		33樓 33/F		2樓-3樓、5樓-12樓、 15樓-23樓、25樓-33樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F	
		單位 Flat							
		A	A	B	C	A	C	A	B
私人電梯大堂 Private Lift Lobby	門鐘按鍵 Door Bell Push Button	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	1	1	1	1	1	1
大門入口 Main Entrance	門鐘按鍵 Door Bell Push Button	-	-	-	-	-	-	-	-
客廳/飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	3	3	3	2	2	2	3	3
	電話插座 Telephone Outlet	3	3	3	2	2	2	3	3
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1
	數據端口 Data Port	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	3	5	3	1	-	1	3	3
	雙位電插座 Twin Socket Outlet	-	-	-	-	2	-	-	-
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	2	2	2	2	2	2	2	2
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	2	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	2	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	2	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	2	2	2	1	3	1	2	2
廚房 Kitchen	煮食爐煤氣接駁點 Gas Connection Point For Gas Hob	1	1	1	1	1	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1	-	1	-	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	-	-	-	-
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	2	2	2	2	2	2	2	2
	洗衣機接駁點 Connection Point for Washing Machine	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	-	-	-	1	-	1	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	2	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	2	1	1	1
	單位電插座 Single Socket Outlet	1	2	1	1	2	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	1	1	-	1	1	1
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	1	2	1	-	4	-	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	2	1	1	1

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第1座 Tower 1						第2座 Tower 2	
		2樓-3樓、5樓-12樓、15樓-23樓、 25樓-27樓、29樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, 29/F-32/F	28樓 28/F	2樓-3樓、5樓-12樓、 15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F		33樓 33/F		2樓-3樓、5樓-12樓、 15樓-23樓、25樓-33樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F	
		單位 Flat							
		A	A	B	C	A	C	A	B
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	2	1	1	2	1	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	1	1	2	1	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1
睡房 3 Bedroom 3	電視及電台天線插座 TV and FM Outlet	1	1	1	-	1	-	1	-
	電話插座 Telephone Outlet	1	1	1	-	1	-	1	-
	單位電插座 Single Socket Outlet	1	1	1	-	2	-	1	-
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	1	-	2	-	1	-
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	-	1	-	1	-
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	-	1	-	1	-
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	-	1	-	1	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	-	1	-	1	-
主人浴室 Master Bathroom	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	1	-	-	-
浴室 Bathroom	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	1	-	1	1	1
浴室 1 Bathroom 1	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	1	-	1	-	-	-
浴室 2 Bathroom 2	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	1	-	1	-	-	-

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第1座 Tower 1						第2座 Tower 2	
		2樓-3樓、5樓-12樓、15樓-23樓、 25樓-27樓、29樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, 29/F-32/F	28樓 28/F	2樓-3樓、5樓-12樓、 15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F		33樓 33/F		2樓-3樓、5樓-12樓、 15樓-23樓、25樓-33樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F	
		單位 Flat							
		A	A	B	C	A	C	A	B
浴室 3 Bathroom 3	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	-
工作間 Utility Room	單位電插座 Single Socket Outlet	1	1	1	-	1	-	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	-	1	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	-	1	-	1	1
露台 Balcony	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1	-	-	-	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	2	2	1	3	1	2	2
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	-	-	-	-	4	-	-	-

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第3座 Tower 3							第5座 Tower 5	
		2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F	
		單位 Flat								
		A	B	C	D	A	C	D	A	B
私人電梯大堂 Private Lift Lobby	門鐘按鍵 Door Bell Push Button	1	1	-	-	1	-	-	1	1
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	1	-	-	1	1
大門入口 Main Entrance	門鐘按鍵 Door Bell Push Button	-	-	1	1	-	1	1	-	-
客廳/飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	3	3	2	2	2	2	2	3	3
	電話插座 Telephone Outlet	3	3	2	2	2	2	2	3	3
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1
	數據端口 Data Port	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	3	3	1	1	1	1	1	3	3
	雙位電插座 Twin Socket Outlet	-	-	-	-	3	-	-	-	-
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	2	2	2	2	3	2	2	2	2
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	2	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	2	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	2	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	2	2	1	1	3	1	1	2	2
廚房 Kitchen	煮食爐煤氣接駁點 Gas Connection Point For Gas Hob	1	1	1	1	1	1	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	-	-	1	-	-	1	1
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	2	2	1	1	1	1	1	2	2
	洗衣機接駁點 Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	-	-	1	1	-	1	1	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	2	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	2	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	2	1	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	2	2	-	2	2	1	1
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	1	1	-	-	3	-	-	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	1	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	1	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第3座 Tower 3							第5座 Tower 5	
		2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F	
		單位 Flat								
		A	B	C	D	A	C	D	A	B
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	-	-	1	-	-	1	1
	電話插座 Telephone Outlet	1	1	-	-	1	-	-	1	1
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	2	-	-	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	-	-	1	-	-	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	-	-	1	-	-	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	-	-	1	-	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	1	-	-	1	-	-	1	1
	電話插座 Telephone Outlet	1	1	-	-	1	-	-	1	1
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	3	-	-	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	-	-	1	-	-	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	-	-	1	-	-	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	-	-	1	-	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1
睡房 3 Bedroom 3	電視及電台天線插座 TV and FM Outlet	-	-	-	-	1	-	-	1	1
	電話插座 Telephone Outlet	-	-	-	-	1	-	-	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	1	-	-	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	2	-	-	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	-	-	-	-	1	-	-	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	-	-	-	-	1	-	-	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	-	-	-	-	1	-	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	-	-	1	-	-	1	1
主人浴室 Master Bathroom	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	-	-
浴室 Bathroom	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	-	-	-	-	-
浴室 1 Bathroom 1	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	1	1
浴室 2 Bathroom 2	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	1	1
浴室 3 Bathroom 3	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	-	-

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第3座 Tower 3							第5座 Tower 5	
		2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			2樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F	
		單位 Flat								
		A	B	C	D	A	C	D	A	B
儲物房 Store Room	單位電插座 Single Socket Outlet	1	1	-	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	-	-	-	-	-
工作間 Utility Room	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	-	-	1	-	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1
露台 Balcony	防水單位電插座 Weatherproof Single Socket Outlet	1	1	-	-	-	-	-	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	2	1	1	4	1	1	2	2
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	-	-	-	-	4	-	-	-	-

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第6座 Tower 6							第7座 Tower 7	
		2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			5樓-12樓、15樓-23樓、25樓-31樓 5/F-12/F, 15/F-23/F, 25/F-31/F	
		單位 Flat								
		A	B	C	D	A	C	D	A	B
私人電梯大堂 Private Lift Lobby	門鐘按鍵 Door Bell Push Button	1	1	-	-	1	-	-	1	1
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	1	-	-	1	1
大門入口 Main Entrance	門鐘按鍵 Door Bell Push Button	-	-	1	1	-	1	1	-	-
客廳/飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	3	3	2	2	2	2	2	3	3
	電話插座 Telephone Outlet	3	3	2	2	2	2	2	3	3
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1
	數據端口 Data Port	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	3	3	1	1	1	1	1	3	3
	雙位電插座 Twin Socket Outlet	-	-	-	-	3	-	-	-	-
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	2	2	2	2	3	2	2	2	2
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	2	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	2	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	2	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	2	2	1	1	3	1	1	2	2
廚房 Kitchen	煮食爐煤氣接駁點 Gas Connection Point For Gas Hob	1	1	1	1	1	1	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	-	-	1	-	-	1	1
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	2	2	1	1	1	1	1	2	2
	洗衣機接駁點 Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	-	-	1	1	-	1	1	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	2	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	2	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	2	1	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	2	2	-	2	2	1	1
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	1	1	-	-	3	-	-	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	1	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	1	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	1	1	1	1	1
室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第6座 Tower 6							第7座 Tower 7	
		2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			5樓-12樓、15樓-23樓、25樓-31樓 5/F-12/F, 15/F-23/F, 25/F-31/F	
		單位 Flat								
		A	B	C	D	A	C	D	A	B
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	-	-	1	-	-	1	1
	電話插座 Telephone Outlet	1	1	-	-	1	-	-	1	1
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	2	-	-	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	-	-	1	-	-	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	-	-	1	-	-	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	-	-	1	-	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	1	-	-	1	-	-	1	1
	電話插座 Telephone Outlet	1	1	-	-	1	-	-	1	1
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	3	-	-	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	-	-	1	-	-	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	-	-	1	-	-	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	-	-	1	-	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1
睡房 3 Bedroom 3	電視及電台天線插座 TV and FM Outlet	-	-	-	-	1	-	-	-	1
	電話插座 Telephone Outlet	-	-	-	-	1	-	-	-	1
	單位電插座 Single Socket Outlet	-	-	-	-	1	-	-	-	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	2	-	-	-	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	-	-	-	-	1	-	-	-	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	-	-	-	-	1	-	-	-	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	-	-	-	-	1	-	-	-	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	-	-	1	-	-	-	1
主人浴室 Master Bathroom	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	-	-
浴室 Bathroom	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	-	-	-	1	1
浴室 1 Bathroom 1	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	-	-
浴室 2 Bathroom 2	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	-	-
浴室 3 Bathroom 3	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	-	-

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第6座 Tower 6							第7座 Tower 7	
		2樓-3樓、5樓-12樓、15樓-23樓、25樓-32樓 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F				33樓 33/F			5樓-12樓、15樓-23樓、25樓-31樓 5/F-12/F, 15/F-23/F, 25/F-31/F	
		單位 Flat								
		A	B	C	D	A	C	D	A	B
儲物房 Store Room	單位電插座 Single Socket Outlet	1	1	-	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	-	-	-	-	-
工作間 Utility Room	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	-	-	1	-	-	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1
露台 Balcony	防水單位電插座 Weatherproof Single Socket Outlet	1	1	-	-	-	-	-	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	2	1	1	4	1	1	2	2
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	-	-	-	-	4	-	-	-	-

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第8座 Tower 8							Harbour Mansion			
		5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F			3樓、5樓 3/F, 5/F		6樓 6/F	
		單位 Flat										
		A	B	C	D	A	C	D	A	B	C	A
私人電梯大堂 Private Lift Lobby	門鐘按鍵 Door Bell Push Button	1	1	-	-	1	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	-	-	-	-
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	1	-	-	-	-	-	-
大門入口 Main Entrance	門鐘按鍵 Door Bell Push Button	-	-	1	1	-	1	1	1	1	1	1
客廳/飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	3	3	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet	3	3	2	2	2	2	2	2	2	2	2
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1	1
	數據端口 Data Port	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	3	3	1	1	-	1	1	2	1	1	2
	雙位電插座 Twin Socket Outlet	-	-	-	-	3	-	-	-	-	-	-
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	2	2	2	2	2	2	2	2	2	2	2
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	2	1	1	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	2	1	1	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	2	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	2	2	1	1	3	1	1	2	2	2	2
廚房 Kitchen	煮食爐煤氣接駁點 Gas Connection Point For Gas Hob	1	1	1	1	1	1	1	1	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	-	-	1	-	-	1	1	1	1
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	2	2	1	1	1	1	1	2	2	2	2
	洗衣機接駁點 Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	-	-	1	1	-	1	1	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	2	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	2	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	2	1	1	1	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	2	2	-	2	2	-	-	-	-
	雙位電插座附USB接口 Twin Socket Outlet w/ USB Port	1	1	-	-	4	-	-	1	1	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	1	1	1	1	1	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	1	1	1	1	1	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	2	1	1	1	1	1	1

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第8座 Tower 8							Harbour Mansion			
		5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F			3樓、5樓 3/F, 5/F		6樓 6/F	
		單位 Flat										
		A	B	C	D	A	C	D	A	B	C	A
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	-	-	1	-	-	1	1	1	1
	電話插座 Telephone Outlet	1	1	-	-	1	-	-	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	2	-	-	1	1	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	-	-	1	-	-	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	-	-	1	-	-	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	-	-	1	-	-	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1	1	1
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	1	-	-	1	-	-	1	1	1	1
	電話插座 Telephone Outlet	1	1	-	-	1	-	-	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1	1	1
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	1	-	-	1	1	1	1
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	-	-	1	-	-	1	1	1	1
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	-	-	1	-	-	1	1	1	1
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	-	-	1	-	-	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1	1	1
睡房 3 Bedroom 3	電視及電台天線插座 TV and FM Outlet	1	1	-	-	1	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	1	-	-	1	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	-	-	-	-
	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	2	-	-	-	-	-	-
	電簾接駁點 (預留) Connection Point for Motorized Curtain (Reserved)	1	1	-	-	1	-	-	-	-	-	-
	電簾接駁點 (已接駁) Connection Point for Motorized Curtain (Connected)	1	1	-	-	1	-	-	-	-	-	-
	雙位電簾控制接駁點 2 Gang RJ12 Control Point Socket (6 Pin)	1	1	-	-	1	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	-	-	-	-
主人浴室 Master Bathroom	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	1	1	1	1
浴室 1 Bathroom 1	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	1	-	-	1	1	1	1
浴室 2 Bathroom 2	單位電插座附USB接口 Single Socket Outlet w/ USB Port	1	1	-	-	1	-	-	-	-	-	-
浴室 3 Bathroom 3	單位電插座附USB接口 Single Socket Outlet w/ USB Port	-	-	-	-	1	-	-	-	-	-	-

住宅單位機電裝置位置及數量說明表 SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

位置 Location	描述 Description	第8座 Tower 8							Harbour Mansion			
		5樓-12樓、15樓-23樓、25樓-30樓 5/F-12/F, 15/F-23/F, 25/F-30/F				31樓 31/F			3樓、5樓 3/F, 5/F		6樓 6/F	
		單位 Flat										
		A	B	C	D	A	C	D	A	B	C	A
工作間 Utility Room	單位電插座 Single Socket Outlet	1	1	-	-	1	-	-	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	-	-	1	-	-	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	1	-	-	1	1	1	1
露台 Balcony	防水單位電插座 Weatherproof Single Socket Outlet	1	1	-	-	-	-	-	1	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	2	1	1	4	1	1	2	2	2	2
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	-	-	-	-	4	-	-	1	-	-	2

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 地稅 GOVERNMENT RENT

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

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

25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

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

備註：

買方須向發展項目管理人及不須向賣方 (擁有人) 繳付水、電力及氣體的按金及清理廢料的費用。

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

Note :

The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

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

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

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

27

斜坡維修
MAINTENANCE OF SLOPES

不適用

Not applicable

28

修訂
MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

No application to the Government for a modification of the Land Grant for this development is underway.

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。

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1(#)	停車場及上落客貨地方（公共交通總站除外）	14533.965
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	1350.750
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	4981.476
2.3(#)	非強制性或非必要機房，例如空調機房、風櫃房等	22.080
根據聯合作業備考第1及第2號提供的環保設施		
3	露台	942.208
4	加闊的公用走廊及升降機大堂	-
5	公用空中花園	-
6	隔聲鰭	-
7	翼牆、捕風器及風斗	-
8	非結構預製外牆	500.311
9	工作平台	277.500
10	隔音屏障	-
適意設施		
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	71.907
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	1874.505
13(#)	有上蓋的園景區及遊樂場	278.054
14	橫向屏障 / 有蓋人行道、花棚	-
15(#)	擴大升降機井道	2086.826
16	煙囪管道	-
17	其他非強制性設施或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18(#)	強制性設施或必要機房所需的管槽、氣槽	837.345
19	非強制性設施或非必要機房所需的管槽、氣槽	-
20	環保系統及設施所需的機房、管槽及氣槽	-
21	複式住宅單位及洋房的中空	-
22	其他伸出物，如空調機箱及伸出外牆超過750毫米的平台	-

其他項目		
23	庇護層，包括庇護層兼空中花園	-
24	大型伸出 / 外懸設施下的有蓋面積	-
25	公共交通總站	-
26	共用構築物及樓梯	-
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	2560.906
28	公眾通道	-
29	因建築物後移導致的覆蓋面積	-
額外總樓面面積		
30	額外總樓面面積	-

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 規定的要求而制定的。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

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
金級



暫定
金級
NB V1.2 2022

HKGBC
綠建環評

申請編號: PAG0131/22

發展項目的公用部份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發展項目的公用部份的預計能量表現或消耗的最近期資料：

第I部份					
提供中央空調		否			
提供具能源效益的設施		是			
擬安裝的具能源效益的設施		1. 高效能空調機 2. 高效能照明系統			
第II部份：擬興建樓宇/部分樓宇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(平方米)	基線樓宇 ^(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置 ^(註腳 3) 的部份	14,988.701	132.4	不適用	116.2	不適用

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削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 (1.2 版) 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. “基準樓宇”與新建樓宇 BEAM Plus 標準 (1.2 版) 第 4 節及附錄 8 中的“基準建築物模式(零分標準)”具有相同涵義。

3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。

第III部份：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	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

請在適當方格填上 (✓) 號

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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.

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1(#)	Carpark and loading/unloading area excluding public transport terminus	14533.965
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.	1350.750
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.	4981.476
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handing unit (AHU) room, etc.	22.080
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	942.208
4	Wider common corridor and lift lobby	-
5	Communal sky garden	-
6	Acoustic fin	-
7	Wing wall, wind catcher and funnel	-
8	Non-structural prefabricated external wall	500.311
9	Utility platform	277.500
10	Noise barrier	-
Amenity Features		
11(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	71.907
12(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	1874.505
13(#)	Covered landscaped and play area	278.054
14	Horizontal screens / covered walkways, trellis	-
15(#)	Larger lift shaft	2086.826
16	Chimney shaft	-
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18(#)	Pipe duct, air duct for mandatory feature or essential plant room	837.345
19	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21	Void in duplex domestic flat and house	-
22	Other Projection such as air-conditioning box and platform with a projection of more than 750mm from external wall	-

Other Exempted Items		
23	Refuge floor including refuge floor cum sky garden	-
24	Covered area under large projecting / overhanging feature	-
25	Public transport terminus	-
26	Party structure and common staircase	-
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	2560.906
28	Public passage	-
29	Covered set back area	-
Bonus GFA		
30	Bonus GFA	-

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

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

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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 brochures:

Part I					
Provision of Central Air Conditioning			No		
Provision of Energy Efficient Features			Yes		
Energy Efficient Features proposed			1. High efficient air conditioning units 2. High efficient lighting system		
Part II : The predicted annual energy use of the proposed building/part of building ^(Note 1)					
Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
		<u>Electricity</u> kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum	<u>Electricity</u> kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum
Area served by central building services installation ^(Note 3)	14,988.701	132.4	Not applicable	116.2	Not applicable

- Notes:
1.

In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m2/annum) and town gas/LPG consumption (unit/m2/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 Buildings (v1.2 version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
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 (v1.2 version).
3.

“Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings.

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical and Mechanical Services Department (EMSD)			
Type of Installations	Yes	No	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

Please (✓) where appropriate

1. 噪音消減措施

發展項目將提供噪音消減措施包括固定玻璃維修窗戶、隔音窗(擋板式)及隔音門(擋板式)。有關噪音消減措施詳情及發展項目內的相關單位，準買家應參考2022年4月的噪音影響評估報告(報告編號R7020_v3.0.docx)(「NIAR」)(此報告在環境保護署的批准下可能不時更改)。準買家可於售樓處開放時間內要求免費查閱NIAR(並可於支付影印費後取得影印本)。有關固定玻璃維修窗戶(以「FIXED GLAZING WITH MAINTENANCE WINDOW」標示)、隔音窗(擋板式)(以「ACOUSTIC WINDOW」標示)及隔音門(擋板式)(以「ACOUSTIC DOOR」標示)的位置，準買家亦應參考本售樓說明書的「發展項目的住宅物業的樓面平面圖」。準買家應注意固定玻璃維修窗戶、隔音窗(擋板式)及隔音門(擋板式)的存在對相關單位景觀的影響，以及如固定玻璃維修窗戶、隔音窗(擋板式)及隔音門(擋板式)開啟時相關單位將可能受噪音影響。

2. 放置室外冷氣機

室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在毗鄰/毗連部分住宅單位的冷氣機平台上或部分住宅單位的平台的高位或樓層面。該等被放置於冷氣機平台上及平台的室外冷氣機可能對發展項目內有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 建築裝飾

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

4. 喉管

發展項目部分住宅單位的平台及/或露台及/或工作平台的外牆或毗鄰平台及/或露台及/或工作平台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新經批准建築圖則。

5. 大廈保養系統操作

- 根據公契及管理協議，管理人有權進入建有平台的住宅單位(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的平台的发展項目公用地方與設施周邊外牆的托架、錨及/或插座錨固吊船、吊船吊臂或其他類似裝置(不論該等錨、插座及/或托架是否位於毗鄰構成住宅單位一部分的平台圍邊內部表面)及/或於構成住宅單位一部分的平台停泊及/或錨固吊船、吊船吊臂或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆、玻璃幕牆及公用地方與設施。
- 在管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期或特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，大廈保養系統包括但不限於吊船、吊船吊臂或其他類似裝置(不論是永久或臨時的裝置)可能會停泊在住宅單位的平台上，並在住宅單位的平台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。

6. 裝飾燈

- 發展項目部份住宅單位的外牆及高架行人天橋裝置LED裝飾燈，該等裝飾燈可能於晚上開啟。
- 發展項目內毗連室外游泳池的花槽區域上，在高度達至5米的燈柱的頂部裝置泛光燈，以供室外游泳池黃昏及晚間照明。
- LED裝飾燈及泛光燈的照明(如有的話)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。

7. 避雷針

在發展項目第2座、第5座及第7座的頂層天台分別提供及裝置三支避雷針，其高度達香港主水平基準以上約125.90米。避雷針可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

8. 天線

在發展項目第5座的頂層天台提供及裝置一支天線，其高度達香港主水平基準以上約122.50米。天線可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

9. 啟德空中花園

發展項目面向承豐道一面的邊界外現設有啟德空中花園。此設施可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

10. 擬建行人道

擬建之24小時開放行人道將連接發展項目及政府之啟德空中花園。準買家請注意該等結構對於部份住宅單位造成之影響(如有)。詳情請參閱本售樓說明書的「發展項目的布局圖」、「發展項目的住宅物業的樓面平面圖」及「發展項目中的建築物的橫截面圖」。

11. 擬建海濱長廊

擬建於黃色範圍及黃色間黑斜線範圍(按批地文件定義)內的海濱長廊(並不構成發展項目一部分)將有構築物及公共設施，準買家請注意該等構築物及設施之影響(如有)。該等構築物及設施之位置、座向、高度、設計及開放時間以政府最終批准及決定為準。詳情請參閱本售樓說明書之「批地文件的摘要」及「公共設施及公眾休憩用地的資料」。

12. 僅於相關單位提供的傢俱及擺設

賣方將在成交時於發展項目第1座28樓A單位(「相關單位」)提供現於發展項目售樓處相關單位的無改動示範單位所展示的傢俱及擺設(「該傢俱及擺設」)予其買方。該傢俱及擺設之提供將受相關單位的買賣條款約束。準買家或可蒞臨發展項目售樓處參觀相關單位的無改動示範單位倘若及當其正開放供參觀。為免存疑，發展項目的其他住宅物業將不會獲提供該傢俱及擺設。

13. 浴室外的櫃及裝置

有關第1座B單位、第2、3、5、6、7及8座所有單位(除第3、6座33樓A單位及第8座31樓A單位)，在每一個該等住宅單位的主人睡房的洗手盆連同洗手盆水龍頭及緊貼在其下面的木製洗手盆櫃均裝設於浴室外最近的位置。有關該洗手盆的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

14. 啟德區域供冷系統(南廠)

發展項目面向承豐道一面的邊界外設有啟德區域供冷系統(南廠)的相關機房和設施。此等機房和設施可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

15. 臨時流動公廁

在本售樓說明書「發展項目的所在位置圖」部分中所顯示沿發展項目邊界線所設的公廁為臨時流動公廁，其位置或數量將不時改變。

註：除非本售樓說明書另有規定，本有關資料內所採用的詞彙與該詞彙在公契及管理協議內的意思相同。

1. Noise mitigation measures

Noise mitigation measures which will be provided in the development include fixed glazing with maintenance windows, acoustic windows (baffle type) and acoustic doors (baffle type). For details of such noise mitigation measures and related units in the development, prospective purchasers should refer to the Noise Impact Assessment Report dated April 2022 (Report Number : R7020_v3.0.docx) (the “NIAR”) (which may be subject to revision from time to time upon approval by the Environmental Protection Department). Copy of the NIAR will be made available for free inspection upon request by prospective purchasers at the sales office during its opening hours (photocopies will be available on payment of photocopying charges). Please also refer to “Floor Plans of Residential Properties in the Development” in this sales brochure for details on the locations of fixed glazing with maintenance windows marked as “FIXED GLAZING WITH MAINTENANCE WINDOW”, acoustic windows (baffle type) marked as “ACOUSTIC WINDOW” and acoustic doors (baffle type) marked as “ACOUSTIC DOOR”. Prospective purchasers should note the impact of the existence of fixed glazing with maintenance windows, acoustic windows (baffle type) and acoustic doors (baffle type) on the views of related units and that the related units may be affected by noise if the fixed glazing with maintenance windows, acoustic windows (baffle type) and acoustic doors (baffle type) is opened.

2. Placing of outdoor air-conditioning units

Outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of outdoor air-conditioning units on the air-conditioner platform(s) and flat roof(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the “Floor Plans of Residential Properties in the Development” in this sales brochure.

3. Architectural features

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

4. Pipes

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

5. Operation of building maintenance system

- Under the Deed of Mutual Covenant incorporating Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) (with or without the Manager’s agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or davit arm or likewise equipment at the brackets, anchors and/or sockets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the flat roof forming part of a residential unit (whether or not such anchors, sockets, and/or brackets are located at the internal surface of the kerb abutting on the flat roof forming part of a residential unit) and/or the resting and/or anchoring of the gondola or davit arm or likewise equipment on or to the flat roofs forming part of any residential unit, for cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the development.
- During the regular or specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows and balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or davit arm(s) or likewise equipment (whether its installation is permanent or temporary) may be parked on the flat roofs and operated in air space directly above the flat roofs as well as outside the windows and the balconies and utility platforms of the residential units.

6. Lighting

- The LED lighting will be installed on the external walls of some residential units and the elevated pedestrian walkway of the development and may be turned on during night time.
- The floodlights are installed at the top of the lamp poles reaching a height of about 5 m above the planting areas adjoining the outdoor swimming pool of the development for lighting of the outdoor swimming pool during evenings and at nights.
- The illumination (if any) of the LED lighting and the floodlights may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

7. Lightning poles

Three lightning poles reaching a height of approximately 125.90 metres above the Hong Kong Principal Datum are provided and installed at the top roof floor of Tower 2, Tower 5 and Tower 7 respectively of the development. The existence of the lightning poles may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

8. Antenna

An antenna reaching a height of approximately 122.50 metres above the Hong Kong Principal Datum is provided and installed at the top roof floor of Tower 5 of the development. The existence of the antenna may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

9. Kai Tak Sky Garden

Kai Tak Sky Garden is located outside the boundary of the development facing Shing Fung Road. The existence of such facility may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

10. Proposed pedestrian walkway

There will be a pedestrian walkway with 24-hour public access to be constructed to connect the development with Kai Tak Sky Garden. Prospective purchasers should note the impact (if any) of such structure to some of the residential units. Please refer to sections of 'Layout plan of the development', 'Floor plans of residential properties in the development' and 'Cross-section plan of building in the development' of this sales brochure for details.

11. Proposed promenade

There will be structures and public facilities in the proposed promenade to be constructed in the Yellow Area and the Yellow Hatched Black Area, both as defined in the land grant (which do not form part of the Development), prospective purchasers should note the impact (if any) of such structures and facilities. The locations, orientation, height, design and opening hours of such structures and facilities shall be subject to the final approval and decision of the Government. Please refer to the sections of "Summary of Land Grant" and "Information on Public Facilities and Public Open Space" of this sales brochure for details.

12. Furniture and decoration to be provided only in the relevant flat

The Vendor will on completion provide in Flat A on 28/F of Tower 1 of the development (the "Relevant Flat") such furniture and decoration as shown in the unmodified show flat of the Relevant Flat at the sales office of the development (the "Furniture and Decoration") to the purchaser thereof. The provision of the Furniture and Decoration will be subject to and upon the terms of the sale and purchase of the Relevant Flat. Prospective purchasers may attend the sales office of the development to inspect the unmodified show flat of the Relevant Flat if and when it is open for inspection. For the avoidance of doubt, the Furniture and Decoration will not be provided in the other residential properties of the development.

13. Cabinet and bathroom fittings outside bathroom

For Flat B of Tower 1, all flats of Tower 2, Tower 3, Tower 5, Tower 6, Tower 7 and Tower 8 (except Flat A on 33/F of Tower 3 and Tower 6, Flat A on 31/F of Tower 8), the wash basin with the wash basin mixer and the timber basin cabinet immediately thereunder in Master Bedroom of each of such residential units are all installed in a position immediately outside the bathroom. For the location of such wash basin, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

14. Kai Tak District Cooling System (South Plant)

Certain plant rooms and facilities associated with the Kai Tak District Cooling System (South Plant) are installed outside the boundary of the Development facing Shing Fung Road. The existence of such plant rooms and facilities may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

15. Temporary Portable Public Convenience(s)

The public convenience(s) located along the boundary line of the development as shown in the "Location Plan of the Development" section of this Sales Brochure is/are temporary portable public convenience(s). The location(s) or quantity of the temporary portable public convenience(s) will change from time to time.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant incorporating Management Agreement.

1. 買方須於正式買賣合約下與賣方協議，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立轉讓契之前，以任何方式或訂立任何協議，以達至提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉讓該住宅物業或該停車位，或轉移該住宅物業或該停車位的正式買賣合約的權益。
2. 如正式買賣合約的買方有此要求，並獲賣方(按其自己的酌情決定)同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百份之五的款項。同時買方亦須額外付予賣方或向賣方償還(視屬何情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。
3. 賣方將會支付或已經支付(視屬何情況而定)由批地文件之日期起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建發展項目所處地段的未繳付地稅。
4. 已簽署正式買賣合約的買方有權要求獲得一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，以及直至該要求提出時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於該要求提出及在支付不超過港幣一百元象徵式費用後獲得提供該資料的副本。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (“ASP”) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the ASP, sub- sell that Residential Unit or Parking Space or transfer the benefit of the ASP 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 ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the ASP and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the ASP.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
4. The purchaser who has signed an ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the 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.

賣方就該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.theknightsbridge.com.hk

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期: 2023年3月24日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 24 March 2023

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