CULLINAN SKY 天璽天

SALES BROCHURE
售樓說明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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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.

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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.

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

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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.

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸;
(ii) 每個住宅物業的內部尺寸;
(iii) 每個住宅物業的內部間隔的厚度;
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

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

9. 買賣合約

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

10. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／ 名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該—
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意書發出後的一個月內（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。

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[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。

- 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

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development
Phase 2 (the "Phase") of Cullinan Sky Development ("the Development")
(Tower 1[x] and Tower 2[y] of the residential development in the Phase are called "Cullinan Sky")

Name of the Street and the Street Number
10 Concorde Road

Total Number of Storeys
Tower 1[x] and Tower 2[y] : 38 storeys
The above excludes B3/F, B2/F, B1/F, G/F, 1/F (comprising 1/F for non-Government Accommodation and 1/F and 2/F for Government Accommodation), 2/F (comprising 2/F for non-Government Accommodation and 3/F and 4/F for Government Accommodation), 3/F (comprising 3/F for non-Government Accommodation and R/F for Government Accommodation), transfer plate, 30/F (refuge floor cum sky garden), 31/F (sky resident's recreational facilities), main roof, E&M Floor and top roof.

Floor Numbering
Tower 1[x]:
Tower 1 (Elite Zone): 5/F – 12/F, 15/F – 23/F, 25/F – 28/F and
Tower 1 (Sky Tower): 32/F – 33/F, 35/F – 43/F and 45/F – 50/F
Tower 2[y]:
Tower 2 (Elite Zone): 5/F – 12/F, 15/F – 23/F, 25/F – 28/F and
Tower 2 (Summit Tower): 32/F – 33/F, 35/F – 43/F and 45/F – 50/F

Omitted Floor Numbers in Each Multi-unit Building
Tower 1[x] and Tower 2[y] : 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted.

Refuge Floors of Each Multi-unit Building
Tower 1[x] and Tower 2[y] : 30/F

發展項目期數名稱
天璽・天發展項目(「發展項目」)的第2期(「期數」)
(期數中住宅發展項目的第1座[x]及第2座[y]稱爲「天璽・天」)

街道名稱及門牌號數
協調道10號

樓層總數
第1座[x]及第2座[y]：38層
以上不包括地庫3層、地庫2層、地庫1層、地下、1樓(包括非政府樓宇的1樓及政府樓宇的1樓及2樓)、2樓(包括非政府樓宇的2樓及政府樓宇的3樓及4樓)、3樓(包括非政府樓宇的3樓及政府樓宇的天台)、轉換層、30樓(庇護層兼空中花園)、31樓(空中住宅康樂設施)、天台、機電層及上層天台。

樓層號數
第1座[x]:
第1座(Elite Zone)： 5樓至12樓、15樓至23樓、25樓至28樓及
第1座(Sky Tower)： 32樓至33樓、35樓至43樓及45樓至50樓
第2座[y]:
第2座(Elite Zone)： 5樓至12樓、15樓至23樓、25樓至28樓及
第2座(Summit Tower)： 32樓至33樓、35樓至43樓及45樓至50樓

每幢多單位建築物內被略去的樓層號數
第1座[x]及第2座[y]： 不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

每幢多單位建築物內的庇護層
第1座[x]及第2座[y]： 30樓

Notes:
1. [x] 'Tower 1' comprises 'Tower 1 (Elite Zone)' and 'Tower 1 (Sky Tower)'
2. [y] 'Tower 2' comprises 'Tower 2 (Elite Zone)' and 'Tower 2 (Summit Tower)'

備註：
1. [x]「第1座」包含「第1座 (Elite Zone)」及「第1座 (Sky Tower)」
2. [y]「第2座」包含「第2座 (Elite Zone)」及「第2座 (Summit Tower)」

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

Vendor
Super Great Limited

Holding company of the Vendor
Sun Hung Kai Properties Limited
Time Effort Limited
Master Summit Limited

Authorized Person
Ng Kwok Fai

The firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity
LWK & Partners (HK) Limited

Building Contractor
Yee Fai Construction Company Limited

Solicitors for the Vendor
Johnson Stokes & Master
Woo Kwan Lee & Lo
Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
Not Applicable

Any other person who has made a loan for the construction of the Phase
Sun Hung Kai Properties Holding Investment Limited

賣方
崇啓有限公司

賣方的控權公司
新鴻基地產發展有限公司
Time Effort Limited
Master Summit Limited

認可人士
吳國輝

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
梁黃顧建築師(香港)事務所有限公司

承建商
怡輝建築有限公司

賣方代表律師
孖士打律師行
胡關李羅律師行
薛馮鄺岑律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為期數的建造提供貸款的任何其他人
Sun Hung Kai Properties Holding Investment Limited

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

(a) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an Authorized Person for the Phase.	Not Applicable
(b) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an Authorized Person.	No
(d) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(h) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(i) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and an Authorized Person for the Phase, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l) The vendor or a building contractor for the Phase is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m) The vendor or a building contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p) The vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q) The vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s) The vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor is an associate corporation of the Vendor and its holding companies.

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

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

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

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

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

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 1 (Elite Zone) 第1座 (Elite Zone)	5/F 5樓	A1	0.000
		A2	0.000
		A3	0.000
		A5	0.220
		B1	0.000
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B8	0.000
		B9	0.000
		B10	0.420
	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及 25樓至27樓	A1	0.000
		A2	0.000
		A3	0.000
		A5	0.220
		B1	0.000
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B8	0.000
		B9	0.000
		B10	0.420
	28/F 28樓	A1	0.000
		A2	0.000
		A3	0.000
		A5	0.220
		B1	0.000
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B8	0.000
		B9	0.000
		B10	0.420

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 1 (Sky Tower) 第1座 (Sky Tower)	32/F 32樓	A	0.000
		B	0.234
		C	0.000
		D	0.000
	33/F 33樓	A	0.000
		B	0.234
		C	0.000
		D	0.000
	35/F-43/F 35樓至43樓	A	0.000
		B	0.234
		C	0.000
		D	0.000
	45/F-47/F 45樓至47樓	A	0.000
		B	0.234
		C	0.000
		D	0.000
	48/F 48樓	Cullinan Sky Villa A	0.000
		Cullinan Sky Villa C	0.000
		Cullinan Sky Villa D	0.000
	49/F & 50/F 49樓及50樓	Cullinan Sky House A	0.000
		Cullinan Sky House C	0.000
		Cullinan Sky House D	0.000

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 2 (Elite Zone) 第2座 (Elite Zone)	5/F 5樓	A1	0.281
		A2	0.000
		A3	0.000
		A5	0.341
		B1	0.000
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B8	0.000
	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	A1	0.281
		A2	0.000
		A3	0.000
		A5	0.341
		B1	0.000
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B8	0.000
	28/F 28樓	A1	0.281
		A2	0.000
		A3	0.000
		A5	0.341
		B1	0.000
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B8	0.000

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 2 (Summit Tower) 第2座 (Summit Tower)	32/F 32樓	A	0.000
		B	0.000
		C	0.000
		D	0.459
	33/F 33樓	A	0.000
		B	0.000
		C	0.000
		D	0.459
	35/F-43/F 35樓至43樓	A	0.000
		B	0.000
		C	0.000
		D	0.459
	45/F-47/F 45樓至47樓	A	0.000
		B	0.000
		C	0.000
		D	0.459
	48/F 48樓	Premier Sky Villa A	0.000
		Premier Sky Villa B	0.000
	49/F & 50/F 49樓及50樓	Premier Sky House A	0.000
		Premier Sky House B	0.000

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

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

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

Schedule of Total Area of the Curtain Walls of each Residential Property
每個住宅物業的幕牆的總面積表

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
Tower 1 (Elite Zone) 第1座 (Elite Zone)	5/F 5樓	A1	1.810
		A2	0.736
		A3	0.331
		A5	0.785
		B1	0.341
		B2	0.341
		B3	0.745
		B5	0.331
		B6	0.306
		B8	1.877
		B9	0.261
		B10	0.756
	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	A1	1.810
		A2	0.736
		A3	0.331
		A5	0.785
		B1	0.341
		B2	0.341
		B3	0.745
		B5	0.331
		B6	0.306
		B8	1.877
		B9	0.261
		B10	0.756
	28/F 28樓	A1	1.810
		A2	0.736
		A3	0.331
		A5	0.785
		B1	0.341
		B2	0.341
		B3	0.745
		B5	0.331
		B6	0.306
		B8	1.877
		B9	0.261
		B10	0.756

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
Tower 1 (Sky Tower) 第1座 (Sky Tower)	32/F 32樓	A	3.690
		B	2.073
		C	2.325
		D	2.971
	33/F 33樓	A	3.690
		B	2.073
		C	2.325
		D	2.971
	35/F-43/F 35樓至43樓	A	3.690
		B	2.073
		C	2.325
		D	2.971
	45/F-47/F 45樓至47樓	A	3.690
		B	2.073
		C	2.325
		D	2.971
	48/F 48樓	Cullinan Sky Villa A	4.544
		Cullinan Sky Villa C	2.325
		Cullinan Sky Villa D	2.971
	49/F & 50/F 49樓及50樓	Cullinan Sky House A	9.871
		Cullinan Sky House C	4.637
		Cullinan Sky House D	5.133

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
Tower 2 (Elite Zone) 第2座 (Elite Zone)	5/F 5樓	A1	1.550
		A2	0.608
		A3	0.736
		A5	0.685
		B1	0.983
		B2	0.351
		B3	0.351
		B5	0.351
		B6	0.351
		B8	0.756
	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	A1	1.550
		A2	0.608
		A3	0.736
		A5	0.685
		B1	0.983
		B2	0.351
		B3	0.351
		B5	0.351
		B6	0.351
		B8	0.756
	28/F 28樓	A1	1.550
		A2	0.608
		A3	0.736
		A5	0.685
		B1	0.983
		B2	0.351
		B3	0.351
		B5	0.351
		B6	0.351
		B8	0.756

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
Tower 2 (Summit Tower) 第2座 (Summit Tower)	32/F 32樓	A	2.232
		B	2.200
		C	2.250
		D	2.172
	33/F 33樓	A	2.232
		B	2.200
		C	2.250
		D	2.172
	35/F-43/F 35樓至43樓	A	2.232
		B	2.200
		C	2.250
		D	2.172
	45/F-47/F 45樓至47樓	A	2.232
		B	2.200
		C	2.250
		D	2.172
	48/F 48樓	Premier Sky Villa A	4.277
		Premier Sky Villa B	2.936
	49/F & 50/F 49樓及50樓	Premier Sky House A	7.645
		Premier Sky House B	6.518

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

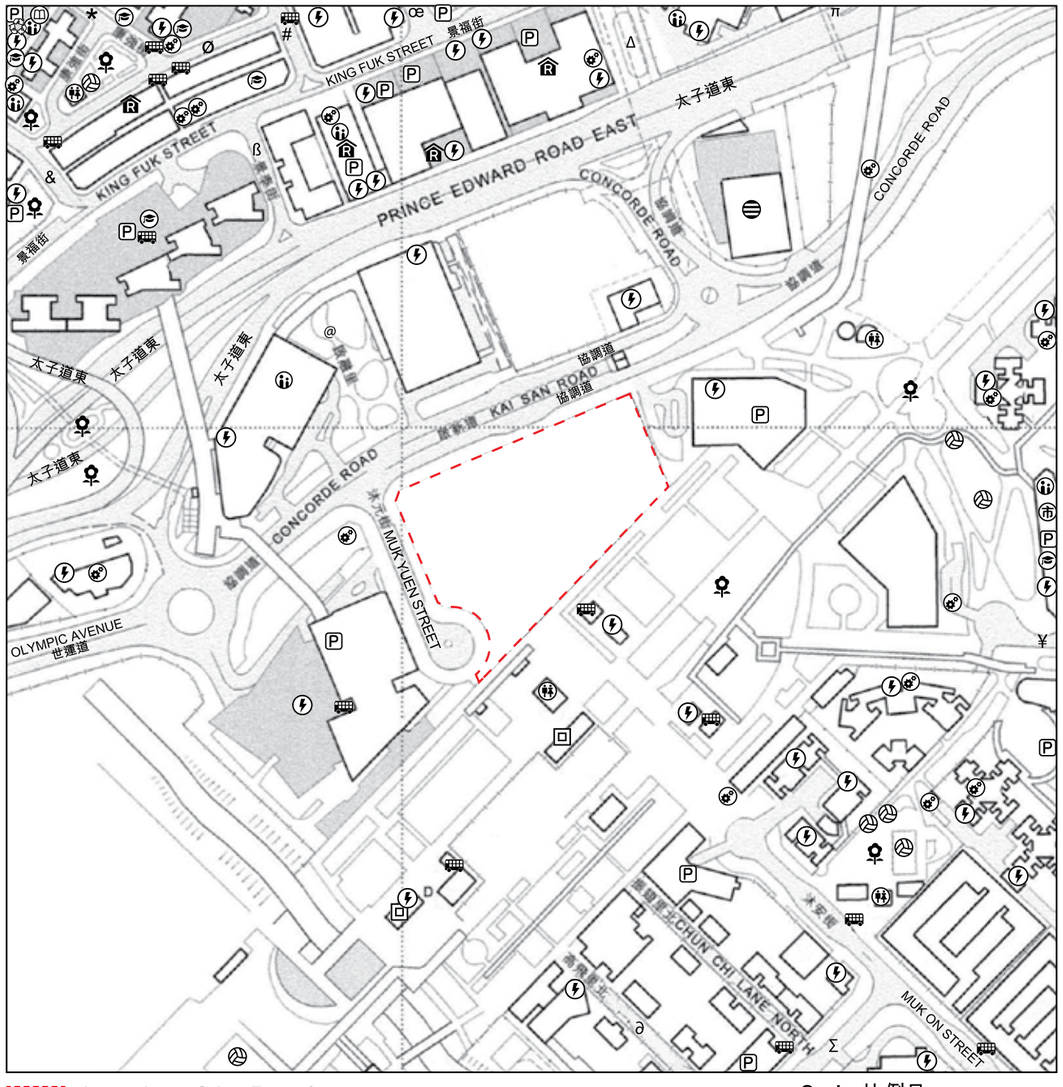
The Manager to be appointed under the latest draft deed of mutual covenant:

Infinite Carat Living Limited

根據有關公契的最新擬稿獲委任的管理人：

Infinite Carat Living Limited

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



Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 50 100 150 200 250

Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

* 彝倫街 YI LUN STREET	# 爵祿街 TSEUK LUK STREET	& 崇齡街 SHUNG LING STREET	ß 景泰街 KING TAI STREET
∞ 三祝街 SAM CHUK STREET	Δ 啟新道 KAI SAN ROAD	π 四美街 SZE MEI STREET	@ 啟融里 KAI YUNG LANE
¥ 沐翠街 MUK CHUI STREET	Σ 沐寧街 MUK NING STREET	∂ 高飛里北 KO FEI LANE NORTH	Ø 康強街 HONG KEUNG STREET

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 11-NE-A dated 30 September 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是參考日期為2025年9月30日之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號11-NE-A，並由賣方擬備，有需要處經修正處理。

NOTATION 圖例

- 香港鐵路的通風井 Ventilation Shaft for the Mass Transit Railway
- 發電廠 (包括電力分站) Power Plant (including Electricity Sub-stations)
- 市場 (包括濕貨市場及批發市場) Market (including Wet Market and Wholesale Market)
- 公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)
- 公廁 Public Convenience
- 公共交通總站 (包括鐵路車站) Public Transport Terminal (including Rail Station)
- 公用事業設施裝置 Public Utility Installation
- 警署 Police Station
- 宗教場所 (包括教堂、廟宇及祠堂) Religious Institution (including Church, Temple and Tsz Tong)
- 學校 (包括幼稚園) School (including Kindergarten)
- 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 體育設施 (包括運動場及游泳池) Sports Facilities (including Sports Ground and Swimming Pool)
- 公園 Public Park
- 圖書館 Library
- 垃圾收集站 Refuse Collection Point

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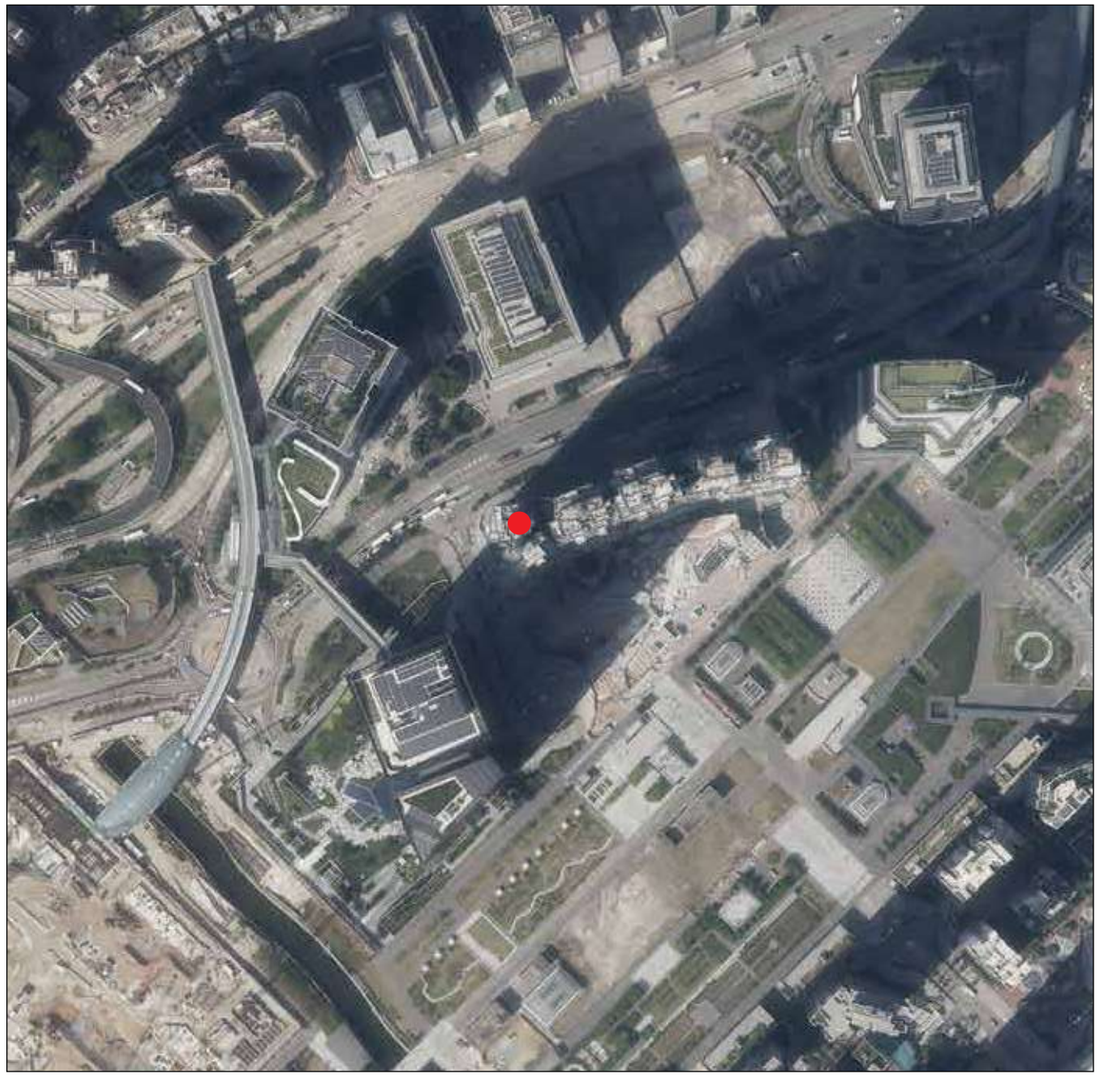
Notes :
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註 :
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E242828C, date of flight : 8 November 2024.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E242828C，飛行日期：2024年11月8日。

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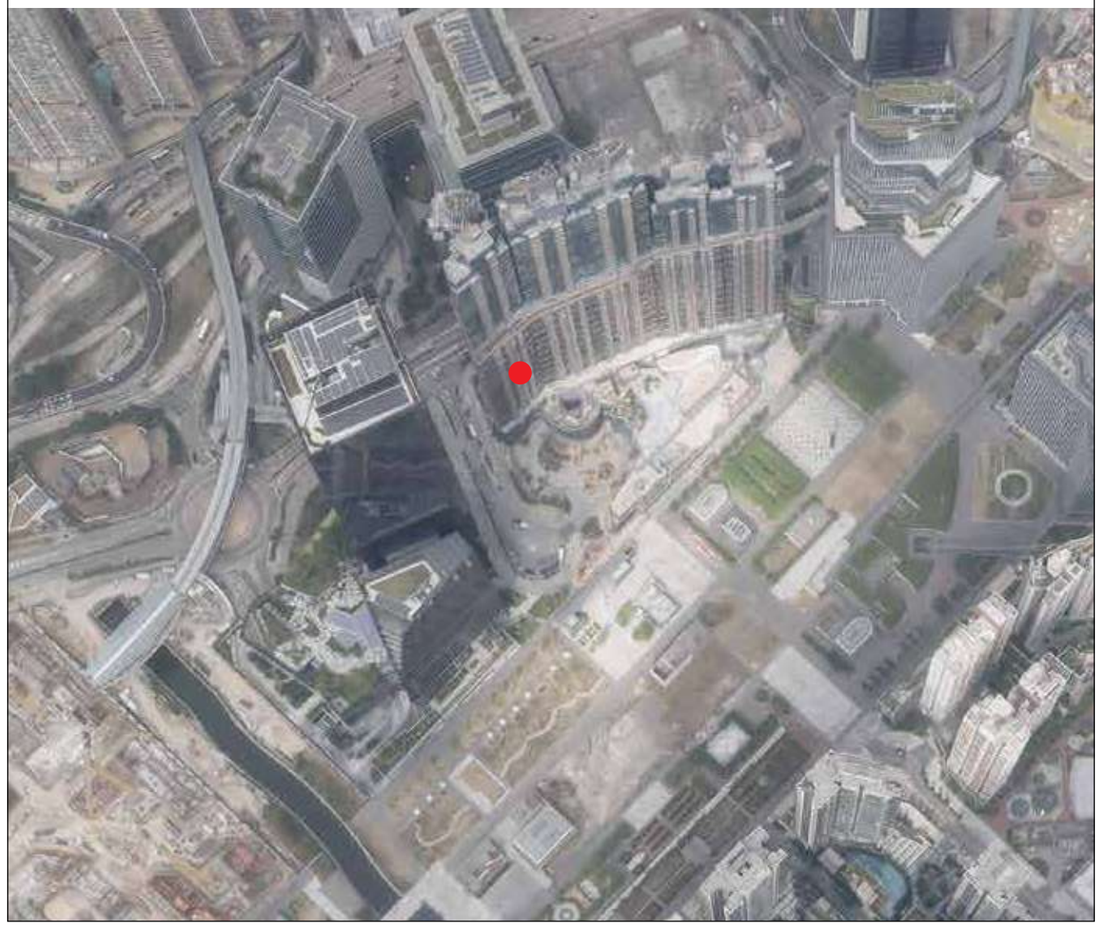
Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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



Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 3,000 feet, photo No. E248434C, date of flight : 7 January 2025.
摘錄自地政總署測繪處在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號為E248434C，飛行日期：2025年1月7日。

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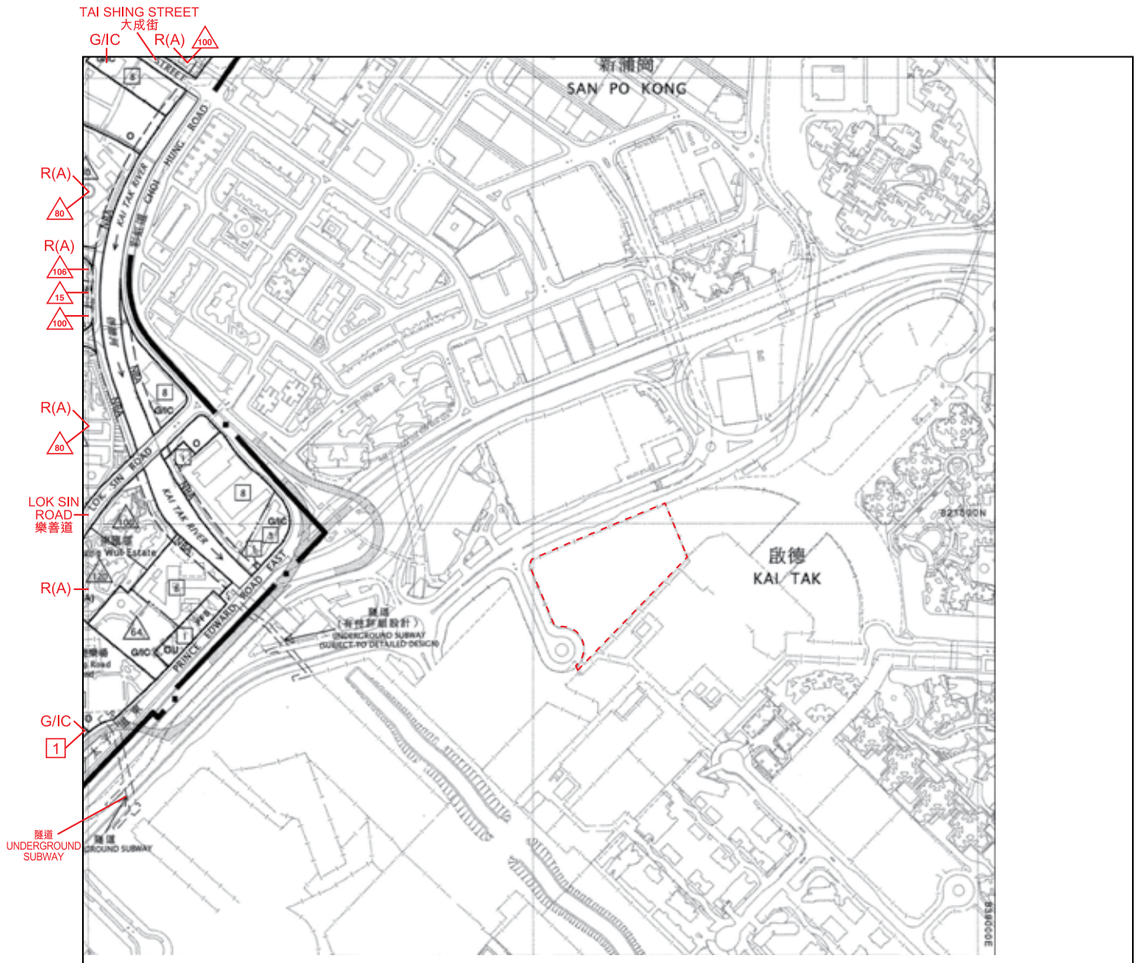
Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



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

Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

Notes :
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2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.
5. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

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

N

Adopted from part of the Approved Wang Tau Hom & Tung Tau Outline Zoning Plan, Plan No. S/K8/25, gazetted on 5 May 2023, with adjustments to show the Development boundary and other information in red.
摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25，經處理以紅色顯示發展項目邊界及其他資料。

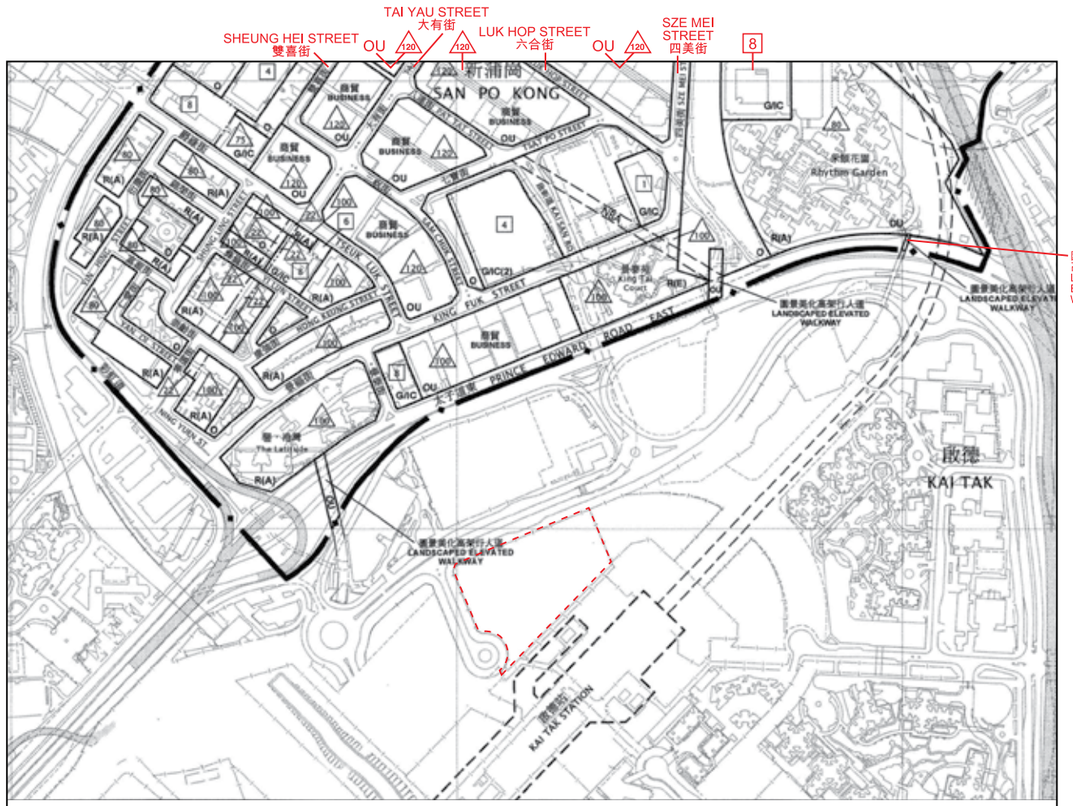
NOTATION 圖例

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

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

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



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

Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

Notes :
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備註 :
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2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
5. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

N

Adopted from part of the Approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan, Plan No. S/K11/31, gazetted on 5 May 2023, with adjustments to show the Development boundary and other information in red.
摘錄自2023年5月5日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/31，經處理以紅色顯示發展項目邊界及其他資料。

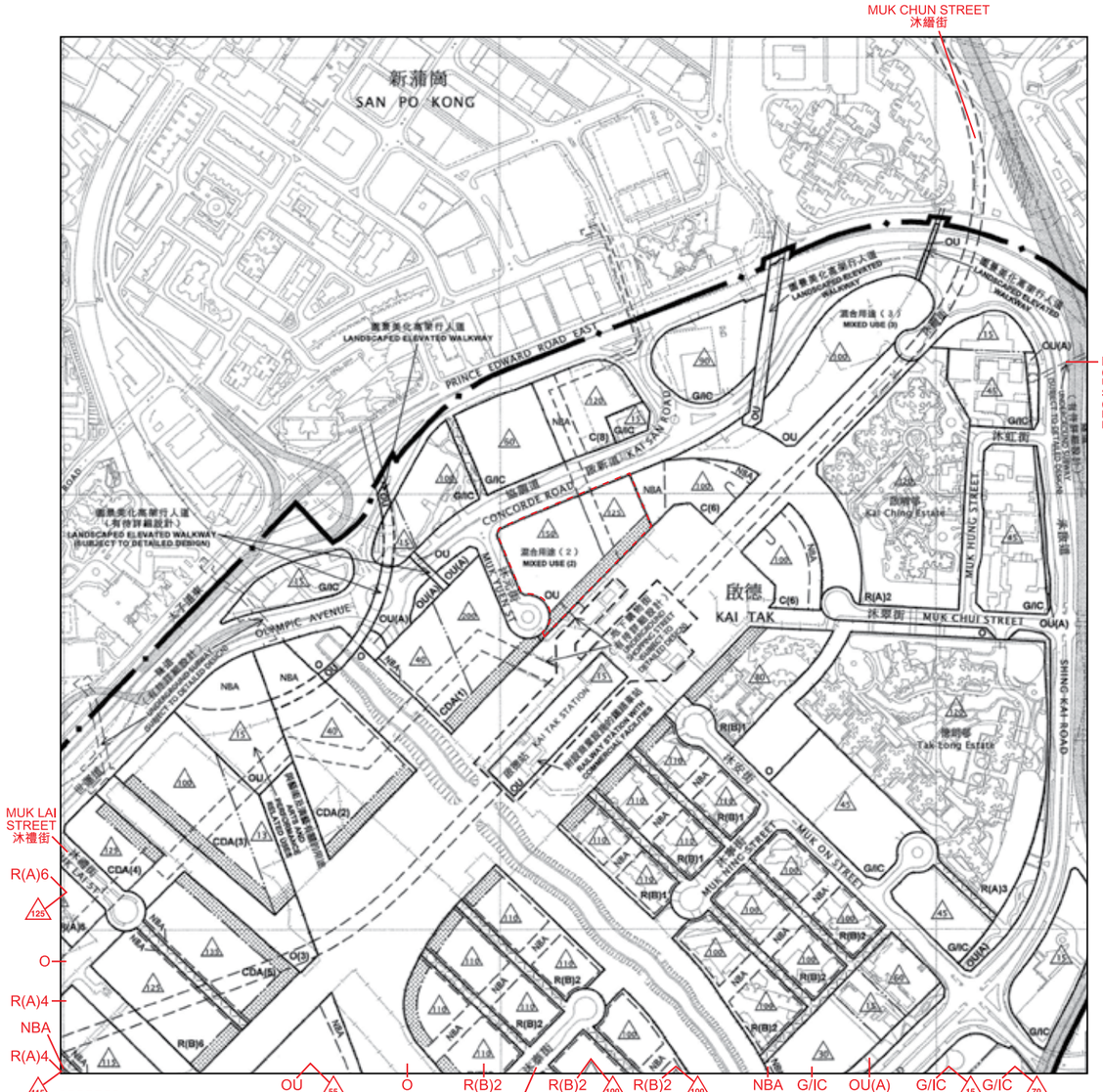
NOTATION 圖例

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

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

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）
NON-BUILDING AREA	NBA	非建築用地

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



Adopted from part of the Approved Kai Tak Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28 October 2022, with adjustments to show the Development boundary and other information in red.
摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8，經處理以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES 地帶

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

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
RAILWAY AND STATION (ELEVATED)	車站 STATION	鐵路及車站（高架）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道

MISCELLANEOUS 其他

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

Notes :
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備註 :
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2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
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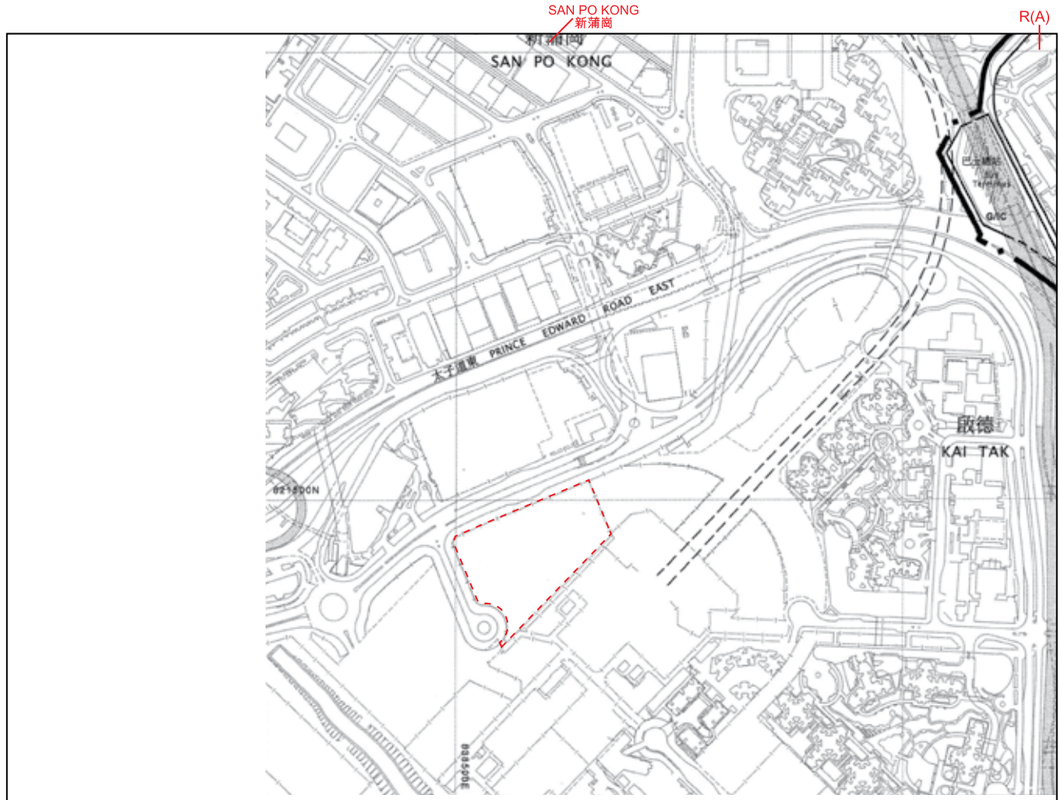
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖等



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當區分區計劃大綱圖並不覆蓋本空白範圍。

N

Adopted from part of the Approved Ngau Chi Wan Outline Zoning Plan, Plan No. S/K12/18, gazetted on 5 May 2023, with adjustments to show the Development boundary and other information in red.
摘錄自2023年5月5日刊憲之牛池灣分區計劃大綱核准圖，圖則編號為S/K12/18，經處理以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
COMMUNICATIONS		**交通**
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

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

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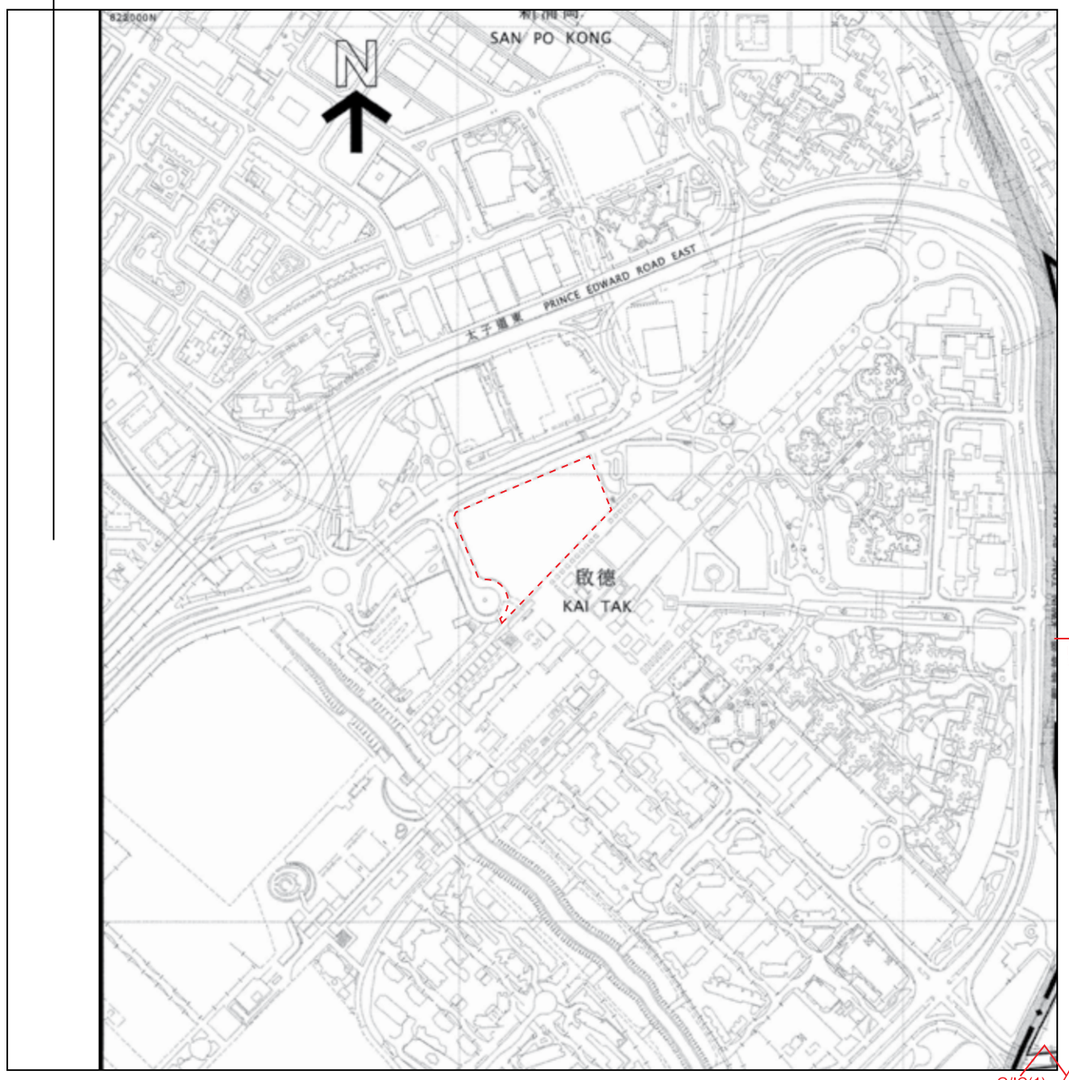

Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

Adopted from part of the Draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan, Plan No. S/K13/33, gazetted on 21 March 2025, with adjustments to show the Development boundary and other information in red.
摘錄自2025年3月21日刊憲之牛頭角及九龍灣分區計劃大綱草圖，圖則編號為S/K13/33，經處理以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES		地帶
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度（在主水平基準上若干米）

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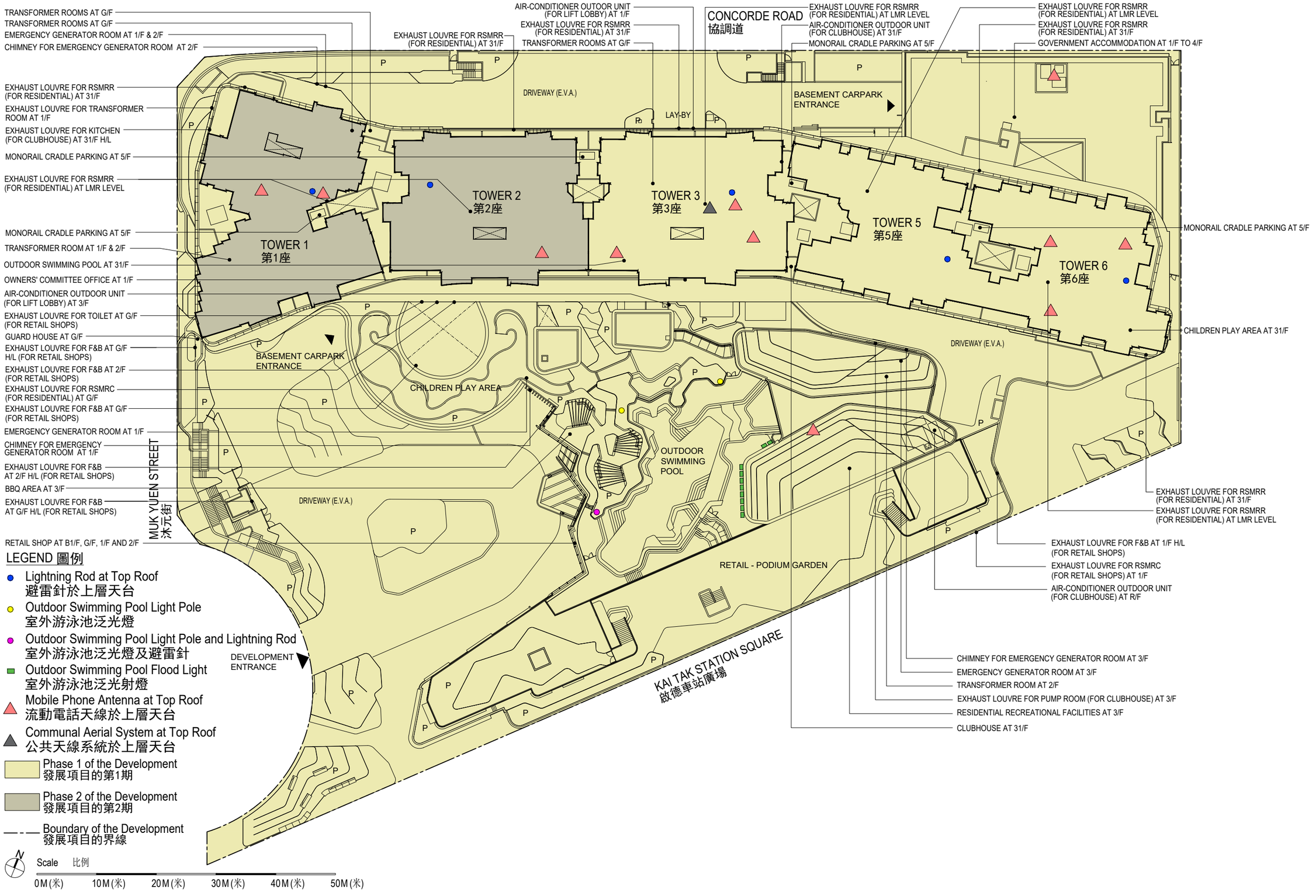
LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



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

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON LAYOUT PLAN
布局圖中所使用之名詞及簡稱之圖例

AIR-CONDITIONER OUTDOOR UNIT (FOR CLUBHOUSE) AT R/F = AIR-CONDITIONER OUTDOOR UNIT (FOR CLUBHOUSE) AT MAIN ROOF	= 位於天台之冷氣室外機(供會所用)
AIR-CONDITIONER OUTDOOR UNIT (FOR CLUBHOUSE) AT X/F	= 位於X樓之冷氣室外機(供會所用)
AIR-CONDITIONER OUTDOOR UNIT (FOR LIFT LOBBY) AT X/F	= 位於X樓之冷氣室外機(供升降機大堂用)
BASEMENT CARPARK ENTRANCE	= 地庫停車場入口
BBQ AREA AT 3/F	= 位於3樓之燒烤場
CHILDREN PLAY AREA	= 兒童遊樂場
CHILDREN PLAY AREA AT 31/F	= 位於31樓之兒童遊樂場
CHIMNEY FOR EMERGENCY GENERATOR ROOM AT X/F	= 位於X樓之緊急發電機機房煙囪
CLUBHOUSE AT 31/F	= 位於31樓之會所
DEVELOPMENT ENTRANCE	= 發展項目入口
DRIVEWAY (E.V.A.) = DRIVEWAY (EMERGENCY VEHICULAR ACCESS)	= 緊急車輛通道
EMERGENCY GENERATOR ROOM AT 1/F & 2/F	= 位於1樓及2樓之緊急發電機房
EMERGENCY GENERATOR ROOM AT X/F	= 位於X樓之緊急發電機房
EXHAUST LOUVRE FOR RSMRC (FOR RESIDENTIAL) AT G/F = EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER (FOR RESIDENTIAL) AT G/F	= 位於地下之垃圾及物料回收站(供住宅用)排氣百葉
EXHAUST LOUVRE FOR RSMRC (FOR RETAIL SHOPS) AT 1/F = EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER (FOR RETAIL SHOPS) AT 1/F	= 位於1樓之垃圾及物料回收站(供商鋪用)排氣百葉
EXHAUST LOUVRE FOR RSMRR (FOR RESIDENTIAL) AT 31/F = EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM (FOR RESIDENTIAL) AT 31/F	= 位於31樓之垃圾及物料回收房(供住宅用)排氣百葉
EXHAUST LOUVRE FOR RSMRR (FOR RESIDENTIAL) AT LMR LEVEL = EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM (FOR RESIDENTIAL) AT LIFT MACHINE ROOM LEVEL	= 位於升降機機房層之垃圾及物料回收房(供住宅用)排氣百葉
EXHAUST LOUVRE FOR F&B AT G/F H/L (FOR RETAIL SHOPS) = EXHAUST LOUVRE FOR FOOD AND BEVERAGE AT G/F HIGH LEVEL (FOR RETAIL SHOPS)	= 位於地下高位之餐飲排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR F&B AT G/F (FOR RETAIL SHOPS) = EXHAUST LOUVRE FOR FOOD AND BEVERAGE AT G/F (FOR RETAIL SHOPS)	= 位於地下之餐飲排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR F&B AT 2/F (FOR RETAIL SHOPS) = EXHAUST LOUVRE FOR FOOD AND BEVERAGE AT G/F (FOR RETAIL SHOPS)	= 位於2樓之餐飲排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR F&B AT X/F H/L (FOR RETAIL SHOPS) = EXHAUST LOUVRE FOR FOOD AND BEVERAGE AT X/F HIGH LEVEL (FOR RETAIL SHOPS)	= 位於X樓高位之餐飲排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR PUMP ROOM (FOR CLUBHOUSE) AT 3/F	= 位於3樓之泵房排氣百葉(供會所用)
EXHAUST LOUVRE FOR TOILET AT G/F (FOR RETAIL SHOPS)	= 位於地下之廁所排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR KITCHEN (FOR CLUBHOUSE) AT 31/F H/L = EXHAUST LOUVRE FOR KITCHEN (FOR CLUBHOUSE) AT 31/F HIGH LEVEL	= 位於31樓高位之廚房排氣百葉(供會所用)
EXHAUST LOUVRE FOR TRANSFORMER ROOM AT 1/F	= 位於1樓之變壓器房排氣百葉
GOVERNMENT ACCOMMODATION AT 1/F TO 4/F	= 位於1樓至4樓之政府樓宇
GUARD HOUSE AT G/F	= 位於地下之警衛室
LAY-BY	= 停車區
MONORAIL CRADLE PARKING AT 5/F	= 位於5樓之吊運車停泊處
OUTDOOR SWIMMING POOL	= 室外游泳池
OUTDOOR SWIMMING POOL AT 31/F	= 位於31樓之室外游泳池
OWNERS' COMMITTEE OFFICE AT 1/F	= 位於1樓之業主委員會的辦公室
P = PLANTER	= 花槽

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

RESIDENTIAL RECREATIONAL FACILITIES AT X/F	=	位於X樓之住客康樂設施
RETAIL - PODIUM GARDEN	=	商業-平台花園
RETAIL SHOP AT B1/F, G/F, 1/F AND 2/F	=	位於地庫1層、地下、1樓及2樓之商鋪
TRANSFORMER ROOM AT 1/F & 2/F	=	位於1樓及2樓之變壓器房
TRANSFORMER ROOM AT X/F	=	位於X樓之變壓器房
TRANSFORMER ROOMS AT G/F	=	位於地下之變壓器房

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

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON FLOOR PLANS
樓面平面圖中所使用之名詞及簡稱之圖例

A/C HOOD AT H/L	=	AIR-CONDITIONER HOOD AT HIGH LEVEL	位於高位的冷氣機台
ACCESS DOOR & CL FOR MAINTENANCE	=	ACCESS DOOR AND CAT LADDER FOR MAINTENANCE	供維修使用的檢修門及豎梯
AC PLANT ROOM/ A/C PLANT ROOM	=	AIR-CONDITIONER PLANT ROOM	冷氣機機房
ACP	=	AIR-CONDITIONER PLATFORM	冷氣機平台
AD RM	=	AIR DUCT ROOM	風槽房
AF	=	ARCHITECTURAL FEATURE	建築裝飾
AF ABOVE	=	ARCHITECTURAL FEATURE ABOVE	建築裝飾置上
ARCHITECTURAL FEATURE AT X/F ONLY	=	ARCHITECTURAL FEATURE AT X/F ONLY	建築裝飾只於X樓
AUTO-CLOSING DOOR	=	AUTO-CLOSING DOOR	自動關閉式門
AP#	=	ACCESS PANEL	檢修門
AP AT 47/F ONLY	=	ACCESS PANEL AT 47/F ONLY	檢修門只於47樓
AT X/F	=	AT X/F	於x樓
AW	=	ACOUSTIC WINDOW (BAFFLE TYPE)	減音窗(擋音式)
BA1	=	BATHROOM 1	浴室1
BA2	=	BATHROOM 2	浴室2
BA3	=	BATHROOM 3	浴室3
BAL	=	BALCONY	露台
BR1	=	BEDROOM 1	睡房1
BR2	=	BEDROOM 2	睡房2
BR3	=	BEDROOM 3	睡房3
BUILDING LINE ABOVE (X/F)	=	BUILDING LINE ABOVE (AT X/F)	建築物線置上(於X樓)
CD	=	CABLE DUCT	電線槽
CL	=	CAT LADDER	豎梯
CLADDING	=	CLADDING	覆蓋層板
COMMON FLAT ROOF	=	COMMON FLAT ROOF	公用平台
COMMON ROOF	=	COMMON ROOF	公用天台
CONCRETE PLINTH	=	CONCRETE PLINTH	混凝土平台
CORR	=	CORRIDOR	走廊
D	=	DOWN	下
DOG HOUSE	=	DOG HOUSE	室外管道檢修井
EAD	=	EXHAUST AIR DUCT	排氣槽
EAD/ARD	=	EXHAUST AIR DUCT OR AIR RETURN DUCT	排氣槽或回風槽
EL ROOM	=	ELECTRICAL ROOM	電氣房
ELV	=	EXTRA LOW VOLTAGE DUCT	特低電壓槽
EMC	=	ELECTRIC METER CABINET	電錶櫃
EMR	=	ELECTRIC METER ROOM	電錶房
EXHAUST DUCT AT BELOW FOR PIPE WELL VENTILATION	=	EXHAUST DUCT AT BELOW FOR PIPE WELL VENTILATION	供通風使用的排氣槽置下
F. LIFT LOBBY	=	FIREMAN'S LIFT LOBBY	消防升降機大堂
FAN RM	=	FAN ROOM	風櫃房
FENCE WALL	=	FENCE WALL	圍牆
FILTRATION PLANT BELOW DECK	=	FILTRATION PLANT BELOW DECK	濾水設施置於甲板下
FIXED WINDOW AT H/L (FOR A/C)	=	FIXED WINDOW AT HIGH LEVEL (FOR AIR-CONDITIONER)	位於高位的固定窗戶(供冷氣機使用的)
FLAT ROOF	=	FLAT ROOF	平台
FLOOR ACCESS PANEL FOR DRAINAGE PIPES	=	FLOOR ACCESS PANEL FOR DRAINAGE PIPES	供排水管的地面檢修門
GLASS BALUSTRADE	=	GLASS BALUSTRADE	玻璃欄杆
GLASS PARAPET	=	GLASS PARAPET	玻璃欄杆圍牆
HR	=	HOSE REEL	消防喉轆
HR AT H/L	=	HOSE REEL AT HIGH LEVEL	位於高位的消防喉轆

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

INACCESSIBLE FLAT ROOF	=	INACCESSIBLE FLAT ROOF	不可到達的平台
INACCESSIBLE ROOF	=	INACCESSIBLE ROOF	不可到達的天台
JACUZZI	=	JACUZZI	按摩浴池
KIT	=	KITCHEN	廚房
KITCHEN LOUVRE AT 31/F	=	KITCHEN LOUVRE AT 31/F	位於31樓廚房百葉
LAV	=	LAVATORY	洗手間
LIFT	=	LIFT	升降機
LIFT LOBBY	=	LIFT LOBBY	升降機大堂
LIFT OVERRUN	=	LIFT OVERRUN	升降機緩衝
LIFT SHAFT	=	LIFT SHAFT	升降機槽
LIV/DIN	=	LIVING ROOM AND DINING ROOM	客廳及飯廳
LMR	=	LIFT MACHINE ROOM	升降機機房
LOUVRE & ALUM WIND GUARD	=	LOUVRE AND ALUMINIUM WIND GUARD	百葉及鋁百葉擋風板
LOUVRE & ALUM. WIND GUARD AT E&M/F	=	LOUVRE AND ALUMINIUM WIND GUARD AT ELECTRICAL AND MECHANICAL FLOOR	位於機電層百葉及鋁百葉擋風板
LOUVRE AT E&M/F	=	LOUVRE AT ELECTRICAL AND MECHANICAL FLOOR	位於機電層百葉
LW	=	LIGHT WELL	採光井
LW FLAT ROOF	=	LIGHT WELL FLAT ROOF	採光井平台
MAINTENANCE FLAT ROOF	=	MAINTENANCE FLAT ROOF	供維修使用平台
METAL GRILLE	=	METAL GRILLE	金屬格柵
METAL LOUVRE W/ WIND GUARD AT X/F/ METAL LOUVRE WITH WIND GUARD AT X/F ONLY	=	METAL LOUVRE WITH WIND GUARD AT X/F ONLY	金屬百葉擋風板只於X樓
MBA	=	MASTER BATHROOM	主人浴室
MBR	=	MASTER BEDROOM	主人睡房
ML AT H/L	=	METAL LOUVRE AT HIGH LEVEL	位於高位的金屬百葉
OKIT	=	OPEN KITCHEN	開放式廚房
PANTRY	=	PANTRY	備餐間
PD	=	PIPE DUCT	管道槽
PIPE WELL	=	PIPE WELL	管道豎井
PLANTER	=	PLANTER	花槽
POOL	=	POOL	游泳池
POOL DECK	=	POOL DECK	游泳池甲板
POWDER	=	POWDER ROOM	化妝間
PRIVATE FLAT ROOF	=	PRIVATE FLAT ROOF	私人平台
PRIVATE LIFT	=	PRIVATE LIFT	私人升降機
PRIVATE LIFT LOBBY	=	PRIVATE LIFT LOBBY	私人升降機大堂
PRIVATE POOL	=	PRIVATE POOL	私人游泳池
PRIVATE ROOF	=	PRIVATE ROOF	私人天台
PW	=	PIPE WELL	管道豎井
RC CURB	=	REINFORCED CONCRETE CURB	混凝土壆
RC PARAPET	=	REINFORCED CONCRETE PARAPET	混凝土圍牆
RC PLATFORM	=	REINFORCED CONCRETE PLATFORM	混凝土平台
RC PLINTH	=	REINFORCED CONCRETE PLINTH	混凝土機台
RSMRR	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收房
RSMRR LOUVRE AT 31/F	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM LOUVRE AT 31/F	位於31樓垃圾及物料回收房百葉
SELF-CLOSING DOOR	=	SELF-CLOSING DOOR	自動關閉式門
SINK	=	SINK	洗手盆
STO	=	STORE ROOM	儲物房
STUDY	=	STUDY ROOM	書房
TRAP DOOR	=	TRAP DOOR	活板門

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

TOP OF BAL	=	TOP OF BALCONY	露台上蓋
TOWER X BUILDING FACADE LINE	=	TOWER X BUILDING FACADE LINE	第X座建築物界線
U	=	UP	上
UP	=	UTILITY PLATFORM	工作平台
UPPER PART OF LMR	=	UPPER PART OF LIFT MACHINE ROOM	升降機機房上層
UTL	=	UTILITY ROOM	工作間
VOID	=	VOID	中空
WINDOW EAVES	=	WINDOW EAVES	窗簷
WMC	=	WATER METER CABINET	水錶櫃
┆┆┆┆┆┆┆┆┆┆┆┆┆┆	=	ACOUSTIC WINDOW (BAFFLE TYPE)	減音窗(擋音式)
*	=	BALCONY WITH AUTO-CLOSING DOOR / FIXED GLAZING WITH OR WITHOUT MAINTENANCE WINDOW	露台連自動關閉式門/固定窗戶連或不連維修窗
#	=	BAFFLE TYPE ACOUSTIC DOOR	擋音式減音門
~	=	TYPE A ACOUSTIC BALCONY	減音露台A
@	=	TYPE B ACOUSTIC BALCONY	減音露台B

Notes:

1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and / or enclosed in cladding are located at / adjacent to balcony and / or flat roof and / or roof and / or utility platform and / or area for air-conditioning and / or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, utility rooms, corridors, bathrooms, store rooms, lavatories, open kitchens and kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services. There are exposed pipes or ductings for air-conditioning system and/or mechanical and electrical services within some utility rooms.
4. Balconies and utility platforms are non-enclosed areas.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans and are for general indication only.

備註：

1. 部分樓層外牆設有建築裝飾。
2. 部分住宅單位的露台及/或平台及/或天台及/或工作平台及/或冷氣機範圍及/或外牆或其鄰近地方設有外露及/或藏於外牆覆蓋層內之公用喉管。
3. 部分住宅單位的客廳、飯廳、睡房、工作間、走廊、浴室、儲物房、洗手間、開放式廚房以及廚房設有跌級樓板及/或假陣及/或假天花，用以裝置冷氣系統及/或機電設備。部分工作間內設有冷氣系統及/或機電設備之外露喉管或管道槽。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌。

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

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 1 (Elite Zone) 第1座 (Elite Zone)	5/F 5樓	A1	2850, 2900, 2950, 3200	175, 200, 300
		A2	2850, 2950, 3200	150, 200
		A3	2850, 2950, 3050, 3200	150, 175, 200
		A5	2850, 2950, 3200	150, 200
		B1	2850, 2950, 3200	175, 200
		B2	2850, 2950, 3200	175, 200
		B3	2850, 2950, 3200	150, 200
		B5	2850, 2950, 3200	175, 200
		B6	2850, 2950, 3200	175, 200
		B8	2850, 2900, 2950, 3050, 3200	150, 175, 200
		B9	2850, 2950, 3200	175, 200
		B10	2850, 2950, 3200	150, 200

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. Dotted line in the format shown below delineates the extent of open kitchen area (if any) in a residential unit.

Extent of open kitchen area

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3. 住宅單位內的開放式廚房範圍（如有）以下列格式之虛綫勾畫。

開放式廚房範圍

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

Tower 1 (Elite Zone) 5/F
第1座 (Elite Zone) 5樓

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 1 (Elite Zone) 第1座 (Elite Zone)	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	A1	2850, 2900, 2950, 3200	175, 200, 300
		A2	2850, 2950, 3200	150, 200
		A3	2850, 2950, 3050, 3200	150, 175, 200
		A5	2850, 2950, 3200	150, 200
		B1	2850, 2950, 3200	175, 200
		B2	2850, 2950, 3200	175, 200
		B3	2850, 2950, 3200	150, 200
		B5	2850, 2950, 3200	175, 200
		B6	2850, 2950, 3200	175, 200
		B8	2850, 2900, 2950, 3050, 3200	150, 175, 200
		B9	2850, 2950, 3200	175, 200
		B10	2850, 2950, 3200	150, 200

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. Dotted line in the format shown below delineates the extent of open kitchen area (if any) in a residential unit.

Extent of open kitchen area

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3. 住宅單位內的開放式廚房範圍（如有）以下列格式之虛綫勾畫。

開放式廚房範圍

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

Tower 1 (Elite Zone) 6/F-12/F, 15/F-23/F, 25/F-27/F
第1座 (Elite Zone) 6樓至12樓、15樓至23樓、25樓至27樓

N

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 1 (Elite Zone) 第1座 (Elite Zone)	28/F 28樓	A1	3500	200
		A2	3500	200
		A3	3500	200
		A5	3500	200
		B1	3500	200
		B2	3500	200
		B3	3500	200
		B5	3500	200
		B6	3500	200
		B8	3500	200
		B9	3500	200
		B10	3500	200

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. Dotted line in the format shown below delineates the extent of open kitchen area (if any) in a residential unit.

Extent of open kitchen area

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3. 住宅單位內的開放式廚房範圍（如有）以下列格式之虛綫勾畫。

開放式廚房範圍

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

Tower 1 (Elite Zone) 28/F
第1座 (Elite Zone) 28樓

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 2 (Elite Zone) 第2座 (Elite Zone)	5/F 5樓	A1	2900, 2950, 3200	175, 200, 225
		A2	2950, 3200	150, 175, 200
		A3	2850, 2950, 3200	150, 175, 200
		A5	2850, 2950, 3200	150, 200
		B1	2850, 2950, 3200	150, 200, 225
		B2	2850, 2950, 3200	175, 200
		B3	2850, 2950, 3200	175, 200
		B5	2850, 2950, 3200	175, 200
		B6	2850, 2950, 3200	175, 200
		B8	2850, 2950, 3200	150, 200

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. Dotted line in the format shown below delineates the extent of open kitchen area (if any) in a residential unit.

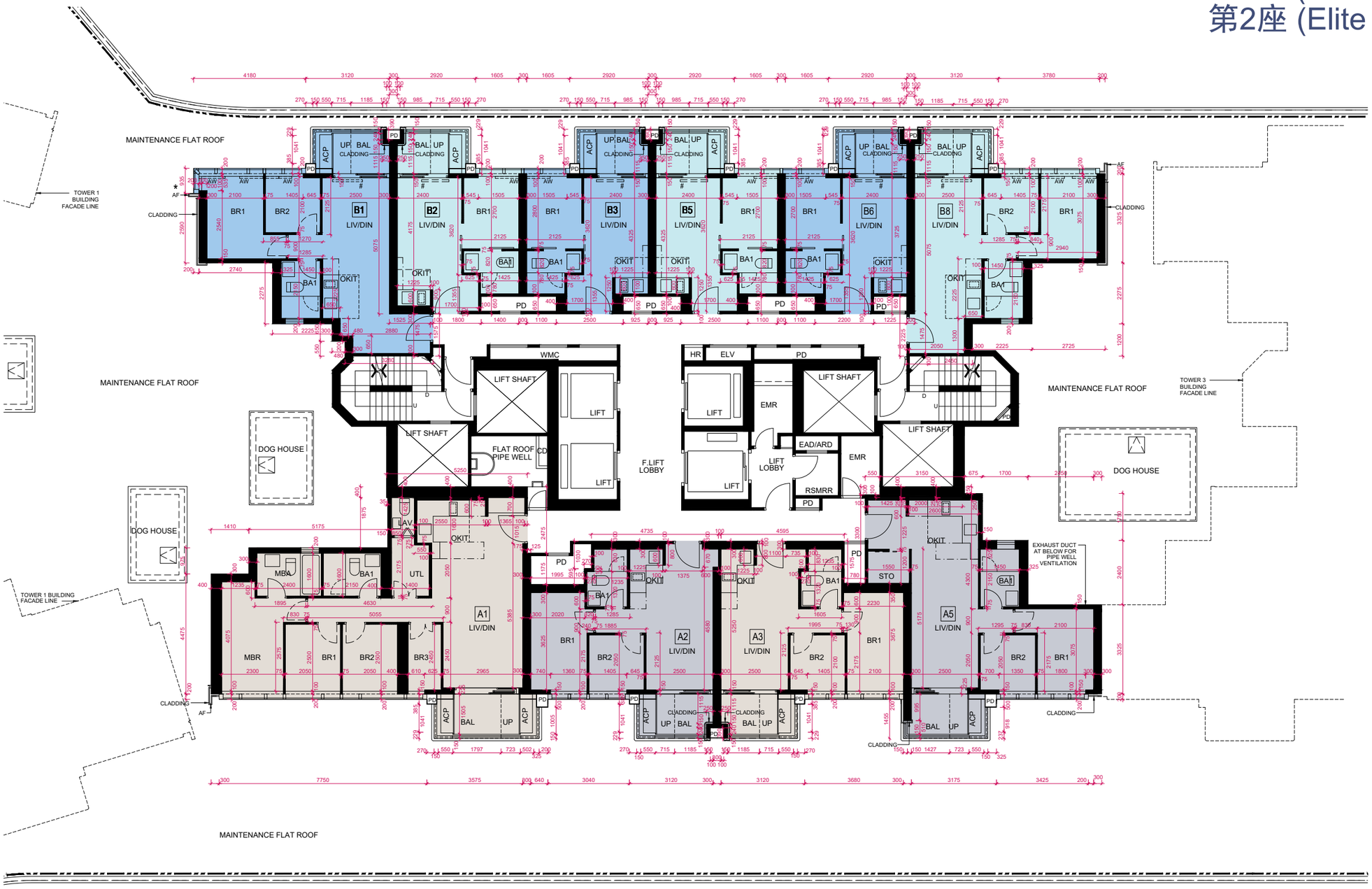
Extent of open kitchen area

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3. 住宅單位內的開放式廚房範圍（如有）以下列格式之虛綫勾畫。

開放式廚房範圍

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

Tower 2 (Elite Zone) 5/F
第2座 (Elite Zone) 5樓



Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 2 (Elite Zone) 第2座 (Elite Zone)	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	A1	2900, 2950, 3200	175, 200, 225
		A2	2950, 3200	150, 175, 200
		A3	2850, 2950, 3200	150, 175, 200
		A5	2850, 2950, 3200	150, 200
		B1	2850, 2950, 3200	150, 200, 225
		B2	2850, 2950, 3200	175, 200
		B3	2850, 2950, 3200	175, 200
		B5	2850, 2950, 3200	175, 200
		B6	2850, 2950, 3200	175, 200
		B8	2850, 2950, 3200	150, 200

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。(不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. Dotted line in the format shown below delineates the extent of open kitchen area (if any) in a residential unit.

Extent of open kitchen area

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3. 住宅單位內的開放式廚房範圍（如有）以下列格式之虛綫勾畫。

開放式廚房範圍

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

Tower 2 (Elite Zone) 6/F-12/F, 15/F-23/F & 25/F-27/F
第2座 (Elite Zone) 6樓至12樓, 15樓至23樓及25樓至27樓

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 2 (Elite Zone) 第2座 (Elite Zone)	28/F 28樓	A1	3500	200
		A2	3500	200
		A3	3500	200
		A5	3500	200
		B1	3500	200
		B2	3500	200
		B3	3500	200
		B5	3500	200
		B6	3500	200
		B8	3500	200

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. Dotted line in the format shown below delineates the extent of open kitchen area (if any) in a residential unit.

Extent of open kitchen area

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3. 住宅單位內的開放式廚房範圍（如有）以下列格式之虛綫勾畫。

開放式廚房範圍

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

Tower 2 (Elite Zone) 28/F
第2座 (Elite Zone) 28樓

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 1 (Sky Tower) 第1座 (Sky Tower)	32/F 32樓	A	3050, 3100, 3150, 3250, 3500	150, 175, 200, 225, 250
		B	3050, 3100, 3150, 3200, 3250, 3350, 3500	150, 175, 200, 225, 250
		C	3100, 3150, 3200, 3250, 3350, 3500	150, 175, 200
		D	3100, 3150, 3250, 3500	150, 200, 250

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。(不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. The door shown in the part plan of the residential property has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Phase.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3 於住宅物業的現狀部份平面圖所顯示的門在期數落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。

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

Tower 1 (Sky Tower) 32/F
第1座 (Sky Tower) 32樓

32/F PART PLAN IN "AS-IS" LAYOUT
32樓現狀部分平面圖

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 1 (Sky Tower) 第1座 (Sky Tower)	33/F 33樓	A	3050, 3100, 3150, 3250, 3500	150, 175, 200, 225, 250
		B	3050, 3100, 3150, 3200, 3250, 3350, 3500	150, 175, 200, 225, 250
		C	3100, 3150, 3200, 3250, 3350, 3500	150, 175, 200
		D	3100, 3150, 3250, 3500	150, 200, 250

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。(不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. The door shown in the part plan of the residential property has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Phase.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3 於住宅物業的現狀部份平面圖所顯示的門在期數落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。

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

Tower 1 (Sky Tower) 33/F
第1座 (Sky Tower) 33樓

33/F PART PLAN IN "AS-IS" LAYOUT
33樓現狀部分平面圖

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 1 (Sky Tower) 第1座 (Sky Tower)	35/F-43/F & 45/F-46/F 35樓至43樓及45至46樓	A	3050, 3100, 3150, 3250, 3500	150, 175, 200, 225, 250
		B	3050, 3100, 3150, 3200, 3250, 3350, 3500	150, 175, 200, 225, 250
		C	3100, 3150, 3200, 3250, 3350, 3500	150,175, 200
		D	3100, 3150, 3250, 3500	150, 200, 250
Tower 1 (Sky Tower) 第1座 (Sky Tower)	47/F 47樓	A	3050, 3100, 3150, 3200, 3250, 3500	150, 175, 200, 225, 250
		B	3150, 3200, 3250, 3300, 3500	150, 175, 200, 225, 250
		C	3100, 3150, 3200, 3250, 3350, 3500	150,175, 200
		D	3100, 3150, 3250, 3500	150, 200, 250

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。(不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.
3. The door shown in the part plan of the residential property has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Phase.

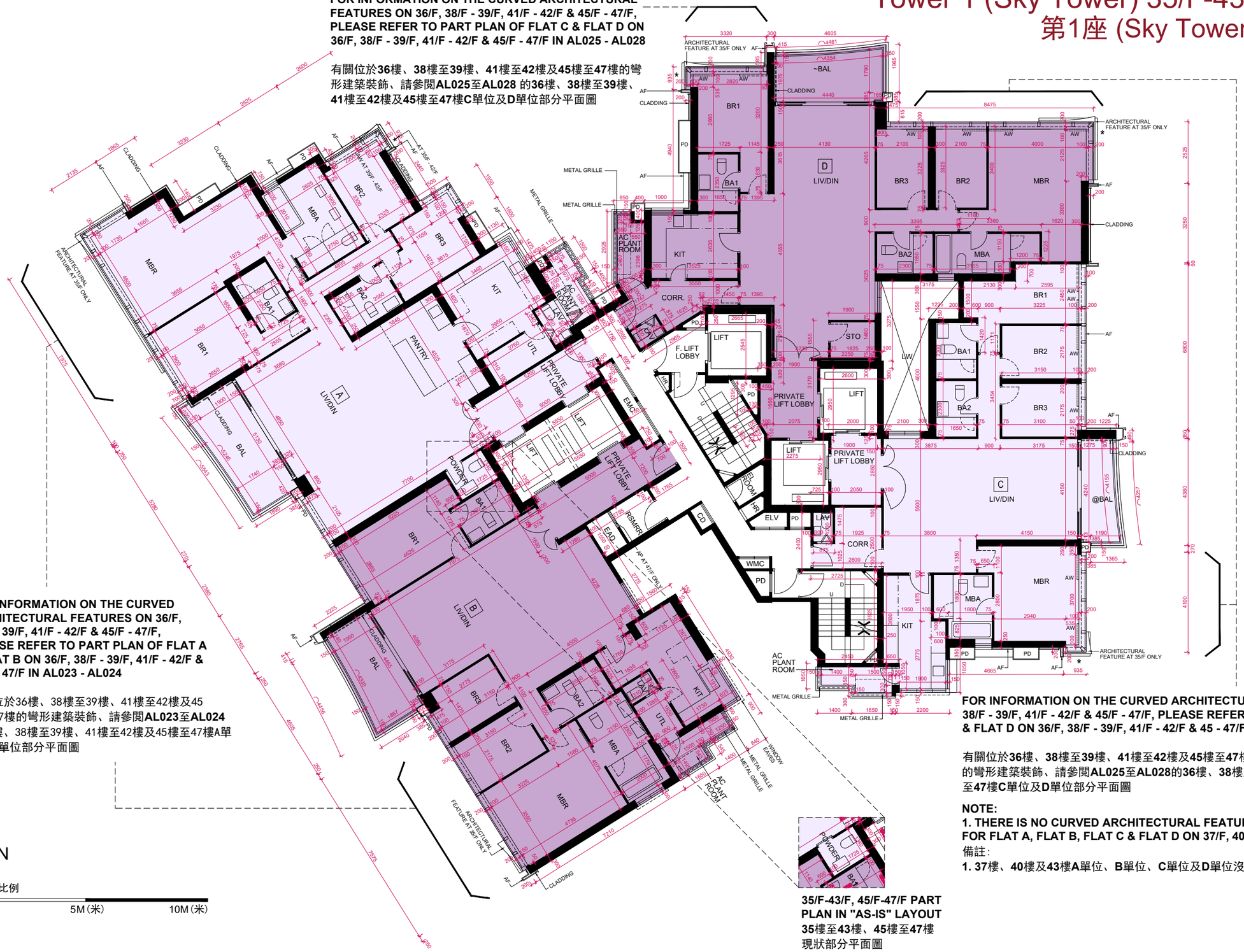
備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。
3 於住宅物業的現狀部份平面圖所顯示的門在期數落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。

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

Tower 1 (Sky Tower) 35/F-43/F, 45/F-47/F
第1座 (Sky Tower) 35樓至43樓, 45樓至47樓

FOR INFORMATION ON THE CURVED ARCHITECTURAL FEATURES ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F, PLEASE REFER TO PART PLAN OF FLAT C & FLAT D ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F IN AL025 - AL028

有關位於36樓、38樓至39樓、41樓至42樓及45樓至47樓的彎形建築裝飾、請參閱AL025至AL028 的36樓、38樓至39樓、41樓至42樓及45樓至47樓C單位及D單位部分平面圖



FOR INFORMATION ON THE CURVED ARCHITECTURAL FEATURES ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F, PLEASE REFER TO PART PLAN OF FLAT A & FLAT B ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F IN AL023 - AL024

有關位於36樓、38樓至39樓、41樓至42樓及45樓至47樓的彎形建築裝飾、請參閱AL023至AL024 的36樓、38樓至39樓、41樓至42樓及45樓至47樓A單位及B單位部分平面圖

35/F-43/F, 45/F-47/F PART PLAN IN "AS-IS" LAYOUT
35樓至43樓、45樓至47樓現狀部分平面圖

FOR INFORMATION ON THE CURVED ARCHITECTURAL FEATURES ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F, PLEASE REFER TO PART PLAN OF FLAT C & FLAT D ON 36/F, 38/F - 39/F, 41/F - 42/F & 45 - 47/F IN AL025 - AL028

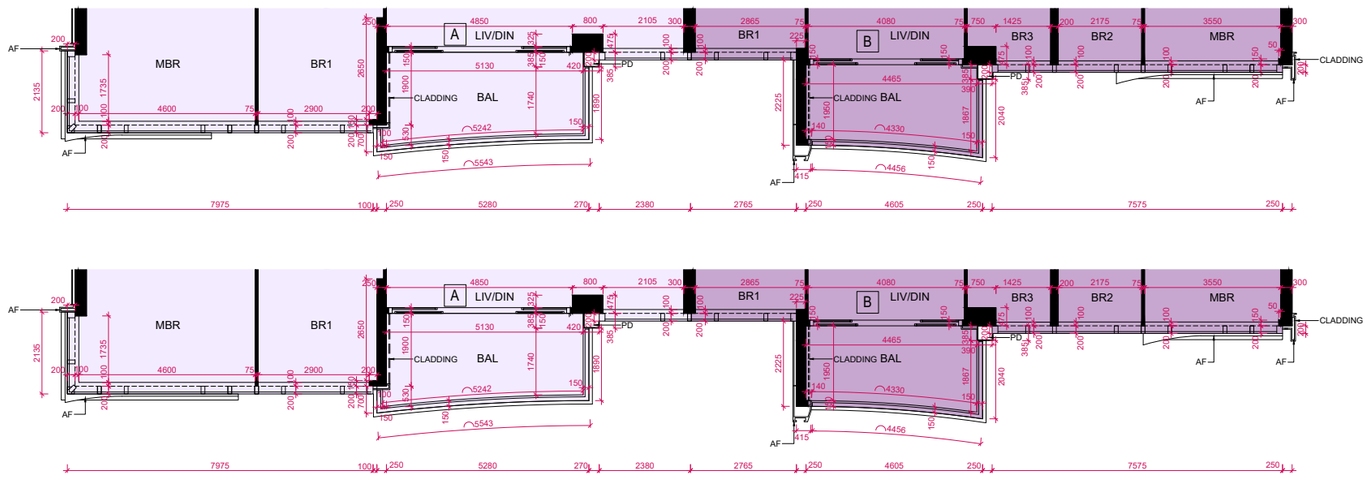
有關位於36樓、38樓至39樓、41樓至42樓及45樓至47樓的彎形建築裝飾、請參閱AL025至AL028的36樓、38樓至39樓、41樓至42樓及45樓至47樓C單位及D單位部分平面圖

NOTE:
1. THERE IS NO CURVED ARCHITECTURAL FEATURE FOR FLAT A, FLAT B, FLAT C & FLAT D ON 37/F, 40/F & 43/F
備註:
1. 37樓、40樓及43樓A單位、B單位、C單位及D單位沒有彎形建築裝飾

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

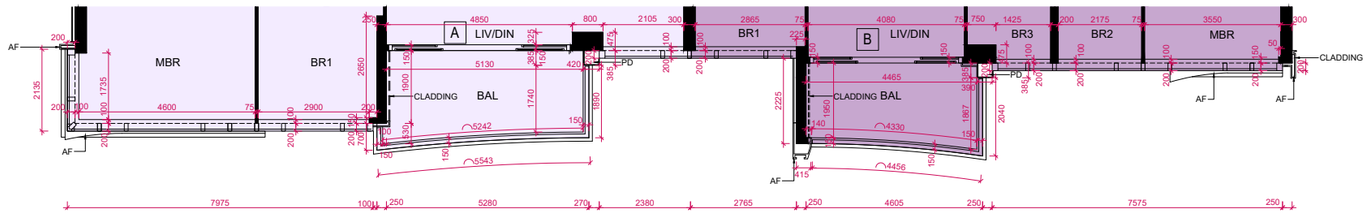
Tower 1 (Sky Tower) 35/F-43/F, 45/F-47/F
第1座 (Sky Tower) 35樓至43樓, 45樓至47樓

PART PLAN OF FLAT A & FLAT B ON 41/F
41樓A單位及B單位部分平面圖

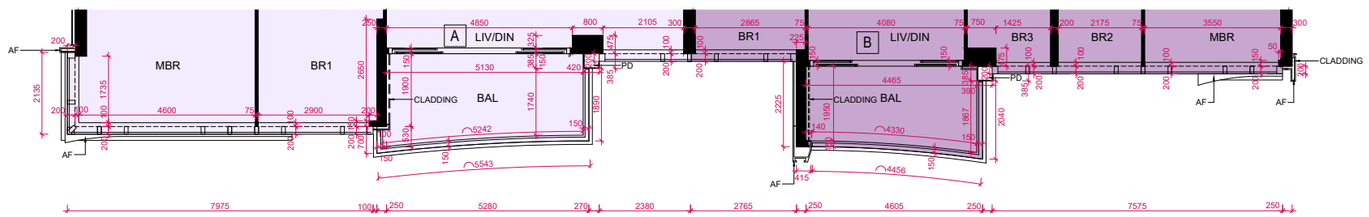


PART PLAN OF FLAT A & FLAT B ON 39/F
39樓A單位及B單位部分平面圖

PART PLAN OF FLAT A & FLAT B ON 38/F
38樓A單位及B單位部分平面圖



PART PLAN OF FLAT A & FLAT B ON 36/F
36樓A單位及B單位部分平面圖



N

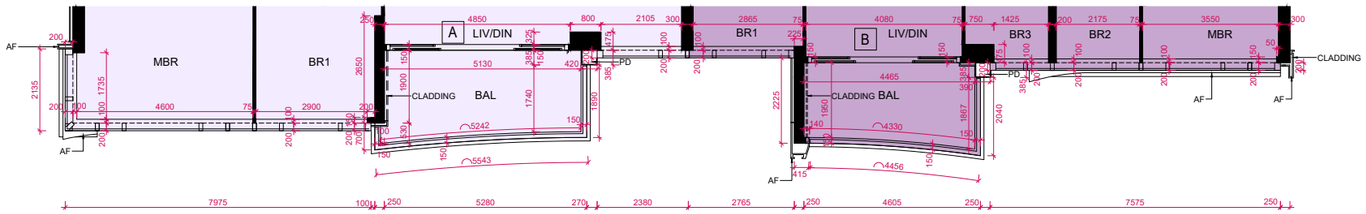
Scale 比例

0M (米) 5M (米) 10M (米)

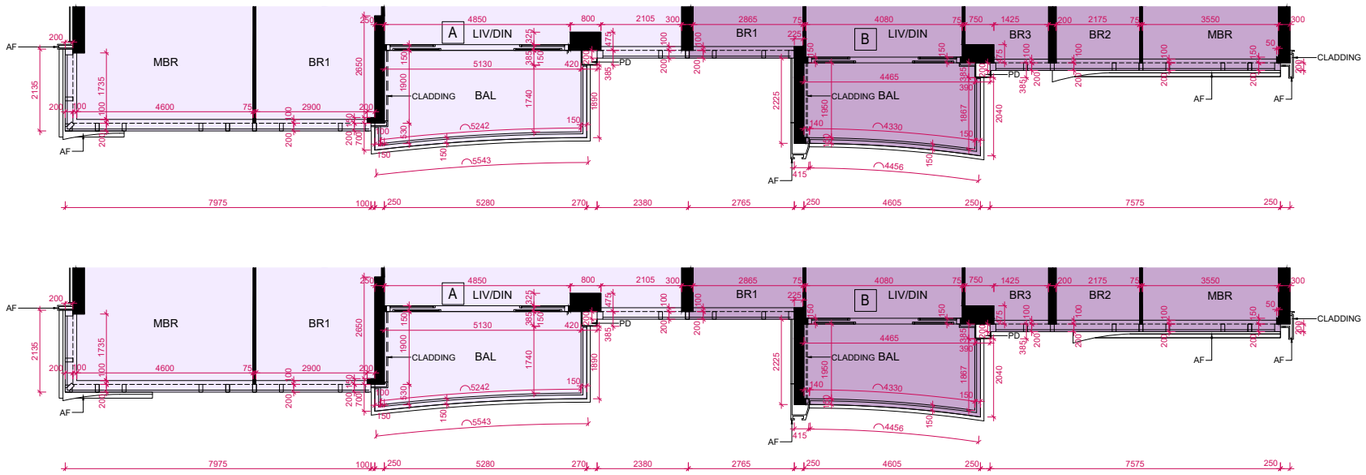
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 1 (Sky Tower) 35/F-43/F, 45/F-47/F
第1座 (Sky Tower) 35樓至43樓, 45樓至47樓

PART PLAN OF FLAT A & FLAT B ON 47/F
47樓A單位及B單位部分平面圖

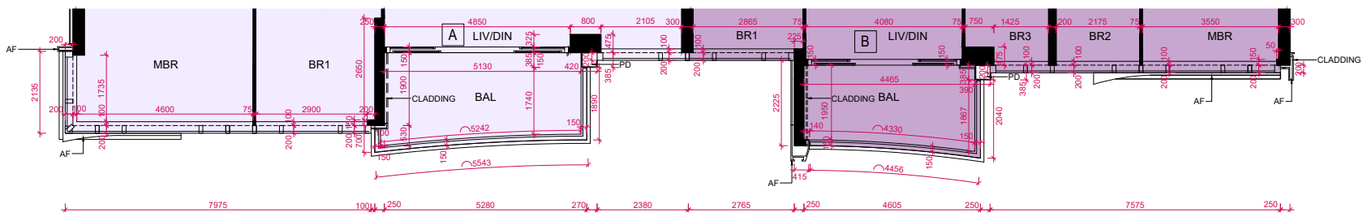


PART PLAN OF FLAT A & FLAT B ON 46/F
46樓A單位及B單位部分平面圖



PART PLAN OF FLAT A & FLAT B ON 45/F
45樓A單位及B單位部分平面圖

PART PLAN OF FLAT A & FLAT B ON 42/F
42樓A單位及B單位部分平面圖



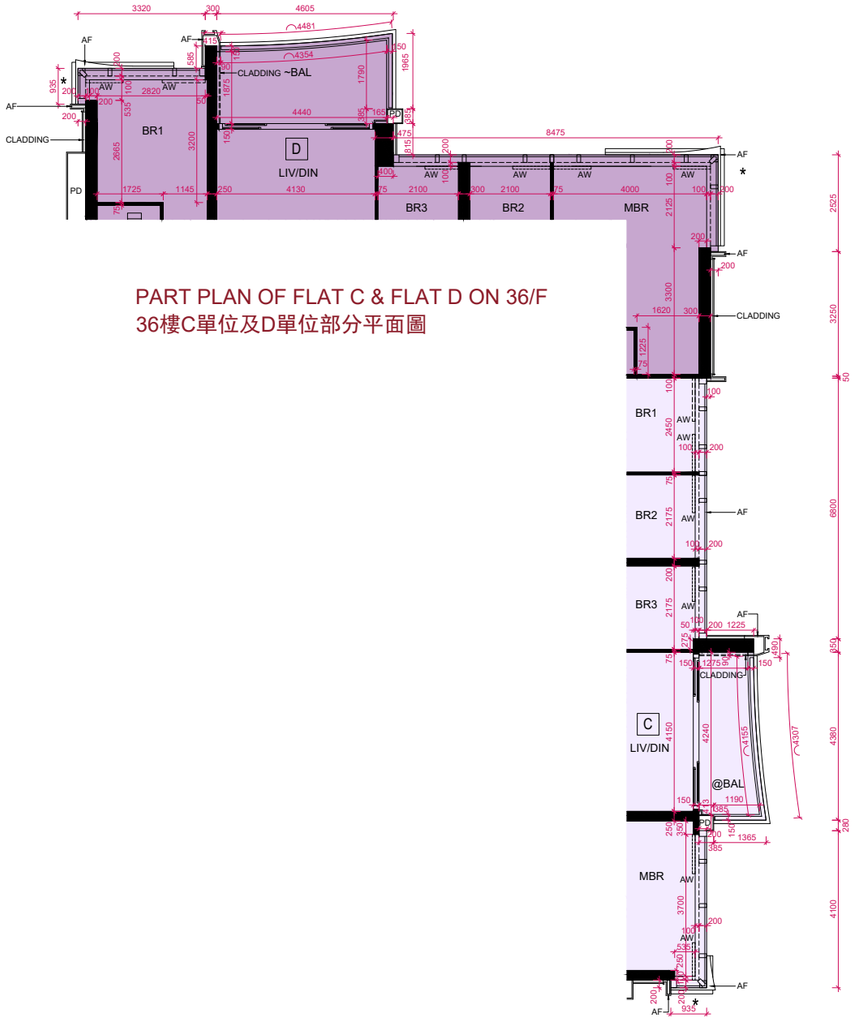
N

Scale 比例

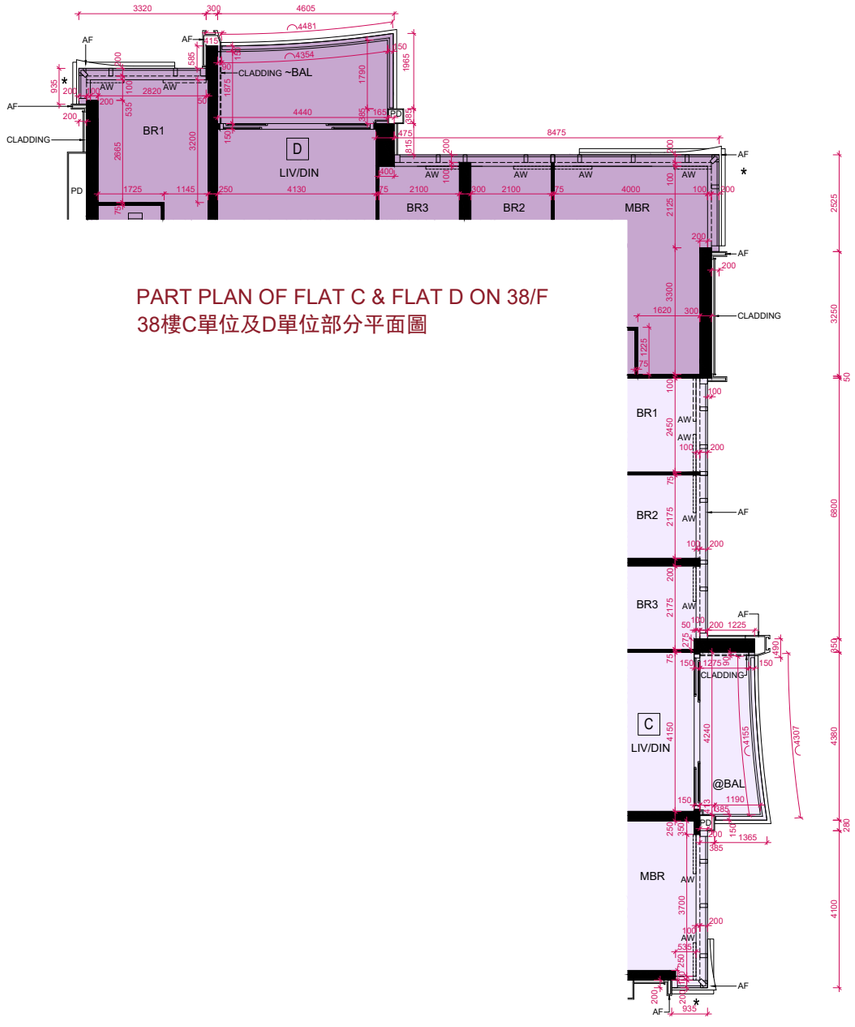
0M (米) 5M (米) 10M (米)

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

Tower 1 (Sky Tower) 35/F-43/F, 45/F-47/F
第1座 (Sky Tower) 35樓至43樓, 45樓至47樓



PART PLAN OF FLAT C & FLAT D ON 36/F
36樓C單位及D單位部分平面圖



PART PLAN OF FLAT C & FLAT D ON 38/F
38樓C單位及D單位部分平面圖

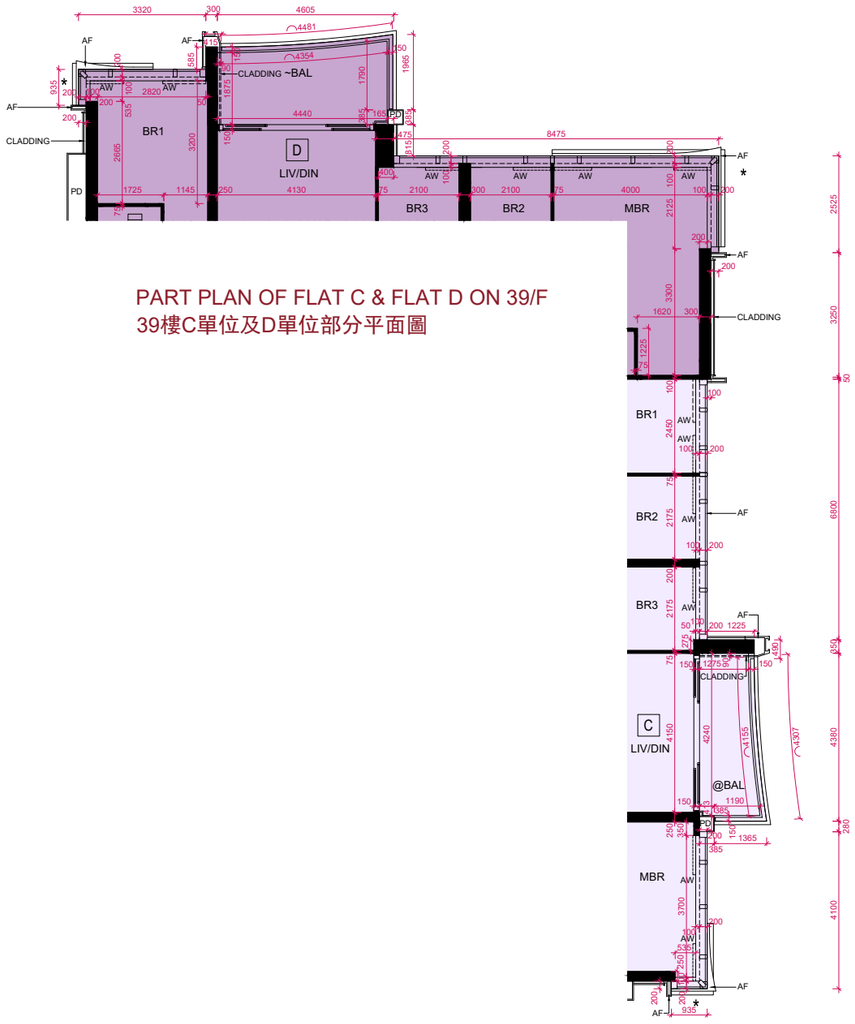
N

Scale 比例

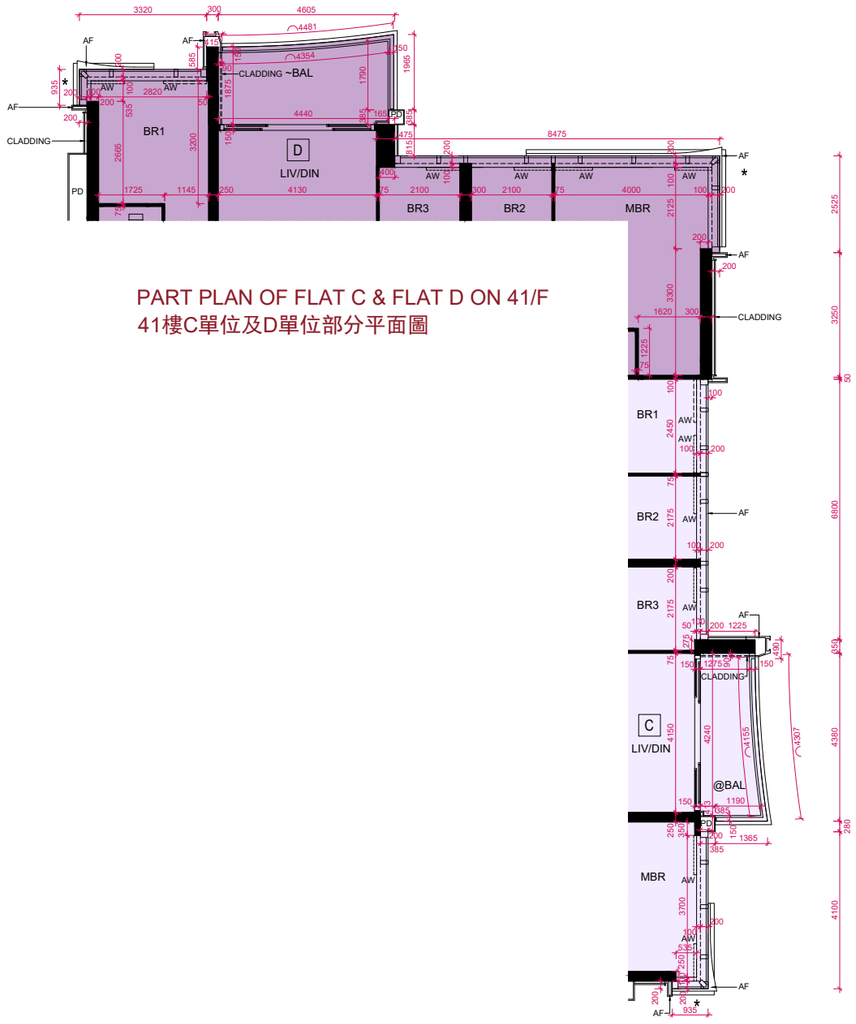
0M (米) 5M (米) 10M (米)

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

Tower 1 (Sky Tower) 35/F-43/F, 45/F-47/F
第1座 (Sky Tower) 35樓至43樓, 45樓至47樓



PART PLAN OF FLAT C & FLAT D ON 39/F
39樓C單位及D單位部分平面圖



PART PLAN OF FLAT C & FLAT D ON 41/F
41樓C單位及D單位部分平面圖

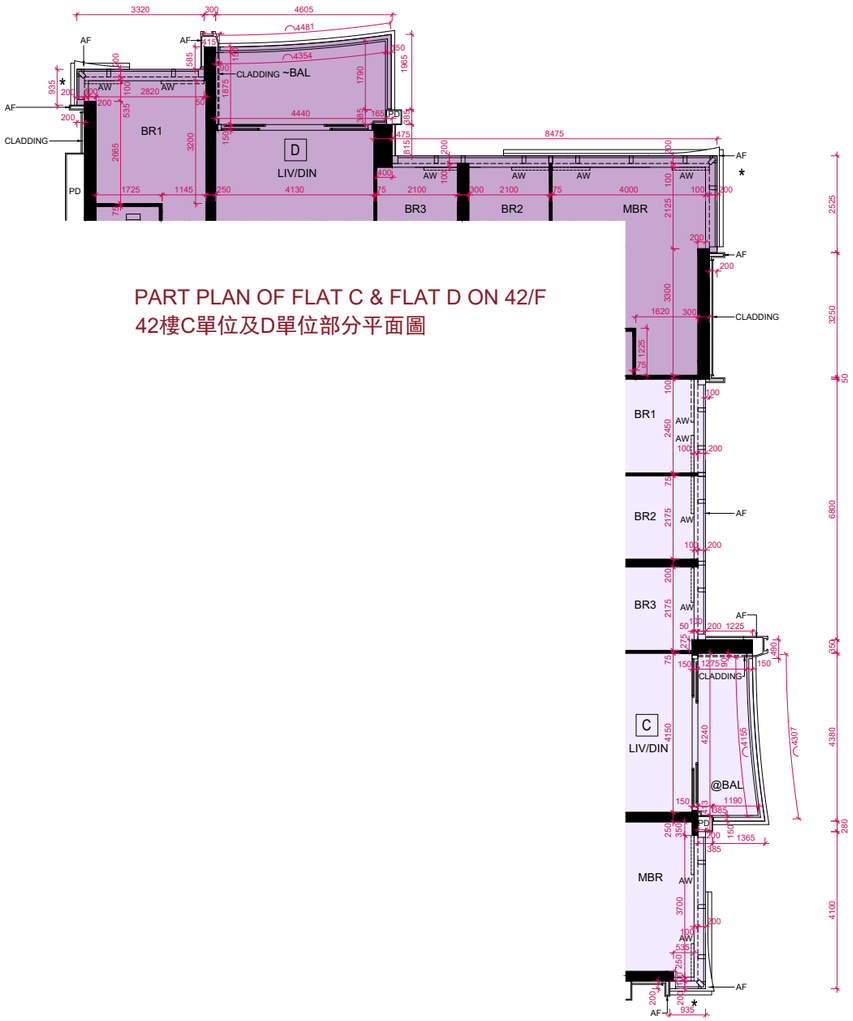
N

Scale 比例

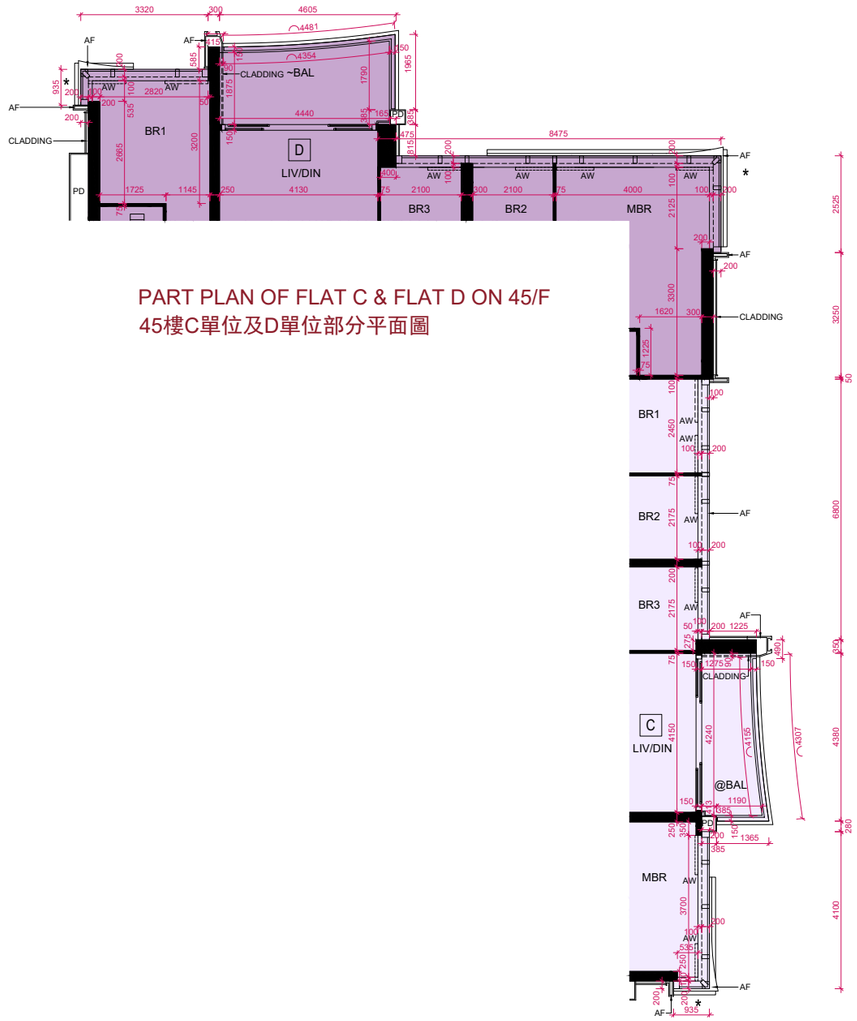
0M (米) 5M (米) 10M (米)

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

Tower 1 (Sky Tower) 35/F-43/F, 45/F-47/F
第1座 (Sky Tower) 35樓至43樓, 45樓至47樓



PART PLAN OF FLAT C & FLAT D ON 42/F
42樓C單位及D單位部分平面圖



PART PLAN OF FLAT C & FLAT D ON 45/F
45樓C單位及D單位部分平面圖

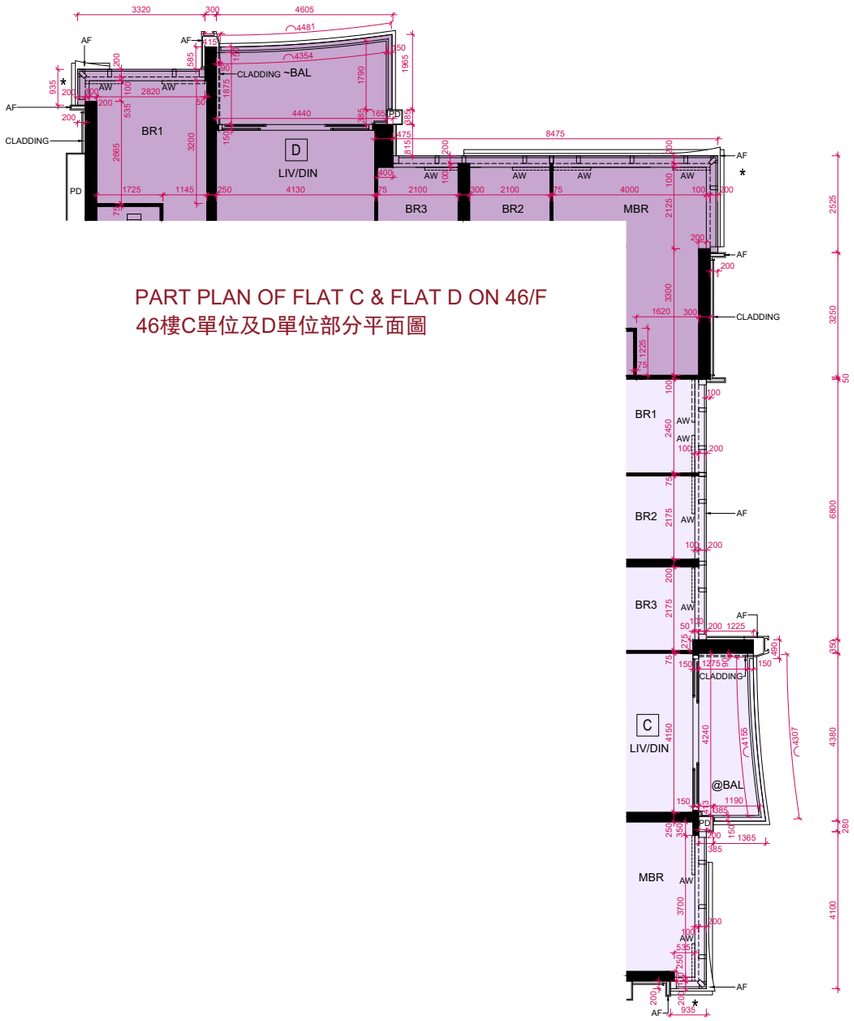
N

Scale 比例

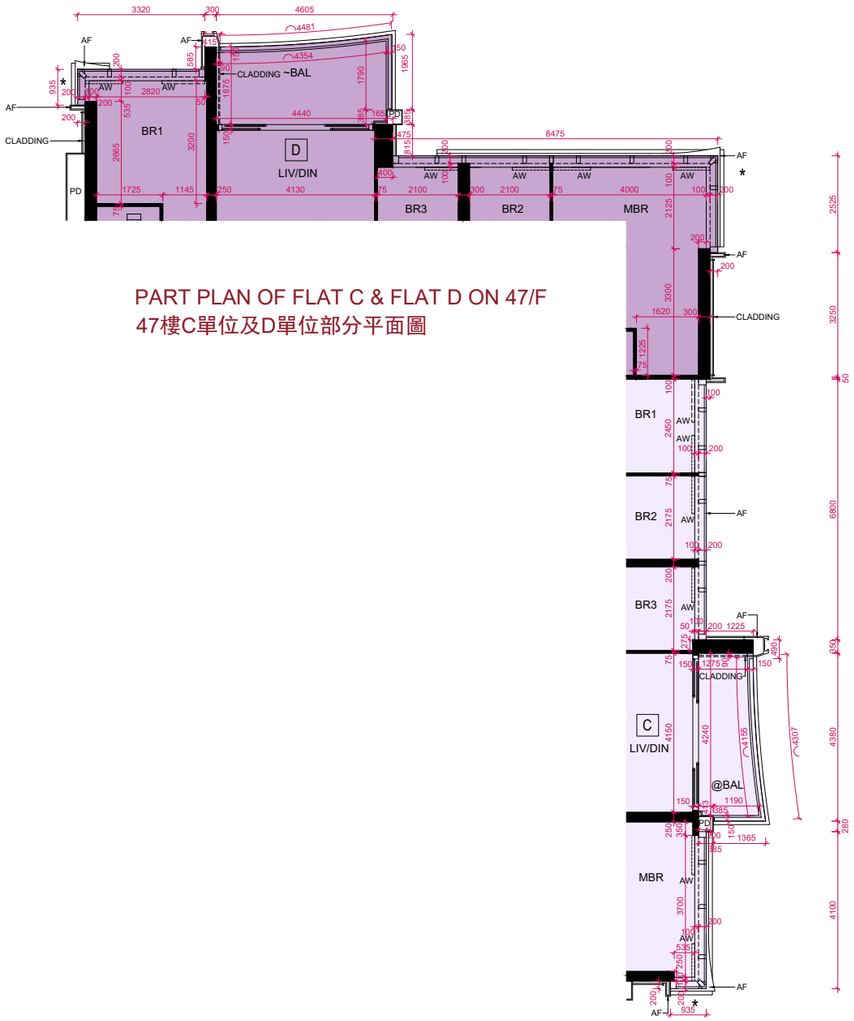
0M (米) 5M (米) 10M (米)

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

Tower 1 (Sky Tower) 35/F-43/F, 45/F-47/F
第1座 (Sky Tower) 35樓至43樓, 45樓至47樓



PART PLAN OF FLAT C & FLAT D ON 46/F
46樓C單位及D單位部分平面圖



PART PLAN OF FLAT C & FLAT D ON 47/F
47樓C單位及D單位部分平面圖

N

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 1 (Sky Tower) 第1座 (Sky Tower)	48/F 48樓	Cullinan Sky Villa A	3150, 3200, 3250, 3275, 3500	150, 175, 200, 250, 275, 350
		Cullinan Sky Villa C	3150, 3200, 3250, 3500	150, 200
		Cullinan Sky Villa D	3050, 3100, 3150, 3200, 3500	150, 200, 250

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。

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

Tower 1 (Sky Tower) 48/F
第1座 (Sky Tower) 48樓

N

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 1 (Sky Tower) 第1座 (Sky Tower)	49/F 49樓	Cullinan Sky House A	3550, 3600, 3650, 3700, 3750, 4000	175, 200, 350
		Cullinan Sky House C	3550, 3600, 3650, 3700, 3750, 4000	175, 200
		Cullinan Sky House D	3550, 3600, 3650, 3700, 3750, 4000	200

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

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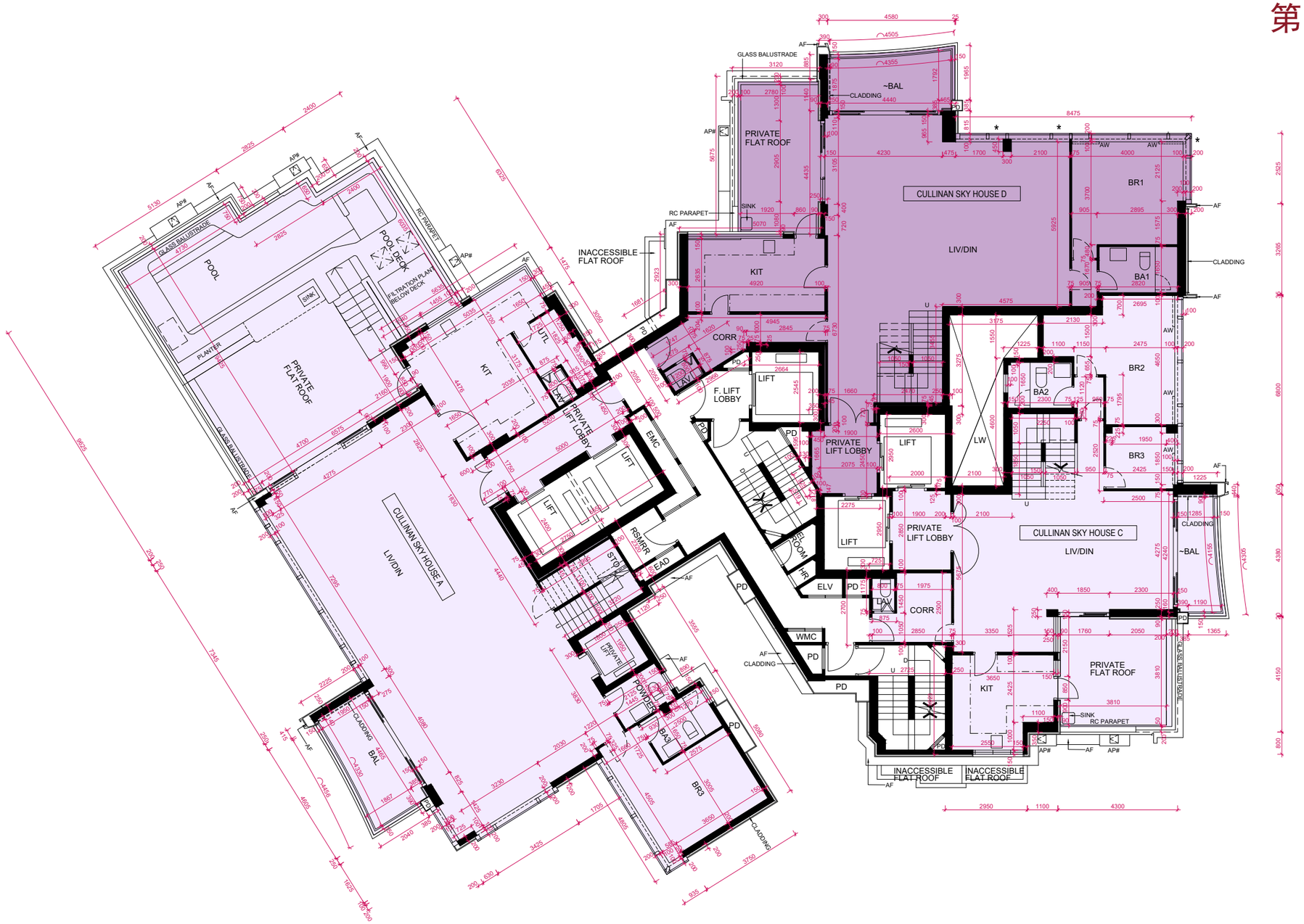
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 1 (Sky Tower) 49/F
第1座 (Sky Tower) 49樓



AL032

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 1 (Sky Tower) 第1座 (Sky Tower)	50/F 50樓	Cullinan Sky House A	3250, 3500	200, 250
		Cullinan Sky House C	3500	175, 200
		Cullinan Sky House D	3500	200, 250

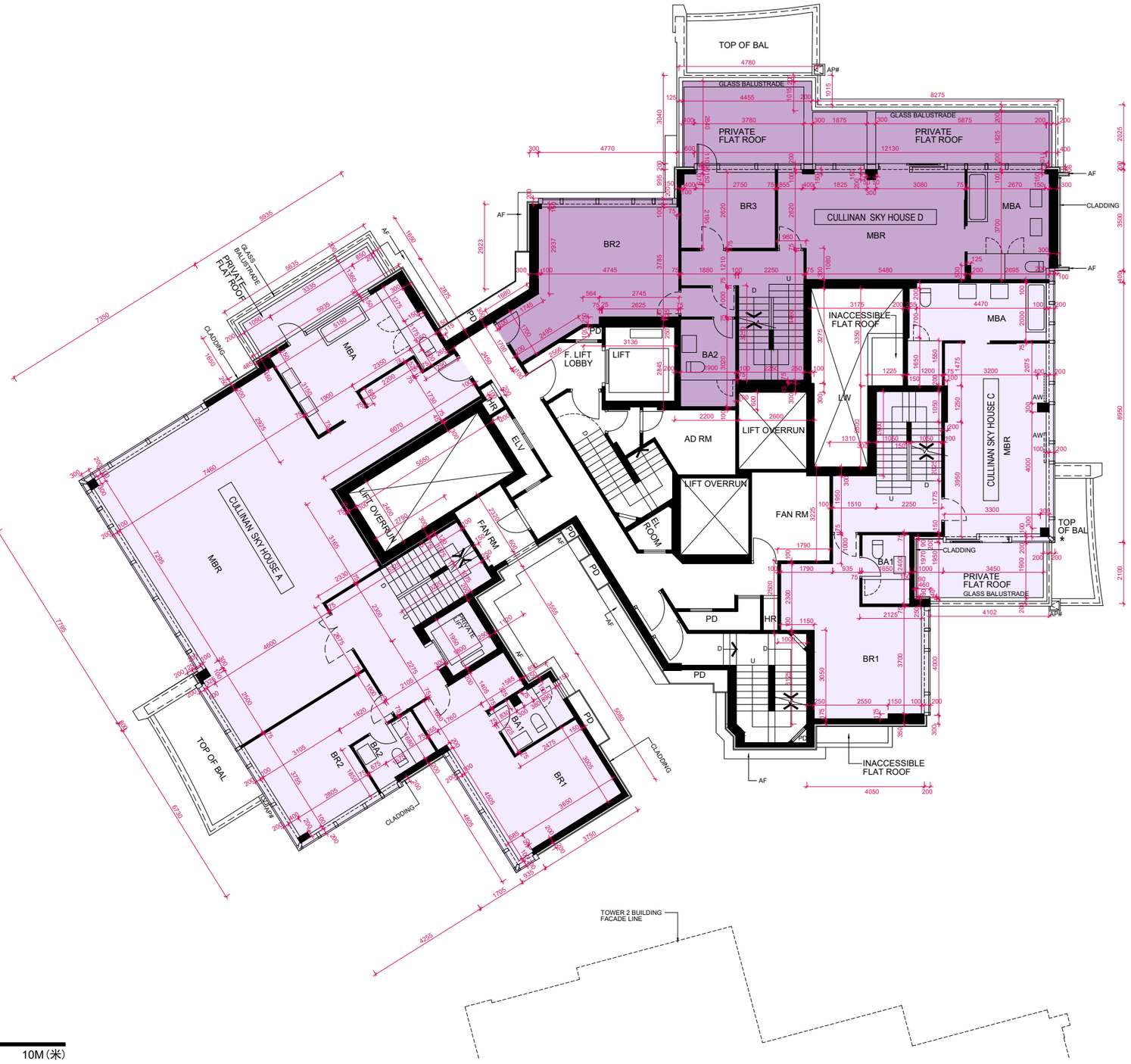
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。

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

Tower 1 (Sky Tower) 50/F
第1座 (Sky Tower) 50樓



N

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 1 (Sky Tower) 第1座 (Sky Tower)	Main Roof 天台	Cullinan Sky House A	3500	200
		Cullinan Sky House C	3350	200
		Cullinan Sky House D	3350	200

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。(不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

Notes:
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2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.

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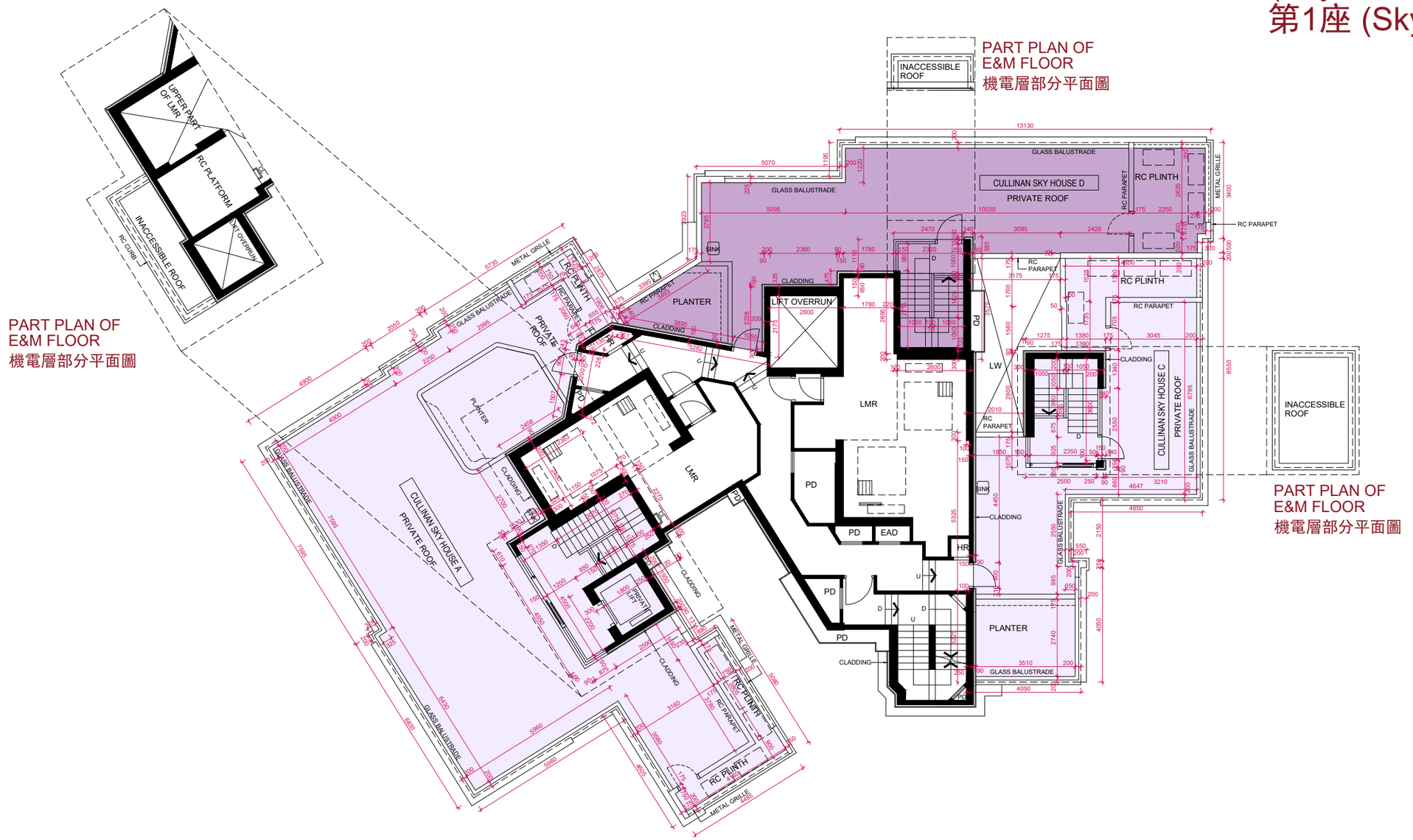
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 1 (Sky Tower) Main Roof
第1座 (Sky Tower) 天台



N

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 2 (Summit Tower) 第2座 (Summit Tower)	32/F 32樓	A	3050, 3150, 3200, 3250, 3500	150, 175, 200, 225, 250
		B	3050, 3100, 3150, 3200, 3250, 3500	150, 175, 200, 225, 250
		C	3150, 3200, 3250, 3500	150, 175, 200
		D	3100, 3150, 3200, 3250, 3350, 3500	150,175, 200, 225

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

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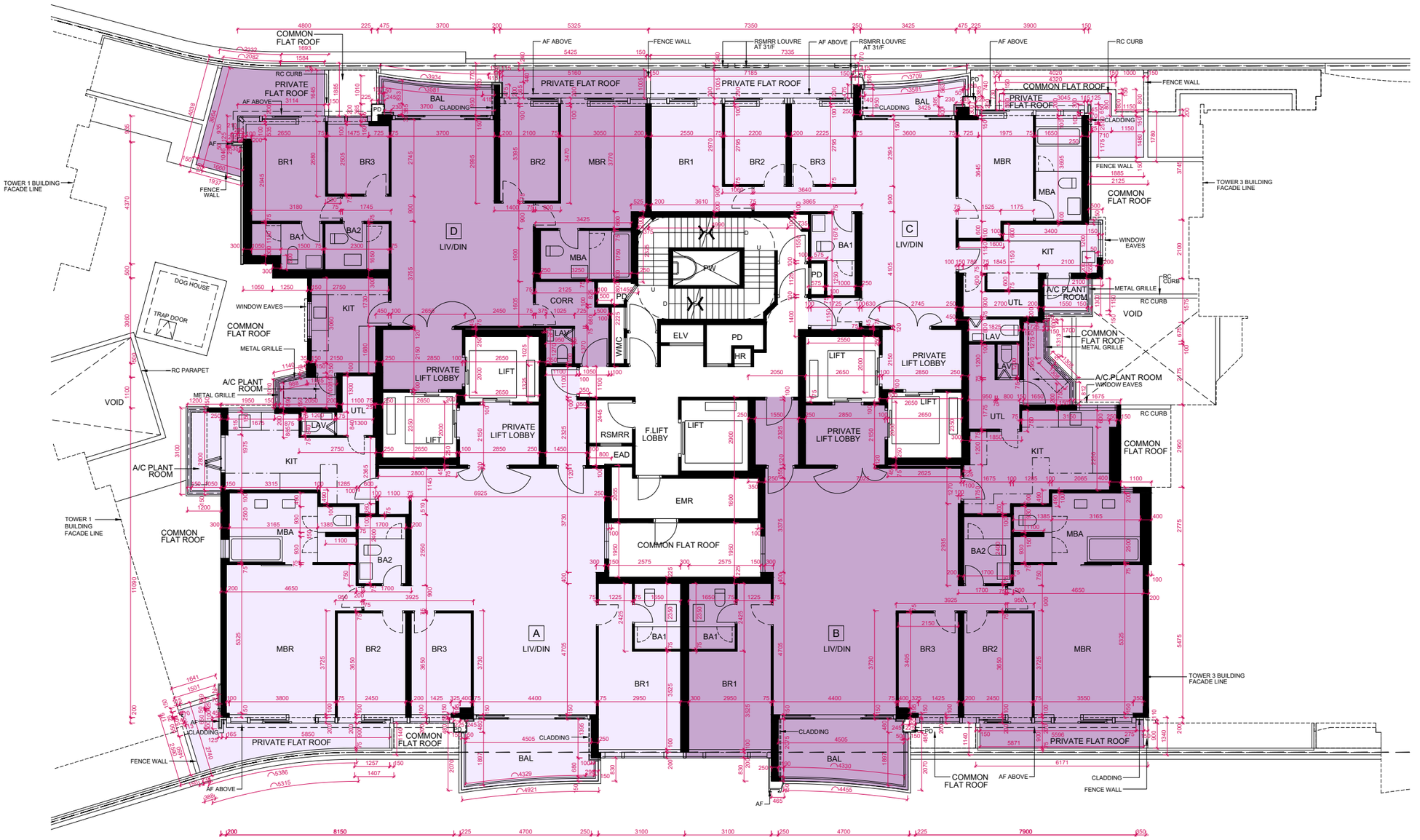
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 2 (Summit Tower) 32/F
第2座 (Summit Tower) 32樓



Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 2 (Summit Tower) 第2座 (Summit Tower)	33/F 33樓	A	3050, 3150, 3200, 3250, 3500	150, 175, 200, 225, 250
		B	3050, 3100, 3150, 3200, 3250, 3500	150, 175, 200, 225, 250
		C	3150, 3200, 3250, 3500	150, 175, 200
		D	3100, 3150, 3200, 3250, 3350, 3500	150, 175, 200, 225

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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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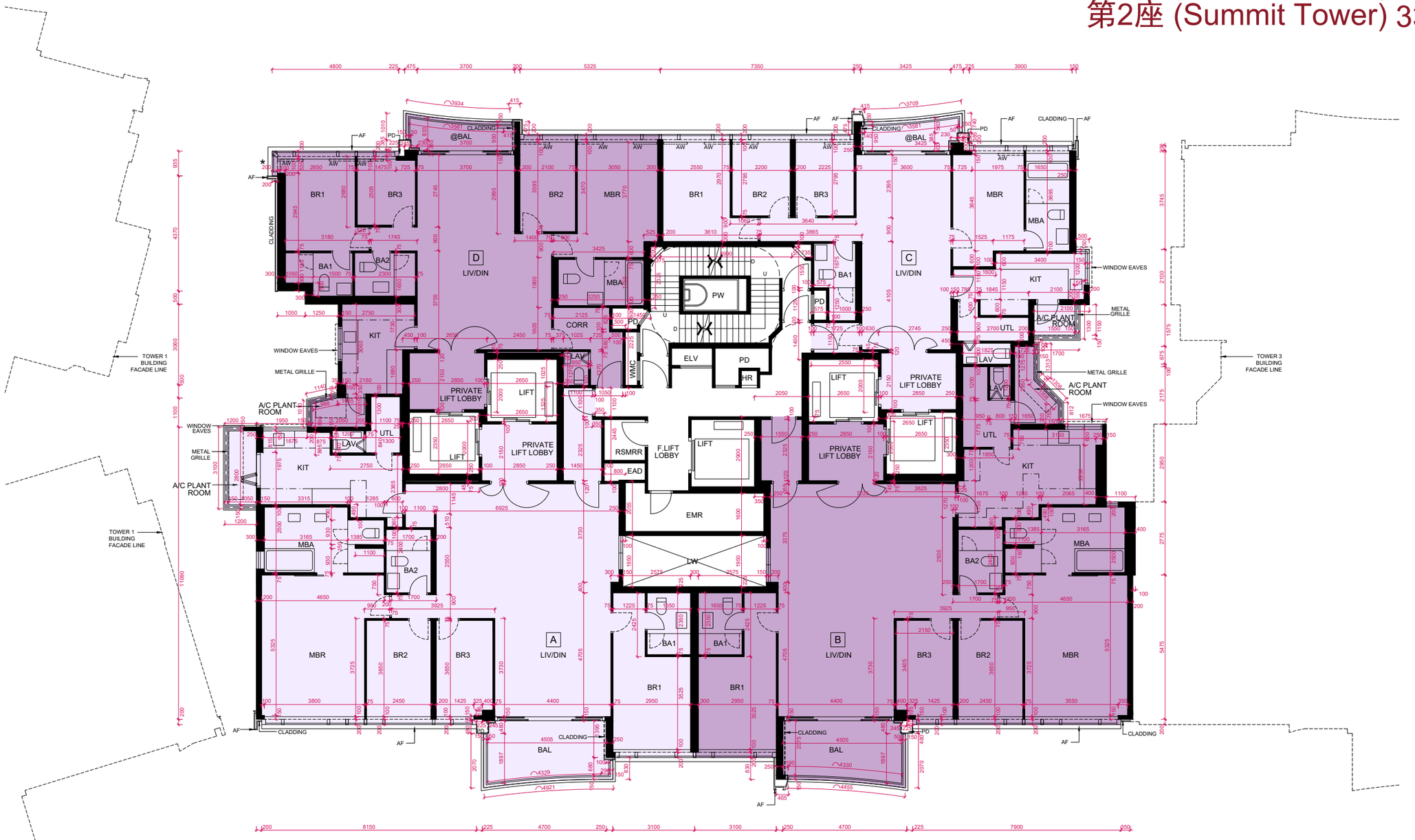
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 2 (Summit Tower) 33/F
第2座 (Summit Tower) 33樓



Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 2 (Summit Tower) 第2座 (Summit Tower)	35/F-43/F & 45/F-46/F 35樓至43樓及45至46樓	A	3050, 3150, 3200, 3250, 3500	150, 175, 200, 225, 250
		B	3050, 3100, 3150, 3200, 3250, 3500	150, 175, 200, 225, 250
		C	3150, 3200, 3250, 3500	150, 175, 200
		D	3100, 3150, 3200, 3250, 3350, 3500	150, 175, 200, 225
	47/F 47樓	A	3200, 3250, 3500	150, 175, 200, 225, 250
		B	3200, 3250, 3500	150, 200, 225, 250
		C	3150, 3200, 3250, 3500	150, 175, 200
		D	3050, 3100, 3200, 3250, 3500	150, 175, 200, 225

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因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

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

Tower 2 (Summit Tower) 35/F-43/F, 45/F-47F
第2座 (Summit Tower) 35樓至43樓, 45樓至47樓

FOR INFORMATION ON THE CURVED ARCHITECTURAL FEATURES ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F, PLEASE REFER TO PART PLAN OF FLAT C & FLAT D ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F IN AL043 - AL044

NOTES:

1. **THERE IS NO CURVED ARCHITECTURAL FEATURE FOR FLAT A, FLAT B, FLAT C & FLAT D ON 37/F, 40/F & 43/F**

有關位於**36**樓、**38**樓至**39**樓、**41**樓至**42**樓及**45**樓至**47**樓的彎形建築裝飾，請參閱**AL043**至**AL044**的**36**樓、**38**樓至**39**樓、**41**樓至**42**樓及**45**樓至**47**樓**C**單位及**D**單位部分平面圖

備註：

1. 37樓、**40**樓及**43**樓**A**單位、**B**單位、**C**單位及**D**單位沒有彎形建築裝飾

FOR INFORMATION ON THE CURVED ARCHITECTURAL FEATURES ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F, PLEASE REFER TO PART PLAN OF FLAT A & FLAT B ON 36/F, 38/F - 39/F, 41/F - 42/F & 45/F - 47/F IN AL045 - AL046

有關位於**36**樓、**38**樓至**39**樓、**41**樓至**42**樓及**45**樓至**47**樓的彎形建築裝飾，請參閱**AL045**至**AL046**的**36**樓、**38**樓至**39**樓、**41**樓至**42**樓及**45**樓至**47**樓**A**單位及**B**單位部分平面圖

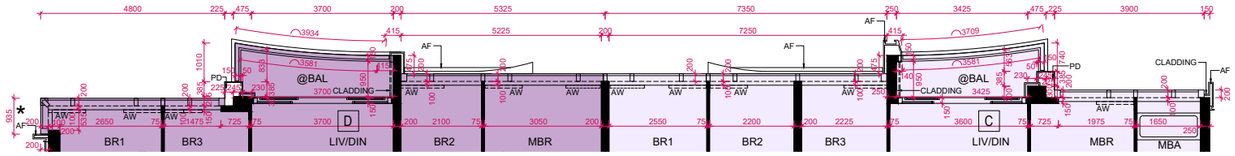
Scale 比例

0M (米) 5M (米) 10M (米)

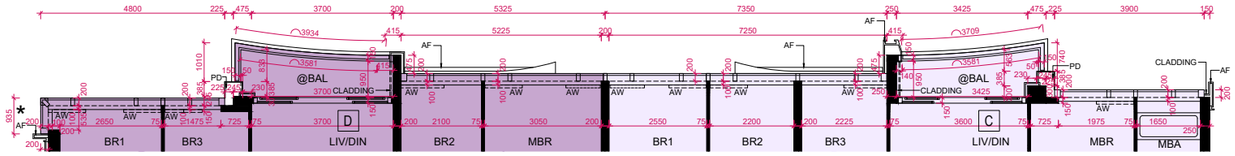
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 2 (Summit Tower) 35/F-43/F, 45/F-47F
第2座 (Summit Tower) 35樓至43樓, 45樓至47樓

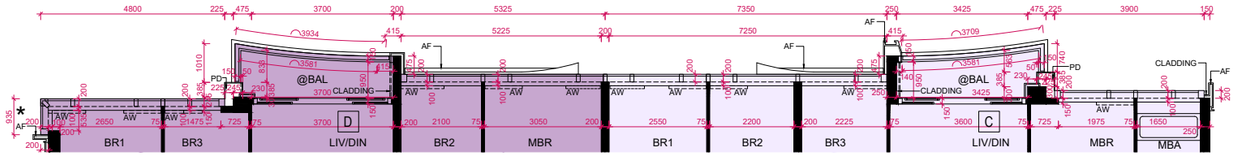
PART PLAN OF FLAT C & FLAT D ON 41/F
41樓C單位及D單位部分平面圖



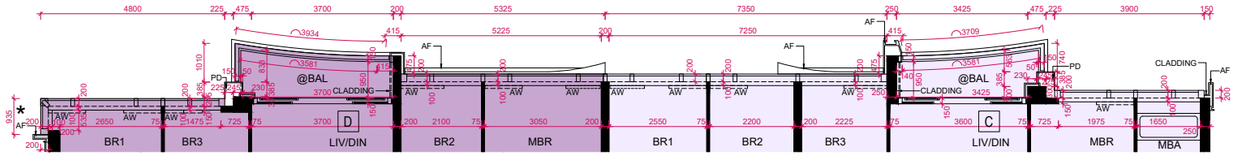
PART PLAN OF FLAT C & FLAT D ON 39/F
39樓C單位及D單位部分平面圖



PART PLAN OF FLAT C & FLAT D ON 38/F
38樓C單位及D單位部分平面圖



PART PLAN OF FLAT C & FLAT D ON 36/F
36樓C單位及D單位部分平面圖



N

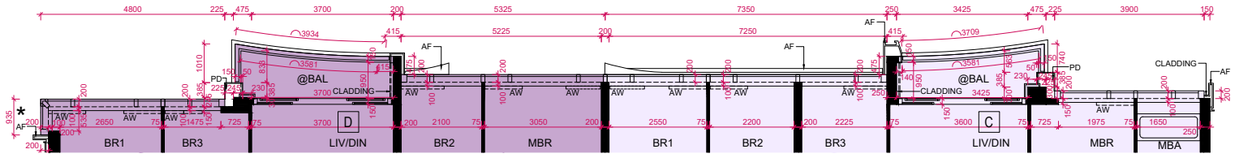
Scale 比例

0M (米) 5M (米) 10M (米)

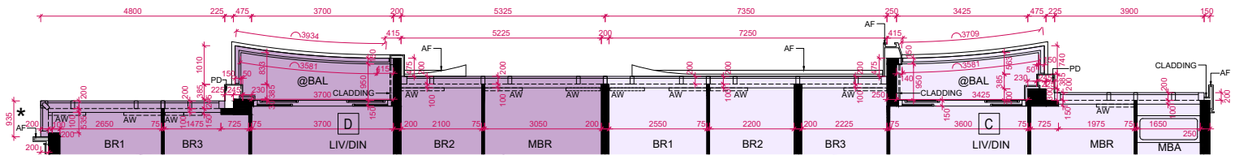
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 2 (Summit Tower) 35/F-43/F, 45/F-47F
第2座 (Summit Tower) 35樓至43樓, 45樓至47樓

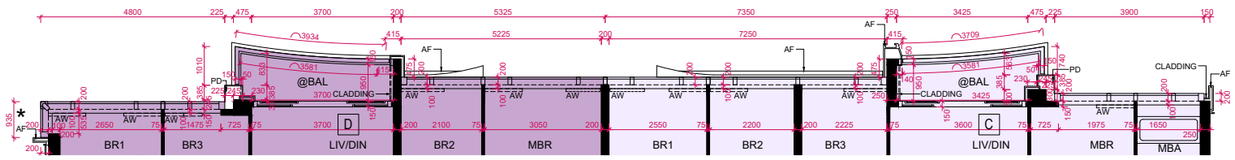
PART PLAN OF FLAT C & FLAT D ON 47/F
47樓C單位及D單位部分平面圖



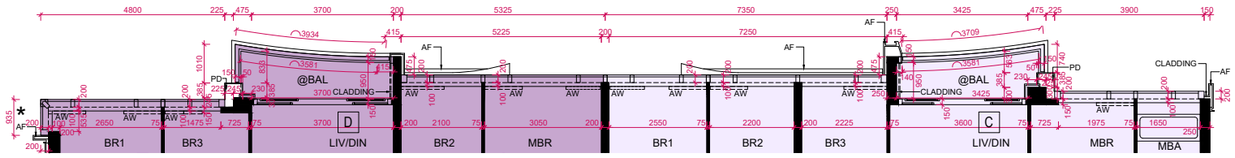
PART PLAN OF FLAT C & FLAT D ON 46/F
46樓C單位及D單位部分平面圖



PART PLAN OF FLAT C & FLAT D ON 45/F
45樓C單位及D單位部分平面圖



PART PLAN OF FLAT C & FLAT D ON 42/F
42樓C單位及D單位部分平面圖



N

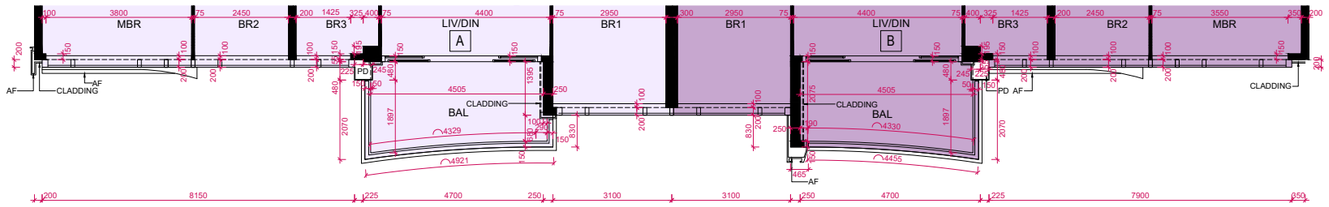
Scale 比例

0M (米) 5M (米) 10M (米)

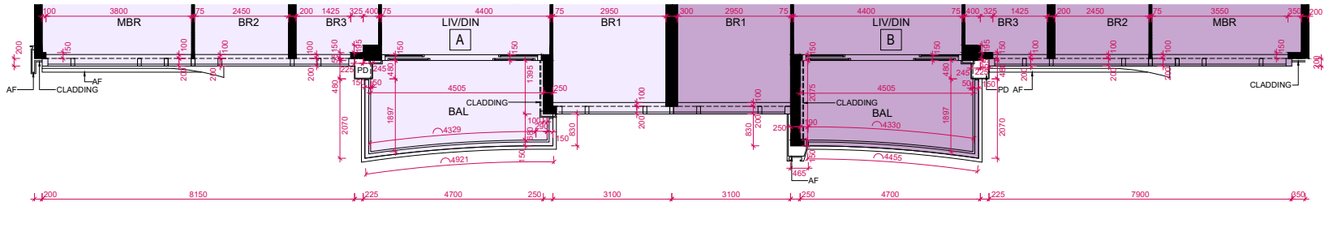
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 2 (Summit Tower) 35/F-43/F, 45/F-47F
第2座 (Summit Tower) 35樓至43樓, 45樓至47樓

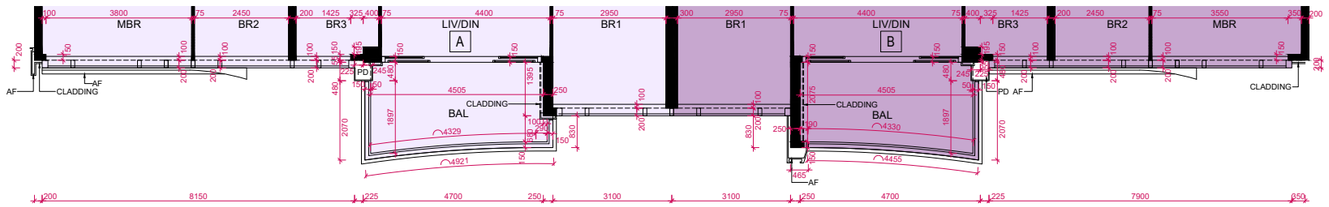
PART PLAN OF FLAT A & FLAT B ON 41/F
41樓A單位及B單位部分平面圖



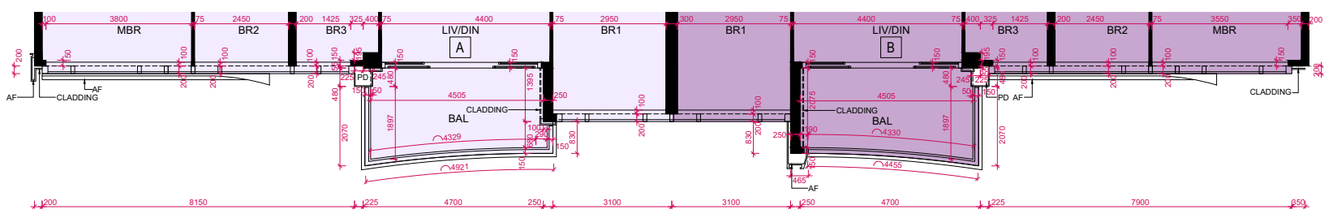
PART PLAN OF FLAT A & FLAT B ON 39/F
39樓A單位及B單位部分平面圖



PART PLAN OF FLAT A & FLAT B ON 38/F
38樓A單位及B單位部分平面圖



PART PLAN OF FLAT A & FLAT B ON 36/F
36樓A單位及B單位部分平面圖



N

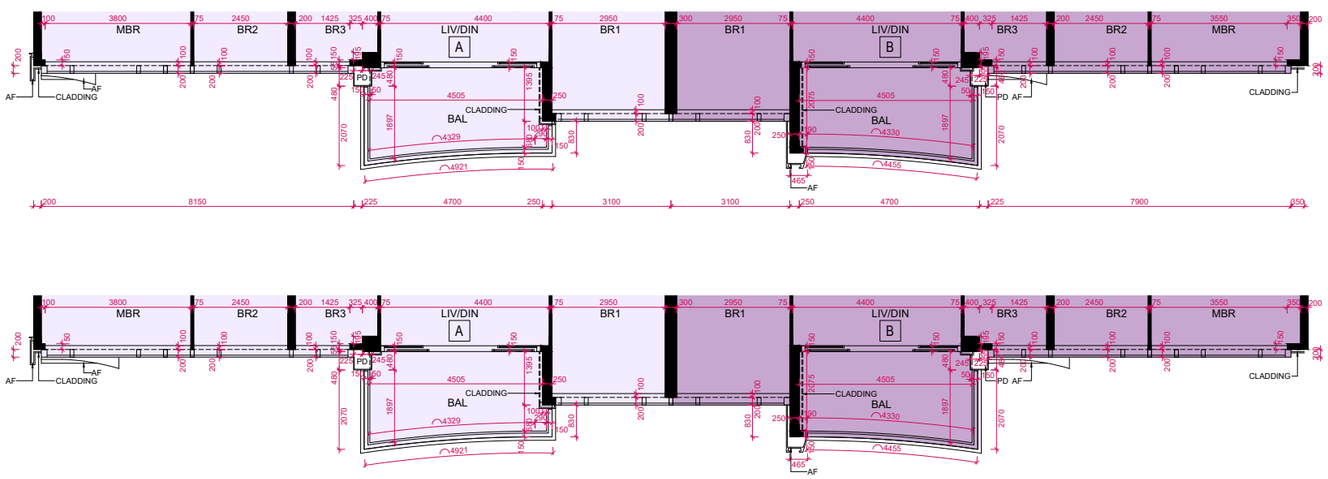
Scale 比例

0M (米) 5M (米) 10M (米)

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

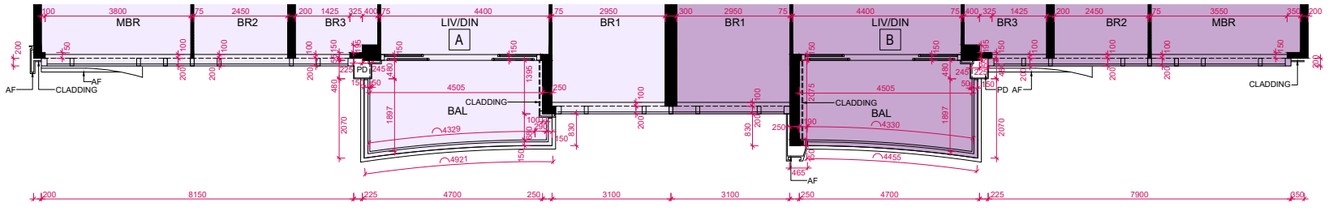
Tower 2 (Summit Tower) 35/F-43/F, 45/F-47F
第2座 (Summit Tower) 35樓至43樓, 45樓至47樓

PART PLAN OF FLAT A & FLAT B ON 47/F
47樓A單位及B單位部分平面圖

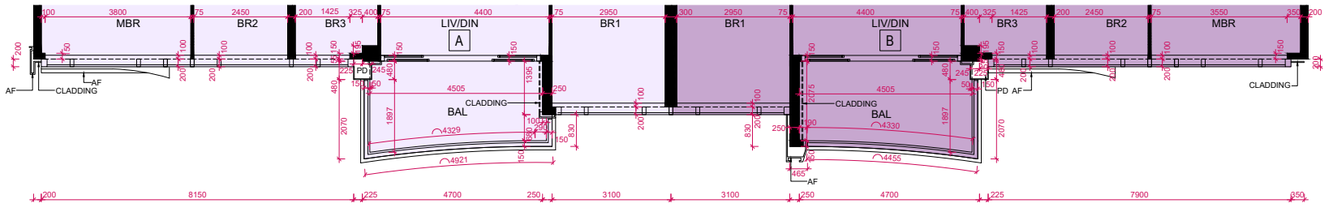


PART PLAN OF FLAT A & FLAT B ON 46/F
46樓A單位及B單位部分平面圖

PART PLAN OF FLAT A & FLAT B ON 45/F
45樓A單位及B單位部分平面圖



PART PLAN OF FLAT A & FLAT B ON 42/F
42樓A單位及B單位部分平面圖



N

Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 2 (Summit Tower) 第2座 (Summit Tower)	48/F 48樓	Premier Sky Villa A	3050, 3100, 3150, 3200, 3250, 3500	200, 250
		Premier Sky Villa B	3150, 3200, 3250, 3500	200, 250

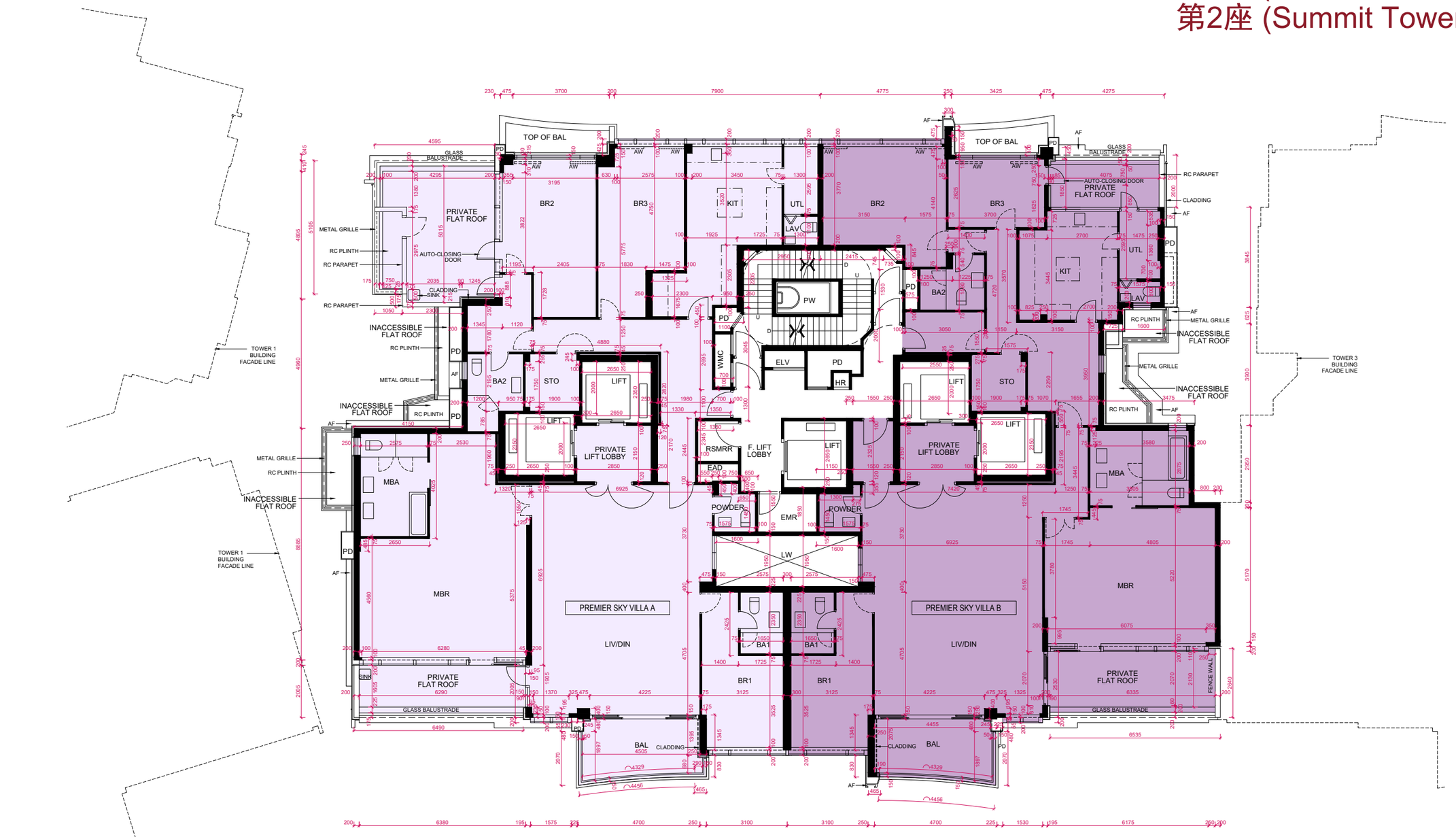
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。

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

Tower 2 (Summit Tower) 48/F
第2座 (Summit Tower) 48樓



Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 2 (Summit Tower) 第2座 (Summit Tower)	49/F 49樓	Premier Sky House A	3600, 3650, 3700, 4000	150, 200, 250, 350
		Premier Sky House B	3600, 3650, 3700, 4000	150, 200, 225, 350

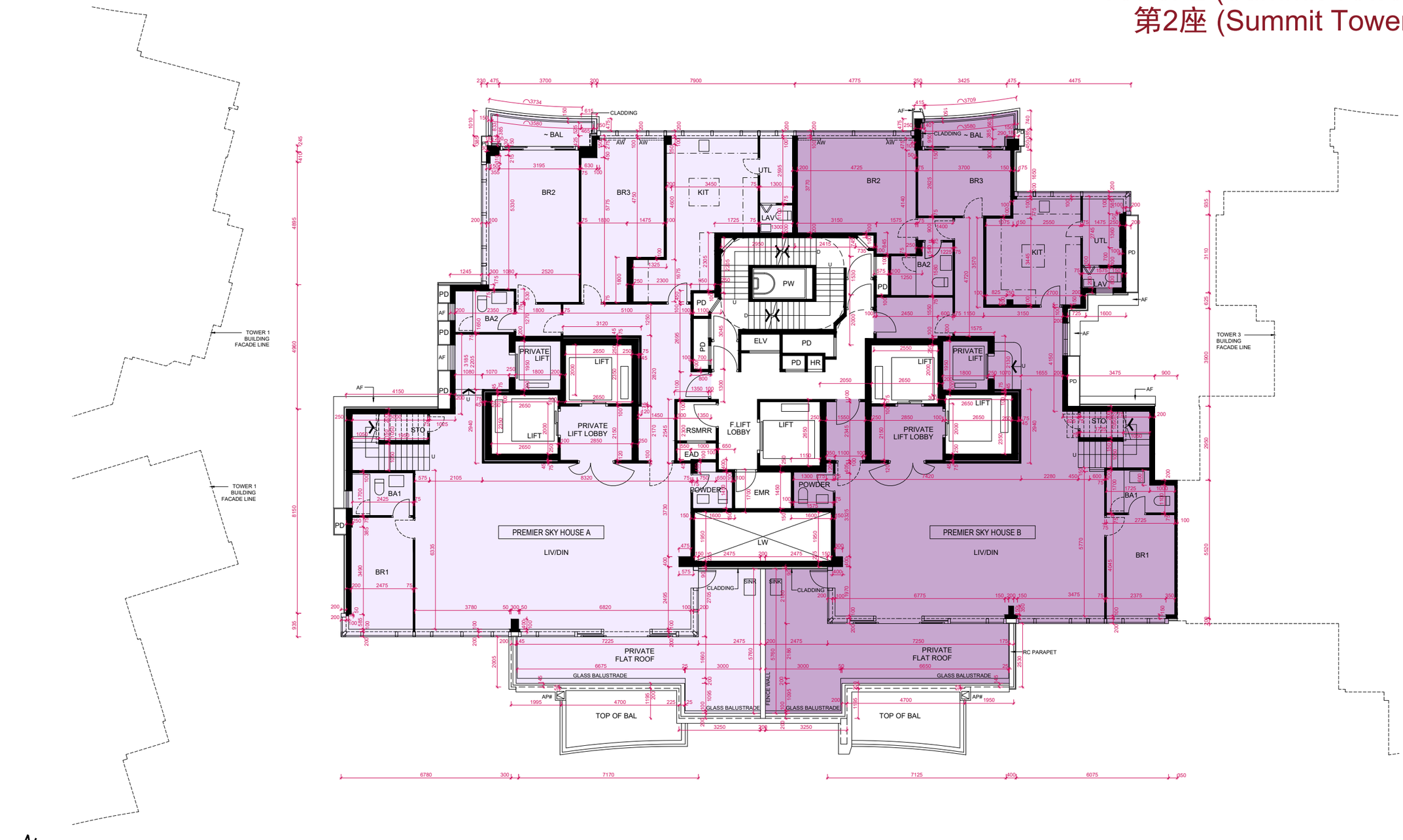
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。

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

Tower 2 (Summit Tower) 49/F
第2座 (Summit Tower) 49樓



Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）
Tower 2 (Summit Tower) 第2座 (Summit Tower)	50/F 50樓	Premier Sky House A	3500	200, 250
		Premier Sky House B	3500	200, 250

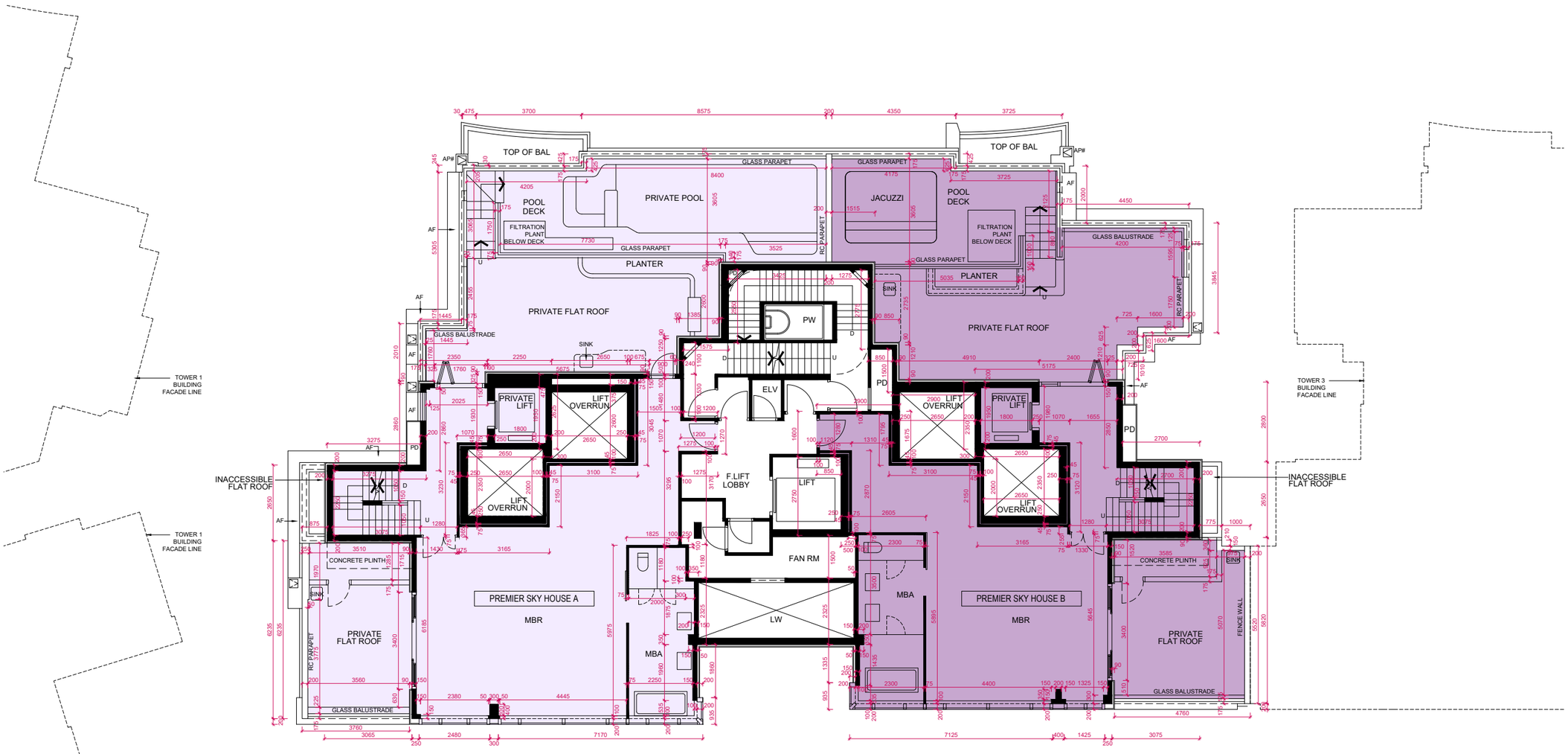
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。

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

Tower 2 (Summit Tower) 50/F
第2座 (Summit Tower) 50樓



Scale 比例

0M (米) 5M (米) 10M (米)

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
Tower 2 (Summit Tower) 第2座 (Summit Tower)	Main Roof 天台	Premier Sky House A	3200	200
		Premier Sky House B	3200	175

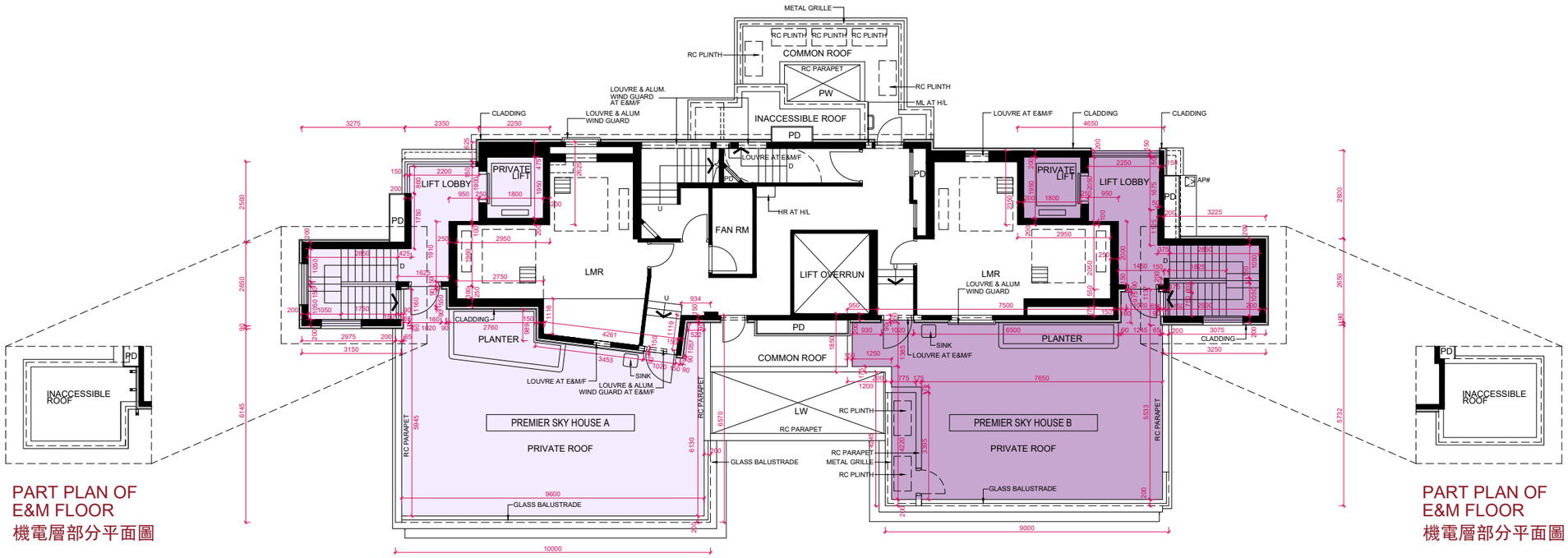
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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。(不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

Notes:
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL001-003 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and notes that are applicable thereto.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至003頁。

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

Tower 2 (Summit Tower) Main Roof
第2座 (Summit Tower) 天台



Scale 比例

0M (米) 5M (米) 10M (米)

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Elite Zone) 第1座 (Elite Zone)	5/F 5樓	A1	84.329 (908) Balcony 露台: 3.994 (43) Utility Platform 工作平台: 1.507 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A2	41.798 (450) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A3	28.582 (308) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A5	56.821 (612) Balcony 露台: 2.926 (31) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
住宅物業的實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Elite Zone) 第1座 (Elite Zone)	5/F 5樓	B1	27.972 (301) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B2	28.644 (308) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B3	41.730 (449) Balcony 露台: 2.751 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B5	28.480 (307) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B6	28.216 (304) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B8	73.097 (787) Balcony 露台: 2.761 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B9	27.475 (296) Balcony 露台: 2.215 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B10	44.808 (482) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Elite Zone) 第1座 (Elite Zone)	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	A1	84.329 (908) Balcony 露台: 3.994 (43) Utility Platform 工作平台: 1.507 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A2	41.798 (450) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A3	28.582 (308) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A5	56.821 (612) Balcony 露台: 2.926 (31) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Elite Zone) 第1座 (Elite Zone)	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	B1	27.972 (301) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B2	28.644 (308) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B3	41.730 (449) Balcony 露台: 2.751 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B5	28.480 (307) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B6	28.216 (304) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B8	73.097 (787) Balcony 露台: 2.761 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B9	27.475 (296) Balcony 露台: 2.215 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B10	44.808 (482) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Elite Zone) 第1座 (Elite Zone)	28/F 28樓	A1	84.329 (908) Balcony 露台: 3.994 (43) Utility Platform 工作平台: 1.507 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A2	41.798 (450) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A3	28.582 (308) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A5	56.821 (612) Balcony 露台: 2.926 (31) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales)
住宅物業的實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.

2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。

2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Elite Zone) 第1座 (Elite Zone)	28/F 28樓	B1	27.972 (301) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B2	28.644 (308) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B3	41.730 (449) Balcony 露台: 2.751 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B5	28.480 (307) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B6	28.216 (304) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B8	73.097 (787) Balcony 露台: 2.761 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B9	27.475 (296) Balcony 露台: 2.215 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B10	44.808 (482) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Elite Zone) 第2座 (Elite Zone)	5/F 5樓	A1	81.198 (874) Balcony 露台: 3.290 (35) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A2	41.441 (446) Balcony 露台: 2.525 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A3	41.174 (443) Balcony 露台: 2.525 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A5	50.632 (545) Balcony 露台: 2.828 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Elite Zone) 第2座 (Elite Zone)	5/F 5樓	B1	44.390 (478) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B2	28.032 (302) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B3	27.745 (299) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B5	27.745 (299) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B6	27.550 (297) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B8	42.276 (455) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Elite Zone) 第2座 (Elite Zone)	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	A1	84.349 (908) Balcony 露台: 3.290 (35) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A2	41.441 (446) Balcony 露台: 2.525 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A3	41.174 (443) Balcony 露台: 2.525 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A5	50.632 (545) Balcony 露台: 2.828 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Elite Zone) 第2座 (Elite Zone)	6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	B1	44.390 (478) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B2	28.032 (302) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B3	27.745 (299) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B5	27.745 (299) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B6	27.550 (297) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B8	42.276 (455) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Elite Zone) 第2座 (Elite Zone)	28/F 28樓	A1	84.349 (908) Balcony 露台: 3.290 (35) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A2	41.441 (446) Balcony 露台: 2.525 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A3	41.174 (443) Balcony 露台: 2.525 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		A5	50.632 (545) Balcony 露台: 2.828 (30) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Elite Zone) 第2座 (Elite Zone)	28/F 28樓	B1	44.390 (478) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B2	28.032 (302) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B3	27.745 (299) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B5	27.745 (299) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B6	27.550 (297) Balcony 露台: 2.195 (24) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-
		B8	42.276 (455) Balcony 露台: 2.526 (27) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - -	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Sky Tower) 第1座 (Sky Tower)	32/F 32樓	A	207.151 (2230) Balcony 露台: 12.646 (136) Utility Platform 工作平台: - - Verandah 陽台: - -	3.321 (36)	-	-	21.707 (234)	-	-	-	-	-	-
		B	167.932 (1808) Balcony 露台: 10.634 (114) Utility Platform 工作平台: - - Verandah 陽台: - -	3.105 (33)	-	-	14.006 (151)	-	-	-	-	-	-
		C	140.598 (1513) Balcony 露台: 7.080 (76) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	7.656 (82)	-	-	-	-	-	-
		D	165.830 (1785) Balcony 露台: 9.881 (106) Utility Platform 工作平台: - - Verandah 陽台: - -	3.271 (35)	-	-	21.496 (231)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Sky Tower) 第1座 (SkyTower)	33/F 33樓	A	207.130 (2230) Balcony 露台: 12.650 (136) Utility Platform 工作平台: - - Verandah 陽台: - -	3.321 (36)	-	-	-	-	-	-	-	-	-
		B	167.940 (1808) Balcony 露台: 10.634 (114) Utility Platform 工作平台: - - Verandah 陽台: - -	3.105 (33)	-	-	-	-	-	-	-	-	-
		C	140.330 (1511) Balcony 露台: 7.080 (76) Utility Platform 工作平台: - - Verandah 陽台: - -	2.737 (29)	-	-	-	-	-	-	-	-	-
		D	165.830 (1785) Balcony 露台: 9.881 (106) Utility Platform 工作平台: - - Verandah 陽台: - -	3.271 (35)	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Sky Tower) 第1座 (SkyTower)	35/F-43/F 35樓至43樓	A	207.130 (2230) Balcony 露台: 12.650 (136) Utility Platform 工作平台: - - Verandah 陽台: - -	3.321 (36)	-	-	-	-	-	-	-	-	-
		B	167.940 (1808) Balcony 露台: 10.634 (114) Utility Platform 工作平台: - - Verandah 陽台: - -	3.105 (33)	-	-	-	-	-	-	-	-	-
		C	140.330 (1511) Balcony 露台: 7.080 (76) Utility Platform 工作平台: - - Verandah 陽台: - -	2.737 (29)	-	-	-	-	-	-	-	-	-
		D	165.830 (1785) Balcony 露台: 9.881 (106) Utility Platform 工作平台: - - Verandah 陽台: - -	3.271 (35)	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Sky Tower) 第1座 (SkyTower)	45/F-47/F 45樓至47樓	A	207.130 (2230) Balcony 露台: 12.650 (136) Utility Platform 工作平台: - - Verandah 陽台: - -	3.321 (36)	-	-	-	-	-	-	-	-	-
		B	167.940 (1808) Balcony 露台: 10.634 (114) Utility Platform 工作平台: - - Verandah 陽台: - -	3.105 (33)	-	-	-	-	-	-	-	-	-
		C	140.330 (1511) Balcony 露台: 7.080 (76) Utility Platform 工作平台: - - Verandah 陽台: - -	2.737 (29)	-	-	-	-	-	-	-	-	-
		D	165.830 (1785) Balcony 露台: 9.881 (106) Utility Platform 工作平台: - - Verandah 陽台: - -	3.271 (35)	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Sky Tower) 第1座 (Sky Tower)	48/F 48樓	Cullinan Sky Villa A	288.952 (3110) Balcony 露台: 10.634 (114) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	45.655 (491)	-	-	-	-	-	-
		Cullinan Sky Villa C	140.330 (1511) Balcony 露台: 7.080 (76) Utility Platform 工作平台: - - Verandah 陽台: - -	2.737 (29)	-	-	-	-	-	-	-	-	-
		Cullinan Sky Villa D	165.881 (1786) Balcony 露台: 9.881 (106) Utility Platform 工作平台: - - Verandah 陽台: - -	3.199 (34)	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (Sky Tower) 第1座 (Sky Tower)	49/F & 50/F 49樓及50樓	Cullinan Sky House A	400.041 (4306) Balcony 露台: 10.634 (114) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	87.017 (937)	-	-	133.058 (1432)	5.911 (64)	-	-
		Cullinan Sky House C	203.403 (2189) Balcony 露台: 7.080 (76) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	21.722 (234)	-	-	57.257 (616)	8.144 (88)	-	-
		Cullinan Sky House D	245.867 (2647) Balcony 露台: 10.252 (110) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	40.468 (436)	-	-	71.269 (767)	7.942 (85)	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 1.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Summit Tower) 第2座 (Summit Tower)	32/F 32樓	A	184.431 (1985) Balcony 露台: 10.949 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	2.940 (32)	-	-	8.106 (87)	-	-	-	-	-	-
		B	185.140 (1993) Balcony 露台: 10.952 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	3.260 (35)	-	-	4.636 (50)	-	-	-	-	-	-
		C	113.967 (1227) Balcony 露台: 4.563 (49) Utility Platform 工作平台: - - Verandah 陽台: - -	1.783 (19)	-	-	10.913 (117)	-	-	-	-	-	-
		D	126.827 (1365) Balcony 露台: 4.957 (53) Utility Platform 工作平台: - - Verandah 陽台: - -	2.154 (23)	-	-	12.947 (139)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Summit Tower) 第2座 (Summit Tower)	33/F 33樓	A	184.431 (1985) Balcony 露台: 10.949 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	2.940 (32)	-	-	-	-	-	-	-	-	-
		B	185.140 (1993) Balcony 露台: 10.952 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	3.260 (35)	-	-	-	-	-	-	-	-	-
		C	113.967 (1227) Balcony 露台: 4.563 (49) Utility Platform 工作平台: - - Verandah 陽台: - -	1.783 (19)	-	-	-	-	-	-	-	-	-
		D	126.827 (1365) Balcony 露台: 4.957 (53) Utility Platform 工作平台: - - Verandah 陽台: - -	2.154 (23)	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Summit Tower) 第2座 (Summit Tower)	35/F-43/F 35樓至43樓	A	184.431 (1985) Balcony 露台: 10.949 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	2.940 (32)	-	-	-	-	-	-	-	-
		B	185.140 (1993) Balcony 露台: 10.952 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	3.260 (35)	-	-	-	-	-	-	-	-
		C	113.967 (1227) Balcony 露台: 4.563 (49) Utility Platform 工作平台: - - Verandah 陽台: - -	1.783 (19)	-	-	-	-	-	-	-	-
		D	126.827 (1365) Balcony 露台: 4.957 (53) Utility Platform 工作平台: - - Verandah 陽台: - -	2.154 (23)	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Summit Tower) 第2座 (Summit Tower)	45/F-47/F 45樓至47樓	A	184.431 (1985) Balcony 露台: 10.949 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	2.940 (32)	-	-	-	-	-	-	-	-	-
		B	185.140 (1993) Balcony 露台: 10.952 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	3.260 (35)	-	-	-	-	-	-	-	-	-
		C	113.967 (1227) Balcony 露台: 4.563 (49) Utility Platform 工作平台: - - Verandah 陽台: - -	1.783 (19)	-	-	-	-	-	-	-	-	-
		D	126.827 (1365) Balcony 露台: 4.957 (53) Utility Platform 工作平台: - - Verandah 陽台: - -	2.154 (23)	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Summit Tower) 第2座 (Summit Tower)	48/F 48樓	Premier Sky Villa A	277.700 (2989) Balcony 露台: 10.952 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	29.360 (316)	-	-	-	-	-	-
		Premier Sky Villa B	256.885 (2765) Balcony 露台: 10.952 (118) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	19.202 (207)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台、工作平台及陽台（如有）） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 (Summit Tower) 第2座 (Summit Tower)	49/F & 50/F 49樓及50樓	Premier Sky House A	365.662 (3936) Balcony 露台: 5.021 (54) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	118.727 (1278)	-	-	55.836 (601)	6.090 (66)	-	-
		Premier Sky House B	330.067 (3553) Balcony 露台: 4.586 (49) Utility Platform 工作平台: - - Verandah 陽台: - -	-	-	-	120.245 (1294)	-	-	49.596 (534)	6.188 (67)	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 29/F, 34/F and 44/F are omitted in Tower 2.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第2座不設4樓、13樓、14樓、24樓、29樓、34樓及44樓。

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

Not applicable.

不適用。

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");

2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(該"臨時合約")時須支付款額為5%的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

The executed Deed of Mutual Covenant and Management Agreement of the Development (the "DMC") and the latest draft Sub-Deed of Mutual Covenant of the Phase (the "SDMC") provides that :-

A. The common parts of the Phase

1. "**Common Areas and Facilities**" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Residential Carpark Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed(s).

2. "**Development Common Areas and Facilities**" means and includes:-

   (a) in so far as they are within Phase 1:-

      (i) those parts of Phase 1 which are intended for common use and benefit of the Development including but not limited to the Emergency Access (excluding such part within the Green Area), the external walls, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, Greenery Areas (in so far as the same are within the Development Common Areas and Facilities), the space for the loading and unloading of refuse collection vehicles, service areas, driveways, roadways and pavements, ramps, office for Owners' Committee or Owners' Corporation (when formed), chiller plant rooms, drainage connection, electrical rooms, extra low voltage rooms, emergency generator room, fire services control rooms, fire services water pump rooms, fan rooms, fuel tank rooms, generator rooms, intake shafts, main switch rooms, master water meter rooms, pipe ducts for underground utilities lead-in, refuse collection & material recovery chamber, refuse room, sewage pump room, sprinkler pump rooms, street fire hydrant pump room, telecommunication broadcasting equipment room, town gas kiosks, transformer room, transformer room intake shaft, store rooms, landscaped areas as provided in accordance with Special Condition No.(11)(b) of the Government Grant, water features, planters and such of the drains, channels, water mains, sewers, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development; and

      (ii) to the extent not specifically provided in sub-paragraph (i) above, such other parts of Phase 1:-

         (A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or

         (B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance;

   which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Indigo on the DMC Plans; and

   (b) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may from time to time be designated as the Development Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s)

   but excluding:-

      (i) the Residential Common Areas and Facilities and the Residential Carpark Common Areas and Facilities; and

      (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

3. "**Residential Common Areas and Facilities**" means and includes:-

   (a) in so far as they are within Phase 1:-

      (i) the Curtain Wall (excluding all windows forming part of the Residential Units), external walls (including non-structural prefabricated external walls), external wall finishes, glass parapet walls, architectural features, top of canopies of balconies, top of canopies of utility platforms, top of canopies of area for air-conditioning, top of canopies of air-conditioning plant rooms and surfaces of the Residential Accommodation;

      (ii) the Bicycle Parking Spaces, the Greenery Areas (in so far as the same are within the Residential Common Areas and Facilities), the Recreational Areas and Facilities, the Residential Loading and Unloading Spaces, the Visitor Parking Spaces, the Accessible Residential Car Parking Space, covered landscape areas as provided in accordance with Special Condition No.(11)(b) of the Government Grant, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, horizontal screens and trellis, management office, guard house, watchman's counters, structural walls, stairways, open air-conditioning plant area (excluding the supporting frames and anchors of air conditioning units), cast-in anchors, cleaning water plant rooms, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, electrical cabinet, electrical ducts, electrical rooms, electrical meter cabinet, electrical rooms, extra low voltage ducts, emergency generator rooms, fire services & sprinkler pump room, fire services control rooms, fire services pump rooms, fire services riser ducts, fire services water pump and tank rooms, fireman's lift lobbies, fan rooms, filtration plants rooms, flush water pump room, flushing water pump rooms, pipe ducts (P.D.), potable and flushing water pump rooms, refuse storage and material recovery rooms, sprinkler control valve rooms, sprinkler pump rooms, sprinkler pump and water tank rooms, switch rooms, drencher tank and pump room, heat pump room, pressurization staircase system room, sky garden, telecommunication broadcasting equipment rooms, lift machine rooms, maintenance catwalk, telecommunication ducts, transformer rooms, water meter cabinet, store rooms, common flat roofs, roofs and flat roofs not forming parts of Residential Units, meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, firemen's lifts, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, permanent artificial lighting at staircases and the backup automatic activated emergency lighting system; and

(iii) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation within Phase 1 intended for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,

(iv) to the extent not specifically provided in sub-paragraphs (i) to (iii) above, such other parts of Phase 1:-

(A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or

(B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance;

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the DMC Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may from time to time be designated as the Residential Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s)

but excluding:-

(i) the Development Common Areas and Facilities and the Residential Carpark Common Areas and Facilities; and

(ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

4. "**Residential Carpark Common Areas and Facilities**" means and includes:-

(a) in so far as they are within Phase 1:-

(i) the Common EV Facilities, all the driveways, passages, corridors, ramps, staircases, lifts, lift shafts within Phase 1 which are intended for the common use and benefit of the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces, the Visitor Parking Spaces, the Accessible Residential Car Parking Space and the Residential Loading and Unloading Spaces as a whole;

(ii) such other areas, apparatus, devices, systems and facilities of and in the Development and within Phase 1 intended for the common use and benefit of the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces, the Visitor Parking Spaces, the Accessible Residential Car Parking Space and the Residential Loading and Unloading Spaces as a whole; and

(iii) to the extent not specifically provided in sub-paragraphs (i) and (ii) above, such other parts of Phase 1:-

(A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or

(B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance;

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Green on the DMC Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may from time to time be designated as the Residential Carpark Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s)

but excluding:-

(i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

5. "**Common Areas and Facilities within Phase 2**" means the Residential Common Areas and Facilities within Phase 2.

6. "**Residential Common Areas and Facilities within Phase 2**" means and includes in so far as they are within Phase 2:-

(i) the Curtain Wall (excluding all windows forming part of the Residential Units), external walls (including non-structural prefabricated external walls), external wall finishes, glass parapet walls, architectural features, top of balconies, top of utility platforms, top of areas for air-conditioning, top of air-conditioning plant rooms and surfaces of the Residential Accommodation;

(ii) the Greenery Areas within Phase 2, the Recreational Areas and Facilities within Phase 2, covered landscape areas as provided in accordance with Special Condition No.(11)(b) of the Government Grant, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, horizontal screens and trellis, management office, guard house, watchman's counters, structural walls, stairways, open air-conditioning plant area (excluding the supporting frames and anchors of air conditioning units), cast-in anchors, cleaning water plant rooms, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, electrical cabinet, electrical ducts, electrical rooms, electrical meter cabinet, electrical rooms, extra low voltage ducts, emergency generator rooms, fire services & sprinkler pump room, fire services control rooms, fire services pump rooms, fire services riser ducts, fire services water pump and tank rooms, fireman's lift lobbies, fan rooms, filtration plants rooms, flush water pump room, flushing water pump rooms, pipe ducts (P.D.), potable and flushing water pump rooms, refuse storage and material recovery rooms, sprinkler control valve rooms, sprinkler pump rooms, sprinkler pump and water tank rooms, switch rooms, drencher tank and pump room, heat pump room, pressurization staircase system room, sky garden, telecommunication broadcasting equipment rooms, lift machine rooms, maintenance catwalk, telecommunication ducts, transformer rooms, water meter cabinet, store rooms, common flat roofs, roofs and flat roofs not forming parts of Residential Units, meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, firemen's lifts, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, permanent artificial lighting at staircases and the backup automatic activated emergency lighting system;

(iii) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation within Phase 2 intended for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,

(iv) to the extent not specifically provided in sub-paragraphs (i) to (iii) above, such other parts of Phase 2:-

(A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or

(B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance;

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the Sub-Deed Plans, but excluding such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

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

Tower 1

	Floor	Flat	No. of Undivided Shares
Tower 1 (Elite Zone)	5/F-12/F, 15/F-23/F & 25/F-28/F (21 storeys)	A1	1,591
		A2	765
		A3	507
		A5	1,058
		B1	495
		B2	508
		B3	760
		B5	505
		B6	499
		B8	1,388
		B9	484
		B10	825
Tower 1 (Sky Tower)	32/F	A	3,965
		B	3,201
		C	2,700
		D	3,188
	33/F, 35/F-43/F & 45/F-47/F (13 storeys)	A	3,922
		B	3,174
		C	2,685
		D	3,145
	48/F (Simplex)	Cullinan Sky Villa A	5,679
		Cullinan Sky Villa C	2,685
		Cullinan Sky Villa D	3,146
	49/F & 50/F (Duplex)	Cullinan Sky House A	8,261
		Cullinan Sky House C	4,115
		Cullinan Sky House D	4,972

SUMMARY OF DEED OF MUTUAL COVENANT
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Tower 2

	Floor	Flat	No. of Undivided Shares
Tower 2 (Elite Zone)	5/F	A1	1,541
		A2	758
		A3	753
		A5	936
		B1	817
		B2	496
		B3	490
		B5	490
		B6	486
		B8	775
	6/F-12/F, 15/F-23/F & 25/F-28/F (20 storeys)	A1	1,604
		A2	758
		A3	753
		A5	936
		B1	817
		B2	496
		B3	490
		B5	490
		B6	486
		B8	775
Tower 2 (Summit Tower)	32/F	A	3,514
		B	3,521
		C	2,223
		D	2,478
	33/F, 35/F-43/F & 45/F-47/F (13 storeys)	A	3,497
		B	3,512
		C	2,201
		D	2,452
	48/F (Simplex)	Premier Sky Villa A	5,416
		Premier Sky Villa B	4,979
	49/F & 50/F (Duplex)	Premier Sky House A	7,584
		Premier Sky House B	6,871

C. The term of years for which the manager of the Phase is appointed

The Manager will be appointed for an initial term of not exceeding 2 years from the date of the DMC. The appointment of the Manager may be terminated in accordance with the provisions of the DMC.

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

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC and the SDMC by reference to the Undivided Shares allocated to his Residential Unit and the principles provided in the DMC and the SDMC.

E. The basis on which the management fees deposit is fixed

The management fees deposit is equal to three (3) months' contribution towards the management expenses payable in respect of a Unit based on the first annual management budget.

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

Not Applicable.

Notes:

1. Unless otherwise defined in the sales brochure, capitalized terms used in the section shall have the same meaning of such terms in the executed DMC and/or the latest draft SDMC (as the case may be).
2. For full details, please refer to the executed DMC and the latest draft SDMC which are free for inspection during open hours at the sales office. A copy of the executed DMC and the latest draft SDMC are available upon request and payment of the necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

發展項目已簽立的公契及管理協議(「公契」)及期數的副公契的最新擬稿(「副公契」)訂明：

A. 期數的公用部分

1. 「**公用地方及設施**」合指發展項目公用地方及設施、住宅公用地方及設施、住宅停車場公用地方及設施，以及在任何副公契中指定為公用地方及設施的發展項目所有部分與設施；

2. 「**發展項目公用地方及設施**」指及包括：

(a) 只要該等地方及設施位於第1期範圍以內：

(i) 第1期內擬供發展項目共用與共享的該等部分，包括但不限於緊急通道(不包括綠色區域以內部分)、外牆、通道、入口、人行道、樓梯、梯台、平台、邊界圍牆、大堂、綠化地方(僅限於位於發展項目公用地方及設施範圍內的綠化地方)、垃圾收集車裝卸車位、服務設施用地、車道、道路及行人道、斜道、供業主委員會或業主立案法團(成立後)用的辦事處、冷凍器機房、排水渠道接駁系統、電氣房、特低壓電房、緊急發電機房、消防控制室、消防水泵房、風機房、燃料箱房、發電機房、進氣槽、總電掣房、總水錶房、地下公用設施引入管道、垃圾收集及物料回收房、垃圾房、污水泵房、消防花灑泵房、街道消防栓泵房、電訊廣播設備室、煤氣調壓室、變壓器房、變壓器房進氣槽、儲物室、按照《政府批地書》特別條件第(11)(b)條提供的園景美化地方、水飾、花槽，以及現時或於任何時候在該土地之內、之下或之上或通過該土地的以使淡水或鹹水、排污、氣體、電話、電力及其他服務得以供應予發展項目的排水渠、渠道、總水管、污水渠、電線、電纜及其他設施，不論有無管道；樹木、灌木和其他植物及植被、燈柱與其他照明設施、防火和救火設備及器具、保安系統和器材、通風系統，以及發展項目內安裝或提供擬供發展項目共用與共享的任何其他機械系統、裝置或設施；及

(ii) 在以上(i)分段沒有具體規定的情況下，包括第1期的以下其他部分：

(A) 《建築物管理條例》第2條所列「公用部分」定義(a)段所涵蓋的部分；及／或

(B) 《建築物管理條例》附表1指明的並包括在《建築物管理條例》第2條所列「公用部分」定義(b)段之下類別以內的部分；

以上各項在公契圖則上以靛青色顯示僅供識別（如該等範圍可在圖則辨識及標示）；及

(b) 按照公契或任何副公契不時指定為發展項目公用地方及設施的屬於和位於該土地及發展項目的其他地方、器具、裝置、系統及設施，

但不包括：

(i) 住宅公用地方及設施、住宅停車場公用地方及設施；及

(ii) 在發展項目之內由任何特定業主擁有獨有權利與特權持有、使用、佔用和享用的地方，以及在發展項目之內只為任何特定業主提供服務的設施。

3. 「**住宅公用地方及設施**」指及包括：

(a) 只要該等地方及設施位於第1期範圍以內：

(i) 幕牆(不包括構成住宅單位的一部分的所有窗戶)、外牆(包括非結構性預製外牆)、外牆飾面、玻璃護牆、建築裝飾、露台簷篷頂部、工作平台簷篷頂部、冷氣機區域簷篷頂部、冷氣機房簷篷頂部及住宅樓宇表面；

(ii) 單車車位、綠化地方(僅限於位於住宅公用地方及設施範圍內的綠化地方)、康樂地方及設施、住宅上落貨車位、訪客車位、暢通易達住宅車位、按照《政府批地書》特別條件第(11)(b)條提供的有蓋園景地方；以及通道、公用走廊及電梯大堂、入口、梯台、廳堂、入口大堂、橫向屏障及花棚、管理處、保安室、看更櫃檯、結構牆、樓梯、露天冷氣機組範圍(不包括冷氣機組的支架及錨固裝置)、澆注錨固裝置、清潔用水機房、接收電視及電台廣播的公共電視及電台天線系統、電訊及廣播發佈網絡、用作安裝或使用天線廣播發佈或電訊網絡設施的範圍、電櫃、電線管槽、電氣房、電錶櫃、電氣房、特低壓電槽、緊急發電機房、消防及花灑泵房、消防控制室、消防泵房、消防上水管道、消防水泵及水箱房、消防員電梯大堂、風機房、過濾裝置機房、沖廁所水泵房、沖廁水泵房、管道槽(P.D.)、食水及沖廁水泵房、垃圾及物料回收房、消防花灑控制閥房、消防花灑泵房、消防花灑泵及水箱房、電掣房、水簾水缸及泵房、熱泵房、增壓樓梯系統房、空中花園、電訊廣播設備室、電梯機房、維修工作走道、電訊管線槽、變壓器房、水錶櫃、儲物室、公用平台、不構成住宅單位的一部分的天台及平台、儀錶房及錶位和該處天台、電梯、電梯槽、消防員電梯、照明裝置、排水渠、渠道、污水渠、鹹水及淡水進水口和總喉、電線、電纜、冷氣及通風系統，及為住宅樓宇供應淡水或鹹水、排污、氣體、電力及任何其他服務的其他設施（不論有無管道）；泵、水箱、衛生配件、電力裝置、配件、設備及器具、防火及滅火設備與器具、保安系統與器材、通風系統、樓梯間固定人工照明裝置，以及後備自動啟動緊急照明系統；及

(iii) 屬於和位於第1期之內住宅樓宇擬供住宅樓宇的業主、住戶或租戶及其真正賓客、訪客或受邀人共用與共享的其他地方、器具、裝置、系統及設施；

(iv) 在以上(i)至(iii)分段沒有具體規定的情況下，包括第1期的以下其他部分：

(A) 《建築物管理條例》第2條所列「公用部分」定義(a)段所涵蓋的部分；及／或

(B) 《建築物管理條例》附表1指明的並包括在《建築物管理條例》第2條所列「公用部分」定義(b)段之下類別以內的部分；

以上各項在公契圖則上以黃色及黃色間黑斜線顯示僅供識別（如該等範圍可在圖則標示）；及

(b) 按照公契或任何副公契不時指定為住宅公用地方及設施的屬於和位於該土地及發展項目的其他地方、器具、裝置、系統及設施，

但不包括：

(i) 發展項目公用地方及設施、住宅停車場公用地方及設施；及

(ii) 在發展項目之內由任何特定業主擁有獨有權利與特權持有、使用、佔用和享用的地方，以及在發展項目之內只為任何特定業主提供服務的設施。

4. 「**住宅停車場公用地方及設施**」指及包括：

(a) 只要該等地方及設施位於第1期範圍以內：

(i) 電動車公用設施、位於第1期範圍以內擬供住宅車位、住宅電單車車位、訪客車位、暢通易達住宅車位及住宅上落貨車位整體共用與共享的所有車道、通道、走廊、斜道、樓梯、電梯、電梯槽；

(ii) 屬於和位於發展項目並在第1期範圍以內擬供住宅車位、住宅電單車車位、訪客車位、暢通易達住宅車位及住宅上落貨車位整體共用與共享的其他地方、器具、裝置、系統及設施；及

(iii) 在以上(i)至(ii)分段沒有具體規定的情況下，包括第1期的以下其他部分：

(A) 《建築物管理條例》第2條所列「公用部分」定義(a)段所涵蓋的部分；及／或

(B) 《建築物管理條例》附表1指明的並包括在《建築物管理條例》第2條所列「公用部分」定義(b)段之下類別以內的部分；

以上各項在公契圖則上以綠色顯示僅供識別（如該等範圍可在圖則標示）；及

(b) 按照公契或任何副公契不時指定為住宅停車場公用地方及設施的屬於和位於該土地及發展項目的其他地方、器具、裝置、系統及設施，

但不包括：

(i) 發展項目公用地方及設施、住宅公用地方及設施；及

(ii) 在發展項目之內由任何特定業主擁有獨有權利與特權持有、使用、佔用和享用的地方，以及在發展項目之內只為任何特定業主提供服務的設施。

5. 「**第2期內公用地方及設施**」指第2期內住宅公用地方及設施。

6. 「**第2期內住宅公用地方及設施**」只要該等地方及設施位於第2期範圍以內，指及包括：

(i) 幕牆(不包括構成住宅單位的一部分的所有窗戶)、外牆(包括非結構性預製外牆)、外牆飾面、玻璃護牆、建築裝飾、露台頂部、工作平台頂部、冷氣機區域頂部、冷氣機房頂部及住宅樓宇表面；

(ii) 第2期內綠化地方、第2期內康樂地方及設施、按照《政府批地書》特別條件第(11)(b)條提供的有蓋園景地方；以及通道、公用走廊及電梯大堂、入口、梯台、廳堂、入口大堂、橫向屏障及花棚、管理處、保安室、看更櫃檯、結構牆、樓梯、露天冷氣機組範圍(不包括冷氣機組的支架及錨固裝置)、澆注錨固裝置、清潔用水機房、接收電視及電台廣播的公共電視及電台天線系統、電訊及廣播發佈網絡、用作安裝或使用天線廣播發佈或電訊網絡設施的範圍、電櫃、電線管槽、電氣房、電錶櫃、電氣房、特低壓電槽、緊急發電機房、消防及花灑泵房、消防控制室、消防泵房、消防上水管道、消防水泵及水箱房、消防員電梯大堂、風機房、過濾裝置機房、沖廁所水泵房、沖廁水泵房、管道槽(P.D.)、食水及沖廁水泵房、垃圾及物料回收房、消防花灑控制閥房、消防花灑泵房、消防花灑泵及水箱房、電掣房、水簾水缸及泵房、熱泵房、增壓樓梯系統房、空中花園、電訊廣播設備室、電梯機房、維修工作走道、電訊管線槽、變壓器房、水錶櫃、儲物室、公用平台、不構成住宅單位的一部分的天台及平台、儀錶房及錶位和該處天台、電梯、電梯槽、消防員電梯、照明裝置、排水渠、渠道、污水渠、鹹水及淡水進水口和總喉、電線、電纜、冷氣及通風系統，及為住宅樓宇供應淡水或鹹水、排污、氣體、電力及任何其他服務的其他設施（不論有無管道）；泵、水箱、衛生配件、電力裝置、配件、設備及器具、防火及滅火設備與器具、保安系統與器材、通風系統、樓梯間固定人工照明裝置，以及後備自動啟動緊急照明系統；

(iii) 屬於和位於第2期之內住宅樓宇擬供住宅樓宇的業主、住戶或租戶及其真正賓客、訪客或受邀人共用與共享的其他地方、器具、裝置、系統及設施；

(iv) 在以上(i)至(iii)分段沒有具體規定的情況下，包括第2期的以下其他部分：

(A) 《建築物管理條例》第2條所列「公用部分」定義(a)段所涵蓋的部分；及／或

(B) 《建築物管理條例》附表1指明的並包括在《建築物管理條例》第2條所列「公用部分」定義(b)段之下類別以內的部分；

以上各項在副公契圖則上以黃色及黃色間黑斜線顯示僅供識別（如該等範圍可在圖則標示），但不包括在發展項目之內由任何特定業主擁有獨有權利與特權持有、使用、佔用和享用的地方，以及在發展項目之內只為任何特定業主提供服務的設施。

B. 分配予期數中每個住宅物業的不分割份數的數目

第1座

	樓層	單位	每個單位的不分割份數的數目
第1座 (Elite Zone)	5樓至12樓、15樓至23樓及25樓至28樓 (21層)	A1	1,591
		A2	765
		A3	507
		A5	1,058
		B1	495
		B2	508
		B3	760
		B5	505
		B6	499
		B8	1,388
		B9	484
		B10	825
第1座 (Sky Tower)	32樓	A	3,965
		B	3,201
		C	2,700
		D	3,188
	33樓、35樓至43樓及45樓至47樓 (13層)	A	3,922
		B	3,174
		C	2,685
		D	3,145
	48樓 (單層單位)	Cullinan Sky Villa A	5,679
		Cullinan Sky Villa C	2,685
		Cullinan Sky Villa D	3,146
	49樓及50樓 (複式單位)	Cullinan Sky House A	8,261
		Cullinan Sky House C	4,115
		Cullinan Sky House D	4,972

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

第2座

	樓層	單位	每個單位的 不分割份數的數目
第2座 (Elite Zone)	5樓	A1	1,541
		A2	758
		A3	753
		A5	936
		B1	817
		B2	496
		B3	490
		B5	490
		B6	486
		B8	775
	6樓至12樓、 15樓至23樓及 25樓至28樓 (20層)	A1	1,604
		A2	758
		A3	753
		A5	936
		B1	817
		B2	496
		B3	490
		B5	490
		B6	486
		B8	775
第2座 (Summit Tower)	32樓	A	3,514
		B	3,521
		C	2,223
		D	2,478
	33樓、 35樓至43樓及 45樓至47樓 (13層)	A	3,497
		B	3,512
		C	2,201
		D	2,452
	48樓 (單層單位)	Premier Sky Villa A	5,416
		Premier Sky Villa B	4,979
	49樓及50樓 (複式單位)	Premier Sky House A	7,584
		Premier Sky House B	6,871

C. 期數的管理人的委任年期

管理人的首屆任期為不超過兩(2)年，由公契的日期開始，直至依照公契條款終止委任為止。

D. 在期數中的住宅物業的擁有人之間分擔管理開支的基準

每名住宅物業的擁有人應根據分配予其住宅物業的不分割份數，按照公契及副公契訂明的準則，以公契及副公契規定的方式、金額和比例分擔發展項目的管理開支(根據管理人所編製的預算案所計算)。

E. 釐定管理費按金的基準

管理費按金金額為單位應根據首份年度管理預算案攤付的三(3)個月管理開支。

F. 擁有人在期數中保留作自用的範圍(如有者)

不適用。

註：

1. 已簽立的公契及副公契之最新擬稿中界定的文字及詞語（視屬何種情況而定）除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同含義。
2. 請查閱已簽立的公契及副公契之最新擬稿以了解全部詳情。已簽立的公契及副公契之最新擬稿可於售樓處開放時間內免費查覽，而且可支付所需影印費用後取得已簽立的公契及副公契之最新擬稿的副本。

SUMMARY OF LAND GRANT
批地文件的摘要

A. Lot number of the land on which the Phase is situated

1. The Phase is constructed on New Kowloon Inland Lot No. 6568 (the "**Lot**").

B. Term of years

2. The Lot is granted under Conditions of Sale No. 20320 dated 12 June 2018 as varied or modified by a Modification Letter dated 8 September 2021 and registered in the Land Registry by Memorial No. 21091701360014 for a term of 50 years commencing from 12 June 2018 (the Conditions of Sale so varied or modified is referred to as the "**Land Grant**").

C. User restrictions applicable to the Land

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

"(a) Subject to sub-clause (b) of this Special Condition and Special Condition No. (16) hereof, the lot or any part thereof or any building or buildings or part of any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown and petrol filling station) purposes.

(b) Any building or buildings or part of any building or buildings erected or to be erected within the following areas shall not be used for any purpose other than for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes:

(i) the areas respectively shown coloured pink stippled black (hereinafter referred to as "the Pink Stippled Black Area") and pink stippled black cross-hatched green (hereinafter referred to as "the Pink Stippled Black Cross-hatched Green Area") on PLAN I annexed hereto (hereinafter collectively referred to as "the Retail Building Area"); and

(ii) the strata of land as shown edged blue on PLAN II and PLAN III annexed hereto comprising:

(I) the stratum of land as shown coloured pink circled black on PLAN II and PLAN III annexed hereto lying between the level of 4.6 metres above HKPD) and the level of 6.4 metres below HKPD (which stratum of land is hereinafter referred to as "the Pink Circled Black Area"); and

(II) the stratum of land (other than the Pink Circled Black Area) lying between the level of 6 metres above HKPD and the level of 11.15 metres below HKPD or such other level as may be required or approved by the Director

(hereinafter collectively referred to as "the Edged Blue Area")."

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

4. Formation of the Green Area (time limit, manner and purpose)

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

"(a) The Purchaser shall:

(i) on or before the 31st day of March 2024 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads on the ground level of the stratum of land as shown coloured green on PLAN I and PLAN III annexed hereto lying above the level of 1.4 metres above HKPD (which stratum of land is hereinafter referred to as "the Green Area"); and

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

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

(ii) on or before the 31st day of March 2024 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (5) hereof.

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

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

(d) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the determination of the Director as to what constitutes the ground level of the Green Area shall be final and binding on the Purchaser."

5. Possession of the Green Area

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

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

6. Restriction on use of the Green Area

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

"The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (4) hereof."

7. Access to the Green Area for inspection

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

"(a) The Purchaser shall at all reasonable times while he is in possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area 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 Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; 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 and the Green Area 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 Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition 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 person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

8. Building set back (Pink Stippled Black Cross-hatched Green Area)

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

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

(b) The Purchaser shall at his own expense on or before the 31st day of March 2024 lay, form, construct and provide a passage over and along the ground level of the Pink Stippled Black Cross-hatched Green Area and extending upwards from the ground level to a height of no less than 4.2 metres (hereinafter referred to as "Public Passage Area") in such manner, with such materials and to such standards, levels and designs as the Director shall approve or require and in all respects to the satisfaction of the Director.

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

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

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

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

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

(h) For the purposes of sub-clauses (a) and (b) of this Special Condition, the determination of the Director as to what constitutes the ground level of the Pink Stippled Black Cross-hatched Green Area shall be final and binding on the Purchaser."

9. Provision of the Government Accommodation

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

"(a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as "the Technical Schedule") and the plans approved under Special Condition No. (17)(a) hereof, the following accommodations:

(i) (I) two residential care homes for the elderly as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending or replacing legislation, each with a net operational floor area of not less than 2,475 square metres; and

(II) one space measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for each of the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the residential care homes for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and their bona fide guests, visitors or invitees; and

(III) two lay-bys each measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the residential care homes for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and the day care centres for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition and located on the same level of the day care centres for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition and at such location, in such form and to such standards as the Director may require or approve

(hereinafter collectively referred to as "the Residential Care Homes for the Elderly") to be completed and made fit for occupation and operation on or before the 31st day of March 2024; and

(ii) (I) two day care centres for the elderly each with a net operational floor area of not less than 358 square metres; and

(II) three spaces each measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for each of the day care centres for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the day care centres for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition and their bona fide guests, visitors or invitees

(hereinafter collectively referred to as "the Day Care Centres for the Elderly") to be completed and made fit for occupation and operation on or before the 31st day of March 2024

(which accommodation referred to in this sub-clause (a) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Purchaser) are hereinafter collectively referred to as "the Government Accommodation"). For the purpose of sub-clause (a)(i)(III) of this Special Condition, the decision of the Director as to what constitutes the same level of the day care centres for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition shall be final and binding on the Purchaser.

(b) The Government hereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof.

(c) (i) For the purpose of determining the net operational floor area of any part of the Government Accommodation, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within such part of the Government Accommodation as detailed in the Technical Schedule excluding any structures and partitions, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet and shower facilities or both, mechanical and electrical services such as lifts and air-conditioning systems.

(ii) For the purpose of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space."

10. Plans of the Government Accommodation

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

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

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

(iii) The plans of the Government Accommodation approved under sub-clause (a) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.

(b) No building works other than site formation works shall commence on the lot until the plans of the Government Accommodation shall have been approved by the Director under sub-clause (a) of this Special Condition."

11. Amendment of the Technical Schedule

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

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

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

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

(d) In the event of any inconsistency or variation between the Technical Schedule and these Conditions, these Conditions shall prevail."

12. No gross floor area and site coverage exemption

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

"(a) Except as provided in Special Conditions Nos. (49)(b)(i), (49)(b)(ii) and (49)(b)(iv) hereof, the gross floor area and the site coverage of the Government Accommodation to be erected, constructed and provided under Special Condition No. (16)(a) hereof shall be taken into account for the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos. (12)(a)(iii) and (12)(a)(iv) hereof.

(b) For the purpose of these Conditions, the determination of the Director as to:

(i) the total gross floor area and the total site coverage of the Government Accommodation; and

(ii) whether the Residential Care Homes for the Elderly and the Day Care Centres for the Elderly or any part or parts of all or any of them shall be taken into account for the calculation of the gross floor area under Special Condition No. (12)(a)(iii)(I) hereof or under Special Condition No. (12)(a)(iii)(II) hereof

shall be final and binding on the Purchaser."

13. Monitoring of construction of the Government Accommodation

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

"(a) The Director shall have the right in his absolute discretion to nominate officers of Government departments (hereinafter referred to as "the Officers") who shall generally oversee the design, construction, provision and completion of the Government Accommodation and shall monitor the construction, provision and completion (hereinafter collectively referred to as "the Construction Works") of the Government Accommodation in order to ensure that the Construction Works of the Government Accommodation are carried out in accordance with these Conditions.

(b) The Purchaser shall notify the Officers of any condition, restriction, requirement and information affecting or relating to the Government Accommodation or any part thereof or the Construction Works of the Government Accommodation or any part thereof forthwith upon the same becoming known to the Purchaser, his servants, agents, contractors and workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Officers when required by the Officers.

(c) The Purchaser shall keep the Director and the Officers advised from time to time as to when he shall be in a position to apply for the relevant occupation permit or temporary occupation permit from the Building Authority in respect of the Government Accommodation or any part thereof.

(d) The Government and the Director accept no responsibility or liability for any costs, claims, demands, charges, damages, actions or proceedings of whatsoever nature arising out of or in connection with the exercise by the Officers of the authority conferred under sub-clause (a) of this Special Condition.

(e) The Purchaser shall indemnify and keep indemnified the Government and the Director from and against all claims, damages, liabilities, losses, costs, expenses, actions, demands, charges and proceedings whatsoever arising out of or in connection with the Construction Works of the Government Accommodation or any part thereof."

14. Liquidated damages

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

"(a) In addition to any other payment which may be demanded by the Government and without prejudice to the rights of the Government under these Conditions or otherwise, the Purchaser shall pay to the Government on demand as hereby agreed by way of liquidated damages and not as a penalty:

(i) if the Purchaser shall fail to complete and make fit for occupation and operation to the satisfaction of the Director the two residential care homes for the elderly of the Government Accommodation under Special Condition No. (16)(a)(i)(I) hereof by the date specified in Special Condition No. (16)(a)(i) hereof, a sum calculated at the rate of HK$69,000 per day from the date immediately following the date specified in Special Condition No. (16)(a)(i) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof;

(ii) if the Purchaser shall fail to complete and make fit for occupation to the satisfaction of the Director the parking spaces of the Government Accommodation under Special Condition No. (16)(a)(i)(II) hereof by the date specified in Special Condition No. (16)(a)(i) hereof, a sum calculated at the rate of HK$250 per day from the date immediately following the date specified in Special Condition No. (16)(a)(i) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof;

(iii) if the Purchaser shall fail to complete and make fit for occupation to the satisfaction of the Director the two lay-bys of the Government Accommodation under Special Condition No. (16)(a)(i)(III) hereof by the date specified in Special Condition No. (16)(a)(i) hereof, a sum calculated at the rate of HK$300 per day from the date immediately following the date specified in Special Condition No. (16)(a)(i) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof;

(iv) if the Purchaser shall fail to complete and make fit for occupation and operation to the satisfaction of the Director the two day care centres for the elderly of the Government Accommodation under Special Condition No. (16)(a)(ii)(I) hereof by the date specified in Special Condition No. (16)(a)(ii) hereof, a sum calculated at the rate of HK$5,000 per day from the date immediately following the date specified in Special Condition No. (16)(a)(ii) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof; and

(v) if the Purchaser shall fail to complete and make fit for occupation to the satisfaction of the Director the parking spaces of the Government Accommodation under Special Condition No. (16)(a)(ii)(II) hereof by the date specified in Special Condition No. (16)(a)(ii) hereof, a sum calculated at the rate of HK$800 per day from the date immediately following the date specified in Special Condition No. (16)(a)(ii) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof

provided that in case of default of payment of the whole or any part of liquidated damages by the Purchaser, the Director shall without prejudice to his other rights and remedies herein contained be entitled to deduct from the sum payable to the Purchaser under Special Condition No. (24)(a) hereof the said sum of liquidated damages.

(b) For the avoidance of doubt, it is hereby agreed and declared that the acceptance of payment of any of the said sum of liquidated damages shall not discharge the Purchaser from any of his obligations remaining to be observed and performed."

15. Certificate of completion in respect of the Government Accommodation

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

"(a) Within 14 days after completion of the Government Accommodation or such part thereof, the Purchaser shall deliver to the Director a certificate by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) employed by the Purchaser for the development of the lot that the Government Accommodation or such part thereof has been completed in accordance with these Conditions.

(b) Where in the opinion of the Director (whose opinion in this respect shall be final and binding upon the Purchaser) the Government Accommodation has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the Purchaser a certificate of completion to that effect provided that the Director may in his absolute discretion issue a certificate of completion in respect of a part of the Government Accommodation which the Director considers to have been completed and made fit for occupation and operation to his satisfaction.

(c) Notwithstanding the issue of any certificate of completion by the Director, the Purchaser shall not be absolved from any of his liabilities under Special Conditions Nos. (20)(e) and (27) hereof nor any other obligations remaining to be observed and performed by him under these Conditions."

16. Assignment of the Government Accommodation

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

"(a) The Purchaser shall when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns), with vacant possession, free from incumbrances, at the expense of the Purchaser, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Purchaser shall complete the assignment of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No. (22)(b) hereof within such time or times as may be specified in writing by the Director.

(b) The number of undivided shares in the whole of the lot to be assigned to [F.S.I.] in accordance with sub-clause (a) of this Special Condition shall be determined by the Director having regard to the proportion which the total gross floor area of the Government Accommodation shall bear to the gross floor area of all the buildings erected or to be erected within the lot. The determination of the Director in this respect shall be final and binding on the Purchaser.

(c) When called upon to do so by the Director (irrespective of whether the Purchaser shall have been called upon to assign under sub-clause (a) of this Special Condition) the Purchaser shall submit or cause to be submitted to the Director for his approval in writing an assignment or assignments in respect of the Government Accommodation or such part thereof as may be required by the Director, which assignment or assignments shall be in such form and shall contain such provisions as shall be required or approved by the Director.

(d) On completion of the assignment of the Government Accommodation or any part thereof, the Purchaser shall deliver to F.S.I at the expense of the Purchaser one set of the original or certified copies of deeds and documents of title relating to the lot and the memorial or memorials of the assignment or assignments in respect of the Government Accommodation or such part thereof duly completed and verified by the certificate of the solicitor for the Purchaser. All Land Registry fees payable on registration of the assignment or assignments shall be borne by the Purchaser solely."

17. Consideration for the Government Accommodation

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

"(a) In consideration of the assignment of the Government Accommodation as provided for in Special Condition No. (23) hereof and subject to Special Condition No. (21)(a) hereof, F.S.I. shall pay to the Purchaser in one lump sum a sum of HK$281,900,000.00 or a sum equal to the actual cost of construction of the same to be determined by the Director having regard to the statement submitted in accordance with sub-clause (b) of this Special Condition, whichever is the lesser.

(b) As soon as practicable and in any event within 30 days of being called upon so to do by the Director, the Purchaser shall submit or cause to be submitted to the Director for his verification and approval a written statement (hereinafter referred to as "the Statement"), duly certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) employed by the Purchaser for the development of the lot, specifying the monies expended by the Purchaser solely towards the erection, construction and provision in accordance with these Conditions of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No. (22)(b) hereof (including (if any) all professional fees, costs, supervisory, overhead and any other charges which may be incurred by the Purchaser arising out of or in connection with the execution of works and the supply of materials relating solely thereto).

(c) The Director shall have the absolute and unfettered right to determine whether any of the monies specified in the Statement should form part of the actual cost of construction referred to in sub-clause (a) of this Special Condition and to call upon the Purchaser to amplify in writing any details contained in the Statement and to require the Purchaser to provide any supporting documents as the Director shall consider necessary. The decision of the Director as to the actual cost of construction shall be final and binding upon the Purchaser."

18. Possession of the Government Accommodation

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

"The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. (23) hereof, delivery of vacant possession of the Government Accommodation or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (22)(b) hereof and the Purchaser shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate."

19. Maintenance of the Government Accommodation

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

"(a) Without prejudice to the provisions of Special Condition No. (27) hereof, the Purchaser shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (27)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude his assigns."

20. Defects liability

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

"(a) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. against all claims, liabilities, losses, expenses, costs, demands, charges, damages, actions and proceedings of whatsoever nature arising 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) in the Government Accommodation and in the building services installations therefor:

(i) which may exist at the respective dates of delivery of possession by the Purchaser of the Residential Care Homes for the Elderly and the Day Care Centres for the Elderly together with any other areas, facilities, services and installations exclusive thereto; and

(ii) which shall occur or become apparent within a period of 365 days after the respective dates of delivery of possession by the Purchaser of the Residential Care Homes for the Elderly and the Day Care Centres for the Elderly together with any other areas, facilities, services and installations exclusive thereto (hereinafter referred to as "Defects Liability Period").

(b) Whenever required by the Director or F.S.I. or both, 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 or F.S.I. or both 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 in the Government Accommodation or any part thereof and the building services installations therefor which may exist at the date of delivery of possession thereof by the Purchaser.

(c) The Director or F.S.I. or both will, shortly before the expiry of each and every Defects Liability Period, cause an inspection to be carried out in respect of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Purchaser within 14 days after the expiry of each and every Defects Liability Period a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in relevant part of the Government Accommodation and the building services installations therefor and the Purchaser shall at his own expense cause all necessary works to be carried out 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 or F.S.I. or both.

(d) If the Purchaser shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director (whose decision shall be final and binding upon the Purchaser) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the Purchaser provided that the Government or F.S.I. or both shall be entitled to deduct from the security money referred to in sub-clause (e) of this Special Condition the costs, charges and fees due and owing by the Purchaser to the Government or F.S.I. or both under this sub-clause (d) and in the event of the security money being insufficient to cover all costs, charges and fees due and owing by the Purchaser the deficit shall be paid by the Purchaser on demand.

(e) The Purchaser shall contemporaneously with the assignment of the Government Accommodation as provided for in Special Condition No. (23) hereof, deposit with the Government a sum of HK$28,190,000.00 (hereinafter referred to as "the security money"). Subject to the proviso to sub-clause (d) of this Special Condition, the security money shall become due to the Purchaser upon the expiry of such Defects Liability Period as relating to the Government Accommodation and the Purchaser satisfactorily carrying out all works of maintenance, repair, amendment, reconstruction and rectification and any other outstanding works as are required by the Director or F.S.I. or both (it being expressly declared and agreed that no interest in respect of such security money or any part thereof will be payable).

(f) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude his assigns."

21. Supply of documents, etc.

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

"The Purchaser shall, at his own expense and as soon as practicable but no later than 8 weeks from the respective dates of delivery of possession by the Purchaser of the Residential Care Homes for the Elderly and the Day Care Centres for the Elderly together with any other areas, facilities, services and installations exclusive thereto, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the Technical Schedule."

E. Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

22. Maintenance

General Condition No.7 of the Land Grant stipulates that:-

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

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

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

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

23. Building covenant

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

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

24. Landscaping

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

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

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

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

(iii) Not less than 20% of the roof areas 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.

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

(v) 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.

(vi) For the purpose of calculating the areas of the landscaping works under this Special Condition, the area of the lot shall exclude the areas of the Pink Circled Black Area and the stratum of land as shown coloured pink cross-hatched black on PLAN II and PLAN III annexed hereto lying between the level of 1.4 metres above HKPD and the level of 5.2 metres below HKPD (which stratum of land is hereinafter referred to as "the Pink Cross-hatched Black Area").

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

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

(e) The area or areas landscaped in accordance with this Special Condition shall, if so required by the Director, be designated as and form part of the Common Areas referred to in Special Condition No. (42)(a)(vi) hereof."

25. Development conditions

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

"(a) Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 hereof) of the lot or any part thereof:

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

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

(iii) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 78,897 square metres and shall not exceed 131,495 square metres provided that:

(I) 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 99,027 square metres;

(II) the total gross floor area of any building or buildings erected or to be erected on the lot for non-industrial (excluding private residential, godown and petrol filling station) purposes shall not exceed 32,468 square metres and out of which:

(A) the total gross floor area of any building or buildings erected or to be erected on the Retail Building Area for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes shall not be less than 1,624 square metres; and

(B) the total gross floor area of any building or buildings erected or to be erected on the lot at the same finished floor levels of the Underground Shopping Street (as defined in Special Condition No. (38)(a)(i) hereof) or such other levels as may be approved in writing by the Director for non-industrial (excluding residential, office, hotel, godown and petrol filling station) purposes shall not be less than 4,000 square metres and for the purpose of this sub-clause (a)(iii)(II)(B), the decision of the Director as to what constitute the finished floor levels of the Underground Shopping Street (as defined in Special Condition No. (38)(a)(i) hereof) shall be final and binding on the Purchaser;

(iv) the total site coverage of any building or buildings erected or to be erected at or above the ground level of the lot shall not exceed 65% of the area of the lot; and for the purpose of this sub-clause (a)(iv), the decision of the Director as to what constitutes the ground level of the lot shall be final and binding on the Purchaser;

(v) no part of any building or other structure together with any addition or fitting (if any) to such building or structure

(I) erected or to be erected on the area as shown coloured pink on PLAN I annexed hereto may in the aggregate exceed a height of 145 metres above HKPD; and

(II) erected or to be erected on the area as shown coloured pink rippled black on PLAN I annexed hereto may in the aggregate exceed a height of 170 metres above HKPD,

or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve provided that:

(A) machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limits on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director; and

(B) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No.(64)(b)(i)(III) hereof;

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

(II) for the purposes of sub-clause (a)(vi)(i) of this Special Condition:

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

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

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

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

(vii) if the lot or any part thereof or any building or part of any building erected or to be erected thereon is used for the purpose of a hotel or hotels, the hotel or hotels erected or to be erected on the lot shall be provided with central air-conditioning system and central hot water supply to the satisfaction of the Director; and

(viii) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than ground investigation and site formation works) shall be commenced on the lot until such approval shall have been obtained and the Director shall have approved the plans of the Government Accommodation (as defined in Special Condition No. (16)(a) hereof) under Special Condition No. (17) hereof, and for the purpose of these Conditions, "building works", "ground investigation" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(b) The Purchaser expressly agrees and accepts that the Government does not guarantee that the maximum gross floor areas stipulated in sub-clause (a)(iii) of this Special Condition and the maximum site coverage stipulated in sub-clause (a)(iv) of this Special Condition can be attained and that no claim whatsoever and no refund of the premium shall be made or claimed against the Government in the event that the said maximum gross floor areas or maximum site coverage or both cannot be attained.

(c) For the purpose of calculating the total site coverage stipulated in sub-clause (a)(iv) of this Special Condition and notwithstanding anything contained in these Conditions to the contrary, any floor space at or above the ground level that is constructed or intended to be used as the Government Accommodation (as defined in Special Condition No. (16)(a) hereof), plant room, office for watchmen and caretakers, quarters for watchmen and caretakers, office for Owner's Corporation or Owner's Committee and recreational facilities shall be taken into account for such calculation. For the purpose of this sub-clause (c), the determination of the Director as to what constitutes the ground level shall be final and binding on the Purchaser."

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

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

"(a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (42)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

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

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

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

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

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

(b) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, losses, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Purchaser to maintain the Items.

(c) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude F.S.I."

27. Recreational facilities

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

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

(b) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Condition Nos. (12)(a)(iii) and (12)(a)(iv) hereof and subject to Special Condition No. (64)(e) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area and the site coverage calculations 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. (42)(a)(vi) hereof;

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

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

28. Office accommodation for watchmen and caretakers

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

"(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;

(ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and

(iii) the location of any such accommodation shall first be approved in writing by the Director.

For the purposes of this sub-clause (a), no office accommodation may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended or adapted for use as a single family residence shall be final and binding on the Purchaser.

(b) (i) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Condition Nos. (12)(a)(iii) and (12)(a)(iv) hereof, subject to Special Condition No. (64)(e) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:

(I) 0.2% of the total gross floor area of the building or buildings or any part or parts of the building or buildings erected or to be erected on the lot for private residential purposes; or

(II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser.

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

(ii) In calculating the total gross floor area of the building or buildings or any part or parts of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Purchaser.

(c) For the purposes of sub-clause (b) of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be shall be final and binding on the Purchaser.

(d) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (42)(a)(vi) hereof."

29. Quarters for watchmen and caretakers

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

"(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and

(ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

For the purposes of this sub-clause (a), no quarters may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building is intended or adapted for use as a single family residence shall be final and binding on the Purchaser.

(b) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Condition Nos. (12)(a)(iii) and (12)(a)(iv) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (42)(a)(vi) hereof."

30. Owners' Corporation or Owners' Committee office

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

"(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.

(b) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Condition Nos. (12)(a)(iii) and (12)(a)(iv) hereof, subject to Special Condition No. (64)(e) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.

(c) An office provided in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (42)(a)(vi) hereof."

31. Provision of the Underground Shopping Street

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

"(a) (i) The Purchaser shall on or before the 31st day of March 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 erect, construct and provide, with such materials and to such standards, levels, alignment, disposition and design, as shall be required or approved by the Director within the Edge Blue Area or such other position as may be approved by the Director and the building or buildings erected thereon an underground shopping street (together with such supports, ramps, associated staircases and landings, escalators, lifts, facilities for disabled persons, electrical and mechanical installation, fire services installation, ventilation system, such internal and external fittings and fixtures, such lighting fittings and such other structures or facilities as the Director in his sole discretion may require or approve) (hereinafter collectively referred to as "the Underground Shopping Street") in compliance with the following conditions:

(I) the Underground Shopping Street shall be a single-storeyed structure with the minimum clear internal width at the respective finished floor levels specified below:

(A) a minimum clear internal width of 6.0 metres at the finished floor level of 2.4 metres below HKPD within the portion of the Pink Circled Black Area which is not more than 2.0 metres from the boundary line between the points G and H as shown and marked on PLAN II annexed hereto;

(B) a minimum clear internal width of 11.0 metres at the finished floor level of 2.4 metres below HKPD within the remaining portion of the Pink Circled Black Area other than the portion of the Pink Circled Black Area as referred to under sub-clause (a)(i)(I)(A) of this Special Condition; and

(C) a minimum clear internal width of 15.0 metres at the finished floor level between 7.15 metres below HKPD and 1.0 metre above HKPD within the Edged Blue Area other than the Pink Circled Black Area

or at such other levels as may be approved in writing by the Director and the total gross floor area for retail shops provided therein shall not be less than 840 square metres and for the purpose of this sub-clause (a)(i)(I), the Director's decision as to what constitutes the retail shops shall be final and binding on the Purchaser;

(II) an unobstructed pedestrian passage within the Underground Shopping Street with a minimum clear internal width of 6.0 metres and a minimum clear internal height of 3.0 metres shall be provided and maintained from points P1 and P2 as shown and marked on PLAN I annexed hereto or such other points as may be required or approved by the Director to points G and H as shown and marked on PLAN I annexed hereto or such other points as may be required or approved by the Director (hereinafter referred to as "the Unobstructed Pedestrian Passage");

(III) all of the retail shops within the Underground Shopping Street along the line of points P1 and H through points P3, P5 and J and the line of points P2 and G through points P4 and F all shown and marked on PLAN I annexed hereto shall have a frontage facing the centre line of the Underground Shopping Street and shall have direct access to and from the Unobstructed Pedestrian Passage;

(IV) supports and connections within the lot and the building or buildings erected or to be erected thereon and between points P7 and P8 as shown and marked on PLAN I annexed hereto or such other points as may be required or approved by the Director (hereinafter referred to as "the Subway Connection A") shall be constructed and provided by the Purchaser to receive, connect and support a proposed subway which, if constructed, will be located approximately at the position within the pair of red peck lines shown and marked on PLAN I and PLAN III annexed hereto and thereon marked "PROPOSED SUBWAY" or at such other position as may be determined by the Director at his sole discretion (hereinafter referred to as "the Proposed Subway") and for this purpose the Purchaser shall reserve an opening of a minimum clear internal width of 6.0 metres and a minimum clear internal height of 3.0 metres at the Subway Connection A with a finished floor level at the Subway Connection A at 7.15 metres below HKPD or at such other level as may be approved or required by the Director so that the Proposed Subway, if constructed, can be connected to the Subway Connection A, the Underground Shopping Street and the Unobstructed Pedestrian Passage; and

(V) Supports and connections within the lot and the building or buildings erected or to be erected thereon and between points P12 and P13 as shown and marked on PLAN I annexed hereto or such other points as may be required or approved by the Director (hereinafter referred to as "the Subway Connection B") shall be constructed and provided by the Purchaser to receive, connect and support a reserved opening of a clear internal width of 6.0 metres and a clear internal height of 4.1 metres with a finished floor level at the Subway Connection B at 2.4 metres below HKPD or at such other level as may be required or approved by the Director (hereinafter referred to as "the Reserved Opening") so that the Kai Tak Station can be connected to the Underground Shopping Street and the Unobstructed Pedestrian Passage; and

(VI) a passenger lift (hereinafter referred to as "the Passenger Lift") within the lot along the line between points P1 and P2 through points P7 and P8 as shown and marked on PLAN I annexed hereto shall be constructed and provided by the Purchaser in all respects to the satisfaction of the Director and in accordance with the latest version of the Design Manual for Barrier Free Access issued by the Buildings Department connecting the Subway Connection A and the Unobstructed Pedestrian Passage to the public footpath of Concorde Road;

and for the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes the finished floor level, clear internal width and clear internal height shall be final and binding on the Purchaser.

(ii) The Purchaser shall approach, liaise and co-operate with MTR Corporation Limited (hereinafter referred to as "the Corporation") or the party designated by the Government (hereinafter referred to as "the Designated Party") on the arrangement of and the necessary works for the proposed connection to the Kai Tak Station at the Subway Connection B as may be required by the Corporation or the Designated Party (as the case may be).

(iii) The Purchaser shall at his own expense carry out all necessary works for the connection at both sides of the Reserved Opening at the Subway Connection B to the satisfaction of the Director and bear all the associated costs for preparing submissions and obtaining approvals from relevant authorities for the design and costs for the works on modification works of the Kai Tak Station in connection with or incidental to the implementation of the proposed connection works.

(iv) The Purchaser shall liaise with the Corporation or the Designated Party (as the case may be) and obtain all relevant information of the Kai Tak Station and carry out all necessary surveys to ascertain the conditions of the Kai Tak Station for the design and construction of the Underground Shopping Street and the connection at the Subway Connection B.

(v) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director incorporate a logo system along the Unobstructed Pedestrian Passage to signify Kai Tak Development Area and submit all drawings, images or photomontage of the proposed logo system to the Director for his prior approval and for the purpose of this sub-clause (a)(v), the decision of the Director as to what constitutes a logo or a logo system shall be final and binding on the Purchaser.

(b) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (a) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Unobstructed Pedestrian Passage, the Subway Connection A or the Subway Connection B or the Passenger Lift or any part or parts thereof to the public for the right of passage.

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

(d) Throughout the term hereby agreed to be granted, there is excepted and reserved to the Government and the person or persons to whom such rights may be granted by the Government a right of support and a right to connect the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B.

(e) Throughout the term hereby agreed to be granted, there is excepted and reserved to the Government and the person or persons to whom such rights may be granted by the Government all necessary rights of occupation of such part or parts of the lot and the building or buildings erected or to be erected thereon as may be required by the Director for the purpose of constructing, connecting and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B.

(f) Upon completion of the construction of the 'Underground Shopping Street including the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift in accordance with this Special Condition, the Purchaser shall throughout the term hereby agreed to be granted at his own expense and in all respects to the satisfaction of the Director upkeep, maintain, repair and manage the Underground Shopping Street including the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift in good and substantial repair and condition.

(g) (i) In the event of any redevelopment of the lot or any part thereof whereby the Underground Shopping Street including the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift 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 may be imposed by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by such new underground shopping street including such new unobstructed pedestrian passage, new structural supports and connections and new passenger lift with such materials and of such design, specifications and standards and at such width, headroom, level, height and position as the Director may in his sole discretion approve or require.

(ii) In the event that any new underground shopping street including any new unobstructed pedestrian passage, new supports and connections and new passenger lift are required to be constructed under sub-clause (g)(i) of this Special Condition, all references to "the Underground Shopping Street", "the Unobstructed Pedestrian Passage", "the Subway Connection A", "the Subway Connection B" and "the Passenger Lift" in this Special Condition shall be deemed to refer to the said new underground shopping street, new unobstructed pedestrian passage, new supports and connections and new passenger lift.

(h) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a), (f) or (g) of this Special Condition, the Government may carry out the works as referred to therein 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.

(i) The Government, the Director and his officers, contractors and agents, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B with or without tools, equipment, plant, machinery or motor vehicles shall at all reasonable times throughout the term hereby agreed to be granted and upon giving prior notice to the Purchaser have the right of free ingress, egress and regress to and from the lot or any part or parts thereof and the building or buildings or any part or parts thereof erected or to be erected thereon for the purpose of constructing and connecting the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway and the Reserved Opening and the carrying out, inspecting, checking and supervising of the works under sub-clauses (a), (f), (g) and (h) of this Special Condition and any other works which the Director may consider necessary at the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B.

(j) The Government, the Director and his officers, contractors and agent, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B 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 obligation under sub-clauses (a), (f) and (g) of this Special Condition or the exercise of the rights by the Government under sub-clauses (d), (e), (h) and (i) of this Special Condition, and no claim whatsoever shall be made by the Purchaser against the Government, the Director or his officers, contractors and agents, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B in respect of any such loss, damage, nuisance or disturbance.

(k) The Purchaser hereby acknowledges and agrees that the Government in no way warrants that the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B will be constructed in the future and the Government shall be under no responsibility or liability whatsoever to the Purchaser for any claim, loss or damage howsoever arising out of or in connection therewith or as a consequence thereof if the Proposed Subway or the Reserved Opening or any part thereof are not constructed.

(l) The Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passage Lift shall be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof except with the prior written approval of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require."

32. Provision of the Internal Pedestrian Link

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

"(a) The Purchaser shall on or before the 31st day of March 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 erect, construct and provide:

(i) an internal pedestrian link at the finished floor level at 2.4 metres below HKPD or such other level as may be required or approved by the Director within that stratum of land as shown edged red on PLAN II and PLAN III annexed hereto at the level between 1.4 metres above HKPD and 5.2 metres below HKPD connecting the adjoining piece or parcel of ground now known and registered in the Land Registry as New Kowloon Inland Lot No. 6556 which is shown and marked for identification purpose as "N.K.I.L. 6556" on PLAN I annexed hereto (hereinafter referred to as "NKIL 6556") and the Underground Shopping Street (the internal pedestrian link is hereinafter referred to as "the Internal Pedestrian Link"); and

(ii) supports and connections within the lot and the building or buildings erected or to be erected thereon between points M and K through point L shown and marked on PLAN I annexed hereto or such other points as the Director may require or approve (hereinafter referred to as "the Connection C") to receive, connect and support an adjoining subway or access constructed or to be constructed within NKIL 6556 (hereinafter referred to as "the Proposed Subway C") at the Connection C and for this purpose, the Purchaser shall reserve an opening of a minimum clear internal width of 6.0 metres and a minimum clear internal height of 3.0 metres at the Connection C with a finished floor level at the Connection C at 2.4 metres below HKPD or at such level as may be required or approved by the Director.

For the purpose of this sub-clause (a), the decision of the Director as to what constitute the finished floor level, the clear internal width and the clear internal height shall be final and binding on the Purchaser.

(b) Upon completion of the construction of the Internal Pedestrian Link and the Connection C in accordance with this sub-clause (a) of this Special Condition, the Purchaser shall, throughout the term hereby agreed to be granted, permit all members of the public at all times 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Internal Pedestrian Link and the Connection C and for such purpose, to have ingress, egress or regress to, from and through the lot and any building or buildings erected or to be erected thereon.

(c) Upon completion of the construction of the Internal Pedestrian Link and the Connection C in accordance with sub-clause (a) of this Special Condition, the Purchaser Shall, throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director upkeep, maintain, repair and manage the Internal Pedestrian Link and the Connection C in good and substantial repair and condition.

(d) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (b) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Internal Pedestrian Link, the Connection C or any part or parts thereof to the public for the right of passage.

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

(f) Throughout the term hereby agreed to be granted, there is excepted and reserved to the Government and the person or persons to whom such rights may be granted by the Government a right of support and a right to connect the Proposed Subway C at the Connection C.

(g) Throughout the term hereby agreed to be granted, there is excepted and reserved to the Government and the person or persons to whom such rights may be granted by the Government all necessary rights of occupation of such part or parts of the lot and the building or buildings erected or to be erected thereon as may be required by the Director for the purpose of constructing, connecting and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway C at the Connection C.

(h) (i) In the event of any redevelopment of the lot or any part thereof whereby the Internal Pedestrian Link and the Connection C 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 may be imposed by the Director and at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by such new internal pedestrian link, new supports and connections with such materials and of such design, specifications and standards and at such width, headroom, level, height and position as the Director may in his sole discretion approve or require.

(ii) in the event that any new internal pedestrian link, new supports and connections are required to be constructed under sub-clause (h)(i) of this Special Condition, all references to "the Internal Pedestrian Link" and "the Connection C" in this Special Condition shall be deemed to refer to the said new internal pedestrian link, new supports and connections.

(i) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a), (c) or (h) of this Special Condition, the Government may carry out the works as referred to therein 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.

(j) The Government, the Director and his officers, contractors and agents, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of NKIL 6556 with or without tools, equipment, plant, machinery or motor vehicles shall at all reasonable times throughout the term hereby agreed to be granted and upon giving prior notice to the Purchaser have the right of free ingress, egress and regress to and from the lot or any part or parts thereof and the building or buildings or any part or parts thereof erected or to be erected thereon for the purpose of constructing and connecting the Proposed Subway C and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway C and the carrying out, inspecting, checking and supervising of the works under sub-clauses (a), (c), (h) and (i) of this Special Condition and any other works which the Director may consider necessary at the Proposed Subway C at the Connection C.

(k) The Government, the Director and his officers, contractors and agent, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of NKIL 6556 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), (c) and (h) of this Special Condition or the exercise of the rights by the Government under sub-clauses (f), (g), (i) and (j) of this Special Condition, and no claim whatsoever shall be made by the Purchaser against the Government, the Director or his officers, contractors and agents or any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of NKIL 6556 in respect of any such loss, damage, nuisance or disturbance.

(l) The Internal Pedestrian Link and the Connection C shall be taken into account for the purpose of calculating the gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof except with the prior written approval of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require.

(m) The Purchaser hereby acknowledges and agrees that the Government in no way warrants that the Proposed Subway C will be constructed in the future and the Government shall be under no responsibility or liability whatsoever to the Purchaser for any claim, loss or damage howsoever arising out of or in connection therewith or as a consequence thereof if the Proposed Subway C or any part thereof are not constructed."

33. Parking requirements

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

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

(I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as 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 22 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 12 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	One space for every residential unit

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

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

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

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

For the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. For the avoidance of doubt, the two residential care homes for the elderly referred to in Special Condition No. (16)(a)(i)(I) hereof or any part thereof and 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. (45), (46) and (48) hereof.

(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 of sub-clause (a)(i)(I) of this Special Condition. For the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

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

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

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

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

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

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

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

(iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (48) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively set out in sub-clauses (a)(i) and (a)(iii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purpose; and

(II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (48) hereof), any floor area to be used for parking, loading and unloading purposes and the Government Accommodation shall be excluded.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (48) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for the respective purposes stipulated in the said sub-clauses 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) and (b)(i) (as may be respectively varied under Special Condition No. (48) hereof), and sub-clause (a)(iii) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require or 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 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 he 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;

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition (as may be varied under Special Condition No. (48) hereof); and

(III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition (as may be varied under Special Condition No. (48) hereof).

If the number of spaces to be provided under sub-clauses (d)(i)(I), (d)(i)(II) and (d)(i)(III) of this Special Condition (as may be varied under Special Condition No. (48) hereof) 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. (48) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the 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 provision of car cleaning and beauty services.

(iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition (as may be respectively varied under Special Condition No. (48) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot or part or parts of building or buildings for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

(f) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i) and (b)(i) of this Special Condition (as may be respectively varied under Special Condition No. (48) hereof) and sub-clause (a)(iii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) The 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. (48) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

(iv) Each of the spaces provided under sub-clause (e) of this Special Condition (as may be varied under Special Condition No. (48) hereof) shall be of such dimensions as may be approved in writing by the Director."

(g) The Purchaser shall:

(i) on or before the 31st day of March 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 respectively made thereunder and any amending legislation:

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

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

(ii) throughout the term hereby agreed to be granted, at 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 required to be provided and installed under sub-clauses (g)(i)(I) and (g)(i)(II) of this Special Condition in good repair and operational condition."

34. Loading and unloading requirements

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

"(a) Spaces shall be provided within the lot to the satisfaction of the Director:

(i) for the loading and unloading of goods vehicles at the following rates:

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

(II) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purposes; and

(III) one space for every 800 square metres or part thereof of the first 20,000 square metres of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes and one space for every 1,200 square metres or part thereof of the remaining gross floor area to be used for such purposes; and

(ii) as lay-bys for the picking up and setting down of passengers from motor vehicles (including taxis) at a rate of one space for every 20,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purpose.

(b) (i) Each of the spaces provided under sub-clauses (a)(i) of this Special Condition (as may be varied under Special Condition No. (48) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

(ii) Each of the spaces provided under sub-clause (a)(ii) of this Special Condition (as may be varied under Special Condition No. (48) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. Such spaces shall not be used for any purpose other than for the picking up and setting down of passengers from motor vehicles (including taxis) in connection with the building or buildings erected or to be erected on the lot to be used for office purposes.

(c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(i)(II), (a)(i)(III) and (a)(ii) of this Special Condition (as may be respectively varied under Special Condition No. (48) hereof), any floor area to be used for parking, loading and unloading purposes and the Government Accommodation shall be excluded."

35. Anchor maintenance

Special Condition No.(56) 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."

36. Construction of drains and channels

Special Condition No.(59) 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 and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense 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."

37. District cooling system substation

Special Condition No.(65) of the Land Grant stipulates that:-

"(a) The Purchaser shall at his own expense on or before the 31st day of March 2024 or such other date as may be approved by the Director, design, erect, construct and provide:

(i) at such location within the Non-industrial Portion as shall be proposed by the Purchaser and approved by the Director, floor space with such dimension which in the opinion of the Director (whose opinion shall be final and binding on the Purchaser) is sufficient for the supply of district cooling services (as defined in the District Cooling Services Ordinance, any regulations made thereunder and any amending legislation) and equipped with such wirings and facilities as may be required by the Director to cater for all air conditioned area of the building or buildings erected or to be erected on the Non-industrial Portion; and

(ii) trenches which shall connect to the district cooling system pipework located outside the lot and the floor space referred to in sub-clause (a)(i) of this Special Condition, the excavation and backfilling for such trenches shall be designed and constructed by the Purchaser

in all respects to the satisfaction of the Director for the purposes of accommodating and installing district cooling services equipment to receive the chilled water supplied by a district cooling system as defined in the District Cooling Services Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Substation", which expression shall, for the avoidance of doubt, mean such floor space and all the aforesaid wirings, facilities and trenches to be provided in accordance with this Special Condition, the "District Cooling Services Supply Conditions" and "Technical Guidelines for Connection to District Cooling System" both issued by the Electrical and Mechanical Services Department in relation to the provision of the Substation including but not limited to the compliance with the requirements for submission of the detailed layouts of the Substation laid down therein in which the expressions "the consumer" and "the approved consumer" referred to therein shall be regarded as the Purchaser under this Special Condition) for operating the Purchaser's central air conditioning system within the Non-industrial Portion and shall thereafter at his own expense maintain the Substation in good and substantial repair and condition in all respects to the satisfaction of the Director. For the purpose of calculating the total gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof, there shall not be taken into account any floor space of the Substation.

(b) Subject to the approval by the Building Authority in consultation with the Director of Electrical and Mechanical Services, the floor spaces for the chiller plant and heat rejection system for the central air-conditioning systems for back-up purpose may be excluded from the calculation of the total gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof subject to Special Condition No. (64)(e)(i) hereof.

(c) The Purchaser shall at all reasonable times permit the authorized officer as defined in the District Cooling Services Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to in this Special Condition as "the Authorized Officer") with or without the assistance of any other person as the Authorized Officer thinks fit to enter the building or buildings erected or to be erected on the lot or any part or parts of such building or buildings in the manner and for the purposes permitted under section 20 of the District Cooling Services Ordinance, any regulations made thereunder and any amending legislation.

(d) The Government, the Director, the Director of Electrical and Mechanical Services, the Authorized Officer and any other person as described under sub-clauses (c) and (f) of this Special Condition 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 arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the carrying out, inspecting, checking and supervising the works under sub-clause (e) of this Special Condition or the exercise by the Authorized Officer, the Director and his officers, agents, contractors and workmen and any other persons authorized by the Director of any of the rights conferred under sub-clauses (c) and (f) of this Special Condition and no claim whatsoever shall be made against any of them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

(f) The Purchaser shall, at all times throughout the term hereby agreed to be granted, permit the Director and his officers, agents, contractors and workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part 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-clause (a) of this Special Condition; and

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

(g) The Purchaser shall at all times indemnify and keep indemnified the Government, the Director, the Director of Electrical and Mechanical Services, the Authorized Officer and any other person as described under sub-clauses (c) and (f) of this Special Condition from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the construction, repair, and maintenance of the Substation or in connection with the works under sub-clause (e) of this Special Condition."

38. Automatic metering of fresh water supply

Special Condition No.(67) of the Land Grant stipulates that:-

"(a) The Purchaser shall on or before the 31st day of March 2024 or such other date as may be approved by the Director, at his own expense:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

39. Noise barrier

Special Condition No.(69) of the Land Grant stipulates that:-

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

(a) the 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 Bather 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, and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

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

(f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other 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 erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

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

(h) the 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, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;

(i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the 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 six calendar months from the date of the written notice and 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;

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

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

(l) neither the Government nor the Director shall have any 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 rights conferred under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers or any compensation whatsoever in respect of any such loss, damage, nuisance or disturbance; and

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

F. Lease conditions that are onerous to a purchaser

40. Indemnity to the Government

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

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

41. Preservation of trees

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

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

42. Non-Building Area (Pink Hatched Black Area)

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

"(a) Subject to Special Conditions Nos. (39) and (61) hereof and except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed at or above the ground level of the area shown coloured pink hatched black on PLAN I annexed hereto (hereinafter referred to as "the Pink Hatched Black Area") except minor structures, structures such as at grade driveway, street furniture and landscaping features.

(b) For the purpose of sub-clause (a) of this Special Condition, the decision of the Director as to what constitute the ground level of the Pink Hatched Black Area, minor structures, structures, at grade driveway, street furniture and landscaping features shall be final and binding on the Purchaser.

(c) The Purchaser shall on or before the 31st day of March 2024 or such other date as may be approved by the Director at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director provide and construct an emergency vehicular and pedestrian access from points K and P9 to points P10 and P11 all as shown and marked on PLAN I annexed hereto through the Green Area and the Pink Hatched Black Area (hereinafter referred to as "the Emergency Access") and shall permit the use of such part of the Emergency Access within the Pink Hatched Black Area and such part of the Emergency Access within the Green Area (while the Purchaser is in possession of the Green Area or any part or parts thereof) by emergency vehicles and maintenance vehicles and all members of the public at all times 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Emergency Access.

(d) Upon completion of the construction of the Emergency Access in accordance with sub-clause (c) of this Special Condition, the Purchaser shall, throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director upkeep, maintain, repair and manage such part of the Emergency Access within the Pink Hatched Black Area and such part of the Emergency Access within the Green Area (while the Purchaser is in possession of the Green Area or any part or parts thereof) in good and substantial repair and condition.

(e) The Purchaser shall from the date of this Agreement at his own expense provide and thereafter maintain in all respects to the satisfaction of the Director a temporary pedestrian access (hereinafter referred to as "the Temporary Pedestrian Access") having a clear width of 6 metres from points K and P9 to points P10 and P11 all as shown and marked on PLAN I annexed hereto through the Green Area and the Pink Hatched Black Area and permit the use of the Temporary Pedestrian Access by all members of the public at all times 24 hours a day to pass and repass on foot or by wheelchair free of charge and without interruption in order to gain access to the Kai Tak Station of the Shatin to Central Link which is shown and marked "PROPOSED KAI TAK STATION" on PLAN 1 annexed hereto (hereinafter referred to as "Kai Tak Station") and vice versa until completion of the construction of the Emergency Access. Upon completion of the construction of the Emergency Access in accordance with sub-clause (c) of this Special Condition, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director close and demolish the Temporary Pedestrian Access and shall reinstate the area upon which the Temporary Pedestrian Access was constructed. For the purpose of this sub-clause (e), the decision of the Director as to what constitutes the clear width shall be final and binding on the Purchaser.

(f) It is expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clauses (c) and (e) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black Area or any part or parts thereof to the public for the right of passage.

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

43. 24-hour public access

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

"(a) The Purchaser shall at all times throughout the term hereby agreed to be granted permit all members of the public at all times 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down, the Emergency Access, the Subway Connection A and the Unobstructed Pedestrian Passage and for such purpose, to have ingress, egress or regress to, from and through the lot and any building or buildings erected or to be erected thereon.

(b) The Purchaser shall at all times throughout the term hereby agreed to be granted permit all members of the public throughout the operational hours of the Kai Tak Station for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to and from the Subway Connection B to the Kai Tak Station.

(c) The Purchaser shall at all times throughout the term hereby agreed to be granted permit all members of the public at all times 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to use the Passenger Lift.

(d) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Purchaser contained in sub-clauses (a), (b) and (c) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Emergency Access, the Subway Connection A, the Subway Connection B, the Passenger Lift or the Unobstructed Pedestrian Passage or any part or parts thereof to the public for the right of passage.

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

44. Restriction on alienation of Residential Parking Spaces and Residential Motor Cycle Parking Spaces

Special Condition No.(50) of the Land Grant stipulates that:-

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

(i) assigned except:

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

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

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

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

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

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

(d) For the avoidance of doubt, sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons provided out of the spaces provided under Special Condition No. (45)(a)(i) hereof."

45. Cutting away

Special Condition No.(54) of the Land Grant stipulates that:-

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (53) hereof.

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

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

46. Spoil or debris

Special Condition No.(57) 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 against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

47. Damage to Services

Special Condition No.(58) 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 Green Area, the Yellow Area or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Area, the Yellow Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Area, the Yellow Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

48. Drainage Reserve Area (Pink Cross-hatched Black Area, Pink Hatched Black Area, Pink Circled Black Area, Green Area and Yellow Area)

Special Condition No.(61) of the Land Grant stipulates that:-

"(a) (i) The Purchaser acknowledges that there are existing storm water drains and sewers and that there may be future drains and sewers (including but not limited to the Future Drains and Sewers as referred to in sub-clause (a)(iv) of this Special Condition) within portions of the Pink Cross-hatched Black Area, the Pink Hatched Black Area, the Pink Circled Black Area, the Green Area and the Yellow Area shown bounded by brown peck lines and marked "D. R." on PLAN I and PLAN III annexed hereto (such portions of the Pink Cross-hatched Black Area, the Pink Hatched Black Area, the Pink Circled Black Area, the Green Area and the Yellow Area are hereinafter collectively referred to as "the Drainage Reserve Area"). No building or structure or support for any building or structure shall be erected or constructed on, over, above, under, below or within the Drainage Reserve Area.

(ii) Notwithstanding sub-clause (a)(i) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as may be imposed by him in his absolute discretion, the Purchaser may erect or permit to be erected on the Drainage Reserve Area:

(I) landscape features;

(II) a basement floor or floors;

(III) part of the internal Pedestrian Link below the level of 1.4 metres above HKPD or such other level as may be required or approved by the Director; and

(IV) part of the Underground Shopping Street below the level of 3.6 metres above HKPD or such other level as may be required or approved by the Director

provided that if and when required by the Director, the Purchaser shall at his own expense, within the time limit specified by the Director or as required in an emergency and in all respects to the satisfaction of the Director, remove or demolish all or any of the buildings or structures erected on the Drainage Reserve Area and reinstate the Drainage Reserve Area and if the Purchaser fails to carry out such removal, demolition or reinstatement works within the time limit specified by the Director or as required in an emergency, the Director 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.

(iii) For the purpose of sub-clause (a) of this Special Condition, the decision of the Director as to:

(I) what constitutes landscape features;

(II) what constitutes a basement floor or floors;;

(III) what constitutes part of the Internal Pedestrian Link and whether the part of the Internal Pedestrian Link is below the level of 1.4 metres above HKPD; and

(IV) what constitutes part of the Underground Shopping Street and whether the part of the Underground Shopping Street is below the level of 3.6 metres above HKPD

shall be final and binding on the Purchaser.

(iv) Without prejudice to sub-clauses (a)(i) and (a)(ii) of this Special Condition and throughout the term hereby agreed to be granted, there is excepted and reserved to the Director, his officers, contractors and agents and any persons duly authorized by the Government the rights to lay and construct additional drains and sewers within the Yellow Area (irrespective of whether the Purchaser is in possession of the Yellow Area or any part or parts thereof) (such additional drains and sewers are hereinafter referred to as "the Future Drains and Sewers") and to occupy and use such part or parts of the lot and the building or buildings erected or to be erected thereon as may be required by the Director or his officers, contractors and agents or any persons duly authorized by the Government for the purpose of laying and constructing and thereafter, inspecting, maintaining, managing, repairing and renewing the Future Drains and Sewers. The Director, his officers, contractors and agents or any persons duly authorized by 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 person arising out of or incidental to the exercise by him or his officers, contractors and agents or any persons duly authorized by the Government of the rights conferred under this sub-clause (a)(iv) and no claim whatsoever shall be made by the Purchaser against the Government, the Director or his officers, contractors and agents or any persons duly authorized by the Government in respect of any such loss, damage, nuisance or disturbance.

(b) The Director and his duly authorized officers, contractors, his or their workmen (hereinafter collectively referred to as "the relevant persons") with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve Area (hereinafter referred to as "the Utilities") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there are objects or material within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Purchaser, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve Area. If the Purchaser shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal demolition and reinstatement works as he may consider necessary 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.

(c) Save in respect of the reinstatement of any trench excavated in the exercise of the rights and powers under sub-clause (b) of this Special Condition, the Government and the relevant persons shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise by the relevant persons of the right of unrestricted ingress, egress and regress and in laying, inspecting, repairing, maintaining, replacing and renewing the Utilities conferred under sub-clause (b) of this Special Condition and no claim whatsoever shall be made against the Government or the relevant persons by the Purchaser in respect of any such loss, damage, nuisance or disturbance."

49. Railway protection

Special Condition No.(62) of the Land Grant stipulates that:-

"(a) Prior to the commencement of any works whatsoever on the lot including but not limited to site investigation works piling or other foundation works and other civil engineering and building works, the Purchaser shall consult the corporation so as to ensure that any such works do not damage, interfere with or endanger any railway works, structures, facilities or installations or the safe operation of the railway as defined under section 2 of the Mass Transit Railway Ordinance (hereinafter referred to as "the MTR Ordinance") and any extension thereto (hereinafter referred to as "the Railway") (as to which the decision of the Director shall be conclusive) and if required by the Director the Purchaser shall, at his own expense, take such precautions as may be required by the Corporation to ensure the safety of any railway works, structures, facilities or installations and the operation of the Railway.

(b) The Purchaser shall comply with all Ordinances, by-laws and regulations relating to the Railway.

(c) The Purchaser shall at his own expense comply with all special requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the Railway.

(d) The Purchaser shall permit the Director, and the Corporation and their duly authorized officers, servants and contractors the right of ingress, egress and regress to, from and through the lot and any building or buildings erected thereon at all times with or without tools, motor vehicles, machinery, plant or equipment to carry out works, and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the Railway. The Director or his duly authorized officers, servants and contractors shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the right conferred under this sub-clause (d) and no claim or objection whatsoever shall be made against any of them by the Purchaser.

(e) In the event that the Corporation ceases to operate the Railway or any part of the Railway affecting the lot upon the expiry of the franchise (including any extension thereto) granted under section 4 of the MTR Ordinance or otherwise, any reference to the Corporation in this Special Condition shall where appropriate mean the Government, its nominee or a third party designated by the Government."

50. No grave or columbarium permitted

Special Condition No.(71) 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."

SUMMARY OF LAND GRANT
批地文件的摘要

Note :

1. Pursuant to a letter dated 9 October 2020 issued by the District Lands Office/Kowloon East, Lands Department registered at the Land Registry with Memorial No.21101802680070 (the "BC Extension Letter"), the time limit for redelivery of the Yellow Area, formation of Green Area, completion of the development of the Lot, provision of Public Passage Area, provision of the Government Accommodation, provision of the Emergency Access, provision of the Underground Shopping Street, the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift, provision of the Internal Pedestrian Link and the Connection C, provision of electric vehicle charging facilities, provision of district cooling system substation and provision of automatic metering of fresh water supply by the Grantee under the Land Grant has been extended from 31 March 2021 to 30 September 2021 (for redelivery of the Yellow Area) and from 31 March 2024 to 30 September 2024 (for the other abovementioned provisions).

2. Pursuant to a letter dated 15 July 2022 issued by the District Lands Office/Kowloon East, Lands Department registered at the Land Registry with Memorial No. 22080101730064 (the "Further BC Extension Letter"), the time limit for the formation of Green Area, completion of the development of the Lot, provision of Public Passage Area, provision of the Government Accommodation, provision of the Emergency Access, provision of the Underground Shopping Street, the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift, provision of the Internal Pedestrian Link and the Connection C, provision of electric vehicle charging facilities, provision of district cooling system substation and provision of automatic metering of fresh water supply by the Grantee under the Land Grant has been further extended from 30 September 2024 to 31 March 2025.

3. Please refer to the Land Grant, the BC Extension Letter and the Further BC Extension Letter for full details of this section. Full scripts of the Land Grant, the BC Extension Letter and the Further BC Extension Letter are available for free inspection upon request at the sales office during opening hours and copies of the Land Grant, the BC Extension Letter and the Further BC Extension Letter can be obtained upon paying necessary photocopying charges.

SUMMARY OF LAND GRANT
批地文件的摘要

A. 「期數」所位於的土地之地段編號

1. 「期數」建於新九龍內地段第6568號（「**該地段**」）。

B. 批地年期

2. 「該地段」乃根據日期為2018年6月12日之《賣地條件》第20320號（經日期為2021年9月8日及登記在土地註冊處註冊編號為21091701360014的《批地條款修訂書》更改或修訂）（經更改或修訂之《賣地條件》稱為「**批地文件**」）承批，由2018年6月12日起計為期50年。

C. 適用於「該土地」的用途限制

3. 「批地文件」特別條款第(9)條訂明：

『(a) 受限於本特別條款(b)款及本文特別條款第(16)條的規定，該地段或其任何部分或現已或將會建於該處的任何一座或多座建築物或其任何部分除作非工業用途外（不包括貨倉及加油站），不可作任何其他用途。

(b) 現已或將會建於以下範圍內的任何一座或多座建築物或其任何部分不可作非工業用途（不包括住宅、寫字樓、貨倉、酒店及加油站）以外的任何用途：

(i) 在本文所夾附圖則I分別以粉紅色加黑點（以下簡稱「粉紅色加黑點範圍」）及以粉紅色加黑點間綠十字線（以下簡稱「粉紅色加黑點間綠十字線範圍」）顯示的範圍（以下統稱「零售建築物範圍」）；及

(ii) 在本文所夾附圖則II及圖則III以鑲藍邊顯示的地層，其中包含：

(I) 在本文所夾附圖則II及圖則III以粉紅色黑圓圈顯示界乎香港主水平基準4.6米以上和香港主水平基準6.4米以下的水平之間的地層（該地層以下簡稱「粉紅色加黑圓圈範圍」）；及

(II) 界乎香港主水平基準6米以上和香港主水平基準11.15米以下的水平或「署長」要求或批准的其他水平之間的地層（「粉紅色加黑圓圈範圍」除外）

（以下統稱「鑲藍邊範圍」）。』

D. 按規定須興建並提供予「政府」或供公眾使用的設施

4. 構建「綠色範圍」（時限、方式及用途）

「批地文件」特別條款第(4)條訂明：

『(a) 「買方」應：

(i) 在2024年3月31日或之前或「署長」批准的其他日期前，自費以「署長」批准的方式及物料，按「署長」批准的標準、水平、定線和設計進行下列工程，以達至各方面令「署長」滿意：

(I) 在本文所夾附圖則I及圖則III以綠色顯示於香港主水平基準1.4米以上水平之上的地層地面水平鋪築及平整日後擬建公共道路範圍（該地層以下簡稱「綠色範圍」）；及

(II) 提供和建造「署長」全權酌情要求的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人道、道路或其他構築物（以下統稱「構築物」），

以便在「綠色範圍」建造建築物及供車輛和行人往來。

(ii) 在2024年3月31日或之前或「署長」批准的其他日期前，自費以「署長」滿意的方式在「綠色範圍」鋪築路面、建造路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總喉的水管、街燈、交通標誌、街道傢俬和道路標記；及

(iii) 自費保養「綠色範圍」連同「構築物」及在該處建造、安裝和提供的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及植物，以令「署長」滿意，直至「綠色範圍」的佔管權按照本文特別條款第(5)條交還為止。

(b) 如「買方」不在本特別條款(a)款訂明的各個日期內或「署長」批准的其他一或多個日期履行該款所訂的責任，「政府」可執行必要的工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」有約束力。

(c) 倘因「買方」履行本特別條款(a)款所訂責任或因「政府」行使本特別條款(b)款所訂權利等而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

(d) 就本特別條款(a)(i)(I)款而言，「署長」就何謂「綠色範圍」的地面水平所作的決定將作終論並對「買方」有約束力。』

5. 「綠色範圍」的管有權

「批地文件」特別條款第(5)條訂明：

『僅為執行本文特別條款第(4)條所訂的工程，「買方」將於「本協議」訂立日起獲授予「綠色範圍」的管有權。「買方」應在「署長」要求時將「綠色範圍」或其任何一個或多個部分交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」發函說明「買方」已以其滿意的方式履行此等「批地條款」當日交還「政府」。「買方」管有「綠色範圍」期間，應允許所有「政府」及公共車輛和行人於所有合理時間自由進出及通行「綠色範圍」，並確保不會因為執行本文特別條款第(4)條規定的工程等而干預或阻礙此等通行權。』

6. 使用「綠色範圍」的限制

「批地文件」特別條款第(6)條訂明：

『如事前未獲「署長」書面同意，「買方」不得將「綠色範圍」用作儲物或興建任何臨時構築物，或用作本文特別條款第(4)條所指明的工程以外之任何其他用途。』

7. 進出「綠色範圍」進行檢查

「批地文件」特別條款第(7)條訂明：

『(a) 「買方」須在管有「綠色範圍」期間的所有合理時間：

(i) 允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等有權通行、進出、往返及行經該地段和「綠色範圍」，以便檢查、檢驗和監督任何遵照本文特別條款第(4)(a)條執行的工程及本文特別條款第(4)(b)條執行、檢查、檢驗和監督的工程及「綠色範圍」內「署長」視為必要的任何其他工程；

(ii) 允許「政府」及其授權的相關公用事業公司有權按需要通行、進出、往返和行經該地段及「綠色範圍」，以便在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有必要水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務。「買方」應與「政府」和「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎執行任何上述「綠色範圍」內工程的事項；及

(iii) 允許水務監督的人員及彼等授權的其他人等有權按需要通行、進出、往返和行經該地段及「綠色範圍」，以便執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程。

(b) 倘因「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(a)款正式獲授權的公用事業公司行使權利導致「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(a)款正式獲授權的公用事業公司概毋須承擔任何責任或義務。』

8. 建築物後移（「粉紅色加黑點間綠十字線範圍」）

「批地文件」特別條款第(15)條訂明：

『(a) 除了「柱」之外，「粉紅色加黑點間綠十字線範圍」的地面水平或由「粉紅色加黑點間綠十字線範圍」的地面水平向上延伸至4.2米高的空域內不得興建或建造任何建築物、構築物、任何一座或多座建築物或構築物的支承件或伸出物。

(b) 「買方」應在2024年3月31日或之前，自費以「署長」批准或要求的方式及物料，按「署長」批准或要求的標準、水平和設計鋪築、平整、建造及提供一條通行「粉紅色加黑點間綠十字線範圍」地面水平及從地面水平向上延伸至不少於4.2米高度的通道（以下簡稱「公共通道區」），以至各方面令「署長」滿意。

(c) 「買方」應在本文協定批授的整個年期內，容許所有公眾每天24小時為所有合法目的自由地及不受干擾地徒步或乘坐輪椅穿越、通過及行經「公共通道區」而毋須支付任何性質的費用，以至各方面令「署長」滿意。

(d) 計算本文特別條款第(12)(a)(iii)條所訂的整體樓面總面積時，「公共通道區」將不連計在內。

(e) 「買方」應在本文協定批授的整個年期內，自費維護、維修、修理及管理「公共通道區」及構成其一部分或依附「公共通道區」的一切物件，以保持其修繕妥當及狀況良好，以至各方面令「署長」滿意。

(f) 現明確同意、聲明及訂明，本特別條款(c)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「公共通道區」給公眾享有通行權。

(g) 現明確同意、聲明及訂明，本特別條款(c)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之一切要求。

(h) 就本特別條款(a)及(b)款而言，「署長」就何謂「粉紅色加黑點間綠十字線範圍」的地面水平所作的決定將作終論並對「買方」有約束力。』

9. 提供「政府樓宇」

「批地文件」特別條款第(16)條訂明：

『(a) 「買方」應自費以「署長」全面滿意的方式及良好工藝，按照本文所夾附「工程規格附表」（以下簡稱「工程規格附表」）和根據本文特別條款第(17)(a)批核的圖則，於該地段內興建、建造和提供下列樓宇：

(i) (I) 兩所《安老院條例》或相關任何附屬規例及修訂或替代法例訂明定義的安老院，各自的淨作業樓面面積不少於2,475平方米；及

(II) 一個闊3.0米、長8.0米、最低淨空高度為3.3米提供予本特別條款(a)(i)(I)款所述每所安老院的車位，以供停泊根據《道路交通條例》、任何相關規例及修訂法例持牌及與本特別條款(a)(i)(I)款所述安老院相關的私人小型巴士及其真正賓客、訪客或獲邀人士的私人小型巴士；及

(III) 兩個各闊3.5米、長11.0米、最低淨空高度為4.7米的停車處，以供與本特別條款(a)(i)(I)款所述安老院和本特別條款(a)(ii)(I)款所述並且位於本特別條款(a)(ii)(I)款所述長者日間護理中心相同樓層的長者日間護理中心相關的車輛（包括計程車、救護車及私人小型巴士）上落乘客，並須遵從「署長」指定或批准的位置、形式和標準

（以下統稱為「安老院」）此等樓宇必須在2024年3月31日或之前建成並適宜佔用及營運；及

(ii) (I) 兩所長者日間護理中心，各自的淨作業樓面面積不少於358平方米；及

(II) 三個各闊3.0米、長8.0米、最低淨空高度為3.3米提供予本特別條款(a)(ii)(I)款所述每所長者日間護理中心的車位，以供停泊根據《道路交通條例》、任何相關規例及修訂法例持牌及與本特別條款(a)(ii)(I)款所述長者日間護理中心相關的私人小型巴士及其真正賓客、訪客或獲邀人士的私人小型巴士；及

（以下簡稱為「長者日間護理中心」）此等樓宇必須在2024年3月31日或之前建成並適宜佔用及營運

（本(a)款所述的樓宇指「署長」全權酌情指定（「署長」的決定將作終論並對「買方」具約束效力）供該處專用的其他地方、設施、服務和裝置，以下統稱「政府樓宇」）。就本特別條款(a)(i)(III)款而言，「署長」就何謂本特別條款(a)(ii)(I)款所述的長者日間護理中心相同樓層所作的決定將作終論並對「買方」有約束力。

(b) 「政府」現保留權利和其絕對的酌情權隨時更改或改變「政府樓宇」或其任何部分的用途。

(c) (i) 為了釐定「政府樓宇」任何部分的淨作業樓面面積，除非另行說明，否則淨作業樓面面積將被視作包含《工程規格附表》所列「政府樓宇」該部分所有房間和空間的淨樓面總面積，但不包括任何結構及間隔、流通地方、樓梯、樓梯間、電梯平台、廁所及淋浴設施和電梯及冷氣系統等機電服務設施所佔的空間。

(ii) 就本特別條款而言，個別房間或空間的淨樓面面積為該房間或空間的圍牆或邊界牆以內的範圍，即在該房間或空間內已建成或假定性牆壁表面、獨立柱或牆柱之間量度所得的總範圍。』

10. 「政府樓宇」圖則

「批地文件」特別條款第(17)條訂明：

『(a) (i) 「買方」應向「署長」提交或達致他人提交「政府樓宇」的圖則以供書面批核。「政府樓宇」圖則應註明「政府樓宇」的樓層、位置及設計詳情，以及「署長」要求的其他資料。

(ii) 「政府樓宇」圖則獲審批後，除非事前獲「署長」書面批准或「署長」規定，否則「買方」不得改動、更改、修改、變更或取代。

(iii) 根據本特別條款(a)款批核的「政府樓宇」圖則將被視作已包含「署長」事後批准或規定的任何改動、更改、修改、變更或取代內容。

(b) 「署長」根據本特別條款(a)款批核「政府樓宇」圖則之前，概不可在該地段展開任何建造工程（地盤平整工程除外）。』

11. 修訂「工程規格附表」

「批地文件」特別條款第(18)條訂明：

『(a) 「署長」有權按其絕對的酌情權，改動、更改、修改、變更或取代其視為恰當的「工程規格附表」。

(b) 「買方」在改動、更改、修改、變更或取代「工程規格附表」前必須徵取「署長」書面批准。

(c) 「署長」根據本特別條款(a)款進行或「買方」按照本特別條款(b)款規定經「署長」批准進行的「工程規格附表」改動、更改、修改、變更或取代項目，一律視作已納入「工程規格附表」並構成其一部分。

(d) 如「工程規格附表」與此等「批地條款」有任何歧義或差異，概以此等「批地條款」為準。』

12. 樓面總面積及上蓋面積無豁免

「批地文件」特別條款第 (19) 條訂明：

『(a) 除本文特別條款第(49)(b)(i)、(49)(b)(ii)及(49)(b)(iv)條另有規定外，計算本文特別條款第(12)(a)(iii)及(12)(a)(iv)條分別所訂的整體樓面總面積及總上蓋面積時，擬依照本文特別條款第(16)(a)條興建、建造及提供的「政府樓宇」樓面總面積及上蓋面積將連計在內。

(b) 就此等「批地條款」而言，「署長」就下列事項所作的決定將作終論並對「買方」約束：
(i) 「政府樓宇」的整體樓面總面積及總上蓋面積；及

(ii) 「安老院」和「長者日間護理中心」或其所有或任何一個或多個部分是否計入本文特別條款第(12)(a)(iii)(I)條或第(12)(a)(iii)(II)條所訂的樓面總面積。』

13. 監察「政府樓宇」建造工程

「批地文件」特別條款第(20)條訂明：

『(a) 「署長」有絕對的酌情權指定「政府」部門人員（以下簡稱「政府人員」）概括地監管「政府樓宇」的設計、建造、裝配及完工，同時監察其建造、裝配及完工情況（以下統稱「建造工程」），以確保「政府樓宇」的「建造工程」按照此等「批地條款」實施。

(b) 當「買方」、其傭工、代理、承辦商及工人知悉任何影響或關乎「政府樓宇」或其任何部分或「政府樓宇」「建造工程」或其任何部分的情況、限制、規定及資訊，必須即時通知「政府人員」，並須提供所有圖則、工地記錄、通知書、函件、證書、批准書及資料，以及在「政府人員」要求時提供所有必要支援和充分合作。

(c) 「買方」應不時通知「署長」及「政府人員」其何時須向建築事務監督申領「政府樓宇」或其任何部分的相關佔用許可證或臨時佔用許可證。

(d) 倘因「政府人員」行使本特別條款(a)款所賦予權力而招致或引起任何性質的費用、索償、訴求、收費、損害、訴訟或法律程序，「政府」及「署長」概不承擔任何責任或義務。

(e) 「買方」須就「政府樓宇」或其任何部分的「建造工程」所直招致或引起的所有索償、損害、責任、損失、費用、開支、訴訟、訴求、收費及法律程序向「政府」及「署長」彌償，並且保持令其獲得彌償。』

14. 損害賠償

「批地文件」特別條款第(21)條訂明：

『(a) 除向「政府」支付其規定的任何其他款項外，在無損此等「批地條款」等賦予「政府」的權利下，「買方」須按照本文協定，於「政府」要求時向「政府」支付以下款項，有關款項為算定損害賠償而非罰款：

(i) 倘「買方」未能在本文特別條款第(16)(a)(i)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(i)(I)條的「政府樓宇」中的兩所長者日間護理中心並達致適合佔用和運作的狀況，按收費率為每日港幣69,000.00元付款，由本文特別條款第(16)(a)(i)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收；

(ii) 倘「買方」未能在本文特別條款第(16)(a)(i)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(i)(II)條的「政府樓宇」中的車位並達致適合佔用和運作的狀況，按收費率為每日港幣250元付款，由本文特別條款第(16)(a)(i)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收；

(iii) 倘「買方」未能在本文特別條款第(16)(a)(i)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(i)(III)條的「政府樓宇」中的兩個停車處並達致適合佔用和運作的狀況，按收費率為每日港幣300元付款，由本文特別條款第(16)(a)(i)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收；

(iv) 倘「買方」未能在本文特別條款第(16)(a)(ii)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(ii)(I)條的「政府樓宇」中的兩所長者日間護理中心並達致適合佔用和運作的狀況，按收費率為每日港幣5,000元付款，由本文特別條款第(16)(a)(ii)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收；及

(v) 倘「買方」未能在本文特別條款第(16)(a)(ii)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(ii)(II)條的「政府樓宇」中的車位並達致適合佔用和運作的狀況，按收費率為每日港幣800元付款，由本文特別條款第(16)(a)(ii)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收，

倘「買方」違約拖欠全數或部分算定損害賠償，則在無損本文所賦予的其他權利及補償權下，「署長」有權從本文特別條款第(24)(a)條訂明應付予「買方」的款項中扣除上述算定損害賠償。

(b) 為免存疑，現協議及聲明，儘管「政府」收取任何算定損害賠償，「買方」仍須履行和遵守的其他責任亦概不免除。』

15. 「政府樓宇」之完工證明書

「批地文件」特別條款第(22)條訂明：

『(a) 「政府樓宇」或其任何部分落成後，「買方」應在十四(14)日內向「署長」提交由認可人士（定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由「買方」就該地段發展項目僱用）簽發的證明書，證明已依照此等「批地條款」建成「政府樓宇」或其任何部分。

(b) 如「署長」認為（其意見將作終論並對「買方」有約束力）「政府樓宇」已以其滿意的方式建成並適合佔用和運作，便會就此向「買方」發出完工證明書，但若「署長」認為「政府樓宇」某部分已按其滿意的方式建成並適合佔用和運作，「署長」可全權酌情就該部分「政府樓宇」發出完工證明書。

(c) 儘管「署長」簽發任何完工證明書，本文特別條款第(20)(e)及(27)條訂明「買方」應有的責任以及此等「批地條款」指定其仍須遵守和履行的其他責任亦不會因此免除。』

16. 轉讓「政府樓宇」

「批地文件」特別條款第(23)條訂明：

『(a) 「買方」應在「署長」通知時，自費空置交還佔管權並不帶任何產權負擔的形式，於「署長」書面指定的一個或多個期限內，向根據《財政司司長法團條例》、其任何附屬規例及相關修訂法例成立為單一法團之「財政司司長法團」（以下簡稱「財政司司長法團」；如上下文意允許，「財政司司長法團」一詞的定義包括其繼承人及受讓人）轉讓本特別條款(b)款所訂的不分割份數，連同使用、佔用與享用「政府樓宇」的專有權和「買方」已完成轉讓根據本文特別條款第(22)(b)條獲發完工證明書的「政府樓宇」或其任何部分。

(b) 依照本特別條款(a)款轉讓予[「財政司司長法團」]的該地段整體不分割份數數額，將由「署長」根據「政府樓宇」樓面總面積佔現已或將會建於該地段內所有建築物整體樓面總面積之比例釐定。「署長」的有關決定將作終論並對「買方」有約束力。

(c) 「買方」應在「署長」通知時（不論「買方」是否根據本特別條款(a)款所訂被要求轉讓），向「署長」提交或達致他人提交「政府樓宇」或其任何部分（按「署長」的規定）之一份或多份轉讓契約，以供「署長」書面批核。該等一份或多份轉讓契約應採取「署長」指定或批准的格式並載明指定條文。

(d) 「政府樓宇」或其任何部分的轉讓交易完成後，「買方」應自費向「財政司司長法團」提交一套該地段契約及文件的正本或核證文本，以及由「買方」律師填妥並簽發證明書核實的一份或多份「政府樓宇」轉讓契約之「註冊摘要」。於土地註冊處登記一份或多份轉讓契約的所有應繳費用一律由「買方」獨力承擔。』

17. 「政府樓宇」之轉讓代價

「批地文件」特別條款第(24)條訂明：

『(a) 鑒於「買方」按本文特別條款第(23)條所訂轉讓「政府樓宇」並且受限於本文特別條款第(21)(a)條之規定，「財政司司長法團」將向「買方」以一筆整付方式支付港幣二億八千一百九十萬元（HK$281,900,000.00）或「署長」根據「買方」依照本特別條款(b)款提交的報表釐定而相等於實際建築費用的金額，以兩者之較低者為準。

(b) 「買方」應盡早及於任何情況下在「署長」通知後三十(30)天內向「署長」提交或達致他人提交經認可人士（定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由「買方」就該地段發展項目僱用）核證的書面報表（以下簡稱「報表」），列明「買方」純粹因按照此等「批地條款」興建、建造及提供「政府樓宇」或其已根據本文特別條款第(22)(b)條簽發完工證明書的任何部分所花費的款項（包括（如有）「買方」因實施工程及供應相關物料而招致的所有專業收費、費用、監督費、間接開支及任何其他費用），以供「署長」核實及批准。

(c) 「署長」擁有絕對及不受束縛的權利決定「報表」註明的任何款項是否應列為本特別條款(a)款所述的實際建築費用，以及要求「買方」以書面詳細說明「報表」所載的任何資料，並可要求「買方」提供「署長」視為必要的任何支持文件。「署長」就實際建築費用作出的決定將作終論並對「買方」有約束力。』

18. 佔管「政府樓宇」

「批地文件」特別條款第(25)條訂明：

『「署長」有權於「買方」根據本文特別條款第(23)條轉讓「政府樓宇」之前，隨時要求「買方」空置交還已根據本文特別條款第(22)(b)條簽發完工證明書的「政府樓宇」或「署長」規定的「政府樓宇」任何部分之佔管權。「買方」接獲「署長」通知時，必須向「政府」交付「政府樓宇」，以供「政府」按照「署長」視為恰當的條款與條件專用、佔用和運作。』

19. 維修「政府樓宇」

「批地文件」特別條款第(26)條訂明：

『(a) 在無損本文特別條款第(27)條之規定下，「買方」必須時刻自費以「署長」全面滿意的方式維修「政府樓宇」及該處各屋宇裝備裝置，以保持其狀況良好，直至本文特別條款第(27)(a)條訂明的「保養期」屆滿為止。

(b) 僅就本特別條款而言，「買方」一詞不包括其受讓人。』

20. 欠妥之處的保養責任

「批地文件」特別條款第(27)條訂明：

『(a) 「政府樓宇」及該處各屋宇裝備裝置如有任何下列缺點、失修、不善、故障、失靈或任何其他尚未完成工程（不論是否關乎工藝、物料、設計等），以致招致或引起所有索償、責任、損失、開支、費用、訴求、收費、損害、訴訟及法律程序，「買方」須向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償：

(i) 於「買方」交付「安老院」及「長者日間護理中心」連同供該處專用的其他地方、設施、服務和裝置的佔管權各個日期之前已存在者；及

(ii) 「買方」交付「安老院」及「長者日間護理中心」連同供該處專用的其他地方、設施、服務和裝置的佔管權各個日期後365日內（以下簡稱「保養期」）出現或呈現者。

(b) 如「署長」或「財政司司長法團」或兩者要求，「買方」必須自費在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準及方式執行所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正「政府樓宇」或其任何部分和該處各屋宇裝備裝置於「保養期」內出現或呈現的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。除以上所述，「買方」並須自費在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準及方式修復及糾正「政府樓宇」或其任何部分和該處各屋宇裝備裝置於「買方」交付佔管權當日已存在的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。

(c) 在每一個「保養期」即將屆滿時，「署長」或「財政司司長法團」或兩者將安排檢驗「政府樓宇」及該處各屋宇裝備裝置，以查找任何明顯的缺點、失修、不善、故障、失靈或任何其他尚未完成工程。「署長」及「財政司司長法團」保留權利於每一個「保養期」屆滿後十四(14)日內向「買方」發出「建築瑕疵細目表」，列明「政府樓宇」相關部分及該處各屋宇裝備裝置的明顯缺點、失修、不善、故障、失靈或任何其他尚未完成工程。「買方」須自費安排執行所有必要工程，以在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準和方式補救及糾正此等缺失。

(d) 如「買方」不執行本特別條款(b)及(c)款所訂的任何工程，「政府」或「財政司司長法團」或兩者可自行施工，「買方」須在接獲通知後支付經「署長」核證（其決定將作終論並對「買方」有約束力）為「政府」或「財政司司長法團」或兩者因此招致之所有相關費用和收費，另加相等於費用及收費總額百分之二十（20%）的行政費用。「政府」或「財政司司長法團」或兩者有權從本特別條款(e)款所載的保證金中扣除本(d)款訂明應繳而「買方」欠負「政府」或「財政司司長法團」或兩者的費用、收費及付費。倘保證金不足支付「買方」欠負「政府」或「財政司司長法團」或兩者的所有應繳費用、收費及付費，「買方」須按要求補付差額。

(e) 「買方」須在依照本文特別條款第(23)條轉讓「政府樓宇」的同時，向「政府」支付港幣二千八百一十九萬元（HK$28,190,000.00）的按金（以下簡稱「保證金」）。受限於本特別條款(d)款之規定，當「政府樓宇」的「保養期」屆滿而「買方」已以令人滿意的方式完成所有維修、修理、修改、重建及糾正工程連同「署長」或「財政司司長法團」或兩者要求的任何其他工程，保證金將到期應付予「買方」（現明確聲明及協議，保證金或當中任何部分均不會計付任何利息）。

(f) 僅就本特別條款而言，「買方」一詞不包括其受讓人。』

21. 提供文件等

「批地文件」特別條款第(28)條訂明：

『「買方」向「政府」交付「安老院」及「長者日間護理中心」連同供該處專用的其他地方、設施、服務和裝置的佔管權後，須於各個日期後八(8)個星期內盡快遵照「工程規格附表」規定，自費向「署長」提供所有相關的文件、圖則及材料。』

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

22. 維修

「批地文件」一般條款第7條訂明：

『(a) 「買方」應在整個批租年期內根據此等「批地條款」建造或重建（本詞指本一般條款(b)款所述的重建工程）：

(i) 按照經批准的設計和布局及任何經批准的建築圖則維修所有建築物，並且不作任何修改或改動；及

(ii) 維修現已或日後依照此等「批地條款」或嗣後任何修訂合約建造的所有建築物，以保持其修繕妥當及狀況良好，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。

(b) 如在承租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，「買方」必須另行提供同類型和樓面總面積相等的一座或多座良好穩固的建築物，又或提供類型和價值經「署長」批准的一座或多座建築物以作替代。如進行上述拆卸工程，「買方」應在施工一(1)個曆月內向「署長」申請同意，以便進行建造工程重建該地段，「署長」給予同意後則須在三(3)個曆月內展開必要的重建工程，以及在「署長」指定的期限內以「署長」滿意的方式完成工程。』

23. 建築契諾

「批地文件」特別條款第(8)條訂明：

『「買方」應全面遵照此等「批地條款」和香港現時或任何時候生效的所有建築、衛生及規劃相關的條例、附例和規例，在該地段發展興建一座或多座建築物。上述建築物應在2024年3月31日或之前建成並適宜佔用居住。』

SUMMARY OF LAND GRANT
批地文件的摘要

24. 園景美化

「批地文件」特別條款第(11)條訂明：

『(a) 「買方」應自費向「署長」提交園景設計圖，述明遵照本特別條款(b)款規定在該地段進行園景工程的位置、規劃和布局，以供「署長」審批。

(b) (i) 該地段不少於30%面積須種植樹木、灌叢或其他植物。

(ii) 本特別條款(b)(i)款所述的30%中須不少於66%（以下簡稱「綠化地方」）應在「署長」全權酌情指定的位置或樓層提供，以確保路過行人可觀賞「綠化地方」或進入該地段的人士或人等可通行該處。

(iii) 該地段已建或擬建的任何一座或多座建築物的天台面積中須不少於20%構成本特別條款(b)(i)款所述的30%。

(iv) 「署長」就「買方」建議的哪些園景工程構成本特別條款(b)(i)款所訂的30%及哪些面積構成本特別條款(b)(iii)款所述的任何一座或多座建築物的天台面積所作的決定將作終論並對「買方」有約束力。

(v) 「署長」可全權酌情接納「買方」建議以其他非種植綠化特色取代種植樹木、灌叢或其他植物。

(vi) 計算本文特別條款指定的園景美化工程的面積時，該地段的面積應排除「粉紅色加黑圓圈範圍」面積及在本文所夾附圖則II及圖則III以粉紅色間黑十字線顯示界乎香港主水平基準1.4米以上和香港主水平基準5.2米以下的水平之間的地層（該地層以下簡稱「粉紅色間黑十字線範圍」）面積。

(c) 「買方」應自費以「署長」全面滿意的方式，按照經批准的園景設計圖在該地段進行園景美化。如事前未獲「署長」書面同意，不得修改、更改、改動、修訂或取代經批准的園景設計圖。

(d) 「買方」其後應自費維修和維護園景工程，以維持其安全、清潔、井然、整齊及健康，以達至各方面令「署長」滿意。

(e) 若「署長」要求，遵照本特別條款進行園景美化的一個或多個地方將指定為並納入本文特別條款第(42)(a)(vi)條所載的「公用地方」。』

25. 發展條件

「批地文件」特別條款第(12)條訂明：

『(a) 受限於此等「批地條款」之規定，該地段或其任何部分進行建造或重建時（本詞僅指本文一般條款第7條所述的重建工程）：

(i) 該地段已建或擬建的任何一座或多座建築物必須全面遵從《建築物條例》、其任何附屬規例及相關修訂法例的規定；

(ii) 不可在該地段或其任何部分或此等「批地條款」訂明的該地段外任何一個或多個範圍興建任何一座或多座建築物，亦不可發展或使用該地段或其任何部分或此等「批地條款」訂明的該地段外任何範圍，以致於任何方面不遵守《城市規劃條例》、其任何附屬規例和相關修訂法例的規定；

(iii) 該地段已建或擬建的任何一座或多座建築物的整體樓面總面積不得少於78,897平方米，亦不得超過131,495平方米，但：

(I) 該地段已建或擬建的任何一座或多座作私人住宅用途的建築物的整體樓面總面積不得超過99,027平方米；

(II) 該地段已建或擬建的任何一座或多座作非工業用途（不包括私人住宅、貨倉及加油站）的建築物的整體樓面總面積不得超過32,468平方米，其中：

(A) 「零售建築物範圍」已建或擬建的任何一座或多座作非工業用途（不包括住宅、寫字樓、貨倉、酒店及加油站）的建築物的整體樓面總面積不得少於1,624平方米；及

(B) 與「地下購物街」（定義於本文特別條款第(38)(a)(i)條）在同一個地台飾面水平或「署長」書面批准的其他水平的該地段已建或擬建的任何一座或多座作非工業用途（不包括住宅、寫字樓、酒店、貨倉及加油站）的建築物的整體樓面總面積不得少於4,000平方米，而就本(a)(iii)(II)(B)款而言，「署長」就何謂「地下購物街」（定義於本文特別條款第(38)(a)(i)條）的地台飾面水平所作的決定將作終論並對「買方」有約束力；

(iv) 於該地段地面水平或以上已建或擬建的任何一座或多座建築物的總上蓋面積不得超過該地段面積的65%，而就本 (a)(iv)款而言，「署長」就何謂地面水平所作的決定將作終論並對「買方」有約束力；

(v) 以下建築物或其他構築物的任何部分連同相關建築物或構築物的任何加建物或配件（如有）的高度須符合下列規定：

(I) 在本文件所夾附圖則I以粉紅色顯示的範圍已建或擬建的任何建築物或其他構築物的任何部分連同相關建築物或構築物的任何加建物或配件（如有）的總高度不可超過香港主水平基準145米以上；及

(II) 在本文件所夾附圖則I以粉紅色加黑波紋線顯示的範圍已建或擬建的任何建築物或其他構築物的任何部分連同相關建築物或構築物的任何加建物或配件（如有）的總高度不可超過香港主水平基準170米以上，

或「署長」在「買方」支付其指定之任何地價及行政費用後全權酌情批准的其他高度限制，然而：

(A) 可在建築物天台興建或放置超出上述高度限制的機房、冷氣機、水箱、梯屋及同類屋頂構築物，但此等屋頂構築物的設計、大小和布局必須令「署長」滿意；及

(B) 「署長」可全權酌情在計算建築物或構築物高度時不計入本文特別條款第(64)(b)(i)(III)條所載的任何構築物或樓面空間；

(vi) (I) 除非事前獲「署長」書面批准，否則該地段任何已建或擬建的一座或一組建築物的面牆伸展長度不得達到或超過60米；及

(II) 就本特別條款(a)(vi)(i)款而言：

(A) 「署長」就何謂建築物所作的決定將作終論並對「買方」有約束力；

(B) 該地段任何已建或擬建的兩座或多座建築物，假如當中任何兩座之間的最短水平距離不足15米，一律視作一組建築物；

(C) 「署長」就何謂該地段任何一座或一組已建或擬建建築物的面牆伸展長度所作的決定將作終論並對「買方」有約束力；及

(D) 計算本特別條款(a)(vi)(I)款所載的面牆伸展長度時，任何兩座建築物之間的空隙亦會連計在內。「署長」就計算所作的決定將作終論並對「買方」有約束力；

(vii) 如該地段或其任何部分或該地段已建或擬建的任何建築物或任何建築物的部分用作一家或多家酒店，該地段已建或擬建的一家或多家酒店應提供中央空調系統及中央熱水供應，以至令「署長」滿意；及

(viii) 該地段任何已建或擬建建築物的設計和布局必須獲「署長」書面批准。在「署長」正式批准本文特別條款第(17)條之下的「政府樓宇」（定義於本文特別條款第(16)(a)條）圖則之前，不可在該地段進行任何建造工程（土地勘測及地盤平整工程除外）。就此等「批地條款」而言，「建造工程」、「土地勘測」及「地盤平整工程」具有《建築物條例》、其任何附屬規例及修訂法例訂明之定義。

(b) 「買方」明確地同意並接受「政府」不保證可取得本特別條款(a)(iii)款規定的最大樓面總面積及本特別條款(a)(iv)款規定的最大上蓋面積。若未能取得上述的最大樓面總面積及最大上蓋面積，不得向「政府」提出任何索償及要求「政府」退回任何地價。

(c) 計算本文特別條款(a)(iv)款所訂的總上蓋面積時及儘管此等「批地條款」有任何相反規定，任何在地面水平或以上建造為或擬用作「政府樓宇」（定義以本文特別條款第(16)(a)條為準）的樓面空間、機房、看守人及管理員辦事處、看守人及管理員宿舍、「業主立案法團」或「業主委員會」辦事處及康樂設施將連計在內。就本(c)款而言，「署長」就地面水平所作的決定將作終論並對「買方」有約束力。』

26. 維修外部飾面及牆結構等

「批地文件」特別條款第(29)條訂明：

『(a) 「買方」應在本文協定批授的整個年期內，自費（但「財政司司長法團」可按照本文特別條款第(42)(a)(ii)(I)條規定出資）以「署長」全面滿意的方式維修以下項目（以下簡稱「雜項」）：

(i) 「政府樓宇」的外飾面和「政府樓宇」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板結構和任何其他結構項件；

(ii) 所有供「政府樓宇」及該地段發展項目其餘部分使用的電梯、自動扶梯和樓梯；

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

(iv) 「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供「政府樓宇」及該地段發展項目其餘部分使用的公共部分及設施。

(b) 如「買方」不維修「雜項」而招致或引起任何性質的所有責任、損失、損害、開支、索償、費用、索求、收費、訴訟及法律程序，「買方」須向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償。

(c) 就本特別條款而言，「買方」一詞的定義不包括「財政司司長法團」。』

27. 康樂設施

「批地文件」特別條款第(32)條訂明：

『(a) 「買方」可在該地段內興建、建造和提供經「署長」書面批准的康樂設施及該處的附屬設施（以下簡稱「該等設施」）。「該等設施」的類型、大小、設計、高度及布局事前須由「署長」書面批核。

(b) 計算本文特別條款第(12)(a)(iii)條及第(12)(a)(iv)條分別指定的整體樓面總面積及總上蓋面積時，受限於本文特別條款第(64)(e)條之規定，任何根據本特別條款(a)款在該地段內興建的「該等設施」任何部分如乃供現已或將會建於該地段的一座或多座住宅大廈所有住戶和彼等的真正訪客公用與共享，不會連計在內，而「署長」認為並非作此用途的「該等設施」其餘部分則會計算在內。

(c) 如「該等設施」任何部分可豁免計入本特別條款(b)款所訂的樓面總面積及上蓋面積（以下簡稱「豁免設施」）：

(i) 「豁免設施」將指定為本文特別條款第(42)(a)(vi)條所訂的「公用地方」一部分；

(ii) 「買方」應自費維修「豁免設施」，以保持其修繕及狀況良好，同時妥善運作「豁免設施」，以致「署長」滿意；及

(iii) 「豁免設施」只可供現已或將會建於該地段內的一座或多座住宅大廈住戶和彼等的真正訪客使用，其他人士或人等不可使用。』

28. 看守人及管理員辦事處

「批地文件」特別條款第(33)條訂明：

『(a) 該地段內可設有看守人或管理員或兩者的辦事處，但須受以下條件所規限：

(i) 「署長」認為辦事處是促進該地段已建或擬建的一座或多座作住宅用途建築物的安全、保安和良好管理的必要設施；

(ii) 辦事處除作完全及必要地受僱於該地段工作的看守人或管理員或兩者的辦事處外，不得作任何其他用途；及

(iii) 辦事處的位置事前必須取得「署長」書面批准。

就本(a)款而言，任何辦事處均不可設於該地段上擬作或改建用作單一家庭住宅的任何建築物內。「署長」就任何建築物是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」有約束力。

(b) (i) 計算本文特別條款第(12)(a)(iii)條及第(12)(a)(iv)條分別所訂的整體樓面總面積及總上蓋面積時，受限於本文特別條款第(64)(e)條之規定，不會計入依照本特別條款(a)款在該地段內提供而面積不超過以下(I)或(II)當中較小者的辦事處：

(I) 該地段已建或擬建的一座或多座建築物或該等建築物任何一個或多個部分整體樓面總面積的0.2%；或

(II) 該地段已建或擬建每50個住宅單位或不足此數5平方米，或該地段已建或擬建每座住宅單位大廈5平方米，二者以計算所得的較大樓面面積為準。於此等「批地條款」，「署長」就何謂住宅單位所作的決定將作終論並對「買方」有約束力。

超出以上(I)或(II)的任何樓面總面積將會計算在內。

(ii) 計算本特別條款(b)(i)(I)款所述該地段已建或擬建的一座或多座建築物的整體樓面總面積時，不會計入根據此等「批地條款」豁免計入該地段已建或擬建的一座或多座建築物或該等一座或多座建築物樓面總面積的樓面空間。「署長」就此作出的決定將作終論並對「買方」有約束力。

(c) 就本特別條款(b)款而言，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為住宅單位大廈，「署長」就任何獨立屋、半獨立屋或排屋是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」有約束力。

(d) 根據本特別條款(a)款在該地段內提供的辦事處將指定為並納入本文特別條款第(42)(a)(vi)條所載的「公用地方」並構成該處一部分。』

SUMMARY OF LAND GRANT
批地文件的摘要

29. 看守人及管理員宿舍

「批地文件」特別條款第(34)條訂明：

『(a) 該地段內可設有看守人或管理員或兩者的宿舍，但須受以下條件規限：

(i) 宿舍應設於該地段其中一座已建的住宅單位大廈或「署長」書面批准的其他地點；及

(ii) 宿舍除作完全及必要地受僱於該地段工作的看守人或管理員或兩者的宿舍外，不得作任何其他用途。

就本(a)款而言，宿舍不可設於該地段上擬作或改建用作單一家庭住宅的任何建築物內。「署長」就任何建築物是否擬作單一家庭住宅所作的決定將作終論並對「買方」有約束力。

(b) 計算本文特別條款第(12)(a)(iii)條及第(12)(a)(iv)條分別所訂的整體樓面總面積及總上蓋面積時，不會計入依照本特別條款(a)款在該地段提供而整體樓面總面積不超過25平方米的宿舍。任何超出25平方米的樓面總面積則會計算在內。

(c) 根據本特別條款(a)款在該地段內提供的看守人或管理員或兩者的宿舍將指定為並納入本文特別條款第(42)(a)(vi)條所載的「公用地方」並構成該處一部分。』

30. 「業主立案法團」或「業主委員會」辦事處

「批地文件」特別條款第(35)條訂明：

『(a) 該地段範圍內可設置一個辦事處供「業主立案法團」或「業主委員會」使用，惟須遵從以下條件：

(i) 辦事處除供現已或將會就該地段已建或擬建建築物成立的「業主立案法團」或「業主委員會」作會議及行政工作場地外，不可作任何其他用途；及

(ii) 辦事處的地點必須事前取得「署長」書面批准。

(b) 計算本文特別條款第(12)(a)(iii)條及第(12)(a)(iv)條分別所訂的整體樓面總面積時，受限於本文特別條款第(64)(e)條之規定，不會計入依照本特別條款(a)款在該地段提供而樓面總面積不超過20平方米的辦事處。任何超出20平方米的樓面總面積則會計算在內。

(c) 根據本特別條款(a)款在該地段提供的辦事處將指定為本文特別條款第(42)(a)(vi)條所載的「公用地方」並構成該處一部分。』

31. 提供「地下購物街」

「批地文件」特別條款第(38)條訂明：

『(a) (i) 「買方」應在2024年3月31日或之前或「署長」批准的其他日期前，自費以「署長」要求或批准的方式及物料，按「署長」要求或批准的標準、水平、定線、佈局和設計，於「鑲藍邊範圍」或「署長」批准的其他位置及該處已建的一座或多座建築物內興建、建造和提供一條地下購物街（連同支承件、斜道、相關樓梯及梯台、自動扶梯、升降機、殘疾人士設施、電氣及機械裝置、消防裝置、通風系統、內部及外部裝置及設備、照明裝置及「署長」全權酌情要求或批准的其他構築物或設施）（以下統稱「地下購物街」），以達至各方面令「署長」滿意及符合以下條件：

(I) 「地下購物街」應為單層構築物，其在以下各個地台飾面水平的最低內框淨闊度如下：

(A) 在距離本文件所夾附圖則II顯示及標示的G和H點之間的分界線不超過2.0米的「粉紅色加黑圓圈範圍」內，香港主水平基準2.4米以下的地台飾面水平的最低內框淨闊度為6.0米；

(B) 在本特別條款第(a)(i)(I)(A)款所述的「粉紅色加黑圓圈範圍」部分以外的「粉紅色加黑圓圈範圍」剩餘部分內，香港主水平基準2.4米以下的地台飾面水平的最低內框淨闊度為11.0米；及

(C) 在「鑲藍邊範圍」內(「粉紅色加黑圓圈範圍」除外)，香港主水平基準7.15米以下至香港主水平基準1.0米以上之間的地台飾面水平的最低內框淨闊度為15.0米

或「署長」書面批准的其他水平及在該處的零售商鋪的整體樓面總面積不得少於840平方米，而就本(a)(i)(I)款而言，「署長」就何謂零售商鋪所作的決定將作終論並對「買方」有約束力；

(II) 在「地下購物街」之內由本文件所夾附圖則I顯示及標示的P1和P2點或「署長」要求或批准的其他點，至本文所夾附圖則I顯示及標示的G和H點或「署長」要求或批准的其他點，應提供及維修一條最低內框淨闊度為6.0米及最低內框淨高度為3.0米的無障礙行人通道（以下簡稱「無障礙行人通道」）；

(III) 「地下購物街」之內沿本文件所夾附圖則I顯示及標示的P1和H點穿過P3、P5及J點的線，以及P2和G點穿過P4和F點的線的所有零售商鋪應有一個面向「地下購物街」中央線的正面及可以直接往來「無障礙行人通道」；

(IV) 「買方」應於該地段及該地段已建或擬建的任何一座或多座建築物內及在本文件所夾附圖則I顯示及標示的P7與P8點或「署長」要求或批准的其他點之間，建造和提供支承件及連接段（以下簡稱「隧道連接段A」），用以接收、連接和支撐一條擬建造的隧道，該隧道落成，將大約位於本文件所夾附圖則I及圖則III顯示及標示的一對紅色間斷線內並標示為「擬建隧道」的位置或「署長」全權酌情決定的其他位置（以下簡稱「擬建隧道」），而為此目的，「買方」應於「隧道連接段A」預留一個最低內框淨闊度為6.0米及最低內框淨高度為3.0米的開口位，其地台飾面水平位於香港主水平基準7.15米以下或「署長」批准或要求的其他水平，使「擬建隧道」落成後可連接至「隧道連接段A」、「地下購物街」及「無障礙行人通道」；及

(V) 「買方」應於該地段及該地段已建或擬建的任何一座或多座建築物內及在本文件所夾附圖則I顯示及標示的P12與P13點或「署長」要求或批准的其他點之間，建造和提供支承件及連接段（以下簡稱「隧道連接段B」），用以接收、連接和支撐一個內框淨闊度為6.0米及內框淨高度為4.1米的預留開口位，其在「隧道連接段B」的地台飾面水平為香港主水平基準2.4米以下或「署長」要求或批准的其他水平，使「啟德站」可連接至「地下購物街」及「無障礙行人通道」；及

(VI) 「買方」應於該地段內沿本文件所夾附圖則I顯示及標示的P1與P2點之間的線穿過P7和P8點建造和提供一部載客升降機（以下簡稱「載客升降機」），以達至各方面令「署長」滿意，並按照屋宇署發出最新版本的《設計手冊：暢通無阻的通道》的規定，將「隧道連接段A」及「無障礙行人通道」連接至協調道的公共行人路；

而就本(a)(i)款而言，「署長」就何謂地台飾面水平、內框淨闊度和內框淨高度所作的決定將作終論並對「買方」有約束力。

(ii) 「買方」應與香港鐵路有限公司（以下簡稱「港鐵公司」）或「政府」指定的一方（以下簡稱「指定方」）就「港鐵公司」或「指定方」（視情況而定）關於「隧道連接段B」擬連接至「啟德站」的安排和必要工程進行接觸、聯絡和合作。

(iii) 「買方」應自費在「隧道連接段B」的「預留開口位」兩邊進行必要的連接工程以令「署長」滿意，並且承擔擬備建議書及取得有關當局批准設計所涉的一切相關費用，以及與實施建議之連接工程相關的「啟德站」修改工程的工程費用。

(iv) 「買方」應與「港鐵公司」或「指定方」聯絡、取得一切有關「啟德站」的資料和進行所有必要調查以確認「啟德站」的狀況，以便於設計及建造「地下購物街」及在「隧道連接段B」進行連接。

(v) 「買方」應自費沿「無障礙行人通道」包括一個標誌系統以顯示「啟德發展區」以達至各方面令「署長」滿意，並且向「署長」遞交建議的標誌系統所有繪圖、相片或合成照片供「署長」事先審批，而就本(a)(v)款而言，「署長」就何謂標誌或標誌系統所作的決定將作終論並對「買方」有約束力。

(b) 現明確同意、聲明及訂明，本特別條款(a)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「無障礙行人通道」、「隧道連接段A」或「隧道連接段B」或「載客升降機」或其任何一個或多個部分給公眾享有通行權。

(c) 現進一步明確同意、聲明及訂明，本特別條款(a)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之一切要求。

(d) 在本文協定批授的整個年期內，特此作為例外及保留給「政府」及獲「政府」授予該等權利的一名或多名人士享有在「隧道連接段A」支承及連接「擬建隧道」及在「隧道連接段B」支承及連接「預留開口位」的權利。

(e) 在本文協定批授的整個年期內，特此作為例外及保留給「政府」及獲「政府」授予該等權利的一名或多名人士對該地段一個或多個部分及該地段已建或擬建的任何一座或多座建築物享有「署長」要求的一切必要佔用權，以建造、連接及其後檢查、維修、管理、修理及翻新「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」。

(f) 根據本特別條款完成建造包括「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」在內的「地下購物街」後，「買方」在本文協定批授的整個年期內，應自費維護、維修、修理及管理包括「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」在內的「地下購物街」，以保持其修繕妥當及狀況良好，以達至各方面令「署長」滿意。

(g) (i) 如該地段或其任何部分進行任何重建，以致須清拆或拆卸包括「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」在內的「地下購物街」或其任何一個或多個部分，若「署長」提出要求，「買方」應在「署長」所訂的時限內自費以「署長」全權酌情批准或要求的物料，按「署長」批准或要求的設計、規格及標準，在其批准或要求的闊度、淨空高度、水平、高度和位置以包括新的無障礙行人通道、新的結構支承件及連接段和新的載客升降機在內的新地下購物街作替代，達至各方面令「署長」滿意。

(ii) 如須遵照本特別條款(g)(i)款建造包括任何新的無障礙行人通道、新結構支承件及連接段和新載客升降機在內的任何新地下購物街，本特別條款中凡提及「地下購物街」、「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」時，應視為提及所述的新地下購物街、新的無障礙行人通道、新支承件及連接段和新載客升降機。

(h) 如「買方」不履行本特別條款(a)、(f)或(g)款所訂的責任，「政府」可執行其提及的工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」有約束力。

(i) 「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」當時的擁有人和佔用人在本文協定批授的整個年期內的一切合理時候及事先通知「買方」後，不論攜帶工具、設備、機器、機械或駕車與否，有權通行、進出、往返及行經該地段或其任何一個或多個部分和該地段已建或擬建的一座或多座建築物或其任何一個或多個部分，以便在「隧道連接段A」建造和連接「擬建隧道」及在「隧道連接段B」建造和連接「預留開口位」，及其後檢查、維修、管理、修理和翻新「擬建隧道」和「預留開口位」，以及執行、檢查、檢驗和監督本特別條款(a)、(f)、(g)及(h)款規定進行的工程及在「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」內進行「署長」視為必要的任何其他工程。

(j) 倘因「買方」履行本特別條款(a)、(f)和(g)款所訂責任或因「政府」行使本特別條款(d)、(e)、(h)和(i)款所訂權利而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」當時的擁有人和佔用人概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」當時的擁有人和佔用人申索賠償。

(k) 「買方」特此確認及同意，「政府」概不保證日後會建造「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」。倘日後因不建造「擬建隧道」或「預留開口位」或其任何部分而導致「買方」或任何人士招致或引起任何索償、損失或損害，「政府」毋須就此承擔任何責任或義務。

(l) 除非事前獲「署長」書面批准及符合向其施加的任何條件，包括支付其要求的任何行政費和地價，否則計算本文特別條款第(12)(a)(iii)條所訂的整體樓面總面積時，「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」將連計在內。』

32. 提供「內部行人通道」

「批地文件」特別條款第(39)條訂明：

『(a) 「買方」在2024年3月31日或之前或「署長」批准的其他日期前，應自費以達至各方面令「署長」滿意：

(i) 在本文所夾附圖則II及圖則III以鑲紅邊顯示界乎香港主水平基準1.4米以上和香港主水平基準5.2米以下的水平之間的地層內，於香港主水平基準2.4米以下或「署長」要求或批准的其他水平的地台飾面水平興建、建造和提供一條內部行人通道，以連接毗連一幅或一塊現時稱為及在土地註冊處登記為新九龍內地段第6556號的土地，該幅土地在本文所夾附圖則I顯示及標示為「新九龍內地段第6556號」（以下簡稱「新九龍內地段第6556號」）和連接「地下購物街」（該內部行人通道以下簡稱「內部行人通道」）；及

(ii) 「買方」應於該地段及該地段已建或擬建的任何一座或多座建築物內，在本文件所夾附圖則I顯示及標示的M和K點至L點或「署長」要求或批准的其他點之間，興建、建造和提供支承件及連接段（以下簡稱「連接段C」），用以在「連接段C」接收、連接和支撐一個已於或將於「新九龍內地段第6556號」建造的毗連隧道或通道（以下簡稱「擬建隧道C」），而為此目的，「買方」應於「連接段C」預留一個最低內框淨闊度為6.0米及最低內框淨高度為3.0米的開口位，其在「連接段C」的地台飾面水平須為香港主水平基準2.4米以下或「署長」批准或要求的其他水平。

就本(a)款而言，「署長」就何謂地台飾面水平、內框淨闊度和內框淨高度所作的決定將作終論並對「買方」有約束力。

(b) 根據本特別條款本(a)款完成建造「內部行人通道」和「連接段C」後，「買方」應在本文協定批授的整個年期內，容許所有公眾每天24小時為所有合法目的自由地徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落「內部公共通道」和「連接段C」而毋須支付任何性質的費用，並為了該目的，有權通行、進出、往返、行經該地段及該地段已建或擬建的任何一座或多座建築物。

(c) 根據本特別條款(a)款完成建造「內部行人通道」和「連接段C」後，「買方」在本文協定批授的整個年期內，應自費維護、維修、修理及管理「內部行人通道」和「連接段C」，以保持其修繕妥當及狀況良好，以達至各方面令「署長」滿意。

(d) 現明確同意、聲明及訂明，本特別條款(b)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「內部行人通道」、「連接段C」或其任何一個或多個部分給公眾享有通行權。

(e) 現進一步明確同意、聲明及訂明，本特別條款(b)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之一切要求。

(f) 在本文協定批授的整個年期內，特此作為例外及保留給「政府」及獲「政府」授予該等權利的一名或多名人士享有在「連接段C」支承及連接「擬建隧道C」的權利。

(g) 在本文協定批授的整個年期內，特此作為例外及保留給「政府」及獲「政府」授予該等權利的一名或多名人士對該地段一個或多個部分及該地段已建或擬建的任何一座或多座建築物享有「署長」要求的一切必要佔用權，以建造、連接及其後在「連接段C」檢查、維修、管理、修理或翻新「擬建隧道C」。

(h) (i) 如該地段或其任何部分進行任何重建，以致須清拆或拆卸「內部行人通道」和「連接段C」或其任何一個或多個部分，若「署長」提出要求，「買方」應在「署長」所訂的時限內自費以「署長」全權酌情批准或要求的物料，按「署長」批准或要求的設計、規格及標準，在其批准或要求的闊度、淨空高度、水平、高度和位置以新的內部行人通道、新支承件及連接段作替代，以達至各方面令「署長」滿意。

(ii) 如須根據本特別條款(h)(i)款建造任何新的內部行人通道、新支承件及連接段，本特別條款中凡提及「內部行人通道」及「連接段C」時，應視為提及所述的新內部行人通道、新支承件及連接段。

(i) 如「買方」不履行本特別條款(a)、(c)或(h)款所訂的責任，「政府」可執行其提及的工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」有約束力。

(j) 「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「新九龍內地段第6556號」當時的擁有人和佔用人在本文協定批授的整個年期內的一切合理時候及事先通知「買方」後，不論攜帶工具、設備、機器、機械或駕車與否，有權通行、進出、往返及行經該地段或其任何一個或多個部分和該地段已建或擬建的一座或多座建築物或其任何一個或多個部分，以便建造和連接「擬建隧道C」，及其後檢查、維修、管理、修理和翻新「擬建隧道C」，以及執行、檢查、檢驗和監督本特別條款(a)、(c)、(h)和(i)款規定進行的工程及在「擬建隧道C」的「連接段C」內進行「署長」視為必要的任何其他工程。

(k) 倘因「買方」履行本特別條款(a)、(c)和(h)款所訂責任或因「政府」行使本特別條款(f)、(g)、(i)和(j)款所訂權利等而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「新九龍內地段第6556號」當時的擁有人和佔用人概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「新九龍內地段第6556號」當時的擁有人和佔用人申索賠償。

(l) 除非事前獲「署長」書面批准及符合向其施加的任何條件，包括支付其要求的任何行政費和地價，否則計算本文特別條款第(12)(a)(iii)條所訂的樓面總面積時，「內部行人通道」及「連接段C」將連計在內。

(m) 「買方」現確認及同意，「政府」概不保證日後會建造「擬建隧道C」。倘日後因不建造「擬建隧道C」或其任何部分而導致「買方」或任何人士招致或引起任何索償、損失或損害，「政府」毋須就此承擔任何責任或義務。』

33. 泊車規定

「批地文件」特別條款第(45)條訂明：

『(a) (i) 該地段內應按以下比率提供令「署長」滿意的車位（以下簡稱「住宅車位」），以供停泊該地段已建或擬建的一座或多座建築物內各住宅單位住戶及彼等各真正賓客、訪客或獲邀人士擁有而根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌的車輛：

(I) 如在該地段內提供一座或多座住宅單位大廈（擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋除外），分配比率將按照下表所列該地段已建或擬建住宅單位各自的面積計算，除非「署長」同意與下表所列者不同的比率或數額則屬例外：

每個住宅單位的面積	**擬提供「住宅車位」的數額**
少於40平方米	每22個住宅單位或不足此數一個車位
不少於40平方米但少於70平方米	每12個住宅單位或不足此數一個車位
不少於70平方米但少於100平方米	每4個住宅單位或不足此數一個車位
不少於100平方米但少於160平方米	每1.6個住宅單位或不足此數一個車位
不少於160平方米	每個住宅單位一個車位

(II) 在該地段內提供擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋，分配比率將如下計算：

(A) 每座樓面總面積少於160平方米的房屋1個車位；

(B) 每座樓面總面積不少於160平方米但少於220平方米的房屋1.5個車位，但如本(a)(i)(II)(B)款指定分配的車位數額為小數位數，則四捨五入為最接近之整數；及

(C) 每座樓面總面積不少於220平方米的房屋2個車位。

就本(a)(i)款而言，「署長」就何謂獨立屋、半獨立屋或排屋及每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」有約束力。為免存疑，就本文特別條款第(45)、(46)及(48)條而言，本文特別條款第(16)(a)(i)(I)條所述的兩所安老院或其任何部分以及任何安老院舍院址或殘疾人士院舍或其任何部分不可視為一個或多個住宅單位。

(ii) 就本特別條款(a)(i)(I)款而言，擬遵照本特別條款(a)(i)(I)款提供的「住宅車位」總數為根據本特別條款(a)(i)(I)款列表中每個住宅單位的面積計算之「住宅車位」總數。就此等「批地條款」而言，「每個住宅單位的面積」一詞按樓面總面積計算為以下(I)及(II)項之和：

(I) 由其住戶專用及專享的個別住宅單位的樓面總面積，即由該單位的圍牆或矮牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆和柱。但為免存疑，不包括單位內部所有樓面面積，此等面積在計算本文特別條款第(12)(a)(iii)條指定的樓面總面積時不會連計在內；及

(II) 每個住宅單位按比例計算的「住宅公用地方」（定義以下文所訂為準）樓面總面積，即計算各住宅單位圍牆外供現已或將會建於該地段發展項目住宅部分所有住戶公用與共享的住宅公用地方整體樓面總面積，但為免存疑，不包括並未計入本文特別條款第(12)(a)(iii)條所指定樓面總面積的所有樓面面積（此等住宅公用地方以下簡稱「住宅公用地方」），按照以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」整體樓面總面積} \times \frac{\text{根據本特別條款(a)(ii)(I)款計算的一個住宅單位樓面總面積}}{\text{根據本特別條款(a)(ii)(I)款計算的所有住宅單位整體樓面總面積}}$$

(iii) 該地段應額外設置令「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段已建或擬建的任何一座或多座建築物內各住宅單位住戶的真正賓客、訪客或獲邀人士的車輛，配置比率如下，但該地段內至少須提供兩個該等車位：

(I) 如該地段已建或擬建的任何住宅單位大廈提供超過75個住宅單位，按每座住宅單位大廈提供3個車位的比率配置；及

(II) 按「署長」批准的其他比率配置。

就本(a)(iii)款而言，擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬作單一家庭住所作出的決定將作終論並對「買方」有約束力。

(iv) 根據本特別條款(a)(i)款（可根據本文特別條款第(48)條更改）及(a)(iii)款提供的車位，除作本特別條款(a)(i)及(a)(iii)款分別訂明的用途外，不得作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(b) (i) 該地段內應按以下比率提供令「署長」滿意的車位作停泊根據《道路交通條例》或任何相關規例及修訂法例持牌車輛之用途，除非「署長」另行同意採取其他比率，則屬例外：

(I) 該地段已建或擬建作寫字樓用途的一座或多座建築物首15,000平方米樓面總面積每150平方米或不足此數配置一個車位，其餘作此用途的樓面總面積則每200平方米或不足此數配置一個車位；及

(II) 該地段已建或擬建作非工業用途（不包括私人住宅、寫字樓、酒店、貨倉及加油站）的一座或多座建築物樓面總面積每200平方米或不足此數配置一個車位。

(ii) 計算本特別條款(b)(i)(I)及(b)(i)(II)（可分別根據本文特別條款第(48)條更改）指定提供的車位數目時，不會計入任何將用作泊車、上落貨地方和「政府樓宇」的任何樓面面積。

(iii) 上述根據本特別條款(b)(i)(I)及(b)(i)(II)款（可根據本文特別條款第(48條更改）提供的車位，除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於現已或將會建於該地段作該等條款所訂用途的一座或多座建築物或建築物任何一個或多個部分各佔用人及彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(c) (i) 「買方」應依照建築事務監督規定和批准，從根據本特別條款(a)(i)及(b)(i)款（可分別根據本文特別條款第(48)條更改）及(a)(iii)款提供的車位中預留和指定若干個車位（此等預留及指定車位以下簡稱「傷殘人士車位」），以供《道路交通條例》、其任何附屬規例及相關修訂法例界定定義的傷殘人士停泊車輛，而根據本特別條款(a)(iii)款提供的車位中須預留和指定最少一個車位。「買方」不可將根據本特別條款(a)(iii)款提供的所有車位預留或指定為「傷殘人士車位」。

(ii) 「傷殘人士車位」除供《道路交通條例》、其任何附屬規例及相關修訂法例界定定義的傷殘人士停泊屬於該地段已建或擬建一座或多座建築物各住戶或佔用人和彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(d) (i) 該地段內應提供令「署長」滿意的車位以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌的電單車，除非「署長」另行同意其他比率，否則配置比率如下：

(I) 現已或將會建於該地段一座或多座建築物每100個住宅單位或不足此數配置一個車位（以下簡稱「住宅電單車位」），而就本(d)(i)(I)款而言，任何擬用作單一家庭住所的獨立屋、半獨立屋或排屋均不可視作住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」有約束力；

(II) 本特別條款(b)(i)(I)款（可根據本文特別條款第(48)條更改）指定提供的車位總數百分之十 (10%)；及

(III) 本特別條款(b)(i)(II)款（可根據本文特別條款第(48)條更改）指定提供的車位總數百分之十 (10%)。

如本特別條款(d)(i)(I)、(d)(i)(II)及(d)(i)(III)款（可根據本文特別條款第(48)條更改）指定分配的車位數額為小數位數，則四捨五入為最接近之整數。

(ii) 「住宅電單車位」（可根據本文特別條款第(48)條更改）除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建一座或多座建築物各住宅單位住戶和彼等各真正賓客、訪客或獲邀人士的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(iii) 根據本特別條款(d)(i)(II)及(d)(i)(III)款提供的車位（可分別根據本文特別條款第(48)條更改）除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建作本特別條款(b)(i)(I)及(b)(i)(II)款分別所訂用途的一座或多座建築物或建築物任何一個或多個部分各佔用人和彼等各真正賓客、訪客或獲邀人士的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(e) 該地段內應提供令「署長」滿意的車位，以供停泊屬於該地段已建或擬建的一座或多座建築物內各住宅單位住戶及彼等各真正賓客、訪客或獲邀人士的單車，分配比率為每15個住宅單位或不足此數一個車位（每個住宅單位應少於70平方米）或「署長」批准的其他比率。就本特別條款而言，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋或該房屋是否構成或擬作單一家庭住宅所作的決定將作終論，並對「買方」有約束力。

(f) (i) 除「傷殘人士車位」外，每個遵照本特別條款(a)(i)及(b)(i)款（可分別根據本文特別條款第(48)條修改）及本特別條款(a)(iii)款提供的車位應闊2.5米及長5.0米，最低淨空高度為2.4米。

(ii) 每個「傷殘人士車位」的尺寸應以建築事務監督要求及批准為準。

(iii) 每個遵照本特別條款(d)(i)款提供的車位（可根據本文特別條款第(48)條更改）應闊1.0米及長2.4米，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) 每個遵照本特別條款(e)款設置的車位（可根據本文特別條款第(48)條更改）尺寸須經「署長」書面批准。』

(g) 「買方」應：

(i) 在2024年3月31日或之前或「署長」批准的其他日期前，自費以機電工程署署長滿意及在各方面符合《建築物條例》及《電力條例》、其各自任何相關規例及修訂法例的標準和設計：

(I) 在遵照本特別條款(a)、(b)、(c)及(d)款配置的所有車位為電動車輛提供及安裝充電設施，包括但不限於固定電力裝置和最終電路裝置；及

(II) 在遵照本特別條款(a)、(b)及(c)款配置的不少於百分之三十 (30%) 的車位提供及安裝電動車輛中途充電器，包括本特別條款(g)(i)(I)款所述的最終電路裝置；及

(ii) 在本文協定批授的整個年期內，自費維護、維修、修理及管理須遵照本特別條款(g)(i)(I)及(g)(i)(II)款提供及安裝的充電設施和電動車輛中途充電器，以保持其修繕妥當及狀況良好，以達至各方面令機電工程署署長滿意。』

SUMMARY OF LAND GRANT
批地文件的摘要

34. 上落貨規定

「批地文件」特別條款第(46)條訂明：

『(a) 該地段內應提供令「署長」滿意的車位：

(i) 以供貨車上落貨，分配比率如下：

(I) 該地段已建或擬建的一座或多座建築物內每800個住宅單位或不足此數配置一個車位，或採取「署長」批准的其他比率，但該地段已建或擬建住宅單位大廈最少須配置一個上落貨車位，此等上落貨車位應毗鄰或位於每座住宅單位大廈內，而就本(a)(i)(I)款而言，任何擬用作單一家庭住所的獨立屋、半獨立屋或排屋均不可視作住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」有約束力；

(II) 該地段已建或擬建作寫字樓用途的一座或多座建築物的樓面總面積每2,000平方米或不足此數配置一個車位；及

(III) 該地段已建或擬建作非工業用途（不包括私人住宅、寫字樓、酒店、貨倉及加油站）的一座或多座建築物首20,000平方米樓面總面積每800平方米或不足此數配置一個車位，其餘作此用途的樓面總面積則每1,200平方米或不足此數配置一個車位；及

(ii) 用作車輛（包括的士）上落乘客的停車處，配置比率為現已或將會建於該地段擬作寫字樓用途的一座或多座建築物每20,000平方米樓面總面積或不足此數配置一個車位。

(b) (i) 根據本特別條款(a)(i)款（可根據本文特別條款第(48)條更改）提供的每個車位尺寸應為3.5米闊及11.0米長，最低淨空高度為4.7米。此等車位除供與該款所述的一座或多座建築物相關的貨車上落貨外，不得作任何其他用途。

(ii) 根據本特別條款(a)(ii)款（可根據本文特別條款第(48)條更改）提供的每個車位尺寸應為2.5米闊及5.0米長，最低淨空高度為2.4米。此等車位除供與現已或將會建於該地段擬作寫字樓用途的一座或多座建築物相關的車輛（包括的士）上落乘客外，不得作任何其他用途。

(c) 計算本特別條款(a)(i)(II)、(a)(i)(III)及(a)(ii)款（可根據本文特別條款第(48)條更改）指定提供的車位數額時，不會計入任何將用作泊車、車輛上落貨地方和「政府樓宇」的樓面面積。』

35. 保養地樁

「批地文件」特別條款第(56)條訂明：

『如該地段的發展或重建項目或其任何部分已安裝預應力地樁，「買方」須自費在預應力地錨的整個使用周期內定期維修和定期監察，以達至令「署長」滿意的程度，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「買方」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「買方」必須按要求向「政府」償還有關的費用。』

36. 建造排水渠及渠道

「批地文件」特別條款第(59)條訂明：

『(a) 「署長」視為需要時，「買方」應自費以「署長」滿意的方式在該地段邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截斷及引導所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起的一切訴訟、索償及訴求，「買方」必須承擔全責並向「政府」及其人員彌償，並且保持令其獲得彌償。

(b) 將任何排水渠及污水渠由該地段接駁至已「政府」的雨水渠及污水管，如已鋪設和啟用，的工程將由「署長」負責執行。「署長」毋須就由此引致的任何損失或損害向「買方」承擔責任，而「買方」收到「政府」要求時須向「政府」支付此等接駁工程的費用。「買方」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內的上述接駁工程部分將由「買方」自費維修，如「政府」提出要求，「買方」須將此等工程部分移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」要求時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「買方」須在「政府」要求時支付有關工程的費用。』

37. 區域供冷系統分站

「批地文件」特別條款第(65)條訂明：

『(a) 「買方」應在2024年3月31日或之前或「署長」批准的其他日期前：

(i) 在「買方」建議及獲得「署長」批准的一個位於「非工業部分」內的地點，設計、興建、建造和提供「署長」認為（其意見將作終論並對「買方」有約束力）尺寸足以提供區域供冷服務（於《區域供冷服務條例》、相關任何附屬規例及修訂法例訂明定義）的樓面空間，並配備「署長」要求的電線及設施以應付「非工業部分」已建或擬建的一座或多座建築物所有空調範圍所需；及

(ii) 設計、興建、建造和提供連接至該地段及本特別條款 (a)(i) 款所述的樓面空間以外的區域供冷系統喉管的坑槽，而此等坑槽的挖掘和回填工程應由「買方」設計及建造，以達至各方面令「署長」滿意，以容納及安裝用以接收區域供冷系統（於《區域冷服務條例》、相關任何附屬規例及修訂法例訂明定義）供應的冷卻水的區域供冷系統設備（以下簡稱「分站」，為免存疑，該詞指遵照本特別條款、機電工程署就提供「分站」發出的《區域供冷服務條件》和《連接區域供冷系統技術指引》提供的樓面空間及上述所有電線、設施及坑槽，此等條件及指引包括但不限於符合其訂明有關提交「分站」詳細布局的規定，當中所指的「消費者」及「核准消費者」兩詞應視為本特別條款之下的「買方」），以便運作「買方」位於「非工業部分」內的中央空調系統，及其後自費維修「分站」以保持其修繕妥當及狀況良好，以達至各方面令「署長」滿意。計算本文特別條款第(12)(a)(iii)條所訂的整體樓面總面積時，「分站」之任何樓面空間將不連計在內。

(b) 如建築事務監督在諮詢機電工程署署長後給予批准，用作支援的中央空調系統的製冷設備及熱排出系統的樓面空間可豁免計連入本文特別條款第(12)(a)(iii)條指定的整體樓面總面積，但須受本文特別條款第(64)(e)(i)條規限。

(c) 「買方」應於所有合理時候允許《區域供冷服務條例》、任何相關規例及修訂法例訂明定義的獲授權人員（在本特別條款稱為「獲授權人員」）不論是否有其認為適當的任何其他人等協助，按《區域供冷服務條例》第20條、任何相關規例及修訂法例的形式和允許之目的，進入該地段已建或擬建的一座或多座建築物或該等建築物任何一個或多個部分。

(d) 倘因「買方」履行本特別條款(a)款所訂責任或執行、檢查、檢驗和監督任何遵照本特別條款(e)款進行的工程或因「獲授權人員」、「署長」及其人員、代理、承辦商和工人及「署長」授權的任何人等行使本特別條款(c)及(f)款所訂權利而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」、機電工程署署長、「獲授權人員」及本特別條款(c)及(f)款所述的任何其他人等概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向彼等申索賠償。

(e) 如「買方」不履行本特別條款所訂的任何責任，「署長」可執行必要的工程，費用則由「買方」承擔。「買方」須在「署長」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」有約束力。

(f) 「買方」應在本文協定批授的整個年期內的一切時候，允許「署長」及其人員、代理、承辦商和工人及「署長」授權的任何人等不論攜帶工具、設備、機器、機械或駕車與否，有權自由及不受限制地通行、進出、往返及行經該地段或其任何一個或多個部分和該地段已建或擬建的任何一座或多座建築物，以便：

(i) 檢查和檢驗任何遵照本文特別條款(a)款進行的工程；及

(ii) 根據本文特別條款(e)款進行任何工程。

(g) 「買方」須就「分站」的建造、修理及維修或遵照本特別條款(e)款進行的工程所直接或間接招致或有關的所有責任、損失、損害、開支、索償、費用、收費、訴求、訴訟及法律程序，時刻向「政府」、「署長」、機電工程署署長、「獲授權人員」及本特別條款(c)和(f)款所述任何其他人等彌償，並且保持令其獲得彌償。』

38. 食水供應自動讀錶

「批地文件」特別條款第(67)條訂明：

『(a) 「買方」應在2024年3月31日或之前或「署長」批准的其他日期前，自費：

(i) 向水務監督提交或達致他人提交一份關於提供和安裝一個或多個自動讀錶系統（以下簡稱「自動讀錶系統」）外設台站的建議書以供其書面批核，該建議書應包括水務監督要求的資料及詳情等，包括但不限於顯示將遵照本特別條款(a)(ii)款提供和安裝的一個或多個「自動讀錶系統」外設台站位置的分布圖、安排和用以建造一個或多個「自動讀錶系統」外設台站的「自動讀錶系統」設備的相關詳情，以及指定容納「自動讀錶系統」設備的範圍和空間；及

(ii) 提供和安裝水務監督根據本特別條款(a)(i)款批准的一個或多個「自動讀錶系統」外設台站（以下簡稱「自動讀錶系統外設台站」，為免存疑，該詞包括安裝「自動讀錶系統」設備必要的電纜管、電纜、「自動讀錶系統」板和水務監督要求或批准的其他設施及設備），以達至各方面令水務監督滿意。

(b) 「買方」須於水務監督批准本特別條款(a)(i)款所述的建議書後，才可展開任何有關提供和安裝「自動讀錶系統外設台站」的工程。

(c) 「買方」應在本文協定批授的整個年期內，自費維護、維修、修理及管理「自動讀錶系統外設台站」，以保持其修繕妥當及狀況良好，以達至各方面令水務監督滿意，直至遵照本特別條款(g)款將「自動讀錶系統外設台站」交付水務監督為止。

(d) 水務監督可於任何時候全權酌情向「買方」發出書面通知，要求「買方」拆卸或清拆放置在指定容納「自動讀錶系統外設台站」的範圍或空間之上、上方或之下或堆放在該處或之內的物品或物料，以及水務監督認為（其意見將作終論並對「買方」有約束力）對容納、運作及維修「自動讀錶系統外設台站」造成阻礙或擾亂的物品或物料。「買方」收到該書面通知後，應自費在該書面通知規定限期內拆卸或清拆該等物品或物料並還原及維修受拆卸或清拆影響的範圍或空間，以達至各方面令水務監督滿意。

(e) 如「買方」不履行本特別條款所訂的任何責任，水務監督可執行必要的工程，費用則由「買方」承擔。「買方」須在水務監督要求時支付相等於有關費用的款項，金額由水務監督指定，而其決定將作終論並對「買方」有約束力。

(f) 「買方」應在本文協定批授的整個年期內的一切時候，允許水務監督及其人員、承辦商、代理和工人及水務監督授權的任何人等不論攜帶工具、設備、機器、機械或駕車與否，有權自由及不受限制地通行、進出、往返及行經該地段或其任何一個或多個部分和該地段已建或擬建的任何一座或多座建築物，以便：

(i) 檢查和檢驗任何遵照本特別條款(a)(ii)、(c)及(d)款進行的工程；

(ii) 根據本特別條款(e)款進行任何工程；及

(iii) 根據本特別條款(g)款向水務監督交付「自動讀錶系統外設台站」後，檢查、運作、維修、管理、修理或翻新「自動讀錶系統外設台站」。

(g) 「買方」應在水務監督要求時，於水務監督規定的時間內向其交付或達致他人交付一個或多個「自動讀錶系統外設台站」而毋須任何付款或補償，水務監督無義務應「買方」要求接管「自動讀錶系統外設台站」，但可於其全權酌情為認為合適時接管。

(h) 倘因「買方」履行本特別條款(a)(ii)、(c)、(d)和(f)款所訂責任或執行、檢查、檢驗和監督任何遵照本特別條款(e)款規定進行的工程或因「政府」、水務監督、其人員、承辦商、代理和工人及水務監督授權的任何人等行使本特別條款(f)款所訂權利而使「買方」蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、水務監督、其人員、承辦商、代理和工人及水務監督授權的任何人等概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向彼等申索賠償。

(i) 「買方」須就「自動讀錶系統外設台站」的提供、安裝、修理、維修及管理或遵照本特別條款(e)款進行的工程所直接或間接招致或有關的所有責任、損失、損害、開支、索償、費用、收費、訴求、訴訟及法律程序，時刻向「政府」、水務監督及其人員、承辦商、代理和工人及水務監督根據本特別條款 (h) 款授權的任何人等彌償，並且保持令其獲得彌償。』

(j) 就本特別條款(a)、(b)、(c)和(g)款而言，「買方」一詞不包括其受讓人。』

39. 隔音屏障

「批地文件」特別條款第(69)條訂明：

『如「核准噪音緩解措施」包括在該地段興建或建造一個或多個伸展至該地段邊界以外並橫跨毗鄰「政府」土地任何部分的隔音屏障（以下簡稱「隔音屏障」），必須遵從以下的條件：

(a) 「買方」應自費依照建築事務監督批核的圖則和全面遵照《建築物條例》、其任何附屬規例及相關修訂法例的規定設計、興建和建造「隔音屏障」；

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

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

(d) 「買方」時刻均須自費保養、維修和修理「隔音屏障」或（如「署長」批准）任何更換件，以保持其修繕妥當及狀況良好，以達至各方面令「署長」滿意。如執行本(d)款的任何工程需要暫時進行交通封閉或改道，必須在施工前取得運輸署署長書面同意臨時交通安排；

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

(f) 如事前獲「署長」書面批准，「買方」、其承辦商、工人或「買方」授權的任何其他人等可獲准不論攜帶工具、設備、機器、機械或駕車與否，進入毗鄰該地段的「政府」土地，以便遵照本特別條款興建、建造、檢查、修理、維修、清潔、更新及更換伸展至橫跨「政府」土地的「隔音屏障」任何一個或多個部分；

(g) 倘因「政府」進入或執行本特別條款(f)款所述工程而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償；

(h) 「買方」時刻均須採取必要的預防措施，防止因為興建、建造、修理、維修、改建、使用、拆卸或清拆「隔音屏障」而導致毗鄰該地段的「政府」土地和「隔音屏障」或任何進入或使用毗鄰該地段「政府」土地的人等或車輛損壞或受損；

(i) 「署長」可隨時全權酌情行使權利，向「買方」發出書面通知，要求「買方」在接獲書面通知當日後六(6)個曆月內拆卸及清拆橫跨「政府」土地的「隔音屏障」任何一個或多個部分並且不作任何替換。「買方」接獲書面通知後，應自費在書面通知列明的期限內以「署長」全面滿意的方式拆卸及清拆上述橫跨「政府」土地的「隔音屏障」任何一個或多個部分；

(j) 如「買方」不履行本特別條款所訂的「買方」責任，「署長」可執行相關的必要工程，「買方」須在「署長」通知時支付相等於有關費用的款項，費用金額由「署長」釐定，其決定將作終論並對「買方」有約束力；

(k) 「買方」時刻均須允許「署長」、其人員、承辦商、工人及「署長」授權的任何其他人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利通行、進出、往返和行經該地段或其任何部分和任何已建或擬建的一座或多座建築物，以便檢查、檢驗及監督任何遵照本特別條款(a)、(d)及(i)款執行的任何工程，以及任何遵照本特別條款(j)款執行的工程或「署長」認為有必要實施的任何其他工程；

(l) 倘因「買方」履行本特別條款訂明的責任，或因「署長」行使本特別條款(k)款所訂的權利，或因執行本特別條款(j)款訂明的任何工程等令「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」及「署長」概不承擔任何責任或義務，「買方」無權就任何此等損失、損害、滋擾或騷擾向「政府」或「署長」或其授權人員索償或要求任何補償；及

(m) 倘鑒於「隔音屏障」的興建、建造、實存、檢查、修理、維修、清潔、更新、更換、改建、使用、拆卸或清拆工程，或本特別條款(j)款訂明的工程而直接或間接招致任何責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序，「買方」須時刻向「政府」、「署長」、其人員和工人及「署長」授權的任何其他人等作出彌償，並且保持令其獲得彌償。』

F. 對買方造成負擔的租用條件

40. 向「政府」作出彌償

「批地文件」一般條款第5(c)條訂明：

『倘因「買方」違反此等「批地條款」又或毗連或毗鄰土地或該地段受損或出現泥土或地下水污染，而「署長」認為（其意見將作終論並對「買方」有約束力）有關損害或泥土或地下水污染是因「買方」使用該地段或建於該地段任何發展項目或重建項目或其任何部分又或「買方」於該地段進行任何活動或執行任何工程所致，則不論「買方」使用該地段、發展或重建、進行活動或執行工程乃遵從或違反此等「批地條款」，「買方」須就任何由此招致的所有訴訟、法律程序、責任、訴求、費用、開支、損失（不論財務或其他方面）及索償向「政府」彌償，並且保持令其獲得彌償。』

41. 樹木保育

「批地文件」特別條款第(10)條訂明：

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

42. 「非建築用地」（「粉紅色間黑斜線範圍」）

「批地文件」特別條款第(30)條訂明：

『(a) 受限於本文特別條款第(39)和(61)條的規定及除事先取得「署長」書面同意外，不可在本文所夾附圖則I以粉紅色間黑斜線顯示的範圍（以下簡稱「粉紅色間黑斜線範圍」）的地面水平或上方興建、建造或設置任何建築物或構築物或建築物或構築物的支承件，但小型構築物、地面車道、街道傢俬和園景美化設施等構築物除外；

(b) 就本特別條款(a)款而言，「署長」就何謂「粉紅色間黑斜線範圍」的地面水平、小型構築物、地面車道、街道傢俬和園景美化設施等構築物所作的決定將作終論並對「買方」有約束力。

(c) 「買方」應在2024年3月31日或之前或「署長」批准的其他日期前，自費以「署長」批准的方式及物料，按「署長」批准的標準、水平、定線和設計，提供及建造一條由本文所夾附圖則I顯示及標示的K和P9點至P10和P11點穿過「綠色範圍」和「粉紅色間黑斜線範圍」的緊急車輛及行人通道（以下簡稱「緊急通道」），並且允許緊急車輛、維修車輛及所有公眾每天24小時為所有合法目的自由地徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落「粉紅色間黑斜線範圍」內的「緊急通道」部分及「綠色範圍」（在「買方」佔管「綠色範圍」或其任何一個或多個部分期間）內的「緊急通道」部分而毋須支付任何性質的費用，以達至各方面令「署長」滿意。

(d) 「買方」遵照本特別條款(c)款完成建造「緊急通道」後，應在本文協定批授的整個年期內自費維護、維修、修理及管理「粉紅色間黑斜線範圍」內的「緊急通道」部分及「綠色範圍」（在「買方」佔管「綠色範圍」或其任何一個或多個部分期間）內的「緊急通道」部分，以保持其修繕妥當及狀況良好，以達至各方面令「署長」滿意。

(e) 「買方」應於「本協議」訂立日起自費提供及其後維修由本文所夾附圖則I顯示及標示的K和P9點至P10和P11點穿過「綠色範圍」和「粉紅色間黑斜線範圍」的一條淨闊度為6米的臨時行人通道（以下簡稱「臨時行人通道」），以達至各方面令「署長」滿意，並且允許所有公眾每天24小時免費及不受干擾地徒步或乘坐輪椅經過及再經過「臨時行人通道」，以便往返本文所夾附圖則I顯示及標示為「擬建啟德站」的沙田至中環線啟德站，直至「緊急通道」建造完成為止。遵照本特別條款(c)款完成建造「臨時行人通道」後，「買方」應自費在「署長」指定的時限內關閉及拆卸「臨時行人通道」並將建造「臨時行人通道」的範圍還原，以達至各方面令「署長」滿意。就本(e)款而言，「署長」就何謂淨闊度所作的決定將作終論並對「買方」有約束力。

(f) 現明確同意、聲明及訂明，本特別條款(c)及(e)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「粉紅色間黑斜線範圍」或其任何一個或多個部分給公眾享有通行權。

(g) 現明確同意、聲明及訂明，本特別條款(c)及(e)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》第22(1)條、其下任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其下任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之任何要求。』

43. 24小時公眾通道

「批地文件」特別條款第（40）條訂明：

『(a) 「買方」應在本文協定批授的整個年期內，時刻允許所有公眾每天24小時為所有合法目的自由地徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落「緊急通道」、「隧道連接段A」和「無障礙行人通道」而毋須支付任何性質的費用，並為了該目的，有權通行、進出、往返和行經該地段及現已或將會建於該地段的任何一座或多座建築物。

(b) 「買方」應在本文協定批授的整個年期內，時刻允許所有公眾於「啟德站」的整個運作時間為所有合法目的自由地徒步或乘坐輪椅經過、再經過、行經、往返「隧道連接段B」以前往「啟德站」而毋須支付任何性質的費用。

(c) 「買方」應在本文協定批授的整個年期內，時刻允許所有公眾每天24小時為所有合法目的自由地使用「載客升降機」而毋須支付任何性質的費用。

(d) 現明確同意、聲明及訂明，本特別條款(a)、(b)及(c)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「緊急通道」、「隧道連接段A」、「隧道連接段B」、「「載客升降機」」或「無障礙行人通道」或其任何一個或多個部分給公眾享有通行權。

(e) 現明確同意、聲明及訂明，本特別條款(a)、(b)及(c)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》22(1)條、其下任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其下任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之任何要求。』

44. 轉讓「住宅車位」及「住宅電單車位」的限制

「批地文件」特別條款第(50)條訂明：

『(a) 儘管「買方」已遵守和履行此等「批地條款」至「署長」滿意的程度，「住宅車位」及「住宅電單車位」亦不得：

(i) 轉讓，除非：

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

(II) 承讓人現時已擁有專有權使用和佔用該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數；或

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

但於任何情況下，該地段已建或擬建的一座或多座建築物內任何一個住宅單位的住戶概不可承讓或承租合共多於三個「住宅車位」及「住宅電單車位」。

(b) 儘管有本特別條款(a)款的規定，「買方」仍可在事前獲得「署長」書面同意下以整體方式轉讓所有「住宅車位」及「住宅電單車位」，但承讓方必須為「買方」的全資附屬公司。

(c) 本特別條款(a)款概不適用於以整體方式轉讓、分租、按揭或押記該地段。

(d) 為免存疑，本特別條款(a)及(b)款概不適用於從遵照本文特別條款第(45)(a)(i)條提供的車位中所提供的「傷殘人士車位」。』

45. 削去土地

「批地文件」特別條款第(54)條訂明：

『(a) 如該地段或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」規定「買方」執行的其他工程，則不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」應在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，以達至「署長」滿意的程度。

(b) 本特別條款(a)款的規定概不妨礙「政府」行使本文特別條款第(53)條所訂的權利。

(c) 無論何時，如因「買方」進行平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以達至「署長」滿意的程度，同時須就「政府」、其代理及承辦商因為或由於滑土、山泥傾瀉或地陷所作出、蒙受或招致的所有費用、收費、損害、訴求及索償作出彌償，並且保持令其獲得彌償。

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或未能在通知訂明的期限內以「署長」滿意的方式執行通知的指示，「署長」可即時執行及進行任何必要的工程。「買方」必須在接獲通知時向「政府」償還有關的費用，以及任何行政或專業費用與收費。』

46. 廢石方或瓦礫

「批地文件」特別條款第(57)條訂明：

『(a) 如有來自該地段或任何受該處任何發展工程影響的其他地方之泥土、廢土、廢料、建築廢物或建造物料堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水管、雨水渠或明渠或其他「政府」產業（以下統稱「政府產業」），「買方」必須自費清理廢物並修復上述「政府產業」蒙受的任何損害。「買方」須就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾而引起的所有訴訟、索償及訴求向「政府」彌償，並且保持令其獲得彌償。

(b) 儘管有本特別條款(a)款之規定，「署長」仍可（但無責任必須）應「買方」要求清理「政府產業」的廢物並修復該處由此出現的任何損害。「買方」須在「政府」要求時向「政府」支付相關的費用。』

47. 對服務造成損壞

「批地文件」特別條款第(58)條訂明：

『「買方」時刻均須採取所有妥善及適當的護理、工藝和預防措施，其中尤以任何建造、維修、更新或修理工程（以下簡稱「工程」）施工期間為要，藉以避免損壞、干擾或阻塞位於該地段、「綠色範圍」、「黃色範圍」或其任何部分或沿該處之內、其上、其下鋪設或跨越或毗鄰該處的「政府」或其他現有排水渠、水道或渠道、總喉、道路、行人道、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置（以下統稱「服務設施」）。「買方」執行任何此等「工程」之前，必須進行或達致進行完善調查和查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。在取得「署長」以書面批准「工程」及上述建議書之前，「買方」不得展開任何工程。此外，「買方」應遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。再者，「買方」須自費以「署長」全面滿意的方式修理、修復和還原「工程」（明渠、污水管、雨水渠或總喉例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「買方」須在「政府」通知時支付有關的費用）導致該地段、「綠色範圍」、「黃色範圍」或其任何部分又或任何「服務設施」蒙受的任何損害、干擾或阻塞。如「買方」不在該地段、「綠色範圍」、「黃色範圍」或其任何部分或「服務設施」執行此等必要的改道、重鋪、修理、修復和還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「買方」須在「政府」通知時支付有關的費用。』

48. 「渠務專用範圍」（「粉紅色間黑十字線範圍」、「粉紅色間黑斜線範圍」、「粉紅色加黑圓圈範圍」、「綠色範圍」和「黃色範圍」）

「批地文件」特別條款第(61)條訂明：

『(a) (i) 「買方」確認在本文所夾附圖則I及圖則III以棕色間斷線作邊界顯示及標示為「D.R.」的部分「粉紅色間黑十字線範圍」、「粉紅色間黑斜線範圍」、「粉紅色加黑圓圈範圍」、「綠色範圍」和「黃色範圍」內現存有雨水排水渠及排污渠，而且可能有未來的排水渠及排污渠（包括但不限於本特別條款(a)(iv)款所述的「未來排水渠及排污渠」）（該等部分「粉紅色間黑十字線範圍」、「粉紅色間黑斜線範圍」、「粉紅色加黑圓圈範圍」、「綠色範圍」和「黃色範圍」以下統稱「渠務專用範圍」）。「渠務專用範圍」之中、之上、上方、之下、下方或之內不得興建或建造任何建築物或構築物或任何建築物或構築物的支承件。

(ii) 儘管有本特別條款(a)(i)款之規定，如事前獲「署長」書面同意並且受限於其全權酌情制訂的條款與條件，「買方」可於渠務專用範圍」興建或允許他人興建：

(I) 園景美化設施；

(II) 一層或多層地庫；

(III) 在香港主水平基準1.4米以上的水平之下或「署長」要求或批准的其他水平的部分「內部行人通道」；及

(IV) 在香港主水平基準3.6米以上的水平之下或「署長」要求或批准的其他水平的部分「地下購物街」，

惟倘「署長」有所規定，「買方」必須自費在「署長」指定的時限內或於緊急情況下在「署長」要求時以「署長」全面滿意的方式拆除或拆卸建於「渠務專用範圍」的所有或任何建築物或構築物並還原「渠務專用範圍」。如「買方」未能在上述「署長」指定的時限內或因緊急情況所需執行拆除、拆卸或還原工程，「署長」可執行其視為必要的工程，「買方」須按要求向「政府」支付相等工程費用的款項。

(iii) 就本特別條款(a)款而言，「署長」就下列各項作出的決定將作終論並對「買方」有約束力：

(I) 何謂園景美化設施；

(II) 何謂一層或多層地庫；

(III) 何謂部分「內部行人通道」及該部分「內部行人通道」是否在香港主水平基準1.4米以上的水平之下；及

(IV) 何謂部分「地下購物街」及該部分「地下購物街」是否在香港主水平基準3.6米以上的水平之下。

(iv) 在無損本特別條款(a)(i)及(a)(ii)款的情況下及在本文協定批授的整個年期內，特此作為例外及保留給「署長」、其人員、承辦商、代理和「政府」授權的任何人等享有在「黃色範圍」（不論「買方」是否佔管「黃色範圍」或其任何一個或多個部分）鋪築及建造額外排水渠及排污渠（此等排水渠及排污渠以下簡稱「未來排水渠及排污渠」）的權利，並且在「署長」或其人員、承辦商、代理和「政府」授權的任何人等認為需要時，佔用和使用該地段一個或多個部分以及該地段已建或擬建的一座或多座建築物，以便鋪築及建造及其後檢查、維修、管理、修理和翻新「未來排水渠及排污渠」。「署長」、其人員、承辦商、代理和「政府」授權的任何人等概毋須因為或鑒於「署長」、其人員、承辦商、代理和「政府」授權的任何人等行使本特別條款(a)(iv)款所賦予的權利導致或連帶招致「買方」或任何其他人士蒙受任何損失、損害、滋擾或騷擾而承擔任何責任或義務，「買方」不得基於任何此等損失、損害、滋擾或騷擾向「政府」、「署長」、其人員、承辦商、代理和「政府」授權的任何人等申索賠償。

(b) 「署長」及其正式授權人員、他或他們的工人（以下簡稱「相關人等」）有權隨時不論攜帶工具、設備、機器、機械或駕車與否，可自由及不受限制地通行、進出、往返及行經該地段，以便鋪設、檢查、修理、維修、更換和更新「署長」要求或授權的排水渠、排污渠、渠道、排水設施及橫貫、穿越「渠務專用範圍」或位於其下的所有其他服務設施（以下簡稱「公用服務設施」）。「渠務專用範圍」內概不可放置任何性質的物件或物料，以致阻礙通行或招致過高的「公用服務設施」附加費。如「署長」認為（其意見將作終論並對「買方」有約束力）「渠務專用範圍」內有任何物件或物料阻礙通行或招致過高的「公用服務設施」附加費，「署長」有權向「買方」發出書面通知，要求「買方」自費以「署長」全面滿意的方式拆卸或拆除此等物件或物料，並且恢復「渠務專用範圍」的原貌。倘「買方」疏忽或未能在上述指定期限內或因緊急情況所需執行通知書的指示，「署長」可執行其視為必要的拆除、拆卸及還原工程，「買方」須按要求向「政府」支付相等工程費用的款項。工程費用金額經「署長」釐定即作終論，並對「買方」有約束力。

(c) 「政府」及「相關人等」除必須還原其行使本特別條款(b)款所訂權利和權力挖掘的坑槽外，概毋須因為或鑒於「相關人等」行使本特別條款(b)款所賦予權利可不受限制地通行、進出、往返和鋪設、檢查、修理、維修、更換及更新「公用服務設施」導致或連帶招致「買方」蒙受任何損失、損害、滋擾或騷擾而承擔任何責任或義務，「買方」不得基於任何此等損失、損害、滋擾或騷擾向「政府」或「相關人等」申索賠償。』

49. 鐵路的保護

「批地文件」特別條款第(62)條訂明：

『(a) 「買方」在該地段展開任何工程之前，包括但不限於地盤勘測工程、打樁或其他地基工程以及其他土木工程和建築工程，應先諮詢「港鐵公司」，確保任何此等工程不會損害、干預或危害任何鐵路工程、結構、設施、裝置或《香港鐵路條例》（以下簡稱「港鐵條例」）第2條定義的鐵路及其任何延伸段（以下簡稱「鐵路」）的運作安全（「署長」就此所作出的決定將作終論）。如「署長」規定，「買方」須自費採取「港鐵公司」要求的防範措施，以確保任何鐵路工程、結構、設施或裝置的安全和「鐵路」運作安全。

(b) 「買方」應遵守與「鐵路」有關的所有條例、附例及規例。

(c) 「買方」應自費遵行建築事務監督、消防處處長及所有其他相關「政府」和法定主管當局所頒布關於「鐵路」相連或附近一座或多座建築物的任何一個或多個部分之建築（包括使用的材料）、修理及維修工程的特別規定。

(d) 「買方」應允許「署長」及「港鐵公司」和彼等正式授權的人員、傭工及承辦商，隨時行使權利，不論攜帶工具、機器、機械、設備或駕車與否，可通行、進出、往返及行經該地段和任何建於該處的一座或多座建築物，以進行與「鐵路」相關的勘測、檢查、檢驗、維修、改善或發展工程。倘因行使本(d)款所賦予權利而令「買方」連帶招致或蒙受任何損失、損害、滋擾或騷擾，「署長」或其正式授權的人員、傭工及承辦商概毋須承擔責任或義務。「買方」不得就此等損失、損害、滋擾或騷擾向「署長」、「港鐵公司」及彼等正式授權的人員、傭工和承辦商申索賠償或提出反對。

(e) 如「港鐵公司」在根據「港鐵條例」第4條或其他方面授予的專營權屆滿後不再運作「鐵路」或影響該地段的任何「鐵路」部分（包括其任何延伸段），本特別條款凡提及「港鐵公司」時，在適當情況下應指「政府」、其提名人或「政府」指定的第三方。』

50. 禁止建造墳墓或骨灰龕

「批地文件」特別條款第(71)條訂明：

『該地段不可興建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶泥金塔或骨灰盅等。』

註：

1. 根據一封由地政總署九龍東區地政處於2020年10月9日發出及登記在土地註冊處註冊編號為21101802680070的信件(「延展建築規約時限信件」)，批地文件下承批人交付黃色範圍、平整綠色範圍、完成該地段的開發、提供公共通道區、提供政府樓宇、提供緊急通道、提供地下購物街、無障礙行人通道、隧道連接段A、隧道連接段B及載客升降機、提供內部行人通道及連接段C、提供電動車輛充電設施、提供區域供冷系統分站及提供食水供應自動讀錶之時限已(就交付黃色範圍)由2021年3月31日延展至2021年9月30日及(就其他上述款項) 由2024年3月31日延展至2024年9月30日。

2. 根據一封由地政總署九龍東區地政處於2022年7月15日發出及登記在土地註冊處註冊編號為22080101730064的信件(「進一步延展建築規約時限信件」)，批地文件下承批人平整綠色範圍、完成該地段的開發、提供公共通道區、提供政府樓宇、提供緊急通道、提供地下購物街、無障礙行人通道、隧道連接段A、隧道連接段B及載客升降機、提供內部行人通道及連接段C、提供電動車輛充電設施、提供區域供冷系統分站及提供食水供應自動讀錶之時限已由2024年9月30日進一步延展至2025年3月31日。

3. 有關本節之詳情，請參閱批地文件、延展建築規約時限信件及進一步延展建築規約時限信件。批地文件、延展建築規約時限信件及進一步延展建築規約時限信件全文已備於售樓處，歡迎在開放時間免費閱覽，並可在支付必要的影印費用後索取影印副本。

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

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

1. Description

(a) The Green Area as referred to in Special Condition No.(4)(a) of the Land Grant.

(b) The Public Passage Area as referred to in Special Condition No.(15) of the Land Grant.

(c) The Government Accommodation as referred to in Special Condition No.(16) of the Land Grant.

(d) The Emergency Access as referred to in Special Condition No.(30)(c) of the Land Grant.

(e) The Underground Shopping Street, the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift as referred to in Special Condition No.(38) of the Land Grant.

(f) The Internal Pedestrian Link and the Connection C as referred to in Special Condition No.(39) of the Land Grant.

2. The general public has the right to use the facilities in accordance with the Land Grant.

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

3. Description

(a) The Green Area.

(b) The Emergency Access.

4. The general public has the right to use the facilities in accordance with the Land Grant.

5. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase.

6. The owners of the residential properties in the Phase are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

7. Not applicable.

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

8. Not applicable.

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

9. The following plan is reproduced/prepared at the end of this section:-

(a) The plan annexed to the Land Grant; and

(b) The plan showing the location of the Public Passage Area, the Government Accommodation, the Emergency Access, the Unobstructed Pedestrian Passage, the Passenger Lift and the Internal Pedestrian Link.

F. Provisions of the Land Grant that concern those facilities and open spaces, and those parts of the land

10. Formation of the Green Area (time limit, manner and purpose)

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

"(a) The Purchaser shall:

(i) on or before the 31st day of March 2024 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads on the ground level of the stratum of land as shown coloured green on PLAN I and PLAN II annexed hereto lying above the level of 1.4 metres above HKPD (which stratum of land is hereinafter referred to as "the Green Area"); and

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

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

(ii) on or before the 31st day of March 2024 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (5) hereof.

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

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

(d) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the determination of the Director as to what constitutes the ground level of the Green Area shall be final and binding on the Purchaser."

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

11. Possession of the Green Area

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

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

12. Restriction on use of the Green Area

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

"The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (4) hereof."

13. Access to the Green Area for inspection

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

"(a) The Purchaser shall at all reasonable times while he is in possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area 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 Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; 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 and the Green Area 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 Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition 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 person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

14. Provision of the Public Passage Area

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

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

(b) The Purchaser shall at his own expense on or before the 31st day of March 2024 lay, form, construct and provide a passage over and along the ground level of the Pink Stippled Black Cross-hatched Green Area and extending upwards from the ground level to a height of no less than 4.2 metres (hereinafter referred to as "Public Passage Area") in such manner, with such materials and to such standards, levels and designs as the Director shall approve or require and in all respects to the satisfaction of the Director.

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

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

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

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

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

(h) For the purposes of sub-clauses (a) and (b) of this Special Condition, the determination of the Director as to what constitutes the ground level of the Pink Stippled Black Cross-hatched Green Area shall be final and binding on the Purchaser."

15. Provision of the Government Accommodation

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

"(a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as "the Technical Schedule") and the plans approved under Special Condition No. (17)(a) hereof, the following accommodations:

(i) (I) two residential care homes for the elderly as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending or replacing legislation, each with a net operational floor area of not less than 2,475 square metres; and

(II) one space measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for each of the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the residential care homes for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and their bona fide guests, visitors or invitees; and

(III) two lay-bys each measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the residential care homes for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and the day care centres for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and located on the same level of the day care centres for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition and at such location, in such form and to such standards as the Director may require or approve

(hereinafter collectively referred to as "the Residential Care Homes for the Elderly") to be completed and made fit for occupation and operation on or before the 31st day of March 2024; and

(ii) (I) two day care centres for the elderly each with a net operational floor area of not less than 358 square metres; and

(II) three spaces each measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for each of the day care centres for the elderly referred to in sub-clause (a)(ii)(1) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the day care centres for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition and their bona fide guests, visitors or invitees

(hereinafter collectively referred to as "the Day Care Centres for the Elderly") to be completed and made fit for occupation and operation on or before the 31st day of March 2024

(which accommodation referred to in this sub-clause (a) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Purchaser) are hereinafter collectively referred to as "the Government Accommodation"). For the purpose of sub-clause (a)(i)(III) of this Special Condition, the decision of the Director as to what constitutes the same level of the day care centres for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition shall be final and binding on the Purchaser.

(b) The Government hereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof.

(c) (i) For the purpose of determining the net operational floor area of any part of the Government Accommodation, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within such part of the Government Accommodation as detailed in the Technical Schedule excluding any structures and partitions, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet and shower facilities or both, mechanical and electrical services such as lifts and air-conditioning systems.

(ii) For the purpose of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space."

16. Plans of the Government Accommodation

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

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

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

(iii) The plans of the Government Accommodation approved under sub-clause (a) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.

(b) No building works other than site formation works shall commence on the lot until the plans of the Government Accommodation shall have been approved by the Director under sub-clause (a) of this Special Condition."

17. Amendment of the Technical Schedule

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

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

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

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

(d) In the event of any inconsistency or variation between the Technical Schedule and these Conditions, these Conditions shall prevail."

18. No gross floor area and site coverage exemption

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

"(a) Except as provided in Special Conditions Nos. (49)(b)(i), (49)(b)(ii) and (49)(b)(iv) hereof, the gross floor area and the site coverage of the Government Accommodation to be erected, constructed and provided under Special Condition No. (16)(a) hereof shall be taken into account for the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos. (12)(a)(iii) and (12)(a)(iv) hereof.

(b) For the purpose of these Conditions, the determination of the Director as to:

(i) the total gross floor area and the total site coverage of the Government Accommodation; and

(ii) whether the Residential Care Homes for the Elderly and the Day Care Centres for the Elderly or any part or parts of all or any of them shall be taken into account for the calculation of the gross floor area under Special Condition No. (12)(a)(iii)(I) hereof or under Special Condition No. (12)(a)(iii)(II) hereof

shall be final and binding on the Purchaser."

19. Monitoring of construction of the Government Accommodation

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

"(a) The Director shall have the right in his absolute discretion to nominate officers of Government departments (hereinafter referred to as "the Officers") who shall generally oversee the design, construction, provision and completion of the Government Accommodation and shall monitor the construction, provision and completion (hereinafter collectively referred to as "the Construction Works") of the Government Accommodation in order to ensure that the Construction Works of the Government Accommodation are carried out in accordance with these Conditions.

(b) The Purchaser shall notify the Officers of any condition, restriction, requirement and information affecting or relating to the Government Accommodation or any part thereof or the Construction Works of the Government Accommodation or any part thereof forthwith upon the same becoming known to the Purchaser, his servants, agents, contractors and workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Officers when required by the Officers.

(c) The Purchaser shall keep the Director and the Officers advised from time to time as to when he shall be in a position to apply for the relevant occupation permit or temporary occupation permit from the Building Authority in respect of the Government Accommodation or any part thereof.

(d) The Government and the Director accept no responsibility or liability for any costs, claims, demands, charges, damages, actions or proceedings of whatsoever nature arising out of or in connection with the exercise by the Officers of the authority conferred under sub-clause (a) of this Special Condition.

(e) The Purchaser shall indemnify and keep indemnified the Government and the Director from and against all claims, damages, liabilities, losses, costs, expenses, actions, demands, charges and proceedings whatsoever arising out of or in connection with the Construction Works of the Government Accommodation or any part thereof."

20. Liquidated damages

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

"(a) In addition to any other payment which may be demanded by the Government and without prejudice to the rights of the Government under these Conditions or otherwise, the Purchaser shall pay to the Government on demand as hereby agreed by way of liquidated damages and not as a penalty:

(i) if the Purchaser shall fail to complete and make fit for occupation and operation to the satisfaction of the Director the two residential care homes for the elderly of the Government Accommodation under Special Condition No. (16)(a)(i)(I) hereof by the date specified in Special Condition No. (16)(a)(i) hereof, a sum calculated at the rate of HK$69,000 per day from the date immediately following the date specified in Special Condition No. (16)(a)(i) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof;

(ii) if the Purchaser shall fail to complete and make fit for occupation to the satisfaction of the Director the parking spaces of the Government Accommodation under Special Condition No. (16)(a)(i)(II) hereof by the date specified in Special Condition No. (16)(a)(i) hereof, a sum calculated at the rate of HK$250 per day from the date immediately following the date specified in Special Condition No. (16)(a)(i) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof;

(iii) if the Purchaser shall fail to complete and make fit for occupation to the satisfaction of the Director the two lay-bys of the Government Accommodation under Special Condition No. (16)(a)(i)(III) hereof by the date specified in Special Condition No. (16)(a)(i) hereof, a sum calculated at the rate of HK$300 per day from the date immediately following the date specified in Special Condition No. (16)(a)(i) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof;

(iv) if the Purchaser shall fail to complete and make fit for occupation and operation to the satisfaction of the Director the two day care centres for the elderly of the Government Accommodation under Special Condition No. (16)(a)(ii)(I) hereof by the date specified in Special Condition No. (16)(a)(ii) hereof, a sum calculated at the rate of HK$5,000 per day from the date immediately following the date specified in Special Condition No. (16)(a)(ii) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof; and

(v) if the Purchaser shall fail to complete and make fit for occupation to the satisfaction of the Director the parking spaces of the Government Accommodation under Special Condition No. (16)(a)(ii)(II) hereof by the date specified in Special Condition No. (16)(a)(ii) hereof, a sum calculated at the rate of HK$800 per day from the date immediately following the date specified in Special Condition No. (16)(a)(ii) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (22)(b) hereof

provided that in case of default of payment of the whole or any part of liquidated damages by the Purchaser, the Director shall without prejudice to his other rights and remedies herein contained be entitled to deduct from the sum payable to the Purchaser under Special Condition No. (24)(a) hereof the said sum of liquidated damages.

(b) For the avoidance of doubt, it is hereby agreed and declared that the acceptance of payment of any of the said sum of liquidated damages shall not discharge the Purchaser from any of his obligations remaining to be observed and performed.

21. Certificate of completion in respect of the Government Accommodation

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

"(a) Within 14 days after completion of the Government Accommodation or such part thereof, the Purchaser shall deliver to the Director a certificate by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) employed by the Purchaser for the development of the lot that the Government Accommodation or such part thereof has been completed in accordance with these Conditions.

(b) Where in the opinion of the Director (whose opinion in this respect shall be final and binding upon the Purchaser) the Government Accommodation has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the Purchaser a certificate of completion to that effect provided that the Director may in his absolute discretion issue a certificate of completion in respect of a part of the Government Accommodation which the Director considers to have been completed and made fit for occupation and operation to his satisfaction.

(c) Notwithstanding the issue of any certificate of completion by the Director, the Purchaser shall not be absolved from any of his liabilities under Special Conditions Nos. (20)(e) and (27) hereof nor any other obligations remaining to be observed and performed by him under these Conditions."

22. Assignment of the Government Accommodation

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

"(a) The Purchaser shall when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns), with vacant possession, free from incumbrances, at the expense of the Purchaser, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Purchaser shall complete the assignment of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No. (22)(b) hereof within such time or times as may be specified in writing by the Director.

(b) The number of undivided shares in the whole of the lot to be assigned to [F.S.I.] in accordance with sub-clause (a) of this Special Condition shall be determined by the Director having regard to the proportion which the total gross floor area of the Government Accommodation shall bear to the gross floor area of all the buildings erected or to be erected within the lot. The determination of the Director in this respect shall be final and binding on the Purchaser.

(c) When called upon to do so by the Director (irrespective of whether the Purchaser shall have been called upon to assign under sub-clause (a) of this Special Condition) the Purchaser shall submit or cause to be submitted to the Director for his approval in writing an assignment or assignments in respect of the Government Accommodation or such part thereof as may be required by the Director, which assignment or assignments shall be in such form and shall contain such provisions as shall be required or approved by the Director.

(d) On completion of the assignment of the Government Accommodation or any part thereof, the Purchaser shall deliver to F.S.I at the expense of the Purchaser one set of the original or certified copies of deeds and documents of title relating to the lot and the memorial or memorials of the assignment or assignments in respect of the Government Accommodation or such part thereof duly completed and verified by the certificate of the solicitor for the Purchaser. All Land Registry fees payable on registration of the assignment or assignments shall be borne by the Purchaser solely."

23. Consideration for the Government Accommodation

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

"(a) In consideration of the assignment of the Government Accommodation as provided for in Special Condition No. (23) hereof and subject to Special Condition No. (21)(a) hereof, F.S.I. shall pay to the Purchaser in one lump sum a sum of HK$281,900,000.00 or a sum equal to the actual cost of construction of the same to be determined by the Director having regard to the statement submitted in accordance with sub-clause (b) of this Special Condition, whichever is the lesser.

(b) As soon as practicable and in any event within 30 days of being called upon so to do by the Director, the Purchaser shall submit or cause to be submitted to the Director for his verification and approval a written statement (hereinafter referred to as "the Statement"), duly certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) employed by the Purchaser for the development of the lot, specifying the monies expended by the Purchaser solely towards the erection, construction and provision in accordance with these Conditions of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No. (22)(b) hereof (including (if any) all professional fees, costs, supervisory, overhead and any other charges which may be incurred by the Purchaser arising out of or in connection with the execution of works and the supply of materials relating solely thereto).

(c) The Director shall have the absolute and unfettered right to determine whether any of the monies specified in the Statement should form part of the actual cost of construction referred to in sub-clause (a) of this Special Condition and to call upon the Purchaser to amplify in writing any details contained in the Statement and to require the Purchaser to provide any supporting documents as the Director shall consider necessary. The decision of the Director as to the actual cost of construction shall be final and binding upon the Purchaser."

24. Possession of the Government Accommodation

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

"The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. (23) hereof, delivery of vacant possession of the Government Accommodation or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (22)(b) hereof and the Purchaser shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate."

25. Maintenance of the Government Accommodation

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

"(a) Without prejudice to the provisions of Special Condition No. (27) hereof, the Purchaser shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (27) (a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude his assigns."

26. Defects liability

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

"(a) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. against all claims, liabilities, losses, expenses, costs, demands, charges, damages, actions and proceedings of whatsoever nature arising 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) in the Government Accommodation and in the building services installations therefor:

(i) which may exist at the respective dates of delivery of possession by the Purchaser of the Residential Care Homes for the Elderly and the Day Care Centres for the Elderly together with any other areas, facilities, services and installations exclusive thereto; and

(ii) which shall occur or become apparent within a period of 365 days after the respective dates of delivery of possession by the Purchaser of the Residential Care Homes for the Elderly and the Day Care Centres for the Elderly together with any other areas, facilities, services and installations exclusive thereto (hereinafter referred to as "Defects Liability Period").

(b) Whenever required by the Director or F.S.I. or both, 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 or F.S.I. or both 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 in the Government Accommodation or any part thereof and the building services installations therefor which shall occur or become apparent within any Defects Liability 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 or F.S.I. or both make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which may exist at the date of delivery of possession thereof by the Purchaser.

(c) The Director or F.S.I. or both will, shortly before the expiry of each and every Defects Liability Period, cause an inspection to be carried out in respect of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Purchaser within 14 days after the expiry of each and every Defects Liability Period a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in relevant part of the Government Accommodation and the building services installations therefor and the Purchaser shall at his own expense cause all necessary works to be carried out 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 or F.S.I. or both.

(d) If the Purchaser shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director (whose decision shall be final and binding upon the Purchaser) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the Purchaser provided that the Government or F.S.I. or both shall be entitled to deduct from the security money referred to in sub-clause (e) of this Special Condition the costs, charges and fees due and owing by the Purchaser to the Government or F.S.I. or both under this sub-clause (d) and in the event of the security money being insufficient to cover all costs, charges and fees due and owing by the Purchaser the deficit shall be paid by the Purchaser on demand.

(e) The Purchaser shall contemporaneously with the assignment of the Government Accommodation as provided for in Special Condition No. (23) hereof, deposit with the Government a sum of HK$28,190,000.00 (hereinafter referred to as "the security money"). Subject to the proviso to sub-clause (d) of this Special Condition, the security money shall become due to the Purchaser upon the expiry of such Defects Liability Period as relating to the Government Accommodation and the Purchaser satisfactorily carrying out all works of maintenance, repair, amendment, reconstruction and rectification and any other outstanding works as are required by the Director or F.S.I. or both (it being expressly declared and agreed that no interest in respect of such security money or any part thereof will be payable).

(f) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude his assigns."

27. Supply of documents, etc.

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

"The Purchaser shall, at his own expense and as soon as practicable but no later than 8 weeks from the respective dates of delivery of possession by the Purchaser of the Residential Care Homes for the Elderly and the Day Care Centres for the Elderly together with any other areas, facilities, services and installations exclusive thereto, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the Technical Schedule."

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

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

"(a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (42)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

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

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

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

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

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

(b) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, losses, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Purchaser to maintain the Items.

(c) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude F.S.I."

29. Non-Building Area (Pink Hatched Black Area)

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

"(a) Subject to Special Conditions Nos. (39) and (61) hereof and except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed at or above the ground level of the area shown coloured pink hatched black on PLAN I annexed hereto (hereinafter referred to as "the Pink Hatched Black Area") except minor structures, structures such as at grade driveway, street furniture and landscaping features.

(b) For the purpose of sub-clause (a) of this Special Condition, the decision of the Director as to what constitute the ground level of the Pink Hatched Black Area, minor structures, structures, at grade driveway, street furniture and landscaping features shall be final and binding on the Purchaser.

(c) The Purchaser shall on or before the 31st day of March 2024 or such other date as may be approved by the Director at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director provide and construct an emergency vehicular and pedestrian access from points K and P9 to points P10 and P11 all as shown and marked on PLAN I annexed hereto through the Green Area and the Pink Hatched Black Area (hereinafter referred to as "the Emergency Access") and shall permit the use of such part of the Emergency Access within the Pink Hatched Black Area and such part of the Emergency Access within the Green Area (while the Purchaser is in possession of the Green Area or any part or parts thereof) by emergency vehicles and maintenance vehicles and all members of the public at all times 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Emergency Access.

(d) Upon completion of the construction of the Emergency Access in accordance with sub-clause (c) of this Special Condition, the Purchaser shall, throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director upkeep, maintain, repair and manage such part of the Emergency Access within the Pink Hatched Black Area and such part of the Emergency Access within the Green Area (while the Purchaser is in possession of the Green Area or any part or parts thereof) in good and substantial repair and condition.

(e) The Purchaser shall from the date of this Agreement at his own expense provide and thereafter maintain in all respects to the satisfaction of the Director a temporary pedestrian access (hereinafter referred to as "the Temporary Pedestrian Access") having a clear width of 6 metres from points K and P9 to points P10 and P11 all as shown and marked on PLAN I annexed hereto through the Green Area and the Pink Hatched Black Area and permit the use of the Temporary Pedestrian Access by all members of the public at all times 24 hours a day to pass and repass on foot or by wheelchair free of charge and without interruption in order to gain access to the Kai Tak Station of the Shatin to Central Link which is shown and marked "PROPOSED KAI TAK STATION" on PLAN 1 annexed hereto (hereinafter referred to as "Kai Tak Station") and vice versa until completion of the construction of the Emergency Access. Upon completion of the construction of the Emergency Access in accordance with sub-clause (c) of this Special Condition, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director close and demolish the Temporary Pedestrian Access and shall reinstate the area upon which the Temporary Pedestrian Access was constructed. For the purpose of this sub-clause (e), the decision of the Director as to what constitutes the clear width shall be final and binding on the Purchaser.

(f) It is expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clauses (c) and (e) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black Area or any part or parts thereof to the public for the right of passage.

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

30. 24-hour public access

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

"(a) The Purchaser shall at all times throughout the term hereby agreed to be granted permit all members of the public at all times 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down, the Emergency Access, the Subway Connection A and the Unobstructed Pedestrian Passage and for such purpose, to have ingress, egress or regress to, from and through the lot and any building or buildings erected or to be erected thereon.

(b) The Purchaser shall at all times throughout the term hereby agreed to be granted permit all members of the public throughout the operational hours of the Kai Tak Station for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to and from the Subway Connection B to the Kai Tak Station.

(c) The Purchaser shall at all times throughout the term hereby agreed to be granted permit all members of the public at all times 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to use the Passenger Lift.

(d) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Purchaser contained in sub-clauses (a), (b) and (c) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Emergency Access, the Subway Connection A, the Subway Connection B, the Passenger Lift or the Unobstructed Pedestrian Passage or any part or parts thereof to the public for the right of passage.

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

31. Provision of the Underground Shopping Street

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

"(a) (i) The Purchaser shall on or before the 31st day of March 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 erect, construct and provide, with such materials and to such standards, levels, alignment, disposition and design, as shall be required or approved by the Director within the Edge Blue Area or such other position as may be approved by the Director and the building or buildings erected thereon an underground shopping street (together with such supports, ramps, associated staircases and landings, escalators, lifts, facilities for disabled persons, electrical and mechanical installation, fire services installation, ventilation system, such internal and external fittings and fixtures, such lighting fittings and such other structures or facilities as the Director in his sole discretion may require or approve) (hereinafter collectively referred to as "the Underground Shopping Street") in compliance with the following conditions:

(I) the Underground Shopping Street shall be a single-storeyed structure with the minimum clear internal width at the respective finished floor levels specified below:

(A) a minimum clear internal width of 6.0 metres at the finished floor level of 2.4 metres below HKPD within the portion of the Pink Circled Black Area which is not more than 2.0 metres from the boundary line between the points G and H as shown and marked on PLAN II annexed hereto;

(B) a minimum clear internal width of 11.0 metres at the finished floor level of 2.4 metres below HKPD within the remaining portion of the Pink Circled Black Area other than the portion of the Pink Circled Black Area as referred to under sub-clause (a)(i)(I)(A) of this Special Condition; and

(C) a minimum clear internal width of 15.0 metres at the finished floor level between 7.15 metres below HKPD and 1.0 metre above HKPD within the Edged Blue Area other than the Pink Circled Black Area

or at such other levels as may be approved in writing by the Director and the total gross floor area for retail shops provided therein shall not be less than 840 square metres and for the purpose of this sub-clause (a)(i)(I), the Director's decision as to what constitutes the retail shops shall be final and binding on the Purchaser;

(II) an unobstructed pedestrian passage within the Underground Shopping Street with a minimum clear internal width of 6.0 metres and a minimum clear internal height of 3.0 metres shall be provided and maintained from points P1 and P2 as shown and marked on PLAN I annexed hereto or such other points as may be required or approved by the Director to points G and H as shown and marked on PLAN I annexed hereto or such other points as may be required or approved by the Director (hereinafter referred to as "the Unobstructed Pedestrian Passage");

(III) all of the retail shops within the Underground Shopping Street along the line of points P1 and H through points P3, P5 and J and the line of points P2 and G through points P4 and F all shown and marked on PLAN I annexed hereto shall have a frontage facing the centre line of the Underground Shopping Street and shall have direct access to and from the Unobstructed Pedestrian Passage;

(IV) supports and connections within the lot and the building or buildings erected or to be erected thereon and between points P7 and P8 as shown and marked on PLAN I annexed hereto or such other points as may be required or approved by the Director (hereinafter referred to as "the Subway Connection A") shall be constructed and provided by the Purchaser to receive, connect and support a proposed subway which, if constructed, will be located approximately at the position within the pair of red peck lines shown and marked on PLAN I and PLAN III annexed hereto and thereon marked "PROPOSED SUBWAY" or at such other position as may be determined by the Director at his sole discretion (hereinafter referred to as "the Proposed Subway") and for this purpose the Purchaser shall reserve an opening of a minimum clear internal width of 6.0 metres and a minimum clear internal height of 3.0 metres at the Subway Connection A with a finished floor level at the Subway Connection A at 7.15 metres below HKPD or at such other level as may be approved or required by the Director so that the Proposed Subway, if constructed, can be connected to the Subway Connection A, the Underground Shopping Street and the Unobstructed Pedestrian Passage; and

(V) Supports and connections within the lot and the building or buildings erected or to be erected thereon and between points P12 and P13 as shown and marked on PLAN I annexed hereto or such other points as may be required or approved by the Director (hereinafter referred to as "the Subway Connection B") shall be constructed and provided by the Purchaser to receive, connect and support a reserved opening of a clear internal width of 6.0 metres and a clear internal height of 4.1 metres with a finished floor level at the Subway Connection B at 2.4 metres below HKPD or at such other level as may be required or approved by the Director (hereinafter referred to as "the Reserved Opening") so that the Kai Tak Station can be connected to the Underground Shopping Street and the Unobstructed Pedestrian Passage; and

(VI) a passenger lift (hereinafter referred to as "the Passenger Lift") within the lot along the line between points P1 and P2 through points P7 and P8 as shown and marked on PLAN I annexed hereto shall be constructed and provided by the Purchaser in all respects to the satisfaction of the Director and in accordance with the latest version of the Design Manual for Barrier Free Access issued by the Buildings Department connecting the Subway Connection A and the Unobstructed Pedestrian Passage to the public footpath of Concorde Road;

and for the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes the finished floor level, clear internal width and clear internal height shall be final and binding on the Purchaser.

(ii) The Purchaser shall approach, liaise and co-operate with MTR Corporation Limited (hereinafter referred to as "the Corporation") or the party designated by the Government (hereinafter referred to as "the Designated Party") on the arrangement of and the necessary works for the proposed connection to the Kai Tak Station at the Subway Connection B as may be required by the Corporation or the Designated Party (as the case may be).

(iii) The Purchaser shall at his own expense carry out all necessary works for the connection at both sides of the Reserved Opening at the Subway Connection B to the satisfaction of the Director and bear all the associated costs for preparing submissions and obtaining approvals from relevant authorities for the design and costs for the works on modification works of the Kai Tak Station in connection with or incidental to the implementation of the proposed connection works.

(iv) The Purchaser shall liaise with the Corporation or the Designated Party (as the case may be) and obtain all relevant information of the Kai Tak Station and carry out all necessary surveys to ascertain the conditions of the Kai Tak Station for the design and construction of the Underground Shopping Street and the connection at the Subway Connection B.

(v) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director incorporate a logo system along the Unobstructed Pedestrian Passage to signify Kai Tak Development Area and submit all drawings, images or photomontage of the proposed logo system to the Director for his prior approval and for the purpose of this sub-clause (a)(v), the decision of the Director as to what constitutes a logo or a logo system shall be final and binding on the Purchaser.

(b) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (a) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Unobstructed Pedestrian Passage, the Subway Connection A or the Subway Connection B or the Passenger Lift or any part or parts thereof to the public for the right of passage.

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

(d) Throughout the term hereby agreed to be granted, there is excepted and reserved to the Government and the person or persons to whom such rights may be granted by the Government a right of support and a right to connect the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B.

(e) Throughout the term hereby agreed to be granted, there is excepted and reserved to the Government and the person or persons to whom such rights may be granted by the Government all necessary rights of occupation of such part or parts of the lot and the building or buildings erected or to be erected thereon as may be required by the Director for the purpose of constructing, connecting and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B.

(f) Upon completion of the construction of the 'Underground Shopping Street including the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift in accordance with this Special Condition, the Purchaser shall throughout the term hereby agreed to be granted at his own expense and in all respects to the satisfaction of the Director upkeep, maintain, repair and manage the Underground Shopping Street including the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift in good and substantial repair and condition.

(g) (i) In the event of any redevelopment of the lot or any part thereof whereby the Underground Shopping Street including the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift 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 may be imposed by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by such new underground shopping street including such new unobstructed pedestrian passage, new structural supports and connections and new passenger lift with such materials and of such design, specifications and standards and at such width, headroom, level, height and position as the Director may in his sole discretion approve or require.

(ii) In the event that any new underground shopping street including any new unobstructed pedestrian passage, new supports and connections and new passenger lift are required to be constructed under sub-clause (g)(i) of this Special Condition, all references to "the Underground Shopping Street", "the Unobstructed Pedestrian Passage", "the Subway Connection A", "the Subway Connection B" and "the Passenger Lift" in this Special Condition shall be deemed to refer to the said new underground shopping street, new unobstructed pedestrian passage, new supports and connections and new passenger lift.

(h) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a), (f) or (g) of this Special Condition, the Government may carry out the works as referred to therein 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.

(i) The Government, the Director and his officers, contractors and agents, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B with or without tools, equipment, plant, machinery or motor vehicles shall at all reasonable times throughout the term hereby agreed to be granted and upon giving prior notice to the Purchaser have the right of free ingress, egress and regress to and from the lot or any part or parts thereof and the building or buildings or any part or parts thereof erected or to be erected thereon for the purpose of constructing and connecting the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway and the Reserved Opening and the carrying out, inspecting, checking and supervising of the works under sub-clauses (a), (f), (g) and (h) of this Special Condition and any other works which the Director may consider necessary at the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B.

(j) The Government, the Director and his officers, contractors and agent, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B 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 obligation under sub-clauses (a), (f) and (g) of this Special Condition or the exercise of the rights by the Government under sub-clauses (d), (e), (h) and (i) of this Special Condition, and no claim whatsoever shall be made by the Purchaser against the Government, the Director or his officers, contractors and agents, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B in respect of any such loss, damage, nuisance or disturbance.

(k) The Purchaser hereby acknowledges and agrees that the Government in no way warrants that the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B will be constructed in the future and the Government shall be under no responsibility or liability whatsoever to the Purchaser for any claim, loss or damage howsoever arising out of or in connection therewith or as a consequence thereof if the Proposed Subway or the Reserved Opening or any part thereof are not constructed.

(l) The Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passage Lift shall be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof except with the prior written approval of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require."

32. Provision of the Internal Pedestrian Link

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

"(a) The Purchaser shall on or before the 31st day of March 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 erect, construct and provide:

(i) an internal pedestrian link at the finished floor level at 2.4 metres below HKPD or such other level as may be required or approved by the Director within that stratum of land as shown edged red on PLAN II and PLAN III annexed hereto at the level between 1.4 metres above HKPD and 5.2 metres below HKPD connecting the adjoining piece or parcel of ground now known and registered in the Land Registry as New Kowloon Inland Lot No. 6556 which is shown and marked for identification purpose as "N.K.I.L. 6556" on PLAN I annexed hereto (hereinafter referred to as "NKIL 6556") and the Underground Shopping Street (the internal pedestrian link is hereinafter referred to as "the Internal Pedestrian Link"); and

(ii) supports and connections within the lot and the building or buildings erected or to be erected thereon between points M and K through point L shown and marked on PLAN I annexed hereto or such other points as the Director may require or approve (hereinafter referred to as "the Connection C") to receive, connect and support an adjoining subway or access constructed or to be constructed within NKIL 6556 (hereinafter referred to as "the Proposed Subway C") at the Connection C and for this purpose, the Purchaser shall reserve an opening of a minimum clear internal width of 6.0 metres and a minimum clear internal height of 3.0 metres at the Connection C with a finished floor level at the Connection C at 2.4 metres below HKPD or at such level as may be required or approved by the Director.

For the purpose of this sub-clause (a), the decision of the Director as to what constitute the finished floor level, the clear internal width and the clear internal height shall be final and binding on the Purchaser.

(b) Upon completion of the construction of the Internal Pedestrian Link and the Connection C in accordance with this sub-clause (a) of this Special Condition, the Purchaser shall, throughout the term hereby agreed to be granted, permit all members of the public at all times 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Internal Pedestrian Link and the Connection C and for such purpose, to have ingress, egress or regress to, from and through the lot and any building or buildings erected or to be erected thereon.

(c) Upon completion of the construction of the Internal Pedestrian Link and the Connection C in accordance with sub-clause (a) of this Special Condition, the Purchaser Shall, throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director upkeep, maintain, repair and manage the Internal Pedestrian Link and the Connection C in good and substantial repair and condition.

(d) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (b) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Internal Pedestrian Link, the Connection C or any part or parts thereof to the public for the right of passage.

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

(f) Throughout the term hereby agreed to be granted, there is excepted and reserved to the Government and the person or persons to whom such rights may be granted by the Government a right of support and a right to connect the Proposed Subway C at the Connection C.

(g) Throughout the term hereby agreed to be granted, there is excepted and reserved to the Government and the person or persons to whom such rights may be granted by the Government all necessary rights of occupation of such part or parts of the lot and the building or buildings erected or to be erected thereon as may be required by the Director for the purpose of constructing, connecting and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway C at the Connection C.

(h) (i) In the event of any redevelopment of the lot or any part thereof whereby the Internal Pedestrian Link and the Connection C 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 may be imposed by the Director and at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by such new internal pedestrian link, new supports and connections with such materials and of such design, specifications and standards and at such width, headroom, level, height and position as the Director may in his sole discretion approve or require.

(ii) in the event that any new internal pedestrian link, new supports and connections are required to be constructed under sub-clause (h)(i) of this Special Condition, all references to "the Internal Pedestrian Link" and "the Connection C" in this Special Condition shall be deemed to refer to the said new internal pedestrian link, new supports and connections.

(i) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a), (c) or (h) of this Special Condition, the Government may carry out the works as referred to therein 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.

(j) The Government, the Director and his officers, contractors and agents, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of NKIL 6556 with or without tools, equipment, plant, machinery or motor vehicles shall at all reasonable times throughout the term hereby agreed to be granted and upon giving prior notice to the Purchaser have the right of free ingress, egress and regress to and from the lot or any part or parts thereof and the building or buildings or any part or parts thereof erected or to be erected thereon for the purpose of constructing and connecting the Proposed Subway C and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway C and the carrying out, inspecting, checking and supervising of the works under sub-clauses (a), (c), (h) and (i) of this Special Condition and any other works which the Director may consider necessary at the Proposed Subway C at the Connection C.

(k) The Government, the Director and his officers, contractors and agent, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of NKIL 6556 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), (c) and (h) of this Special Condition or the exercise of the rights by the Government under sub-clauses (f), (g), (i) and (j) of this Special Condition, and no claim whatsoever shall be made by the Purchaser against the Government, the Director or his officers, contractors and agents or any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of NKIL 6556 in respect of any such loss, damage, nuisance or disturbance.

(l) The Internal Pedestrian Link and the Connection C shall be taken into account for the purpose of calculating the gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof except with the prior written approval of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require.

(m) The Purchaser hereby acknowledges and agrees that the Government in no way warrants that the Proposed Subway C will be constructed in the future and the Government shall be under no responsibility or liability whatsoever to the Purchaser for any claim, loss or damage howsoever arising out of or in connection therewith or as a consequence thereof if the Proposed Subway C or any part thereof are not constructed."

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

33. Section 1.1 of the Principal Deed of Mutual Covenant and Management Agreement ("DMC") stipulates that:-

"In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

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

"Connection C"
means such supports and connections constructed and provided within the Land and the Development pursuant to Special Condition No. (39)(a)(ii) of the Government Grant to receive, connect and support the Proposed Subway C;

"Emergency Access"
means such part of the "Emergency Access" referred to in, and provided and constructed in accordance with, Special Condition No.(30)(c) of the Government Grant within the Non-Building Area and (before possession of the Green Area is redelivered, or deemed redelivered, to the Government) within the Green Area;

"FSI"
means The Financial Secretary Incorporated being a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance (Cap. 1015) and the expression "FSI" shall mean FSI in its capacity as the Owner of the Government Accommodation and if the context so permits the successors and assigns of FSI as Owner of the Government Accommodation;

"Government Accommodation"
means the Government Accommodation (Day Care Centres for the Elderly) and the Government Accommodation (Residential Care Homes for the Elderly) together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine which are collectively referred to as "the Government Accommodation" in Special Condition No. (16)(a) of the Government Grant which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Brown on the DMC Plans;

"Government Accommodation (Day Care Centres for the Elderly)"
means collectively (i) the two day care centres for the elderly as required under Special Condition No. (16)(a)(ii)(I) of the Government Grant and (ii) the six spaces for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with such day care centres for the elderly as required under Special Condition No. (16)(a)(ii)(II) of the Government Grant and subject to Clause 2.7(c) hereof;

"Government Accommodation (Residential Care Homes for the Elderly)"
means collectively (i) the two residential care homes for the elderly as required under Special Condition No. (16)(a)(i)(I) of the Government Grant, (ii) the two spaces for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with such residential care homes for the elderly as required under Special Condition No. (16)(a)(i)(II) of the Government Grant, and (iii) the two lay-bys for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with such residential care homes for the elderly and the Government Accommodation (Day Care Centres for the Elderly) as required under Special Condition No. (16)(a)(i)(III) of the Government Grant and subject to Clause 2.7(c) hereof;

"GPA"
means the Government Property Administrator of the Government Property Agency of 9/F, South Tower, West Kowloon Government Offices, No. 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong and shall include its successor-in-title and any other officer or department of the Government or any Government or administrative authorities holding or bearing whatever title or office who or which may at any time and from time to time take up and/or replace and/or assume and/or exercise, in whole or in part, any function or role of the Government Property Administrator;

"Green Area"
means collectively the "Green Area" and "Structures" as referred to in Special Conditions Nos. (4)(a)(i)(I) and (4)(a)(i)(II) of the Government Grant respectively;

"Internal Pedestrian Link"
means the internal pedestrian link erected, constructed and provided within the Land and the Development pursuant to Special Condition No.(39)(a)(i) of the Government Grant connecting the Adjoining Land and the Underground Shopping Street;

"Items"
means the "Items" as referred to in Special Condition No.(29)(a) of the Government Grant, namely:-

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

(b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;

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

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

(e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development;

"Passenger Lift"
means the passenger lift constructed and provided pursuant to special condition No. 38 (a) (i) (VI) of the Government Grant connecting the Subway Connection A and the Unobstructed Pedestrian Passage to the public footpath of Concorde Road;

"Public Passage Area"
means the public passage area as referred to in Special Condition No.(15)(b) of the Government Grant as laid, formed, constructed and provided over and along the ground level of the area shown pink stippled black cross-hatched green on the plan annexed to the Government Grant in accordance with Special Condition No.(15)(b) of the Government Grant;

"Subway Connection A"
means such supports and connections within the Land and the Development to receive, connect and support the Proposed Subway provided and constructed pursuant to Special Condition No.(38)(a)(i)(IV) of the Government Grant so that the Proposed Subway, if constructed, can be connected to the Underground Shopping Street and the Unobstructed Pedestrian Passage;

"Subway Connection B"
means such supports and connections within the Land and the Development to receive, connect and support the Reserved Opening provided and constructed pursuant to Special Condition No.(38)(a)(i)(V) of the Government Grant so that the Kai Tak Station can be connected to the Underground Shopping Street and the Unobstructed Pedestrian Passage;

"Underground Shopping Street"
means the underground shopping street erected, constructed and provided within the Land pursuant to Special Condition No.(38)(a)(i)(I) of the Government Grant;

"Unobstructed Pedestrian Passage"
means the underground pedestrian passage erected, constructed and provided within the Land pursuant to Special Condition No.(38)(a)(i)(II) of the Government Grant.

34. Clause 2.7 of the DMC stipulates that:-

"(a) FSI as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation but not the remainder of the Development nor the Items.

(b) Notwithstanding sub-clause (a) above, upon the request of the Owner of the Government Accommodation, the Manager will undertake the maintenance of services, facilities and installations serving exclusively the Government Accommodation and will be reimbursed with the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager.

(c) Notwithstanding anything contained herein, subject to Special Condition No. (16)(b) of the Government Grant, FSI or the Government shall have the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the First Owner, the other Owners or the Manager.

(d) Subject to sub-clause (j) below, FSI as the Owner of the Government Accommodation shall not be liable to contribute any management expenses and any management and maintenance charges in respect of the remainder of the Development and in particular shall not be liable for payment of any management and maintenance charges in respect of the Common Areas and Facilities (which, for the avoidance of doubt, include the Items).

(e) Notwithstanding anything provided to the contrary in this Deed, FSI as the Owner of the Government Accommodation shall not be liable for any payment of Special Fund, management deposits, capital equipment fund (except for the reimbursement of the FSI Charges as defined in sub-clause (j) below), debris removal fee, insurance premium in respect of the Government Accommodation, interest and penalty charges on late or default in payment of management and maintenance charges or payment of a like nature.

(f) Notwithstanding anything provided to the contrary in this Deed, as may be requested in writing by GPA, the Manager shall provide FSI free of charge with quarterly accounts, audited reports and budgets to justify the expenses incurred/estimated.

(g) The said accounts, reports, budgets, notices and demands shall be sent free of charge to FSI by prepaid post or delivered by hand to GPA, Government Property Agency, 9/F, South Tower, West Kowloon Government Offices, No. 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing.

(h) Notwithstanding anything provided to the contrary in this Deed, any consent that the Owner of the Government Accommodation may be required to obtain from the Manager shall not be unreasonably withheld and shall be provided free of charge.

(i) No Owner (including the First Owner) shall represent FSI or GPA in any dealings with the Government directly affecting the Government Accommodation. GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected.

(j) FSI as the Owner of the Government Accommodation shall be liable for payment of the management and maintenance charges and reimbursement in respect of expenditure of a capital nature ("the FSI Charges") only in respect of areas, facilities or services and the Items which actually and directly serve or benefit the Government Accommodation or are used by the Owner of the Government Accommodation, the occupier thereof, his servants, contractors, agents or visitors provided however that the liability of FSI shall be as determined by GPA or person nominated by the Director of Lands for this purpose. Where FSI is liable for the payment of the FSI Charges, the FSI Charges shall:-

(i) be as determined by the GPA or person nominated by the Director of Lands for this purpose in respect of the areas, facilities and services and the Items which actually and directly serve or benefit the Government Accommodation or are used by the Owner of the Government Accommodation, the occupiers thereof, his servants, contractors, agents or visitors but which liability in any event shall not exceed the proportion of the management and maintenance charges which the total gross floor area of the Government Accommodation bears to the gross floor area of all the buildings erected or to be erected on the Land;

(ii) first be approved in writing by the GPA or person nominated by the Director of Lands for this purpose before liability for payment thereof is incurred; and

(iii) commence and be payable from the date of the Assignment or the date of taking over the Government Accommodation, whichever is the earlier.

(k) FSI as the Owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether the Common Areas and Facilities or otherwise) or for the provision of facilities or services which do not, in the opinion of the GPA or person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation.

(l) Notwithstanding anything to the contrary contained in this Deed, FSI as the Owner of the Government Accommodation shall be exempted from the fitting-out rules and shall not in any event be obliged to comply with, observe or perform the fitting-out rules, or otherwise be bound by or subject to the fitting-out rules.

(m) Notwithstanding anything to the contrary contained in this Deed, FSI as the Owner of the Government Accommodation shall be exempted from using the nominated maintenance or service contractors of the Manager or the First Owner."

35. Clause 4.6 of the DMC stipulates that:-

"The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed) except the first budget which shall cover the period from the date of this Deed until the following 31st day of December. Subject to the provisions of this Deed, the annual budget shall be in three parts:-

(a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Development, the Green Area (until the possession thereof is redelivered, or deemed redelivered, to the Government) and the Development Common Areas and Facilities therein and the Items (taking into account any payment (if any) received from FSI as the Owner of the Government Accommodation pursuant to Clause 2.7(j) above) including but without prejudice to the generality of the foregoing:-

…

(xvi) the cost of inspecting, repairing, maintaining and managing the Green Area (until the possession thereof is redelivered, or deemed redelivered, to the Government) under this Deed and/or pursuant to the Government Grant;

…"

36. Clause 5.1 of the DMC stipulates that:-

"The management of the Land and the Development shall be undertaken by the Manager for an initial period of not exceeding two (2) years and shall continue until terminated as provided under Clause 4.1 of this Deed. Subject to the provisions of the Building Management Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Development for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner irrevocably appoints the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorized under this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have the authority and power including but without in any way limiting the generality of the foregoing :-

…

(kkk) To upkeep, maintain, repair and manage the Emergency Access in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands;

(lll) To repair, maintain, upkeep, improve, control and operate the Green Area (until the possession thereof is redelivered, or deemed redelivered, to the Government) as the Manager shall deem appropriate and maintain the same;

…"

37. Clause 7.6 of the DMC stipulates that:-

"The person or persons convening the meeting of the Owners' Committee shall, at least 7 days before the date of the meeting, give notice of the meeting to each member of the Owners' Committee. Such notice of meeting shall specify (i) the date, time and place of the meeting; and (ii) the resolutions (if any) that are to be proposed at the meeting. Such notice of meeting may be given:-

(a) by delivering it personally to the member of the Owners' Committee; or

(b) by sending it by post to the member of the Owners' Committee at his last known address; or

(c) by leaving it at the member's Unit or depositing it in the letter box for that Unit.

A notice of the meeting shall also be given to FSI as the Owner of Government Accommodation by prepaid post or delivered by hand to GPA, Government Property Agency, 9/F, South Tower, West Kowloon Government Offices, No. 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing."

38. Clause 10.9 of the DMC stipulates that:-

"A set of the plans annexed hereto showing the Common Areas and Facilities shall be kept at the management office of the Development for inspection by the Owners during normal office hours free of costs and charges. Whether to be annexed to this Deed or lodged in the management office, the Manager shall provide the Owner of the Government Accommodation with a copy of the common area plans and any amendments that may be made thereto from time to time, free of costs."

39. Clause 10.14 of the DMC stipulates that:-

"Notwithstanding anything herein contained and until such time as possession of the Green Area shall be redelivered or deemed to have been redelivered to the Government in accordance with the Government Grant, the Manager shall be responsible for the maintenance of the Green Area in accordance with the Government Grant and the Owners (excluding FSI as the Owner of the Government Accommodation) shall be responsible for the costs and expenses for the maintenance and repair of the Green Area as if they were part of the Common Areas and Facilities (until possession of which is re-delivered, or deemed redelivered, to the Government)."

40. Clause 10.15 of the DMC stipulates that:-

"(a) The Owners (excluding FSI) shall at their own expense but subject to any contribution by FSI as referred to in Clause 2.7(j) of this Deed in all respects to the satisfaction of the Director of Lands maintain the Items.

(b) The Items shall be managed and maintained by the Manager. The Owners (excluding FSI) shall indemnify and keep indemnified the Government and FSI from and against all liabilities, losses, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Manager or the Owners (excluding FSI) to manage or maintain the Items."

41. Paragraph 3 of Part A of the Second Schedule to the DMC stipulate that:-

"The rights and privileges conferred as particularised under Part A and subject to which as specified in Part B each Undivided Share is held shall only come into effect as and when a part or parts of the Development has been issued an Occupation Permit and then only in respect of that part or parts of the Development being issued an Occupation Permit.

…

3. Rights of FSI etc.

Notwithstanding anything provided to the contrary in this Deed, FSI, its lessees, tenants, licensees and persons authorized by it and the Owners and occupiers for the time being of the Government Accommodation shall have the benefit of the following rights, privileges and easements and the exercise of the following rights, privileges and easements shall not be subject to any permission, approval or consent of the Manager (or any other Owners):-

(a) the right of shelter, support and protection for the Government Accommodation;

(b) the right at all times of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term of the Government Grant laid on or running through any part of the Land and any part of the Development;

(c) the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as the "Government Accommodation Services") at any time at its absolute discretion without any charge by and without having to obtain the approval or consent of the First Owner, the other Owners or the Manager PROVIDED THAT proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;

(d) the right to go, pass and repass over and along and to use any common parts of the Land or any common parts of the Development in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any common facilities within the Land or the Development;

(e) the right at all times without payment of any fees, costs or charges freely and uninterruptedly to go, pass and repass over and along and to use:-

(i) the driveways and ramps of the Commercial Accommodation on the Retail Basement 1 Floor and Ground Floor (which driveways and ramps shall be repaired and maintained by the Owner of the Commercial Accommodation at its own costs) for the purpose of gaining access to and from the six parking spaces of private light buses of the Government Accommodation (Day Care Centres for the Elderly) and the two parking spaces of private light buses of the Government Accommodation (Residential Care Homes for the Elderly) for the parking of private light buses belonging to the operator of the Government Accommodation (Day Care Centres for the Elderly) or the Government Accommodation (Residential Care Homes for the Elderly) and their bona fide guests, visitors or invitees;

(ii) the driveways and ramps of the Commercial Accommodation on the Ground Floor (which driveways and ramps shall be repaired and maintained by the Owner of the Commercial Accommodation at its own costs) for the purpose of gaining access to and from the two lay-bys of the Government Accommodation (Residential Care Homes for the Elderly) on the Ground Floor for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the operation of the Government Accommodation (Day Care Centres for the Elderly) and the Government Accommodation (Residential Care Homes for the Elderly); and

(iii) such parts of the Commercial Accommodation on the Retail Basement 1 Floor (which parts shall be repaired and maintained by the Owner of the Commercial Accommodation at its own costs) for the purpose of gaining access to and from the Government Accommodation on the Retail Basement 1 Floor;

(iv) such parts of the Commercial Accommodation on the Ground Floor (which parts shall be repaired and maintained by the Owner of the Commercial Accommodation at its own costs) for the purpose of gaining access to and from the Government Accommodation on the Ground Floor;

(f) the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without motor vehicles, plant, equipment, material and machinery to enter upon the Land or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition, alteration and other works to the Government Accommodation or any part thereof and maintenance, repair, addition, alteration, diversion, variation, relaying, reinstatement and other works to the Government Accommodation Services or any part thereof;

(g) the free and uninterrupted rights of way to and from the Government Accommodation as may be required by the Director of Lands;

(h) the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;

(i) the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;

(j) the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the same and the related right of access over the Land or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material; and

(k) such other rights, privileges and easements as may be deemed necessary or desirable by the Director of Lands."

42. Paragraphs (e) to (g) and (j) to (m) of Part B of the Second Schedule to the DMC stipulate that:-

"(e) Rights of the Government etc. in respect of the Green Area

At all reasonable times prior to the redelivery or deemed redelivery of possession of the Green Area to the Government in accordance with the Government Grant,

(i) right of the Government, the Director of Lands and his officers, contractors and agents and any persons authorized by the Director of Lands, to have ingress, egress and regress to, from and through the Land and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(b) of the Government Grant and any other works which the Director of Lands may consider necessary in the Green Area;

(ii) right of the Government and the relevant public utility companies authorized by the Government to have ingress, egress and regress to, from and through the Land and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area 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 Land or any adjoining or neighbouring land or premises and the Owners shall cooperate fully with the Government and also 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 Green Area; and

(iii) right of the officers of the Water Authority and such other persons as may be authorized by the authority to have ingress, egress and regress to, from and through the Land and the Green Area 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 Green Area;

(f) Right of public access of the Public Passage Area

The right of all members of the public, for all lawful purposes and at all times 24 hours a day, to pass and repass on foot or by wheelchair on, over, through and along the Public Passage Area without payment of any nature whatsoever and without any interruption in accordance with Special Condition No. (15)(c) of the Government Grant;

(g) Right of public access of the Emergency Access

The right of emergency vehicles, maintenance vehicles and all members of the public, for all lawful purposes and at all times 24 hours a day, to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Emergency Access within the Non-Building Area and such part of the Emergency Access within the Green Area (before possession of the Green Area is re-delivered to the Government) without payment of any nature whatsoever and charges and without any interruption in accordance with Special Condition No. (30)(c) of the Government Grant;

(h) Rights of support, connection, occupation and access in relation to the Proposed Subway and the Reserved Opening

(i) A right of support of the Government and the person or persons to whom such rights may be granted by the Government and a right to connect the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B;

(ii) All necessary rights of occupation of the Government and the person or persons to whom such rights may be granted by the Government of such part or parts of the Land and the Development as may be required by the Director of Lands for the purpose of constructing, connecting, inspecting, maintaining, managing, repairing and renewing the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B;

(iii) The right of the Government, the Director of Lands and his officers, contractors and agents, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B with or without tools, equipment, plant, machinery or motor vehicles at all reasonable times and upon giving prior notice to the Manager to have ingress, egress and regress to and from the Land or any part thereof and the Development or any part thereof for the purpose of constructing or connecting the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway and the Reserved Opening and the carrying out, inspecting, checking and supervising of the works under sub-clauses (a), (f), (g) and (h) of Special Condition No. (38) of the Government Grant and any other works which the Director of Lands may consider necessary at the Proposed Subway at the Subway Connection A and the Reserved Opening at the Subway Connection B;

(i) Rights of support, connection, occupation and access in relation to the Proposed Subway C

(i) A right of support of the Government and the person or persons to whom such rights may be granted by the Government and a right to connect the Proposed Subway C at the Connection C;

(ii) All necessary rights of occupation of the Government and the person or persons to whom such rights may be granted by the Government of such part or parts of the Land and the Development as may be required by the Director of Lands for the purpose of constructing, connecting and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway C at the Connection C;

(iii) The right of the Government, the Director of Lands and his officers, contractors and agents, any persons duly authorized by the Government, the Government's lessees, tenants and licensees and the owners and the occupiers for the time being of the Adjoining Land with or without tools, equipment, plant, machinery or motor vehicles at all reasonable times and upon giving prior notice to the Manager to have free ingress, egress and regress to and from the Land or any part thereof and the Development or any part thereof for the purpose of constructing and connecting the Proposed Subway C and thereafter inspecting, maintaining, managing, repairing and renewing the Proposed Subway C and the carrying out, inspecting, checking and supervising of the works under sub-clauses (a), (c), (h) and (i) of Special Condition No. (39) of the Government Grant and any other works which the Director of Lands may consider necessary at the Proposed Subway C at the Connection C;

(j) Right of public access of the Internal Pedestrian Link and the Connection C

The right of all members of the public, for all lawful purposes and at all times 24 hours a day, to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Internal Pedestrian Link and the Connection C without payment of any nature whatsoever and without any interruption and for such purpose, to have ingress, egress or regress to, from and through the Land and the Development or any part thereof;

(k) Right of public access of the Emergency Access, the Subway Connection A and the Unobstructed Pedestrian Passage

The right of all members of the public, for all lawful purposes and at all times, to pass and repass on foot or by wheelchair along, to, from, through, over, up and down, the Emergency Access within the Non-Building Area, such part of the Emergency Access within the Green Area (before possession of the Green Area is re-delivered to the Government), the Subway Connection A and the Unobstructed Pedestrian Passage without payment of any nature whatsoever and charges and without any interruption and for such purpose, to have ingress, egress or regress to, from and through the Land and the Development or any part thereof;

(l) Right of public access of the Subway Connection B

The right of all members of the public, throughout the operational hours of the Kai Tak Station for all lawful purposes, to pass and repass on foot or by wheelchair along, to and from the Subway Connection B to the Kai Tak Station without payment of any nature whatsoever and without any interruption;

(m) Right of public access of the Passenger Lift

The right of all members of the public, for all lawful purposes and at all times, to use the Passenger Lift without payment of any nature whatsoever and without any interruption;"

43. Paragraph 48 of the Third Schedule to the DMC stipulates that:-

"The Owners shall permit emergency vehicles, maintenance vehicles and all members of the public, at all times 24 hours a day and for all lawful purposes, to pass and repass on foot or by wheelchair along, to, from, through, over, up and down such part of the Emergency Access within the Non-Building Area and such part of the Emergency Access within the Green Area (until the possession thereof is redelivered, or deemed redelivered, to the Government) free of cost and charges and without any interruption."

44. Paragraph 49 of the Third Schedule to the DMC stipulates that:-

"The Owner of the Commercial Accommodation shall:-

(a) (i) permit all members of the public, for all lawful purposes and at all times, to pass and repass on foot or by wheelchair on, over, through and along the Public Passage Area without payment of any nature whatsoever and without any interruption, and (ii) at its own costs and expenses upkeep, maintain, repair and manage the Public Passage Area together with everything forming a part of or pertaining to the Public Passage Area in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands;

(b) at its own costs and expenses (i) provide the Unobstructed Pedestrian Passage in accordance with Special Condition No. (38)(a)(i)(II) of the Government Grant, and (ii) upkeep, maintain, repair and manage the Underground Shopping Street including the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands;

(c) (i) permit all members of the public, at all times and for all lawful purposes, to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Internal Pedestrian Link and the Connection C free of cost and charges and without any interruption and for such purpose, to have ingress, egress or regress to, from and through the Land and the Development or any part thereof, and (ii) at its own costs and expenses upkeep, maintain, repair and manage the Internal Pedestrian Link and the Connection C in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands;

(d) (i) permit every Owner, his tenants, servants, agents, invitees and licensees to use and enjoy, free of cost and charges, the Special Greenery Areas for all purposes connected with the proper use and enjoyment of the same, and maintain and keep the Special Greenery Areas at its own costs and expense, (ii) amend, vary, alter, modify and/or substitute, at its own costs and expense, the Special Greenery Areas as may be approved by the Director of Lands upon an application made by it and (iii) subject to Clause 3.1(k) of this Deed, in the event that any Sub-Deed is entered into for sub-allocation of the Undivided Shares of the Commercial Accommodation, to designate the Special Greenery Areas as part of the common areas of the Commercial Accommodation subject to the rights and obligations set out in item (i) of this sub-clause, which Sub-Deed shall be approved by the Director of Lands as required under the Government Grant and contain such other terms in respect of the Special Greenery Areas as the Director of Lands may consider appropriate."

Note :

1. Pursuant to a letter dated 9 October 2020 issued by the District Lands Office/Kowloon East, Lands Department registered at the Land Registry with Memorial No.21101802680070 (the "BC Extension Letter"), the time limit for formation of Green Area, provision of Public Passage Area, provision of the Government Accommodation, provision of the Emergency Access, provision of the Underground Shopping Street, the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift and provision of the Internal Pedestrian Link and the Connection C by the Grantee under the Land Grant has been extended from 31 March 2024 to 30 September 2024.

2. Pursuant to a letter dated 15 July 2022 issued by the District Lands Office/Kowloon East, Lands Department registered at the Land Registry with Memorial No. 22080101730064 (the "Further BC Extension Letter"), the time limit for the formation of Green Area, provision of Public Passage Area, provision of the Government Accommodation, provision of the Emergency Access, provision of the Underground Shopping Street, the Unobstructed Pedestrian Passage, the Subway Connection A, the Subway Connection B and the Passenger Lift and provision of the Internal Pedestrian Link and the Connection C by the Grantee under the Land Grant has been further extended from 30 September 2024 to 31 March 2025.

3. Please refer to the Land Grant, the BC Extension Letter and the Further BC Extension Letter for full details of this section. Full scripts of the Land Grant, the BC Extension Letter and the Further BC Extension Letter are available for free inspection upon request at the sales office during opening hours and copies of the Land Grant, the BC Extension Letter and the Further BC Extension Letter can be obtained upon paying necessary photocopying charges.

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

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設施

1. 描述

(a) 「批地文件」特別條款第(4)(a)條所指的「綠色範圍」

(b) 「批地文件」特別條款第(15)條所指的「公共通道區」

(c) 「批地文件」特別條款第(16)條所指的「政府樓宇」

(d) 「批地文件」特別條款第(30)(c)條所指的「緊急通道」

(e) 「批地文件」特別條款第(38)條所指的「地下購物街」、「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」及「載客升降機」

(f) 「批地文件」特別條款第(39)條所指的「內部行人通道」及「連接段C」

2. 公眾有權按照「批地文件」使用所述的設施。

B. 根據批地文件規定須由該期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

3. 描述

(a) 「綠色範圍」

(b) 「緊急通道」

4. 公眾有權按照「批地文件」使用所述的設施。

5. 該等設施按規定須由該期數中的住宅物業的擁有人出資管理、營運或維修。

6. 該期數中的住宅物業的擁有人應按規定須透過支付有關住宅物業的管理開支，按比例分擔管理、營運或維修該等設施的部分開支。

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

7. 不適用。

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

8. 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

9. 於本節結尾部分複製/ 提供了以下圖則：

(a) 附於「批地文件」的圖則；及

(b) 展示「公共通道區」、「政府樓宇」、「緊急通道」、「無障礙行人通道」、「載客升降機」及「內部行人通道」的位置的圖則。

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

10. 構建「綠色範圍」（時限、方式及用途）

「批地文件」特別條款第(4)條訂明：

『(a) 「買方」應：

(i) 在2024年3月31日或之前或「署長」批准的其他日期前，自費以「署長」批准的方式及物料，按「署長」批准的標準、水平、定線和設計進行下列工程，以達至各方面令「署長」滿意：

(I) 在本文所夾附圖則I及圖則II以綠色顯示於香港主水平基準1.4米以上水平之上的地層地面水平鋪築及平整日後擬建公共道路範圍（該地層以下簡稱「綠色範圍」）；及

(II) 提供和建造「署長」全權酌情要求的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人道、道路或其他構築物（以下統稱「構築物」），

以便在「綠色範圍」建造建築物及供車輛和行人往來。

(ii) 在2024年3月31日或之前或「署長」批准的其他日期前，自費以「署長」滿意的方式在「綠色範圍」鋪築路面、建造路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總喉的水管、街燈、交通標誌、街道傢俬和道路標記；及

(iii) 自費保養「綠色範圍」連同「構築物」及在該處建造、安裝和提供的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及植物，以令「署長」滿意，直至「綠色範圍」的佔管權按照本文特別條款第(5)條交還為止。

(b) 如「買方」不在本特別條款(a)款訂明的各個日期內或「署長」批准的其他一或多個日期履行該款所訂的責任，「政府」可執行必要的工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」有約束力。

(c) 倘因「買方」履行本特別條款(a)款所訂責任或因「政府」行使本特別條款(b)款所訂權利等而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

(d) 就本特別條款 (a)(i)(I)款而言，「署長」就何謂「綠色範圍」的地面水平所作的決定將作終論並對「買方」有約束力。』

11. 「綠色範圍」的佔有權

「批地文件」特別條款第(5)條訂明：

『僅為執行本文特別條款第(4)條所訂的工程，「買方」將於「本協議」訂立日起獲授予「綠色範圍」的管有權。「買方」應在「署長」要求時將「綠色範圍」或其任何一個或多個部分交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」發函說明「買方」已以其滿意的方式履行此等「批地條款」當日交還「政府」。「買方」佔有「綠色範圍」期間，應允許所有「政府」及公共車輛和行人於所有合理時間自由進出及通行「綠色範圍」，並確保不會因為執行本文特別條款第(4)條規定的工程等而干預或阻礙此等通行權。』

12. 使用「綠色範圍」的限制

「批地文件」特別條款第(6)條訂明：

『如事前未獲「署長」書面同意，「買方」不得將「綠色範圍」用作儲物或興建任何臨時構築物，或用作本文特別條款第(4)條所指明的工程以外之任何其他用途。』

13. 進出「綠色範圍」進行檢查

「批地文件」特別條款第(7)條訂明：

『(a) 「買方」須在管有「綠色範圍」期間的所有合理時間：

(i) 允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等有權通行、進出、往返及行經該地段和「綠色範圍」，以便檢查、檢驗和監督任何遵照本文特別條款第(4)(a)條執行的工程及本文特別條款第(4)(b)條執行、檢查、檢驗和監督的工程及「綠色範圍」內「署長」視為必要的任何其他工程；

(ii) 允許「政府」及其授權的相關公用事業公司有權按需要通行、進出、往返和行經該地段及「綠色範圍」，以便在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有必要水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務。「買方」應與「政府」和「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎執行任何上述「綠色範圍」內工程的事項；及

(iii) 允許水務監督的人員及彼等授權的其他人等有權按需要通行、進出、往返和行經該地段及「綠色範圍」，以便執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程。

(b) 倘因「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(a)款正式獲授權的公用事業公司行使權利導致「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(a)款正式獲授權的公用事業公司概毋須承擔任何責任或義務。』

14. 提供「公共通道區」

「批地文件」特別條款第(15)條訂明：

『(a) 除了「柱」之外，「粉紅色加黑點間綠十字線範圍」的地面水平或由「粉紅色加黑點間綠十字線範圍」的地面水平向上延伸至4.2米高的空域內不得興建或建造任何建築物、構築物、任何一座或多座建築物或構築物的支承件或伸出物。

(b) 「買方」應在2024年3月31日或之前，自費以「署長」批准或要求的方式及物料，按「署長」批准或要求的標準、水平和設計鋪築、平整、建造及提供一條通行「粉紅色加黑點間綠十字線範圍」地面水平及從地面水平向上延伸至不少於4.2米高度的通道（以下簡稱「公共通道區」），以至各方面令「署長」滿意。

(c) 「買方」應在本文協定批授的整個年期內，容許所有公眾每天24小時為所有合法目的自由地及不受干擾地徒步或乘坐輪椅穿越、通過及行經「公共通道區」而毋須支付任何性質的費用，以至各方面令「署長」滿意。

(d) 計算本文特別條款第(12)(a)(iii)條所訂的整體樓面總面積時，「公共通道區」將不連計在內。

(e) 「買方」應在本文協定批授的整個年期內，自費維護、維修、修理及管理「公共通道區」及構成其一部分或依附「公共通道區」的一切物件，以保持其修繕妥當及狀況良好，以至各方面令「署長」滿意。

(f) 現明確同意、聲明及訂明，本特別條款(c)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「公共通道區」給公眾享有通行權。

(g) 現明確同意、聲明及訂明，本特別條款(c)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之一切要求。

(h) 就本特別條款(a)及(b)款而言，「署長」就何謂「粉紅色加黑點間綠十字線範圍」的地面水平所作的決定將作終論並對「買方」有約束力。』

15. 提供「政府樓宇」

「批地文件」特別條款第(16)條訂明：

『(a) 「買方」應自費以「署長」全面滿意的方式及良好工藝，按照本文所夾附「工程規格附表」（以下簡稱「工程規格附表」）和根據本文特別條款第(17)(a)批核的圖則，於該地段內興建、建造和提供下列樓宇：

(i) (I) 兩所《安老院條例》或相關任何附屬規例及修訂或替代法例訂明定義的安老院，各自的淨作業樓面面積不少於2,475平方米；及

(II) 一個闊3.0米、長8.0米、最低淨空高度為3.3米提供予本特別條款(a)(i)(I)款所述每所安老院的車位，以供停泊根據《道路交通條例》、任何相關規例及修訂法例持牌及與本特別條款(a)(i)(I)款所述安老院相關的私人小型巴士及其真正賓客、訪客或獲邀人士的私人小型巴士；及

(III) 兩個各闊3.5米、長11.0米、最低淨空高度為4.7米的停車處，以供與本特別條款(a)(i)(I)款所述安老院和本特別條款(a)(ii)(I)款所述並且位於本特別條款(a)(ii)(I)款所述長者日間護理中心相同樓層的長者日間護理中心相關的車輛（包括計程車、救護車及私人小型巴士）上落乘客，並須遵從「署長」指定或批准的位置、形式和標準

（以下統稱為「安老院」）此等樓宇必須在2024年3月31日或之前建成並適宜佔用及營運；及

(ii) (I) 兩所長者日間護理中心，各自的淨作業樓面面積不少於358平方米；及

(II) 三個各闊3.0米、長8.0米、最低淨空高度為3.3米提供予本特別條款(a)(ii)(I)款所述每所長者日間護理中心的車位，以供停泊根據《道路交通條例》、任何相關規例及修訂法例持牌及與本特別條款(a)(ii)(I)款所述長者日間護理中心相關的私人小型巴士及其真正賓客、訪客或獲邀人士的私人小型巴士；及

（以下簡稱為「長者日間護理中心」）此等樓宇必須在2024年3月31日或之前建成並適宜佔用及營運

（本(a)款所述的樓宇指「署長」全權酌情指定（「署長」的決定將作終論並對「買方」具約束效力）供該處專用的其他地方、設施、服務和裝置，以下統稱「政府樓宇」）。就本特別條款(a)(i)(III)款而言，「署長」就何謂本特別條款(a)(ii)(I)款所述的長者日間護理中心相同樓層所作的決定將作終論並對「買方」有約束力。

(b) 「政府」現保留權利和其絕對的酌情權隨時更改或改變「政府樓宇」或其任何部分的用途。

(c) (i) 為了釐定「政府樓宇」任何部分的淨作業樓面面積，除非另行說明，否則淨作業樓面面積將被視作包含《工程規格附表》所列「政府樓宇」該部分所有房間和空間的淨樓面總面積，但不包括任何結構及間隔、流通地方、樓梯、樓梯間、電梯平台、廁所及淋浴設施和電梯及冷氣系統等機電服務設施所佔的空間。

(ii) 就本特別條款而言，個別房間或空間的淨樓面面積為該房間或空間的圍牆或邊界牆以內的範圍，即在該房間或空間內已建成或假定性牆壁表面、獨立柱或牆柱之間量度所得的總範圍。』

16. 「政府樓宇」圖則

「批地文件」特別條款第(17)條訂明：

『(a) (i) 「買方」應向「署長」提交或達致他人提交「政府樓宇」的圖則以供書面批核。「政府樓宇」圖則應註明「政府樓宇」的樓層、位置及設計詳情，以及「署長」要求的其他資料。

(ii) 「政府樓宇」圖則獲審批後，除非事前獲「署長」書面批准或「署長」規定，否則「買方」不得改動、更改、修改、變更或取代。

(iii) 根據本特別條款(a)款批核的「政府樓宇」圖則將被視作已包含「署長」事後批准或規定的任何改動、更改、修改、變更或取代內容。

(b) 「署長」根據本特別條款(a)款批核「政府樓宇」圖則之前，概不可在該地段展開任何建造工程（地盤平整工程除外）。』

17. 修訂「工程規格附表」

「批地文件」特別條款第(18)條訂明：

『(a) 「署長」有權按其絕對的酌情權視為恰當，改動、更改、修改、變更或取代其視為恰當的「工程規格附表」。

(b) 「買方」在改動、更改、修改、變更或取代「工程規格附表」前必須徵取「署長」書面批准。

(c) 「署長」根據本特別條款(a)款進行或「買方」按照本特別條款(b)款規定經「署長」批准進行的「工程規格附表」改動、更改、修改、變更或取代項目，一律視作已納入「工程規格附表」並構成其一部分。

(d) 如「工程規格附表」與此等「批地條款」有任何歧義或差異，概以此等「批地條款」為準。』

18. 樓面總面積及上蓋面積無豁免

「批地文件」特別條款第(19)條訂明：

『(a) 除本文特別條款第(49)(b)(i)、(49)(b)(ii)及(49)(b)(iv)條另有規定外，計算本文特別條款第(12)(a)(iii)及(12)(a)(iv)條分別所訂的整體樓面總面積及總上蓋面積時，擬依照本文特別條款第(16)(a)條興建、建造及提供的「政府樓宇」樓面總面積及上蓋面積將連計在內。

(b) 就此等「批地條款」而言，「署長」就下列事項所作的決定將作終論並對「買方」約束：

(i) 「政府樓宇」的整體樓面總面積及總上蓋面積；及

(ii) 「安老院」和「長者日間護理中心」或其所有或任何一個或多個部分是否計入本文特別條款第(12)(a)(iii)(I)條或第(12)(a)(iii)(II)條所訂的樓面總面積。』

19. 監察「政府樓宇」建造工程

「批地文件」特別條款第(20)條訂明：

『(a) 「署長」有絕對的酌情權指定「政府」部門人員（以下簡稱「政府人員」）概括地監管「政府樓宇」的設計、建造、裝配及完工，同時監察其建造、裝配及完工情況（以下統稱「建造工程」），以確保「政府樓宇」的「建造工程」按照此等「批地條款」實施。

(b) 當「買方」、其傭工、代理、承辦商及工人知悉任何影響或關乎「政府樓宇」或其任何部分或「政府樓宇」「建造工程」或其任何部分的情況、限制、規定及資訊，必須即時通知「政府人員」，並須提供所有圖則、工地記錄、通知書、函件、證書、批准書及資料，以及在「政府人員」要求時提供所有必要支援和充分合作。

(c) 「買方」應不時通知「署長」及「政府人員」其何時須向建築事務監督申領「政府樓宇」或其任何部分的相關佔用許可證或臨時佔用許可證。

(d) 倘因「政府人員」行使本特別條款(a)款所賦予權力而招致或引起任何性質的費用、索償、訴求、收費、損害、訴訟或法律程序，「政府」及「署長」概不承擔任何責任或義務。

(e) 「買方」須就「政府樓宇」或其任何部分的「建造工程」所直招致或引起的所有索償、損害、責任、損失、費用、開支、訴訟、訴求、收費及法律程序向「政府」及「署長」彌償，並且保持令其獲得彌償。』

20. 損害賠償

「批地文件」特別條款第(21)條訂明：

『(a) 除向「政府」支付其規定的任何其他款項外，在無損此等「批地條款」等賦予「政府」的權利下，「買方」須按照本文協定，於「政府」要求時向「政府」支付以下款項，有關款項為算定損害賠償而非罰款：

(i) 倘「買方」未能在本文特別條款第(16)(a)(i)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(i)(I)條的「政府樓宇」中的兩所長者日間護理中心並達致適合佔用和運作的狀況，按收費率為每日港幣69,000.00元付款，由本文特別條款第(16)(a)(i)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收；

(ii) 倘「買方」未能在本文特別條款第(16)(a)(i)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(i)(II)條的「政府樓宇」中的車位並達致適合佔用和運作的狀況，按收費率為每日港幣250元付款，由本文特別條款第(16)(a)(i)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收；

(iii) 倘「買方」未能在本文特別條款第(16)(a)(i)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(i)(III)條的「政府樓宇」中的兩個停車處並達致適合佔用和運作的狀況，按收費率為每日港幣300元付款，由本文特別條款第(16)(a)(i)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收；

(iv) 倘「買方」未能在本文特別條款第(16)(a)(ii)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(ii)(I)條的「政府樓宇」中的兩所長者日間護理中心並達致適合佔用和運作的狀況，按收費率為每日港幣5,000元付款，由本文特別條款第(16)(a)(ii)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收；及

(v) 倘「買方」未能在本文特別條款第(16)(a)(ii)條所訂的日期以「署長」滿意的方式完成建造本文特別條款第(16)(a)(ii)(II)條的「政府樓宇」中的車位並達致適合佔用和運作的狀況，按收費率為每日港幣800元付款，由本文特別條款第(16)(a)(ii)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(22)(b)條所發出完工證明書訂明的日期每日計收，

倘「買方」違約拖欠全數或部分算定損害賠償，則在無損本文所賦予的其他權利及補償權下，「署長」有權從本文特別條款第(24)(a)條訂明應付予「買方」的款項中扣除上述算定損害賠償。

(b) 為免存疑，現協議及聲明，儘管「政府」收取任何算定損害賠償，「買方」仍須履行和遵守的其他責任亦概不免除。』

21. 「政府樓宇」之完工證明書

「批地文件」特別條款第(22)條訂明：

『(a) 「政府樓宇」或其任何部分落成後，「買方」應在十四(14)日內向「署長」提交由認可人士（定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由「買方」就該地段發展項目僱用）簽發的證明書，證明已依照此等「批地條款」建成「政府樓宇」或其任何部分。

(b) 如「署長」認為（其意見將作終論並對「買方」有約束力）「政府樓宇」已以其滿意的方式建成並適合佔用和運作，便會就此向「買方」發出完工證明書，但若「署長」認為「政府樓宇」某部分已按其滿意的方式建成並適合佔用和運作，「署長」可全權酌情就該部分「政府樓宇」發出完工證明書。

(c) 儘管「署長」簽發任何完工證明書，本文特別條款第(20)(e)及(27)條訂明「買方」應有的責任以及此等「批地條款」指定其仍須遵守和履行的其他責任亦不會因此免除。』

22. 轉讓「政府樓宇」

「批地文件」特別條款第(23)條訂明：

『(a) 「買方」應在「署長」通知時，自費空置交還佔管權並不帶任何產權負擔的形式，於「署長」書面指定的一個或多個期限內，向根據《財政司司長法團條例》、其任何附屬規例及相關修訂法例成立為單一法團之「財政司司長法團」（以下簡稱「財政司司長法團」；如上下文意允許，「財政司司長法團」一詞的定義包括其繼承人及受讓人）轉讓本特別條款(b)款所訂的不分割份數，連同使用、佔用與享用「政府樓宇」的專有權和「買方」已完成轉讓根據本文特別條款第(22)(b)條獲發完工證明書的「政府樓宇」或其任何部分。

(b) 依照本特別條款(a)款轉讓予[「財政司司長法團」]的該地段整體不分割份數數額，將由「署長」根據「政府樓宇」樓面總面積佔現已或將會建於該地段內所有建築物整體樓面總面積之比例釐定。「署長」的有關決定將作終論並對「買方」有約束力。

(c) 「買方」應在「署長」通知時（不論「買方」是否根據本特別條款(a)款所訂被要求轉讓），向「署長」提交或達致他人提交「政府樓宇」或其任何部分（按「署長」的規定）之一份或多份轉讓契約，以供「署長」書面批核。該等一份或多份轉讓契約應採取「署長」指定或批准的格式並載明指定條文。

(d) 「政府樓宇」或其任何部分的轉讓交易完成後，「買方」應自費向「財政司司長法團」提交一套該地段契約及文件的正本或核證文本，以及由「買方」律師填妥並簽發證明書核實的一份或多份「政府樓宇」轉讓契約之「註冊摘要」。於土地註冊處登記一份或多份轉讓契約的所有應繳費用一律由「買方」獨力承擔。』

23. 「政府樓宇」之轉讓代價

「批地文件」特別條款第(24)條訂明：

『(a) 鑒於「買方」按本文特別條款第(23)條所訂轉讓「政府樓宇」並且受限於本文特別條款第(21)(a)條之規定，「財政司司長法團」將向「買方」以一筆整付方式支付港幣二億八千一百九十萬元（HK$281,900,000.00）或「署長」根據「買方」依照本特別條款(b)款提交的報表釐定而相等於實際建築費用的金額，以兩者之較低者為準。

(b) 「買方」應盡早及於任何情況下在「署長」通知後三十(30)天內向「署長」提交或達致他人提交經認可人士（定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由「買方」就該地段發展項目僱用）核證的書面報表（以下簡稱「報表」），列明「買方」純粹因按照此等「批地條款」興建、建造及提供「政府樓宇」或其已根據本文特別條款第(22)(b)條簽發完工證明書的任何部分所花費的款項（包括（如有）「買方」因實施工程及供應相關物料而招致的所有專業收費、費用、監督費、間接開支及任何其他費用），以供「署長」核實及批准。

(c) 「署長」擁有絕對及不受束縛的權利決定「報表」註明的任何款項是否應列為本特別條款(a)款所述的實際建築費用，以及要求「買方」以書面詳細說明「報表」所載的任何資料，並可要求「買方」提供「署長」視為必要的任何支持文件。「署長」就實際建築費用作出的決定將作終論並對「買方」有約束力。』

24. 佔管「政府樓宇」

「批地文件」特別條款第(25)條訂明：

『「署長」有權於「買方」根據本文特別條款第(23)條轉讓「政府樓宇」之前，隨時要求「買方」空置交還已根據本文特別條款第(22)(b)條簽發完工證明書的「政府樓宇」或「署長」規定的「政府樓宇」任何部分之佔管權。「買方」接獲「署長」通知時，必須向「政府」交付「政府樓宇」，以供「政府」按照「署長」視為恰當的條款與條件專用、佔用和運作。』

25. 維修「政府樓宇」

「批地文件」特別條款第(26)條訂明：

『(a) 在無損本文特別條款第(27)條之規定下，「買方」必須時刻自費以「署長」全面滿意的方式維修「政府樓宇」及該處各屋宇裝備裝置，以保持其狀況良好，直至本文特別條款第(27)(a)條訂明的「保養期」屆滿為止。

(b) 僅就本特別條款而言，「買方」一詞不包括其受讓人。』

26. 欠妥之處的保養責任

「批地文件」特別條款第(27)條訂明：

『(a) 「政府樓宇」及該處各屋宇裝備裝置如有任何下列缺點、失修、不善、故障、失靈或任何其他尚未完成工程（不論是否關乎工藝、物料、設計等），以致招致或引起所有索償、責任、損失、開支、費用、訴求、收費、損害、訴訟及法律程序，「買方」須向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償：

(i) 於「買方」交付「安老院」及「長者日間護理中心」連同供該處專用的其他地方、設施、服務和裝置的佔管權各個日期之前已存在者；及

(ii) 「買方」交付「安老院」及「長者日間護理中心」連同供該處專用的其他地方、設施、服務和裝置的佔管權各個日期後365日內（以下簡稱「保養期」）出現或呈現者。

(b) 如「署長」或「財政司司長法團」或兩者要求，「買方」必須自費在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準及方式執行所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正「政府樓宇」或其任何部分和該處各屋宇裝備裝置於「保養期」內出現或呈現的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。除以上所述，「買方」並須自費在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準及方式修復及糾正「政府樓宇」或其任何部分和該處各屋宇裝備裝置於「買方」交付佔管權當日已存在的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。

(c) 在每一個「保養期」即將屆滿時，「署長」或「財政司司長法團」或兩者將安排檢驗「政府樓宇」及該處各屋宇裝備裝置，以查找任何明顯的缺點、失修、不善、故障、失靈或任何其他尚未完成工程。「署長」及「財政司司長法團」保留權利於每一個「保養期」屆滿後十四(14)日內向「買方」發出「建築瑕疵細目表」，列明「政府樓宇」相關部分及該處各屋宇裝備裝置的明顯缺點、失修、不善、故障、失靈或任何其他尚未完成工程。「買方」須自費安排執行所有必要工程，以在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準和方式補救及糾正此等缺失。

(d) 如「買方」不執行本特別條款(b)及(c)款所訂的任何工程，「政府」或「財政司司長法團」或兩者可自行施工，「買方」須在接獲通知後支付經「署長」核證（其決定將作終論並對「買方」有約束力）為「政府」或「財政司司長法團」或兩者因此招致之所有相關費用和收費，另加相等於費用及收費總額百分之二十（20%）的行政費用。「政府」或「財政司司長法團」或兩者有權從本特別條款(e)款所載的保證金中扣除本(d)款訂明應繳而「買方」欠負「政府」或「財政司司長法團」或兩者的費用、收費及付費。倘保證金不足支付「買方」欠負「政府」或「財政司司長法團」或兩者的所有應繳費用、收費及付費，「買方」須按要求補付差額。

(e) 「買方」須在依照本文特別條款第(23)條轉讓「政府樓宇」的同時，向「政府」支付港幣二千八百一十九萬元（HK$28,190,000.00）的按金（以下簡稱「保證金」）。受限於本特別條款(d)款之規定，當「政府樓宇」的「保養期」屆滿而「買方」已以令人滿意的方式完成所有維修、修理、修改、重建及糾正工程連同「署長」或「財政司司長法團」或兩者要求的任何其他工程，保證金將到期應付予「買方」（現明確聲明及協議，保證金或當中任何部分均不會計付任何利息）。

(f) 僅就本特別條款而言，「買方」一詞不包括其受讓人。』

27. 提供文件等

「批地文件」特別條款第(28)條訂明：

『「買方」向「政府」交付「安老院」及「長者日間護理中心」連同供該處專用的其他地方、設施、服務和裝置的佔管權後，須於各個日期後八(8)個星期內盡快遵照「工程規格附表」規定，自費向「署長」提供所有相關的文件、圖則及材料。』

28. 維修外部飾面及牆結構等

「批地文件」特別條款第(29)條訂明：

『(a) 「買方」應在本文協定批授的整個年期內，自費（但「財政司司長法團」可按照本文特別條款第(42)(a)(ii)(I)條規定出資）以「署長」全面滿意的方式維修以下項目（以下簡稱「雜項」）：

(i) 「政府樓宇」的外飾面和「政府樓宇」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板結構和任何其他結構項件；

(ii) 所有供「政府樓宇」及該地段發展項目其餘部分使用的電梯、自動扶梯和樓梯；

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

(iv) 「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供「政府樓宇」及該地段發展項目其餘部分使用的公共部分及設施。

(b) 如「買方」不維修「雜項」而招致或引起任何性質的所有責任、損失、損害、開支、索償、費用、索求、收費、訴訟及法律程序，「買方」須向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償。

(c) 就本特別條款而言，「買方」一詞的定義不包括「財政司司長法團」。』

29. 「非建築用地」（「粉紅色間黑斜線範圍」）

「批地文件」特別條款第(30)條訂明：

『(a) 受限於本文特別條款第(39)和(61)條的規定及除事先取得「署長」書面同意外，不可在本文所夾附圖則I以粉紅色間黑斜線顯示的範圍（以下簡稱「粉紅色間黑斜線範圍」）的地面水平或上方興建、建造或設置任何建築物或構築物或建築物或構築物的支承件，但小型構築物、地面車道、街道傢俬和園景美化設施等構築物除外；

(b) 就本特別條款(a)款而言，「署長」就何謂「粉紅色間黑斜線範圍」的地面水平、小型構築物、地面車道、街道傢俬和園景美化設施等構築物所作的決定將作終論並對「買方」有約束力。

(c) 「買方」應在2024年3月31日或之前或「署長」批准的其他日期，自費以「署長」批准的方式及物料，按「署長」批准的標準、水平、定線和設計，提供及建造一條由本文所夾附圖則I顯示及標示的K和P9點至P10和P11點穿過「綠色範圍」和「粉紅色間黑斜線範圍」的緊急車輛及行人通道（以下簡稱「緊急通道」），並且允許緊急車輛、維修車輛及所有公眾每天24小時為所有合法目的自由地徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落「粉紅色間黑斜線範圍」內的「緊急通道」部分及「綠色範圍」（在「買方」佔管「綠色範圍」或其任何一個或多個部分期間）內的「緊急通道」部分而毋須支付任何性質的費用，以達至各方面令「署長」滿意。

(d) 「買方」遵照本特別條款(c)款完成建造「緊急通道」後，應在本文協定批授的整個年期內自費維護、維修、修理及管理「粉紅色間黑斜線範圍」內的「緊急通道」部分及「綠色範圍」（在「買方」佔管「綠色範圍」或其任何一個或多個部分期間）內的「緊急通道」部分，以保持其修繕妥當及狀況良好，以達至各方面令「署長」滿意。

(e) 「買方」應於「本協議」訂立日起自費提供及其後維修由本文所夾附圖則I顯示及標示的K和P9點至P10和P11點穿過「綠色範圍」和「粉紅色間黑斜線範圍」的一條淨闊度為6米的臨時行人通道（以下簡稱「臨時行人通道」），以達至各方面令「署長」滿意，並且允許所有公眾每天24小時免費及不受干擾地徒步或乘坐輪椅經過及再經過「臨時行人通道」，以便往返本文所夾附圖則I顯示及標示為「擬建啟德站」的沙田至中環線啟德站，直至「緊急通道」建造完成為止。遵照本特別條款(c)款完成建造「臨時行人通道」後，「買方」應自費在「署長」指定的時限內關閉及拆卸「臨時行人通道」並將建造「臨時行人通道」的範圍還原，以達至各方面令「署長」滿意。就本(e)款而言，「署長」就何謂淨闊度所作的決定將作終論並對「買方」有約束力。

(f) 現明確同意、聲明及訂明，本特別條款(c)及(e)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「粉紅色間黑斜線範圍」或其任何一個或多個部分給公眾享有通行權。

(g) 現明確同意、聲明及訂明，本特別條款(c)及(e)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》第22(1)條、其下任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其下任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之任何要求。』

30. 24小時公眾通道

「批地文件」特別條款第（40）條訂明：

『(a) 「買方」應在本文協定批授的整個年期內，時刻允許所有公眾每天24小時為所有合法目的自由地徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落「緊急通道」、「隧道連接段A」和「無障礙行人通道」而毋須支付任何性質的費用，並為了該目的，有權通行、進出、往返和行經該地段及現已或將會建於該地段的任何一座或多座建築物。

(b) 「買方」應在本文協定批授的整個年期內，時刻允許所有公眾於「啟德站」的整個運作時間為所有合法目的自由地徒步或乘坐輪椅經過、再經過、行經、往返「隧道連接段B」以前往「啟德站」而毋須支付任何性質的費用。

(c) 「買方」應在本文協定批授的整個年期內，時刻允許所有公眾每天24小時為所有合法目的自由地使用「載客升降機」而毋須支付任何性質的費用。

(d) 現明確同意、聲明及訂明，本特別條款(a)、(b)及(c)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「緊急通道」、「隧道連接段A」、「隧道連接段B」、「載客升降機」或「無障礙行人通道」或其任何一個或多個部分給公眾享有通行權。

(e) 現明確同意、聲明及訂明，本特別條款(a)、(b)及(c)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》22(1)條、其下任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其下任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之任何要求。』

31. 提供「地下購物街」

「批地文件」特別條款第(38)條訂明：

『(a) (i) 「買方」應在2024年3月31日或之前或「署長」批准的其他日期前，自費以「署長」要求或批准的方式及物料，按「署長」要求或批准的標準、水平、定線、佈局和設計，於「鑲藍邊範圍」或「署長」批准的其他位置及該處已建的一座或多座建築物內興建、建造和提供一條地下購物街（連同支承件、斜道、相關樓梯及梯台、自動扶梯、升降機、殘疾人士設施、電氣及機械裝置、消防裝置、通風系統、內部及外部裝置及設備、照明裝置及「署長」全權酌情要求或批准的其他構築物或設施）（以下統稱「地下購物街」），以達至各方面令「署長」滿意及符合以下條件：

(I) 「地下購物街」應為單層構築物，其在以下各個地台飾面水平的最低內框淨闊度如下：

(A) 在距離本文件所夾附圖則II顯示及標示的G和H點之間的分界線不超過2.0米的「粉紅色加黑圓圈範圍」內，香港主水平基準2.4米以下的地台飾面水平的最低內框淨闊度為6.0米；

(B) 在本特別條款第(a)(i)(I)(A)款所述的「粉紅色加黑圓圈範圍」部分以外的「粉紅色加黑圓圈範圍」剩餘部分內，香港主水平基準2.4米以下的地台飾面水平的最低內框淨闊度為11.0米；及

(C) 在「鑲藍邊範圍」內(「粉紅色加黑圓圈範圍」除外)，香港主水平基準7.15米以下至香港主水平基準1.0米以上之間的地台飾面水平的最低內框淨闊度為15.0米

或「署長」書面批准的其他水平及在該處的零售商鋪的整體樓面總面積不得少於840平方米，而就本(a)(i)(I)款而言，「署長」就何謂零售商鋪所作的決定將作終論並對「買方」有約束力；

(II) 在「地下購物街」之內由本文件所夾附圖則I顯示及標示的P1和P2點或「署長」要求或批准的其他點，至本文所夾附圖則I顯示及標示的G和H點或「署長」要求或批准的其他點，應提供及維修一條最低內框淨闊度為6.0米及最低內框淨高度為3.0米的無障礙行人通道（以下簡稱「無障礙行人通道」）；

(III) 「地下購物街」之內沿本文件所夾附圖則I顯示及標示的P1和H點穿過P3、P5及J點的線，以及P2和G點穿過P4和F點的線的所有零售商鋪應有一個面向「地下購物街」中央線的正面及可以直接往來「無障礙行人通道」；

(IV) 「買方」應於該地段及該地段已建或擬建的任何一座或多座建築物內及在本文件所夾附圖則I顯示及標示的P7與P8點或「署長」要求或批准的其他點之間，建造和提供支承件及連接段（以下簡稱「隧道連接段A」），用以接收、連接和支撐一條擬建造的隧道，該隧道落成，將大約位於本文件所夾附圖則I及圖則III顯示及標示的一對紅色間斷線內並標示為「擬建隧道」的位置或「署長」全權酌情決定的其他位置（以下簡稱「擬建隧道」），而為此目的，「買方」應於「隧道連接段A」預留一個最低內框淨闊度為6.0米及最低內框淨高度為3.0米的開口位，其地台飾面水平位於香港主水平基準7.15米以下或「署長」批准或要求的其他水平，使「擬建隧道」落成後可連接至「隧道連接段A」、「地下購物街」及「無障礙行人通道」；及

(V) 「買方」應於該地段及該地段已建或擬建的任何一座或多座建築物內及在本文件所夾附圖則I顯示及標示的P12與P13點或「署長」要求或批准的其他點之間，建造和提供支承件及連接段（以下簡稱「隧道連接段B」），用以接收、連接和支撐一個內框淨闊度為6.0米及內框淨高度為4.1米的預留開口位，其在「隧道連接段B」的地台飾面水平為香港主水平基準2.4米以下或「署長」要求或批准的其他水平，使「啟德站」可連接至「地下購物街」及「無障礙行人通道」；及

(VI) 「買方」應於該地段內沿本文件所夾附圖則I顯示及標示的P1與P2點之間的線穿過P7和P8點建造和提供一部載客升降機（以下簡稱「載客升降機」），以全面令「署長」滿意，並按照屋宇署發出最新版本的《設計手冊：暢通無阻的通道》的規定，將「隧道連接段A」及「無障礙行人通道」連接至協調道的公共行人路；

而就本(a)(i)款而言，「署長」就何謂地台飾面水平、內框淨闊度和內框淨高度所作的決定將作終論並對「買方」有約束力。

(ii) 「買方」應與香港鐵路有限公司（以下簡稱「港鐵公司」）或「政府」指定的一方（以下簡稱「指定方」）就「港鐵公司」或「指定方」（視情況而定）關於「隧道連接段B」擬連接至「啟德站」的安排和必要工程進行接觸、聯絡和合作。

(iii) 「買方」應自費在「隧道連接段B」的「預留開口位」兩邊進行必要的連接工程以令「署長」滿意，並且承擔擬備建議書及取得有關當局批准設計所涉的一切相關費用，以及與實施建議之連接工程相關的「啟德站」修改工程的工程費用。

(iv) 「買方」應與「港鐵公司」或「指定方」聯絡、取得一切有關「啟德站」的資料和進行所有必要調查以確認「啟德站」的狀況，以便於設計及建造「地下購物街」及在「隧道連接段B」進行連接。

(v) 「買方」應自費沿「無障礙行人通道」包括一個標誌系統以顯示「啟德發展區」以達至各方面令「署長」滿意，並且向「署長」遞交建議的標誌系統所有繪圖、相片或合成照片供「署長」事先審批，而就本(a)(v)款而言，「署長」就何謂標誌或標誌系統所作的決定將作終論並對「買方」有約束力。

(b) 現明確同意、聲明及訂明，本特別條款(a)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「無障礙行人通道」、「隧道連接段A」或「隧道連接段B」或「載客升降機」或其任何一個或多個部分給公眾享有通行權。

(c) 現進一步明確同意、聲明及訂明，本特別條款(a)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之一切要求。

(d) 在本文協定批授的整個年期內，特此作為例外及保留給「政府」及獲「政府」授予該等權利的一名或多名人士享有在「隧道連接段A」支承及連接「擬建隧道」及在「隧道連接段B」支承及連接「預留開口位」的權利。

e) 在本文協定批授的整個年期內，特此作為例外及保留給「政府」及獲「政府」授予該等權利的一名或多名人士對該地段一個或多個部分及該地段已建或擬建的任何一座或多座建築物享有「署長」要求的一切必要佔用權，以建造、連接及其後檢查、維修、管理、修理及翻新「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」。

(f) 根據本特別條款完成建造包括「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」在內的「地下購物街」後，「買方」在本文協定批授的整個年期內，應自費維護、維修、修理及管理包括「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」在內的「地下購物街」，以保持其修繕妥當及狀況良好，以達至各方面令「署長」滿意。

(g) (i) 如該地段或其任何部分進行任何重建，以致須清拆或拆卸包括「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」在內的「地下購物街」或其任何一個或多個部分，若「署長」提出要求，「買方」應在「署長」所訂的時限內自費以「署長」全權酌情批准或要求的物料，按「署長」批准或要求的設計、規格及標準，在其批准或要求的闊度、淨空高度、水平、高度和位置以包括新的無障礙行人通道、新的結構支承件及連接段和新的載客升降機在內的新地下購物街作替代，以達至各方面令「署長」滿意。

(ii) 如須遵照本特別條款(g)(i)款建造包括任何新的無障礙行人通道、新結構支承件及連接段和新載客升降機在內的任何新地下購物街，本特別條款中凡提及「地下購物街」、「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」時，應視為提及所述的新地下購物街、新的無障礙行人通道、新支承件及連接段和新載客升降機。

(h) 如「買方」不履行本特別條款(a)、(f)或(g)款所訂的責任，「政府」可執行其提及的工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」有約束力。

(i) 「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」當時的擁有人和佔用人在本文協定批授的整個年期內的一切合理時候及事先通知「買方」後，不論攜帶工具、設備、機器、機械或駕車與否，有權通行、進出、往返及行經該地段或其任何一個或多個部分和該地段已建或擬建的一座或多座建築物或其任何一個或多個部分，以便在「隧道連接段A」建造和連接「擬建隧道」及在「隧道連接段B」建造和連接「預留開口位」，及其後檢查、維修、管理、修理和翻新「擬建隧道」和「預留開口位」，以及執行、檢查、檢驗和監督本特別條款(a)、(f)、(g)及(h)款規定進行的工程及在「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」內進行「署長」視為必要的任何其他工程。

(j) 倘因「買方」履行本特別條款(a)、(f)和(g)款所訂責任或因「政府」行使本特別條款(d)、(e)、(h)和(i)款所訂權利而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」當時的擁有人和佔用人概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」當時的擁有人和佔用人申索賠償。

(k) 「買方」特此確認及同意，「政府」概不保證日後會建造「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」。倘日後因不建造「擬建隧道」或「預留開口位」或其任何部分而導致「買方」或任何人士招致或引起任何索償、損失或損害，「政府」毋須就此承擔任何責任或義務。

(l) 除非事前獲「署長」書面批准及符合向其施加的任何條件，包括支付其要求的任何行政費和地價，否則計算本文特別條款第(12)(a)(iii)條所訂的整體樓面總面積時，「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」將連計在內。』

32. 提供「內部行人通道」

「批地文件」特別條款第(39)條訂明：

『(a) 「買方」在2024年3月31日或之前或「署長」批准的其他日期前，應自費以達至各方面令「署長」滿意：

(i) 在本文所夾附圖則II及圖則III以鑲紅邊顯示界乎香港主水平基準1.4米以上和香港主水平基準5.2米以下的水平之間的地層內，於香港主水平基準2.4米以下或「署長」要求或批准的其他水平的地台飾面水平興建、建造和提供一條內部行人通道，以連接毗連一幅或一塊現時稱為及在土地註冊處登記為新九龍內地段第6556號的土地，該幅土地在本文所夾附圖則I顯示及標示為「新九龍內地段第6556號」（以下簡稱「新九龍內地段第6556號」）和連接「地下購物街」（該內部行人通道以下簡稱「內部行人通道」）；及

(ii) 「買方」應於該地段及該地段已建或擬建的任何一座或多座建築物內，在本文件所夾附圖則I顯示及標示的M和K點至L點或「署長」要求或批准的其他點之間，興建、建造和提供支承件及連接段（以下簡稱「連接段C」），用以在「連接段C」接收、連接和支撐一個已於或將於「新九龍內地段第6556號」建造的毗連隧道或通道（以下簡稱「擬建隧道C」），而為此目的，「買方」應於「連接段C」預留一個最低內框淨闊度為6.0米及最低內框淨高度為3.0米的開口位，其在「連接段C」的地台飾面水平須為香港主水平基準2.4米以下或「署長」批准或要求的其他水平。

就本(a)款而言，「署長」就何謂地台飾面水平、內框淨闊度和內框淨高度所作的決定將作終論並對「買方」有約束力。

(b) 根據本特別條款本(a)款完成建造「內部行人通道」和「連接段C」後，「買方」應在本文協定批授的整個年期內，容許所有公眾每天24小時為所有合法目的自由地徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落「內部公共通道」和「連接段C」而毋須支付任何性質的費用，並為了該目的，有權通行、進出、往返、行經該地段及該地段已建或擬建的任何一座或多座建築物。

(c) 根據本特別條款(a)款完成建造「內部行人通道」和「連接段C」後，「買方」在本文協定批授的整個年期內，應自費維護、維修、修理及管理「內部行人通道」和「連接段C」，以保持其修繕妥當及狀況良好，以達至各方面令「署長」滿意。

(d) 現明確同意、聲明及訂明，本特別條款(b)款對「買方」施加的責任並非指「買方」擬撥出或「政府」同意撥出「內部行人通道」、「連接段C」或其任何一個或多個部分給公眾享有通行權。

(e) 現進一步明確同意、聲明及訂明，本特別條款(b)款對「買方」施加的責任並非給予期待或要求取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利。為免存疑，「買方」明確放棄取得《建築物（規劃）規例》第22(1)條、其任何修訂或代替規例或其他法例下對額外上蓋面積或地積比率的任何優惠或權利之一切要求。

(f) 在本文協定批授的整個年期內，特此作為例外及保留給「政府」及獲「政府」授予該等權利的一名或多名人士享有在「連接段C」支承及連接「擬建隧道C」的權利。

(g) 在本文協定批授的整個年期內，特此作為例外及保留給「政府」及獲「政府」授予該等權利的一名或多名人士對該地段一個或多個部分及該地段已建或擬建的任何一座或多座建築物享有「署長」要求的一切必要佔用權，以建造、連接及其後在「連接段C」檢查、維修、管理、修理或翻新「擬建隧道C」。

(h) (i) 如該地段或其任何部分進行任何重建，以致須清拆或拆卸「內部行人通道」和「連接段C」或其任何一個或多個部分，若「署長」提出要求，「買方」應在「署長」所訂的時限內自費以「署長」全權酌情批准或要求的物料，按「署長」批准或要求的設計、規格及標準，在其批准或要求的闊度、淨空高度、水平、高度和位置以新的內部行人通道、新支承件及連接段作替代，以達至各方面令「署長」滿意。

(ii) 如須根據本特別條款(h)(i)款建造任何新的內部行人通道、新支承件及連接段，本特別條款中凡提及「內部行人通道」及「連接段C」時，應視為提及所述的新內部行人通道、新支承件及連接段。

(i) 如「買方」不履行本特別條款(a)、(c)或(h)款所訂的責任，「政府」可執行其提及的工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」有約束力。

(j) 「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「新九龍內地段第6556號」當時的擁有人和佔用人在本文協定批授的整個年期內的一切合理時候及事先通知「買方」後，不論攜帶工具、設備、機器、機械或駕車與否，有權通行、進出、往返及行經該地段或其任何一個或多個部分和該地段已建或擬建的一座或多座建築物或其任何一個或多個部分，以便建造和連接「擬建隧道C」，及其後檢查、維修、管理、修理和翻新「擬建隧道C」，以及執行、檢查、檢驗和監督本特別條款(a)、(c)、(h)和(i)款規定進行的工程及在「擬建隧道C」的「連接段C」內進行「署長」視為必要的任何其他工程。

(k) 倘因「買方」履行本特別條款(a)、(c)和(h)款所訂責任或因「政府」行使本特別條款(f)、(g)、(i)和(j)款所訂權利等而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「新九龍內地段第6556號」當時的擁有人和佔用人概毋須就此承擔責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」、「署長」及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「新九龍內地段第6556號」當時的擁有人和佔用人申索賠償。

(l) 除非事前獲「署長」書面批准及符合向其施加的任何條件，包括支付其要求的任何行政費和地價，否則計算本文特別條款第(12)(a)(iii)條所訂的樓面總面積時，「內部行人通道」及「連接段C」將連計在內。

(m) 「買方」現確認及同意，「政府」概不保證日後會建造「擬建隧道C」。倘日後因不建造「擬建隧道C」或其任何部分而導致「買方」或任何人士招致或引起任何索償、損失或損害，「政府」毋須就此承擔任何責任或義務。』

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

33. 《主公契及管理協議》（「公契」）第1.1條訂明：

『在本公契中，除文意允許或另有規定外，以下詞語具有以下含義：

「連接段C」
指按照「批地文件」特別條款第(39)(a)(ii)條於「該土地」及「發展項目」內建造和提供的支承件及連接段，用以接收、連接和支撐「擬建隧道C」；

「緊急通道」
指「批地文件」特別條款第(30)(c)條所述並按照該條於「非建築用地」內及（在「綠色範圍」的佔管權交還或被視為交還「政府」前）於「綠色範圍」內提供及建造的「緊急通道」的該部分；

「財政司司長法團」
指根據《財政司司長法團條例》（第1015章）成立為單一法團之財政司司長法團。「財政司司長法團」一詞一律指作為「政府樓宇」「業主」的「財政司司長法團」，如上下文意允許，並且包括作為「政府樓宇」「業主」之「財政司司長法團」的繼承人及受讓人；

「政府樓宇」
合指「政府樓宇（長者日間護理中心）」及「政府樓宇（安老院）」，連同地政總署署長全權酌情指定供該等地方專用的任何其他地方、設施、服務和裝置，並在「批地文件」特別條款第(16)(a)條所述的「政府樓宇」，（如可以在圖則上識別及顯示）僅為識別之目的而在「公契圖則」上以棕色顯示；

「政府樓宇（長者日間護理中心）」
合指(i)在「批地文件」特別條款第(16)(a)(ii)(I)條所要求的兩所長者日間護理中心及(ii)在「批地文件」特別條款第(16)(a)(ii)(II)條所要求的六個車位，以供停泊根據《道路交通條例》、任何相關規例及修訂法例持牌及與該等長者日間護理中心相關的私人小型巴士，並受制於「公契」第2.7(c)條；

「政府樓宇（安老院）」
合指(i)在「批地文件」特別條款第(16)(a)(i)(I)條所要求的兩所安老院、(ii)在「批地文件」特別條款第(16)(a)(i)(II)條所要求的兩個車位，以供停泊根據《道路交通條例》、任何相關規例及修訂法例持牌及與該等安老院相關的私人小型巴士及(iii)在「批地文件」特別條款第(16)(a)(i)(III)條所要求的兩個停車處，以供與該等安老院和「政府樓宇（長者日間護理中心）」相關的車輛（包括計程車、救護車及私人小型巴士）上落乘客，並受制於「公契」第2.7(c)條；

「政府產業署署長」
指地址為香港九龍油麻地海庭道11號西九龍政府合署南座9樓的政府產業署之政府產業署署長，並且包括其繼任人，以及持有或擁有任何職銜或官職或於任何時間接管及/或接替及/或履行及/或行使「政府產業署署長」所有或部分功能與職責的任何其他「政府」官員或部門或任何「政府」或行政主管當局；

「綠色範圍」
合指「批地文件」特別條款第(4)(a)(i)(I)條及第(4)(a)(i)(II)條分別所指的「綠色範圍」及「結構物」。

「內部行人通道」
指按照「批地文件」特別條款第(39)(a)(i)條於「該土地」及「發展項目」內興建、建造和提供的內部行人通道，以連接「毗連土地」和「地下購物街」；

「雜項」
指「批地文件」特別條款第(29)(a)條所指的「雜項」，包括：

(a) 「政府樓宇」的外飾面和「政府樓宇」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板結構和任何其他結構項件；

(b) 所有供「政府樓宇」及「發展項目」其餘部分使用的電梯、自動扶梯和樓梯；

(c) 屬於「政府樓宇」及「發展項目」其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備（包括但不限於手提及非手提式消防裝置與設備）；

(d) 「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統；及

(e) 所有其他供「政府樓宇」及「發展項目」其餘部分使用的公共部分及設施；

「載客升降機」
指按照「批地文件」特別條款第(38)(a)(i)(VI)條建造和提供的載客升降機，將「隧道連接段A」及「無障礙行人通道」連接至協調道的公共行人路；

「公共通道區」
指「批地文件」特別條款第(15)(b)條所指的公共通道區，其乃按照「批地文件」特別條款第(15)(b)條在夾附於「批地文件」的圖則上所示粉紅色加黑點間綠色交叉斜線範圍的地面水平之上及沿着該地面水平鋪築、平整、建造和提供；

「隧道連接段A」
指按照「批地文件」特別條款第(38)(a)(i)(IV)條提供和建造的於「該土地」及「發展項目」內的支承件及連接段，用以接收、連接和支撐「擬建隧道」，使「擬建隧道」落成後可連接至「地下購物街」及「無障礙行人通道」；

「隧道連接段B」
指按照「批地文件」特別條款第(38)(a)(i)(V)條提供和建造的於「該土地」及「發展項目」內的支承件及連接段，用以接收、連接和支撐「預留開口位」，使「啟德站」可連接至「地下購物街」及「無障礙行人通道」；

「地下購物街」
指按照「批地文件」特別條款第(38)(a)(i)(I)條於「該土地」內興建、建造和提供的地下購物街；

「無障礙行人通道」
指按照「批地文件」特別條款第(38)(a)(i)(II)條於「該土地」內興建、建造和提供的地下行人通道；

34. 「公契」第2.7條訂明：

『(a) 「財政司司長法團」作為「政府樓宇」「業主」應負責維修和管理「政府樓宇」，惟毋須維修和管理「發展項目」其餘部分或「雜項」。

(b) 儘管有以上(a)款之規定，但「管理人」須應「政府樓宇」「業主」的要求維修「政府樓宇」專用的服務設備、設施及裝置，並可獲償付此等維修工程的費用，但施工前「管理人」必須提交成本估算連同支持文件及「政府樓宇」「業主」視為必要的任何其他相關資料，經由「政府樓宇」「業主」以書面批核成本估算及將會由「管理人」進行的維修工程，「管理人」方可展開維修工程。

(c) 儘管「本契約」載有任何相反規定，除「批地文件」特別條款第(16)(b)條另有規定外，「財政司司長法團」或「政府」有權按其全權酌情隨時更改或修改「政府樓宇」或其任何部分的用途，而毋須徵取「第一業主」、其他「業主」或「管理人」的批准或同意。

(d) 除以下(j)款另有規定外，「財政司司長法團」作為「政府樓宇」的「業主」毋須分擔任何管理開支及「發展項目」其餘部分的任何管理及維修費用，特別是毋須就「公用地方與設施」（為免存疑，其包括「雜項」）支付任何管理及維修費用。

(e) 儘管「本契約」載有任何相反規定，「財政司司長法團」作為「政府樓宇」的「業主」毋須支付「特別基金」供款、管理按金、資本設備基金（「財政司司長法團費用」，其定義見以下(j)款，作出償付則除外）、廢料清理費、「政府樓宇」的保險保費，以及逾期或拖欠繳交管理及維修費用或同類費用而須付的利息及罰款。

(f) 儘管「本契約」載有任何相反規定，「管理人」須按「政府產業署署長」的書面要求免費向「財政司司長法團」提供季度賬目、經審核報告及預算案，以說明各項招致／ 預算的開支之理由。

(g) 上述免費向「財政司司長法團」交送的賬目、報告、預算案、通知書及付款通知書應以預付郵費方式郵寄或手遞至香港九龍油麻地海庭道 11 號 西九龍政府合署南座9樓的政府產業署的「政府產業署署長」，或送遞至「財政司司長法團」以書面通知「管理人」的其他指定人士及地址。

(h) 儘管「本契約」載有任何相反規定，如「政府樓宇」「業主」需要徵取「管理人」同意，「管理人」不得無理拒絕同意，並須免費提供同意。

(i) 任何「業主」（包括「第一業主」）均不得代表「財政司司長法團」或「政府產業署署長」與「政府」交涉以處理任何直接影響「政府樓宇」的事宜，而「政府產業署署長」按其全權酌情確定「政府樓宇」是否直接受影響。

(j) 「財政司司長法團」作為「政府樓宇」的「業主」僅須就實際及直接供「政府樓宇」使用或惠及或由「政府樓宇」的「業主」、該處佔用人、其傭工、承辦商、代理或訪客使用的地方、設施或服務及「雜項」支付管理及維修費用和償付資本性質的開支（「財政司司長法團費用」），惟「財政司司長法團」的責任將由「政府產業署署長」或由地政總署署長就此指定的人釐定。如「財政司司長法團」有責任支付「財政司司長法團費用」，「財政司司長法團費用」將會：

(i) 由「政府產業署署長」或由地政總署署長就此指定的人，就實際及直接供「政府樓宇」使用或由「政府樓宇」的「業主」、該處佔用人、其傭工、承辦商、代理或訪客使用的地方、設施及服務及「雜項」釐定，但該付款責任於任何情況下不得超過根據「政府樓宇」樓面總面積佔已或將會建於「該土地」上之所有建築物樓面總面積的比例計算之管理及維修費用的百分比；

(ii) 先由「政府產業署署長」或先由地政總署署長就此指定的人在有關付款責任招致之前為此事作出書面批准；及

(iii) 由「轉讓契約」訂立日或接管「政府樓宇」當日（兩者取其較早）開始應計及應付。

(k) 「財政司司長法團」作為「政府樓宇」的「業主」毋須分擔「發展項目」任何其他部分（不論「公用地方與設施」等）的任何管理及維修費用，又或「政府產業署署長」或由地政總署署長就此指定的人認為並非直接供「政府樓宇」享用或直接惠及「政府樓宇」的設施或服務之設置費用。

(l) 儘管「本契約」載有任何相反規定，但「財政司司長法團」作為「政府樓宇」「業主」可豁免受裝修規則管限，而於任何情況下均毋須遵守、遵從或履行裝修規則或受其約束或制約。

(m) 儘管「本契約」載有任何相反規定，但「財政司司長法團」作為「政府樓宇」「業主」可獲豁免聘用「管理人」或「第一業主」指定的維修或服務承辦商。』

35. 「公契」第4.6條訂明：

『「管理人」應在諮詢「業主委員會」（如已成立）後編製來年的年度預算案，但第一份預算案除外，該份預算案涵蓋的期限將由「本契約」訂立日開始，至緊接之12月31日終結。受限於「本契約」的規定，每份年度預算案均應包含三個部分：

(a) 第一部分涵蓋「管理人」認為（「管理人」之決定如無重大錯誤將作終論）乃因應全體「業主」的利益或因應完善管理「發展項目」、「綠色範圍」（直至其佔管權交還或被視為交還「政府」為止）以及該處的「發展項目公用地方與設施」及「雜項」（計及根據以上第2.7（j）條從作為「政府樓宇」「業主」的「財政司司長法團」處收到的任何款項）而招致的所有開支。茲毋損前文之一般規定，此等開支包括：

……

(xvi) 根據「本契約」及/或遵從「批地文件」的規定檢查、修理、維修和管理「綠色範圍」（直至其佔管權交還或被視為交還「政府」為止）的費用；

……』

36. 「公契」第5.1條訂明：

『「該土地」及「發展項目」的管理事務將由「管理人」執行，首屆任期不超過兩（2）年，嗣後一直留任直至遵照「本契約」第4.1條規定終止委任為止。受限於《建築物管理條例》之條文規定，「管理人」擁有權力按照「本契約」規定代表全體「業主」管理「發展項目」而作出任何必要或恰當的行為及事項。每名「業主」現不可撤回地委任「管理人」為代理，以代表其處理任何關乎「公用地方與設施」的事宜和「本契約」正式授權的所有其他事項。茲毋損前文之一般規定，除「本契約」明確訂立之其他權力外，「管理人」亦擁有包括以下的權限及權力：

……

(kkk) 維護、維修、修理及管理「緊急通道」，以保持其修繕妥當及狀況良好，全面令地政總署署長滿意；

(lll) 按「管理人」視為恰當修理、維修、保養、改善、控制及運作「綠色範圍」（直至其佔管權交還或被視為交還「政府」為止），以及維修此等地方；

……』

37. 「公契」第7.6條訂明：

『召開「業主委員會」會議的人士或人等必須在舉行會議日期前最少七（7）日向「業主委員會」各委員發出會議通知，說明(i)會議的日期、時間及地點；及(ii)擬於會上提出的決議案（如有）。「業主委員會」會議通知可如下送達：

(a) 手遞至「業主委員會」各委員；或

(b) 郵寄至「業主委員會」各委員最後為人所知的地址；或

(c) 置於委員的「單位」或投入該「單位」的信箱。

會議通知並須送達作為「政府樓宇」「業主」的「財政司司長法團」，即以預付郵費方式郵寄或手遞至香港九龍油麻地海庭道 11 號 西九龍政府合署南座9樓的政府產業署之「政府產業署署長」，或送遞至「財政司司長法團」以書面指定的其他人士及地址。』

38. 「公契」第10.9條訂明：

『「發展項目」管理處應備存本文夾附的一套「公用地方與設施」圖則，供「業主」於正常辦公時間免費閱覽。「管理人」應以夾附於「本契約」或備存於管理處的方式，免費向「政府樓宇」「業主」提供公用地方圖則及對該等圖則不時作出的任何修訂的副本。』

39. 「公契」第10.14條訂明：

『儘管本文有任何規定，但直至「綠色範圍」的佔管權已依照「批地文件」規定交還或視作交還「政府」為止，「管理人」須遵照「批地文件」規定負責維修「綠色範圍」，而「業主」（不包括作為「政府樓宇」「業主」的「財政司司長法團」）應負責「綠色範圍」的維修及修理費用與開支，猶如乃「公用地方與設施」一部分（直至其佔管權交還或被視為交還「政府」為止）。』

40. 「公契」第10.15條訂明：

『(a) 「業主」（不包括「財政司司長法團」）須自費（惟「財政司司長法團」可按照「本契約」第2.7(j)條規定分擔開支）以地政總署署長全面滿意的方式維修「雜項」。

(b) 「管理人」將負責管理及維修「雜項」。如因「管理人」或「業主」（不包括「財政司司長法團」）不管理或不維修「雜項」而招致或因此引起任何責任、損失、損害、開支、索償、費用、索求、收費、訴訟及法律程序，「業主」（不包括「財政司司長法團」）須向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償。』

41. 「公契」第二附錄A部分第3段訂明：

『A部分具體載述而B部分訂明「不分割份數」所受限於的各項權利及特權，將待至「發展項目」一個或多個部分的「佔用許可證」簽發後方始生效，而於該情況下亦只對已獲簽發「佔用許可證」的「發展項目」該個或該等部分生效。

……

3. 「財政司司長法團」的權利等

儘管「本契約」載有任何相反規定，「財政司司長法團」、其租客、租戶、受許可人及經其授權人等以及「政府樓宇」現任「業主」或佔用人，均可享有下列的權利、特權及地役權之利益。彼等行使以下權利、特權及地役權之利益使時毋須經「管理人」（或任何其他「業主」）准許、批准或同意：

(a) 「政府樓宇」享有庇護、支撐及保護的權利；

(b) 有權於任何時候透過現時或「批地文件」訂明的年期內位於「該土地」及「發展項目」任何部分之內或越過該處的污水管、溝渠、排水渠、排煙管、管線、管道、水道、電纜、水管、電線及其他導體以無間斷地提供給「政府樓宇」及從「政府樓宇」輸出氣體、電力、食水、污水排放、空調、電話及各類其他服務；

(c) 有權隨時按其全權酌情自費改動、改道、修改、重鋪或恢復任何專為「政府樓宇」或其任何部分而設的服務設備與設施（以下簡稱「政府樓宇服務設施」），毋須繳交任何收費及毋須徵取「第一業主」、其他「業主」或「管理人」的批准或同意，惟進行「政府樓宇服務設施」的任何改動、改道、修改、重鋪或恢復工程時，必須採取適當和足夠的護理及預防措施，以確保不會損壞「該土地」內供「政府樓宇」以外「發展項目」所有其他部分使用的服務設備與設施；

(d) 有權因正當使用及享用「政府樓宇」或其任何部分而通行、再通行、行經及使用「該土地」之任何公用地方或「發展項目」之任何公用地方，並且有權使用和收取「該土地」或「發展項目」內任何公用設施之利益；

(e) 有權於任何時候，並毋須支付任何費用、成本或收費，自由及不受干擾地通行、再通行、行經及使用:-

(i) 「商業樓宇」位於商鋪地庫1層及地下的車道及斜道，以供來回通過停泊屬於「政府樓宇（長者日間護理中心）」或「政府樓宇（安老院）」的經營者、其真正賓客、訪客或獲邀人士的私人小型巴士的「政府樓宇（長者日間護理中心）」的六個私人小型巴士車位及「政府樓宇（安老院）」的兩個私人小型巴士車位（該等車道及斜道由「商業樓宇」的「業主」自費維修及保養）；

(ii) 「商業樓宇」位於地下的車道及斜道，以供來回通過「政府樓宇（安老院）」位於地下提供與「政府樓宇（長者日間護理中心）」和「政府樓宇（安老院）」運作相關的車輛（包括計程車、救護車及私人小型巴士）上落乘客的兩個停車處（該等車道及斜道由「商業樓宇」的「業主」自費維修及保養）；及

(iii) 位於商鋪地庫1層的「商業樓宇」，以供來回通過位於商鋪地庫1層的「政府樓宇」的該等部分（該等部分由「商業樓宇」的「業主」自費維修及保養）；

(iv) 位於地下的「商業樓宇」，以供來回通過位於地下的「政府樓宇」的該等部分（該等部分由「商業樓宇」的「業主」自費維修及保養）；

(f) 有權在所有合理時間單獨或聯同測量師、承辦商、工人及其他人等，在不論是否駕車、攜帶機械、設備、物料及機器的情況下，進入「該土地」或「發展項目」任何部分，以對「政府樓宇」或其任何部分持續執行或進行維修、修理、增建、修整及其他工程，以及進行「政府樓宇服務設施」或其任何部分之維修、修理、增建、修整、改道、改建、重鋪、恢復及其他工程；

(g) 享有地政總署署長規定的自由及暢通無阻進出「政府樓宇」的通行權；

(h) 行使專有權，以「財政司司長法團」視為適當的方式，在「政府樓宇」或其任何部分範圍內及邊界周圍的牆、柱及其他結構項件安裝、搭建、展示、陳列、維修、修理、拆除及更新招牌和廣告，並且享有通行權，可獨自或聯同傭工、工人及其他人等，在不論是否攜帶機械、設備、機器及物料的情況下，越過「該土地」或「發展項目」任何部分，以檢查、安裝、搭建、展示、陳列、維修、修理、拆除及更新此等招牌和廣告；

(i) 享有對於裝設於「政府樓宇」的天台樓板、牆及其他結構項件或其之上或之內的照明管槽、消防、通風及其他服務設施、設備、裝置、固定裝置、輔助工程、機器及物料的檢視權；

(j) 有權改動和運作位於「政府樓宇」之內、周圍、其上及其下的牆、柱、樑、天花、天台樓板、行車道或地台樓板及其他結構項件而專供「政府樓宇」或其任何部分使用與享用的附加服務，以及享有相關的通行權，可獨自或聯同傭工、工人及其他人等，在不論是否攜帶機械、設備、機器及物料的情況下，越過「該土地」或「發展項目」任何部分；及

(k) 地政總署署長視為必要或恰當的其他權利、特權及地役權。』

42. 「公契」第二附錄B部分第(e)至(g)及(j)至(m)段訂明：

『(e) 「政府」對於「綠色範圍」的權利等

在「綠色範圍」的佔管權按照「批地文件」規定交還或被視為交還「政府」之前的一切合理時候：

(i) 「政府」、地政總署署長及其人員、承辦商、代理和地政總署署長授權的任何人等有權通行、進出、往返及行經「該土地」及「綠色範圍」，以檢查、檢驗和監督任何遵照「批地文件」特別條款第(4)(a)條規定執行的工程，以及執行、檢查、檢驗和監督「批地文件」特別條款第(4)(b)條之下的工程及地政總署署長認為有必要在「綠色範圍」實施的其他工程；

(ii) 「政府」及「政府」授權的相關公用事業公司有權按彼等需要通行、進出、往返及行經「該土地」及「綠色範圍」，以在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修為了提供擬供給「該土地」或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務而必需的所有水管、電線、管線、電纜管道及其他導體和附屬設備。「業主」應與「政府」及「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎於「綠色範圍」內執行任何上述工程的事項；及

(iii) 水務監督人員及該監督授權的其他人等有權按彼等需要通行、進出、往返及行經「該土地」及「綠色範圍」，以執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程；

(f) 「公共通道區」的公眾通行權

按照「批地文件」特別條款第(15)(c)條，所有公眾有權在一切時候每天24小時為所有合法目的徒步或乘坐輪椅經過、再經過、穿越、通過及行經「公共通道區」而毋須支付任何性質的費用，且不受任何干擾；

(g) 「緊急通道」的公眾通行權

按照「批地文件」特別條款第(30)(c)條，緊急車輛、維修車輛及所有公眾有權在一切時候每天24小時為所有合法目的徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落於「非建築用地」內之「緊急通道」及（在「綠色範圍」的佔管權交還或被視為交還「政府」前）於「綠色範圍」內提供及建造的「緊急通道」的該部分而毋須支付任何性質的費用，且不受任何干擾。

(h) 關於「擬建隧道」及「預留開口位」的支承、連接、佔用及通行之權利

(i) 「政府」及獲「政府」授予該等權利的一名或多名人士享有在「隧道連接段A」支承及連接「擬建隧道」及在「隧道連接段B」支承及連接「預留開口位」的權利；

(ii) 「政府」及獲「政府」授予該等權利的一名或多名人士對「該土地」及「發展項目」一個或多個部分享有地政總署署長要求的一切必要佔用權，以建造、連接、檢查、維修、管理、修理及翻新「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」。

(iii) 「政府」、地政總署署長及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」當時的擁有人和佔用人在一切合理時候及事先通知「管理人」後，不論攜帶工具、設備、機器、機械或駕車與否，有權通行、進出、往返及行經「該土地」或其任何部分及「發展項目」或其任何部分，以便在「隧道連接段A」建造或連接「擬建隧道」及在「隧道連接段B」建造或連接「預留開口位」，及其後檢查、維修、管理、修理及翻新「擬建隧道」和「預留開口位」，以及執行、檢查、檢驗和監督「批地文件」特別條款第(38)條(a)、(f)、(g)及(h)款規定進行的工程及在「隧道連接段A」的「擬建隧道」和「隧道連接段B」的「預留開口位」內進行地政總署署長視為必要的任何其他工程；

(i) 關於「擬建隧道C」的支承、連接、佔用及通行之權利

(i) 「政府」及獲「政府」授予該等權利的一名或多名人士享有在「連接段C」支承及連接「擬建隧道C」的權利；

(ii) 「政府」及獲「政府」授予該等權利的一名或多名人士對「該土地」及「發展項目」一個或多個部分享有地政總署署長要求的一切必要佔用權，以建造、連接及其後檢查、維修、管理、修理及翻新「連接段C」的「擬建隧道C」。

(iii) 「政府」、地政總署署長及其人員、承辦商、代理、「政府」正式授權的任何人等、「政府」的承租人、租戶與被許可人及「毗連土地」當時的擁有人和佔用人在一切合理時候及事先通知「管理人」後，不論攜帶工具、設備、機器、機械或駕車與否，有權通行、進出、往返及行經「該土地」或其任何部分及「發展項目」或其任何部分，以便建造或連接「擬建隧道C」，及其後檢查、維修、管理、修理及翻新「擬建隧道C」，以及執行、檢查、檢驗和監督「批地文件」特別條款第(39)條(a)、(c)、(h)及(i)款規定進行的工程及在「連接段C」的「擬建隧道C」內進行地政總署署長視為必要的任何其他工程；

(j) 「內部行人通道」及「連接段C」的公眾通行權

所有公眾有權在一切時候每天24小時　為所有合法目的徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落「內部行人通道」及「連接段C」而毋須支付任何性質的費用，且不受任何干擾，並為了該目的，有權通行、進出、往返、行經「該土地」及「發展項目」或其任何部分；

(k) 「緊急通道」、「隧道連接段A」及「無障礙行人通道」的公眾通行權所有公眾有權在一切時候為所有合法目的徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落於「非建築用地」內之「緊急通道」及（在「綠色範圍」的佔管權交還或被視為交還「政府」前）於「綠色範圍」內提供及建造的「緊急通道」的該部分、「隧道連接段A」及「無障礙行人通道」而毋須支付任何性質的費用，且不受任何干擾，並為了該目的，有權通行、進出、往返、行經「該土地」及「發展項目」或其任何部分；

(l) 「隧道連接段B」的公眾通行權

所有公眾有權於「啟德站」的整個運作時間為所有合法目的徒步或乘坐輪椅經過、再經過、行經、往返「隧道連接段B」以前往「啟德站」而毋須支付任何性質的費用，且不受任何干擾；

(m) 「載客升降機」的公眾通行權

所有公眾有權在一切時候為所有合法目的使用「載客升降機」而毋須支付任何性質的費用，且不受任何干擾；』

43. 「公契」第三附錄第48段訂明：

『「業主」須允許緊急車輛、維修車輛及所有公眾在一切時候每天24小時為所有合法目的徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落於「非建築用地」內之「緊急通道」的該部分及（在「綠色範圍」的佔管權交還或被視為交還「政府」前）於「綠色範圍」內的「緊急通道」的該部分而毋須支付任何費用，且不受任何干擾。』

44. 「公契」第三附錄第49段訂明：

『「商業樓宇」的「業主」須：

(a) (i)允許所有公眾在一切時候為所有合法目的徒步或乘坐輪椅經過、再經過、穿越、通過及行經「公共通道區」而毋須支付任何性質的費用，且不受任何干擾，及(ii)自擔費用及開支維護、維修、修理及管理「公共通道區」以及構成「公共通道區」一部分或與「公共通道區」有關的任何物件，以保持其修繕妥當及狀況良好，以達至各方面令地政總署署長滿意；

(b) 自擔費用及開支(i)按照「批地文件」特別條款第(38)(a)(i)(II)條提供「無障礙行人通道」，及(ii)維護、維修、修理及管理包括「無障礙行人通道」、「隧道連接段A」、「隧道連接段B」和「載客升降機」在內的「地下購物街」，以保持其修繕妥當及狀況良好，以達至各方面令地政總署署長滿意；

(c) (i)允許所有公眾在一切時候為所有合法目的徒步或乘坐輪椅經過、再經過、行經、往返、通過、穿越、上落「內部行人通道」及「連接段C」而毋須支付任何費用，且不受任何干擾，並為了該目的，有權通行、進出、往返、行經「該土地」及「發展項目」或其任何部分，及(ii)自擔費用及開支維護、維修、修理及管理「內部行人通道」及「連接段C」，以保持其修繕妥當及狀況良好，以達至各方面令地政總署署長滿意；

(d) (i)允許每名「業主」、其租戶、傭工、代理、獲邀人士與被許可人，為「特別綠化區」的正當使用及享用相關之目的而免費使用及享用「特別綠化區」，惟須自擔費用及開支維修保養「特別綠化區」，(ii)在其提出申請後並按照地政總署署長之批核，自擔費用及開支修改、改變、更改、變更及/或替代「特別綠化區」，及(iii)在符合本公契第3.1(k)條的前提下，倘有簽訂任何「分公契」從而細分「商業樓宇」的「不分割份數」，則須指定「特別綠化區」為「商業樓宇」公用地方的一部分，受本款第(i)項列明的權利和義務所約束，而「分公契」須按「批地文件」的規定經由地政總署署長批核，並載有地政總署署長視為恰當的關於「特別綠化區」的其他條款。』

註：

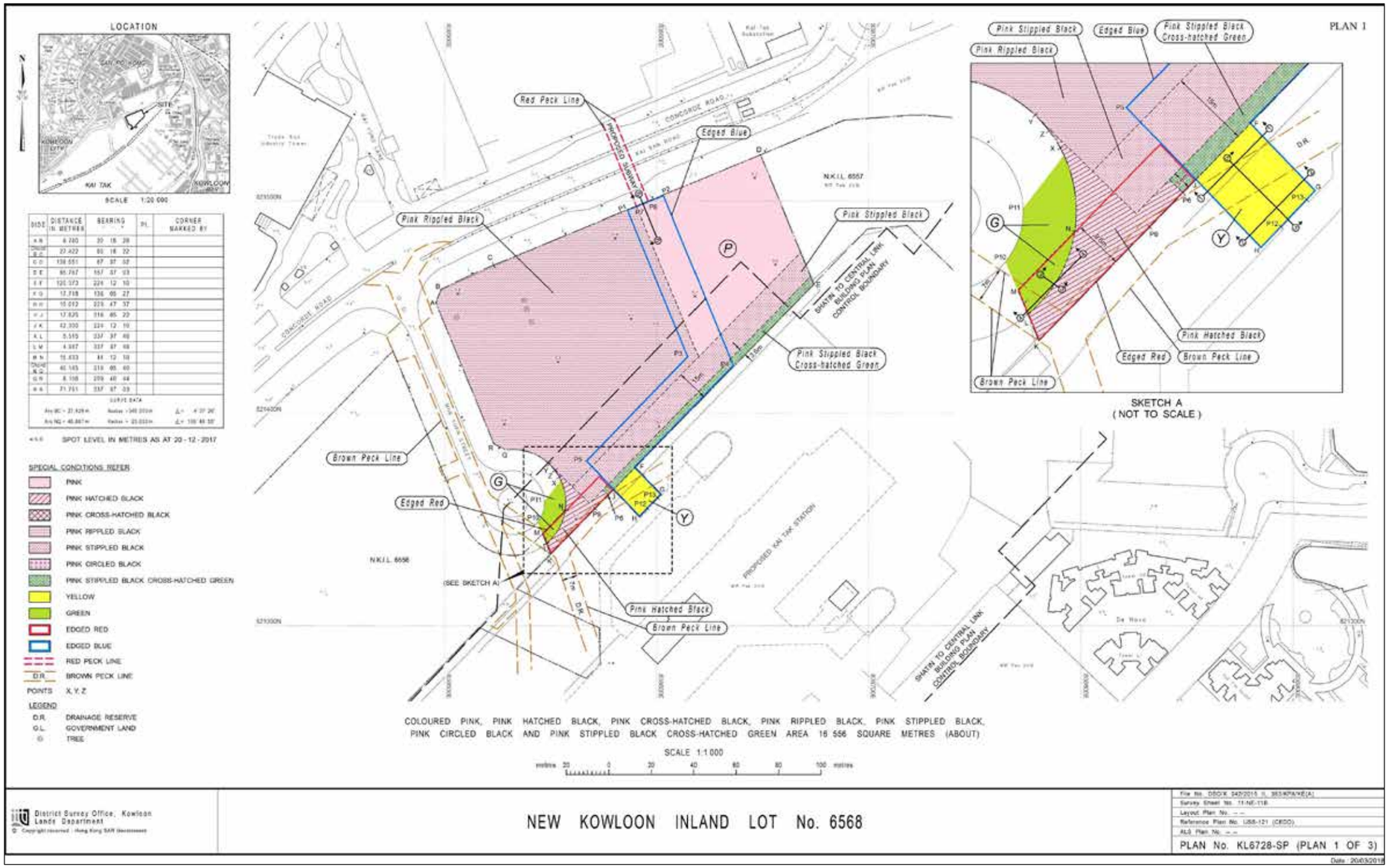
1. 根據一封由地政總署九龍東區地政處於2020年10月9日發出及登記在土地註冊處註冊編號為21101802680070的信件(「延展建築規約時限信件」)，批地文件下承批人平整綠色範圍、提供公共通道區、提供政府樓宇、提供緊急通道、提供地下購物街、無障礙行人通道、隧道連接段A、隧道連接段B及載客升降機及提供內部行人通道及連接段C之時限已由2024年3月31日延展至2024年9月30日。

2. 根據一封由地政總署九龍東區地政處於2022年7月15日發出及登記在土地註冊處註冊編號為22080101730064的信件(「進一步延展建築規約時限信件」)，批地文件下承批人平整綠色範圍、提供公共通道區、提供政府樓宇、提供緊急通道、提供地下購物街、無障礙行人通道、隧道連接段A、隧道連接段B及載客升降機及提供內部行人通道及連接段C之時限已由2024年9月30日進一步延展至2025年3月31日。

3. 有關本節之詳情，請參閱批地文件、延展建築規約時限信件及進一步延展建築規約時限信件。批地文件、延展建築規約時限信件及進一步延展建築規約時限信件全文已備於售樓處，歡迎在開放時間免費閱覽，並可在支付必要的影印費用後索取影印副本。

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

The plan I annexed to the Land Grant 批地文件的附圖I :

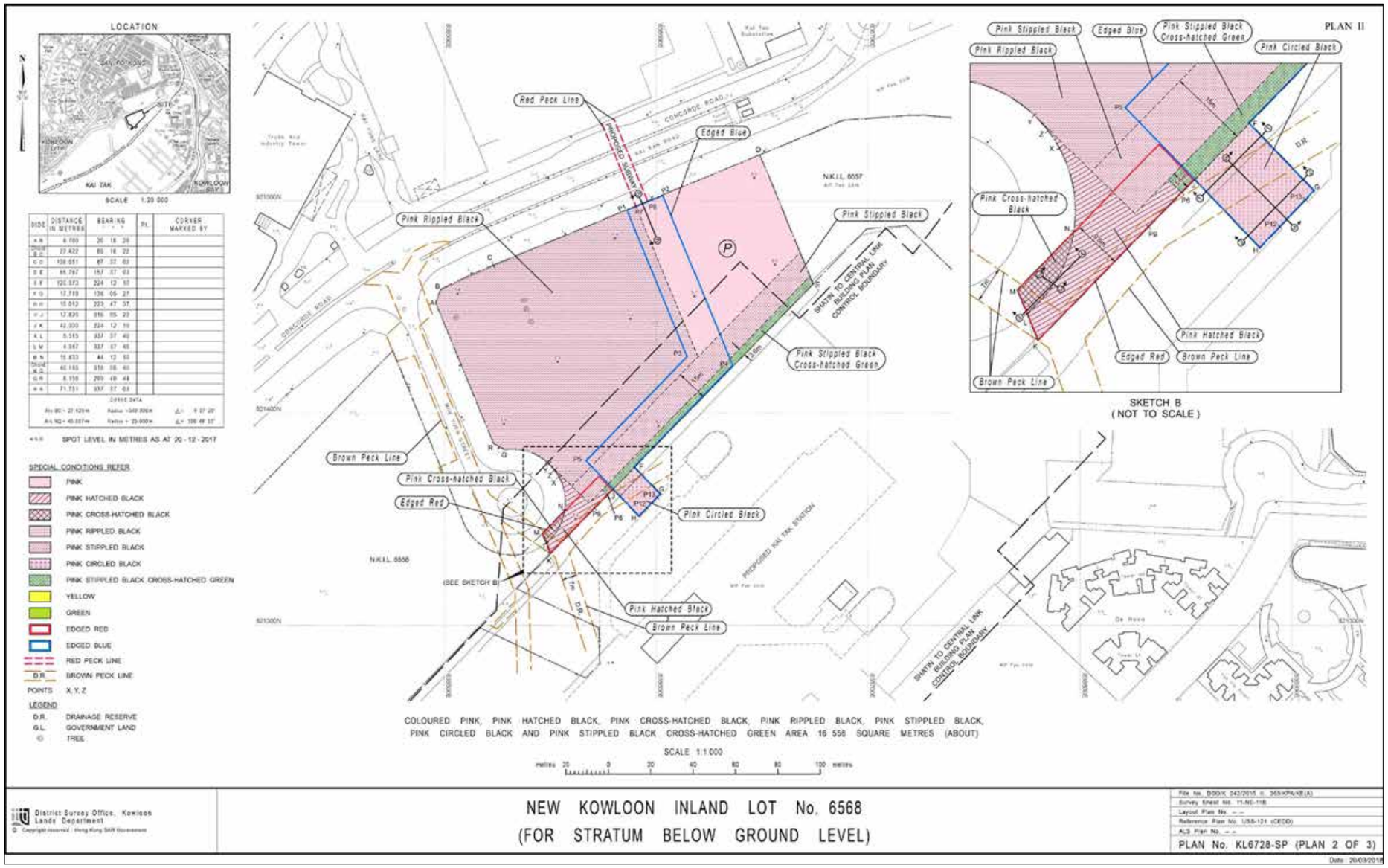


LEGEND 圖例 :

- PINK 粉紅色
- PINK CROSS-HATCHED BLACK 粉紅色間黑十字線
- PINK STIPPLED BLACK 粉紅色加黑點
- PINK STIPPLED BLACK CROSS-HATCHED GREEN 粉紅色加黑點間綠十字線
- GREEN 綠色
- EDGED BLUE 鑲藍邊
- PINK HATCHED BLACK 粉紅色間黑斜線
- PINK RIPPLED BLACK 粉紅色加黑波紋線
- PINK CIRCLED BLACK 粉紅色加黑圓圈
- YELLOW 黃色
- EDGED RED 鑲紅邊

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

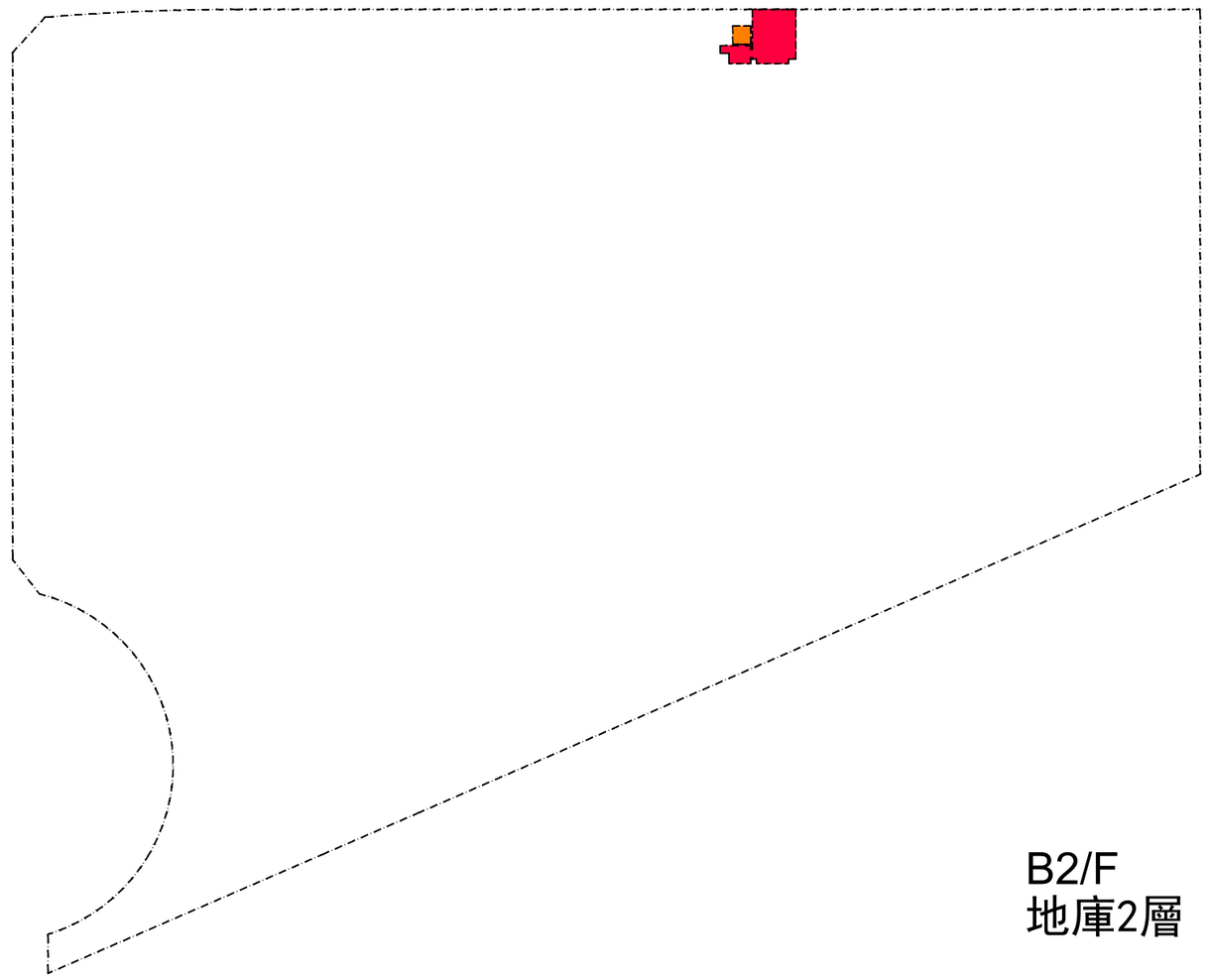
The plan II annexed to the Land Grant 批地文件的附圖II :



LEGEND 圖例 :

- PINK 粉紅色
- PINK CROSS-HATCHED BLACK 粉紅色間黑十字線
- PINK STIPPLED BLACK 粉紅色加黑點
- PINK STIPPLED BLACK CROSS-HATCHED GREEN 粉紅色加黑點間綠十字線
- GREEN 綠色
- EDGED BLUE 鑲藍邊
- PINK HATCHED BLACK 粉紅色間黑斜線
- PINK RIPPLED BLACK 粉紅色加黑波紋線
- PINK CIRCLED BLACK 粉紅色加黑圓圈
- YELLOW 黃色
- EDGED RED 鑲紅邊

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



LEGEND 圖例 :

BOUNDARY OF THE DEVELOPMENT*
發展項目的界線

UNOBSTRUCTED PEDESTRIAN PASSAGE
無障礙行人通道

PASSENGER LIFT
載客升降機

B2/F
地庫2層

N

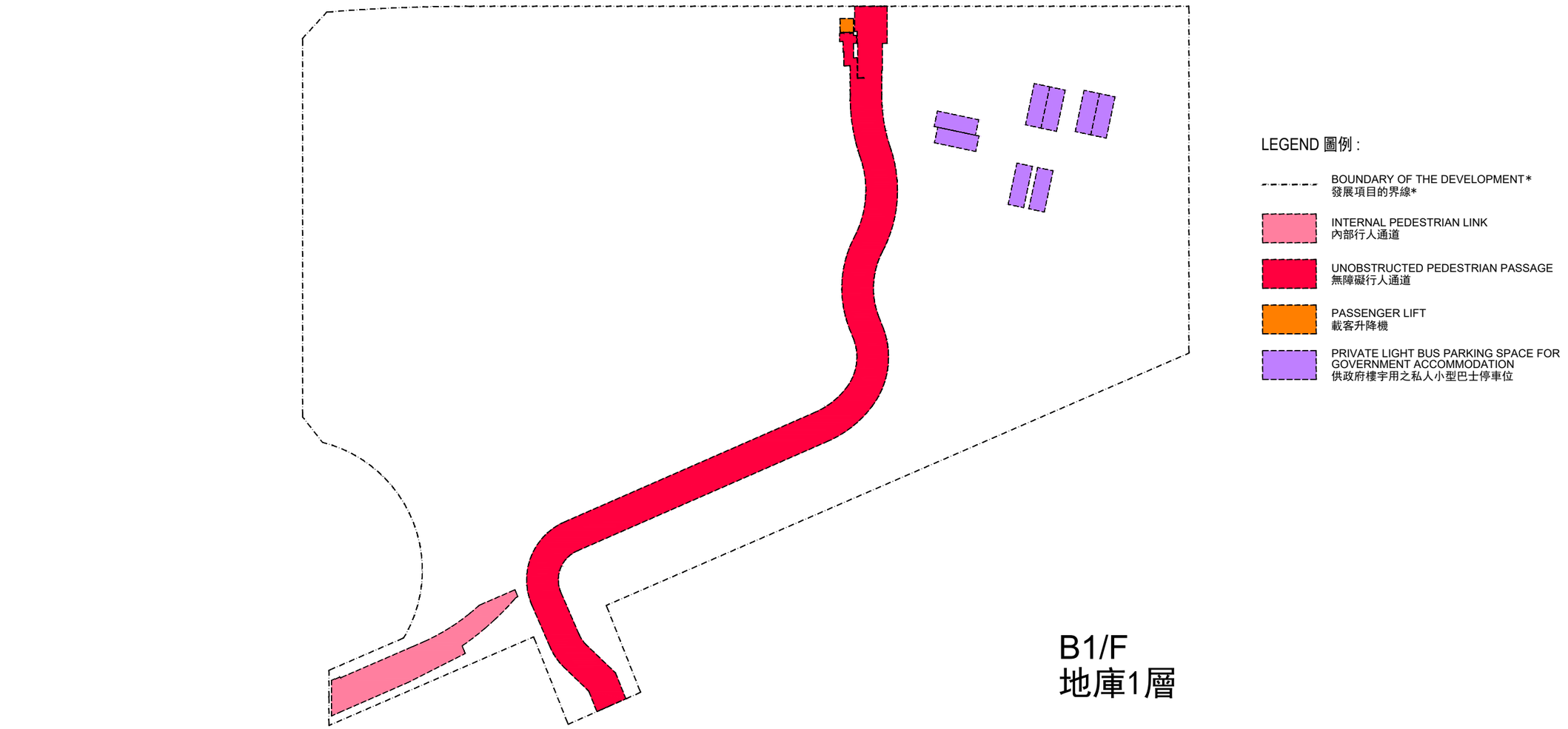
Scale 比例

0M (米) 20M (米) 40M (米)

*Note: The boundary of the Development is different on the ground level and underground levels. Under the Land Grant, the Lot includes a stratum of land as shown coloured pink circled black on the relevant plans annexed to the Land Grant lying between the level of 4.6 meters above the Hong Kong Principal Datum ("HKPD") and the level of 6.4 metres below HKPD, and a stratum of land as shown coloured pink cross-hatched black on the relevant plans annexed to the Land Grant lying between the level of 1.4 meters above the HKPD and the level of 5.2 metres below HKPD.

*備註：發展項目於地面水平及地下水平的界線不同。根據批地文件，該地段包括在批地文件所夾附相關圖則以粉紅色加黑圓圈顯示界乎香港主水平基準4. 6米以上和香港主水平基準6. 4米以下的水平之間的地層，和在批地文件所夾附相關圖則以粉紅色間黑十字線顯示界乎香港主水平基準1. 4米以上和香港主水平基準5. 2米以下的水平之間的地層。

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



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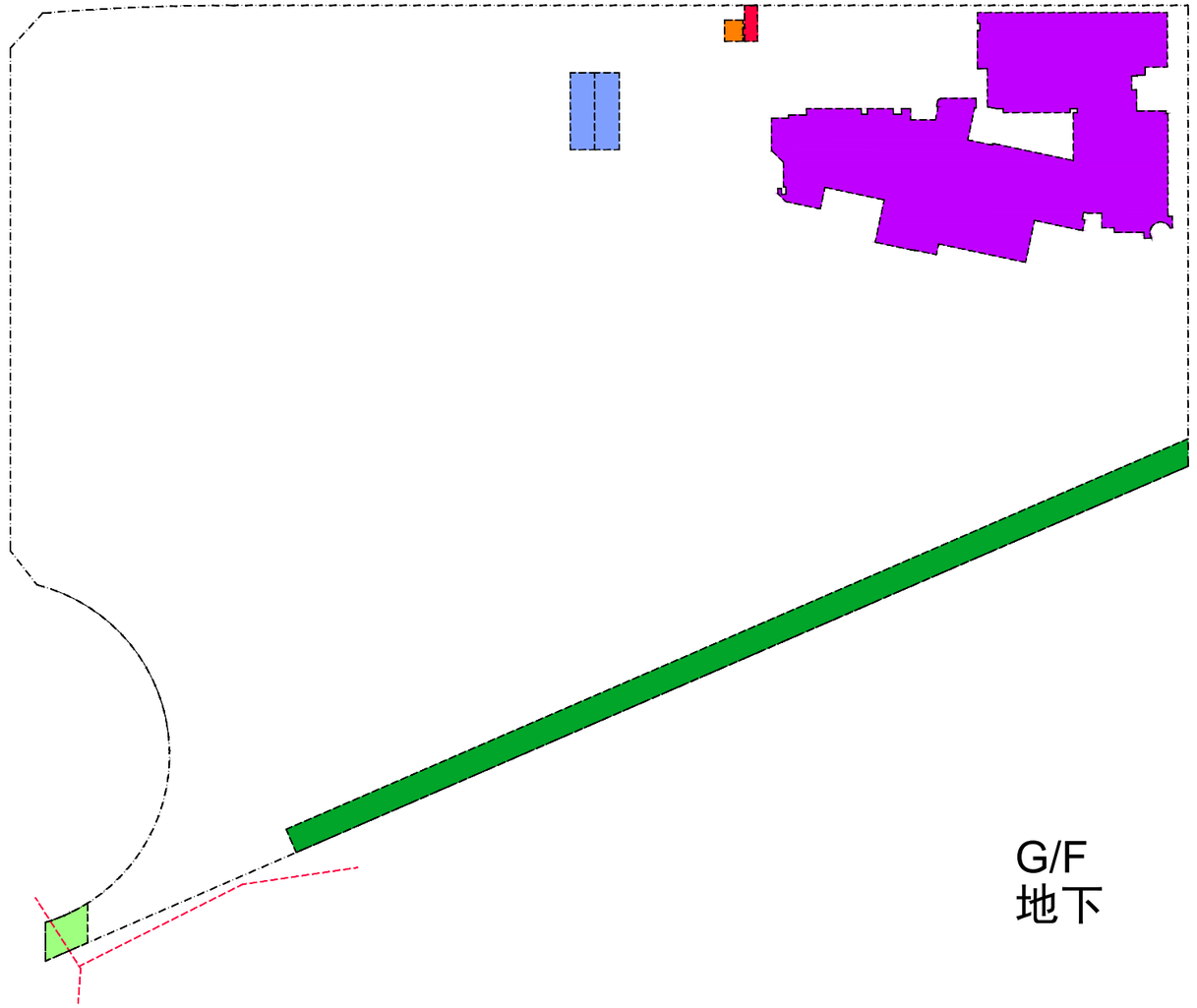
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



G/F
地下

LEGEND 圖例 :

- BOUNDARY OF THE DEVELOPMENT*
  發展項目的界線
- UNOBSTRUCTED PEDESTRIAN PASSAGE
  無障礙行人通道
- PASSENGER LIFT
  載客升降機
- LAY-BY FOR GOVERNMENT ACCOMMODATION
  政府樓宇停車處
- GOVERNMENT ACCOMMODATION
  政府樓宇
- EMERGENCY ACCESS
  緊急通道
- PUBLIC PASSAGE AREA
  公共通道區
- EXISTING UNDERGROUND PUBLIC STORM WATER DRAINS AND SEWERS
  現有地下公眾排水道

N

Scale 比例

0M (米) 20M (米) 40M (米)

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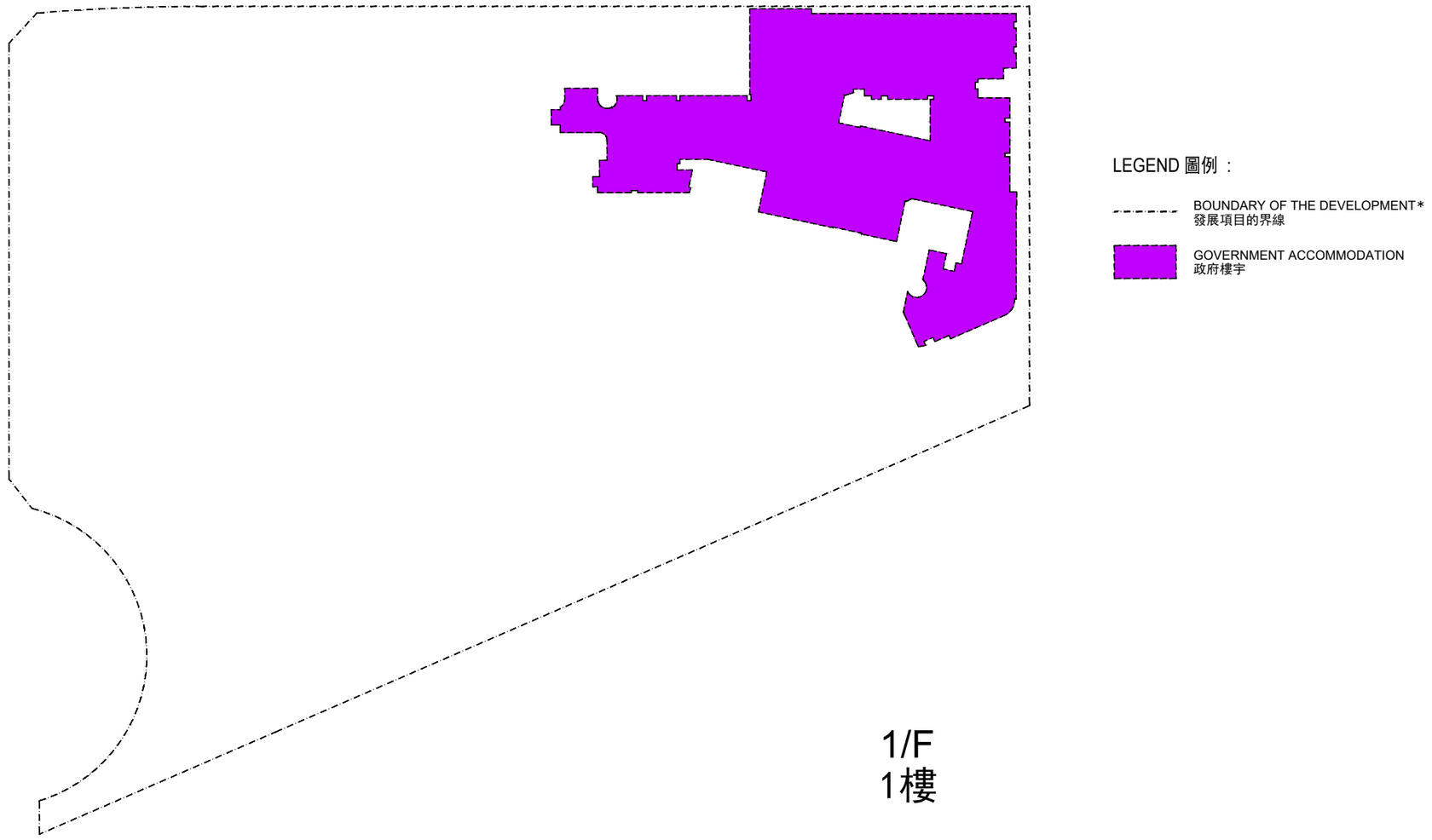
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



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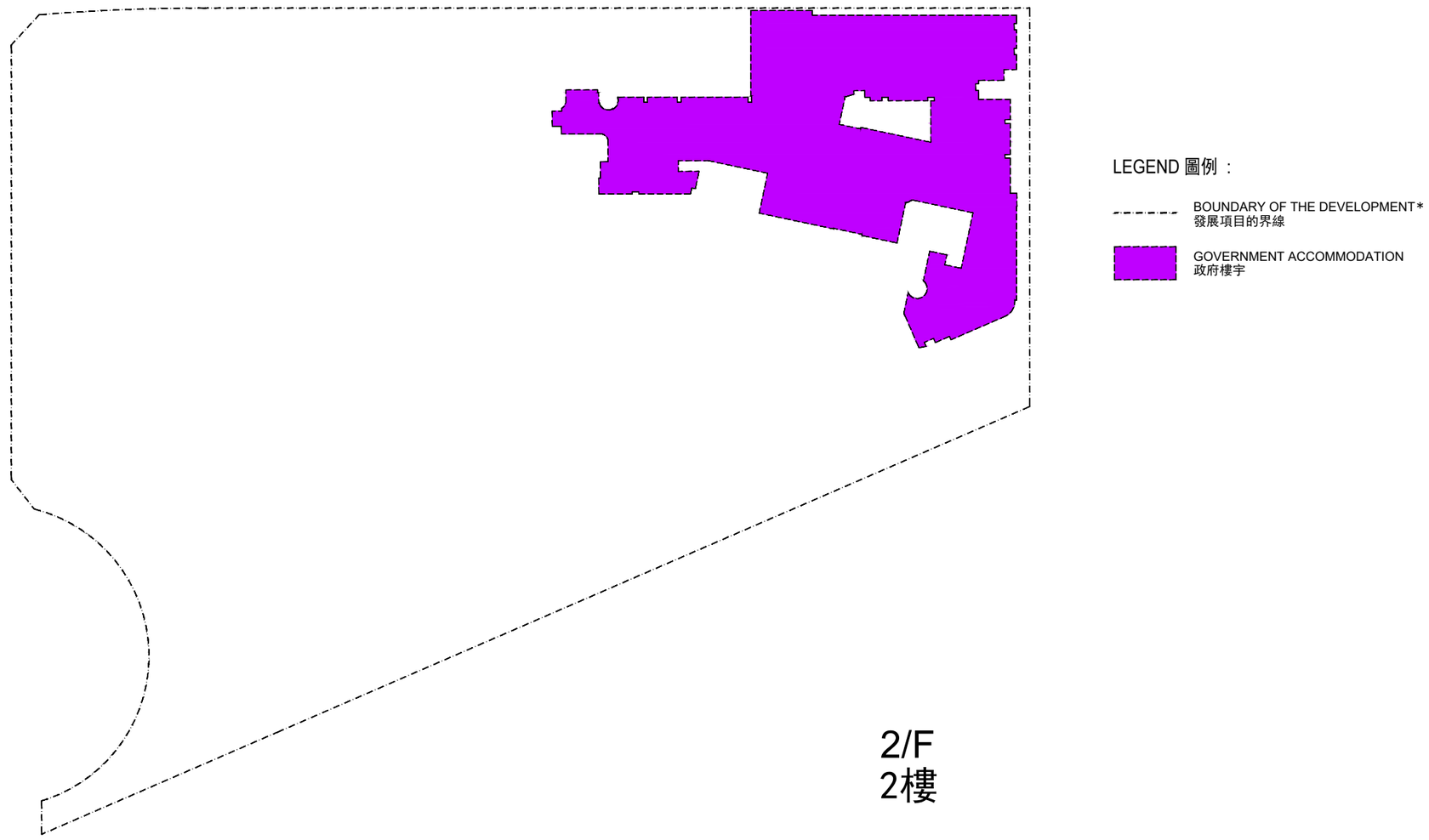
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



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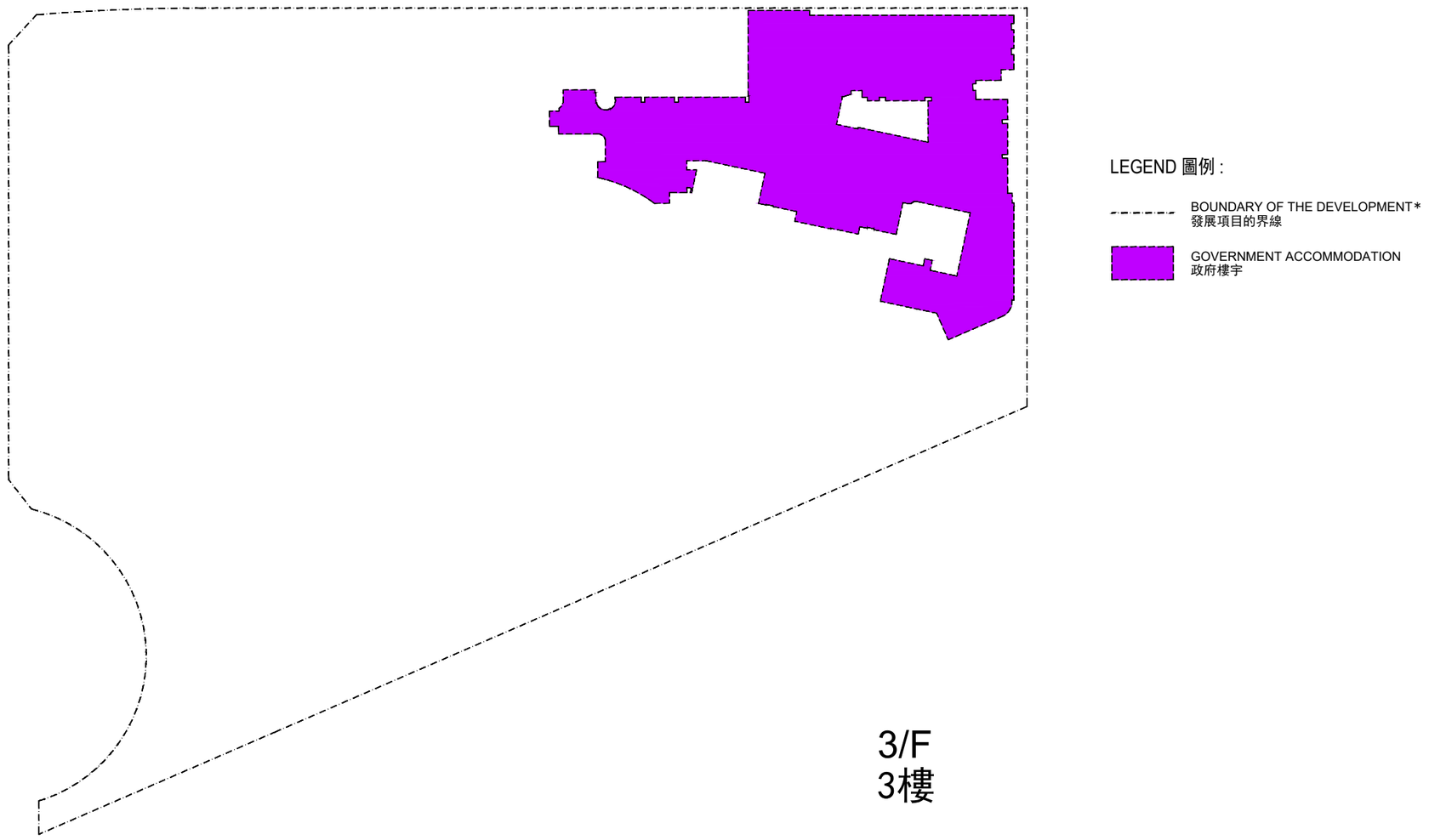
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



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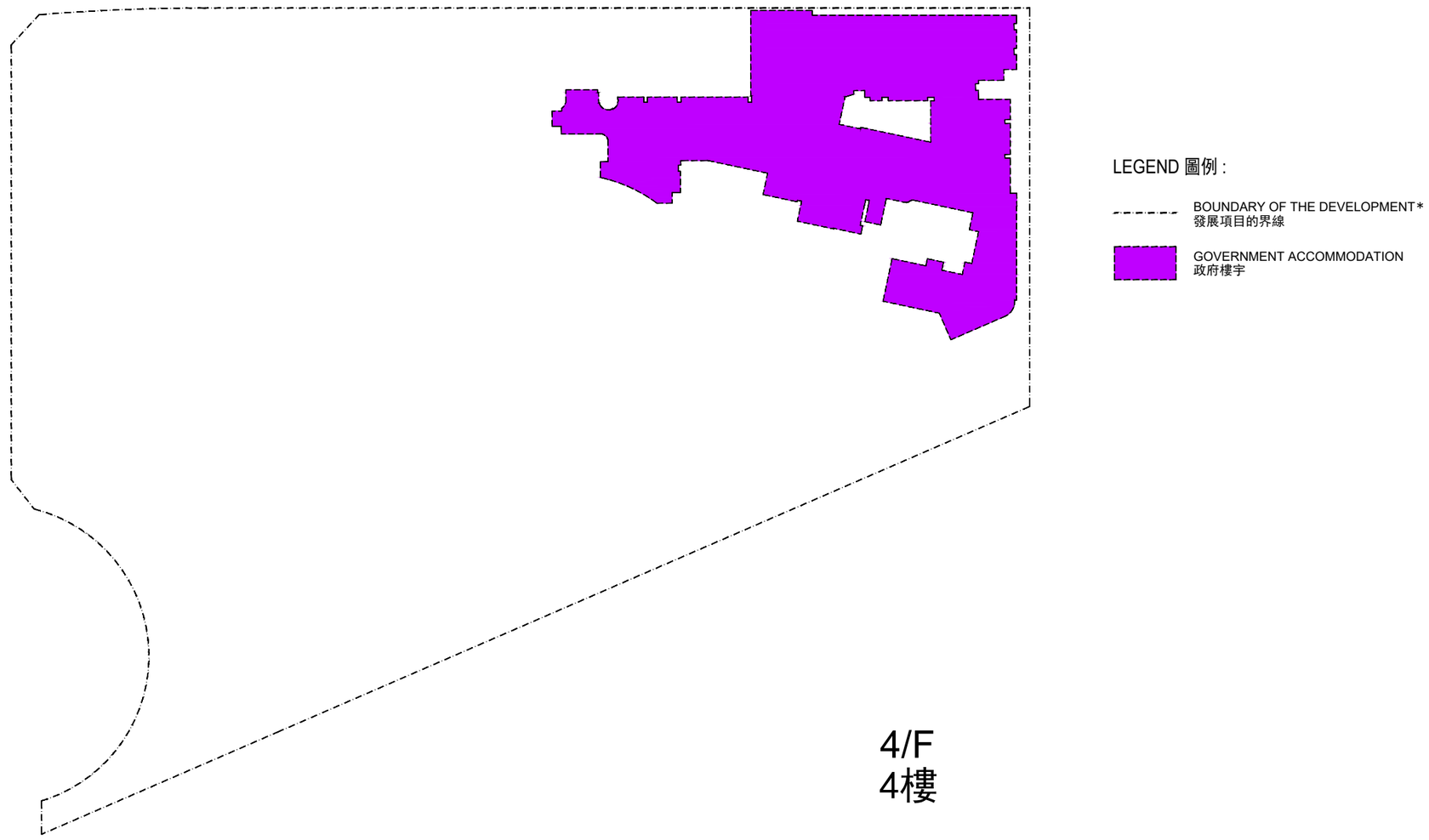
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



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WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
  (i) that firm may not be able to protect the purchaser's interests; and
  (ii) the purchaser may have to instruct a separate firm of solicitors; and
  (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

(a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

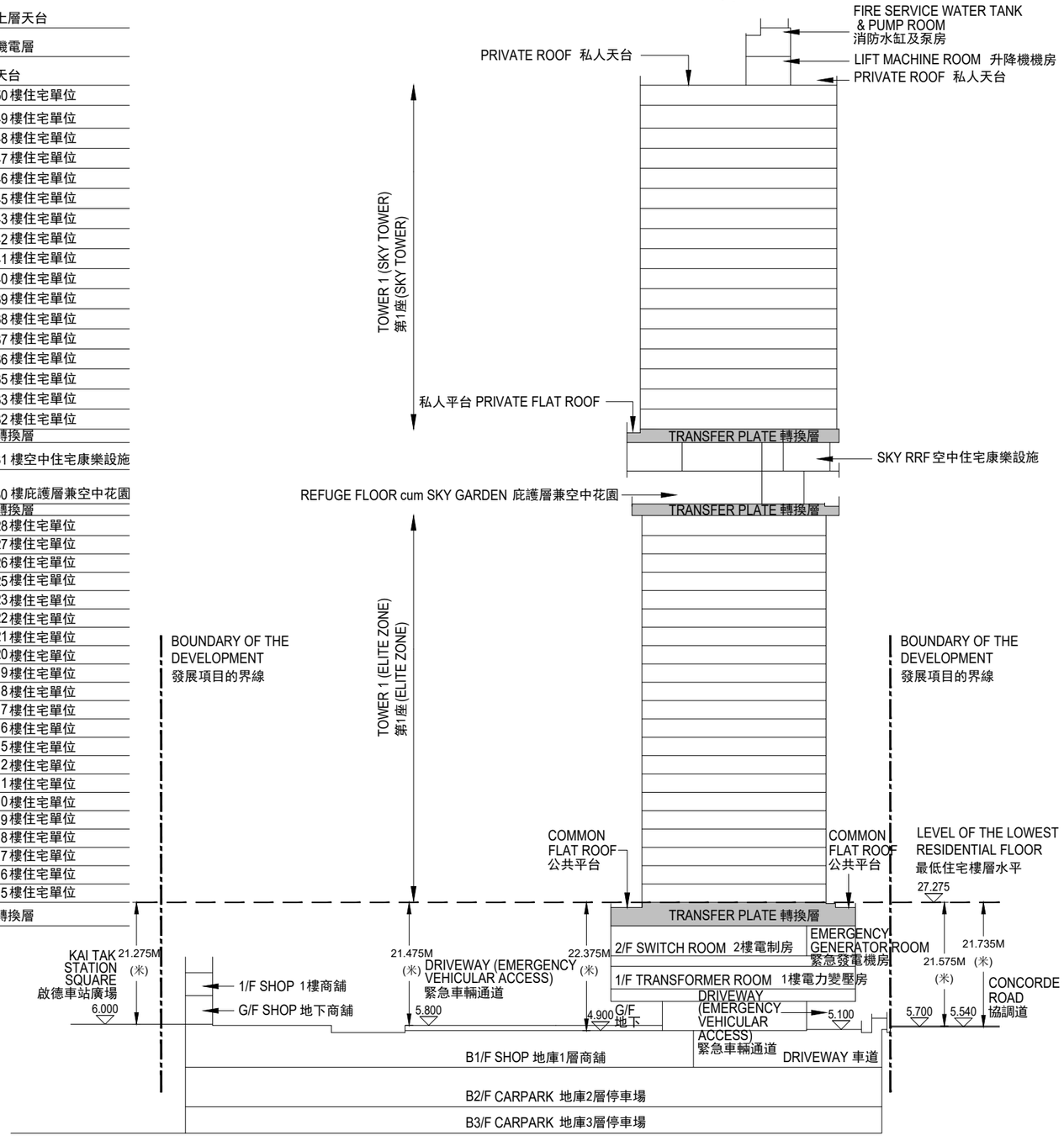
(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
  (i) 該律師事務所可能不能夠保障買方的利益；及
  (ii) 買方可能要聘用一間獨立的律師事務所；及
  (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

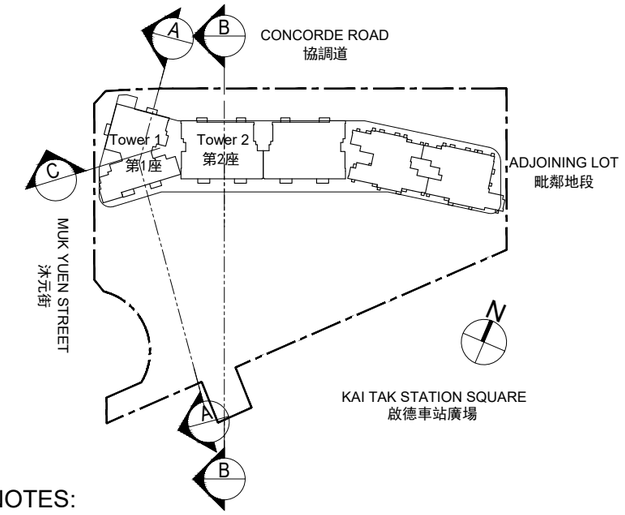
TOP ROOF	上層天台
E&M FLOOR	機電層
MAIN ROOF	天台
50/F RESIDENTIAL UNITS	50樓住宅單位
49/F RESIDENTIAL UNITS	49樓住宅單位
48/F RESIDENTIAL UNITS	48樓住宅單位
47/F RESIDENTIAL UNITS	47樓住宅單位
46/F RESIDENTIAL UNITS	46樓住宅單位
45/F RESIDENTIAL UNITS	45樓住宅單位
43/F RESIDENTIAL UNITS	43樓住宅單位
42/F RESIDENTIAL UNITS	42樓住宅單位
41/F RESIDENTIAL UNITS	41樓住宅單位
40/F RESIDENTIAL UNITS	40樓住宅單位
39/F RESIDENTIAL UNITS	39樓住宅單位
38/F RESIDENTIAL UNITS	38樓住宅單位
37/F RESIDENTIAL UNITS	37樓住宅單位
36/F RESIDENTIAL UNITS	36樓住宅單位
35/F RESIDENTIAL UNITS	35樓住宅單位
33/F RESIDENTIAL UNITS	33樓住宅單位
32/F RESIDENTIAL UNITS	32樓住宅單位
TRANSFER PLATE	轉換層
31/F SKY RRF	31樓空中住宅康樂設施
REFUGE FLOOR 30/F cum SKY GARDEN	30樓庇護層兼空中花園
TRANSFER PLATE	轉換層
28/F RESIDENTIAL UNITS	28樓住宅單位
27/F RESIDENTIAL UNITS	27樓住宅單位
26/F RESIDENTIAL UNITS	26樓住宅單位
25/F RESIDENTIAL UNITS	25樓住宅單位
23/F RESIDENTIAL UNITS	23樓住宅單位
22/F RESIDENTIAL UNITS	22樓住宅單位
21/F RESIDENTIAL UNITS	21樓住宅單位
20/F RESIDENTIAL UNITS	20樓住宅單位
19/F RESIDENTIAL UNITS	19樓住宅單位
18/F RESIDENTIAL UNITS	18樓住宅單位
17/F RESIDENTIAL UNITS	17樓住宅單位
16/F RESIDENTIAL UNITS	16樓住宅單位
15/F RESIDENTIAL UNITS	15樓住宅單位
12/F RESIDENTIAL UNITS	12樓住宅單位
11/F RESIDENTIAL UNITS	11樓住宅單位
10/F RESIDENTIAL UNITS	10樓住宅單位
9/F RESIDENTIAL UNITS	9樓住宅單位
8/F RESIDENTIAL UNITS	8樓住宅單位
7/F RESIDENTIAL UNITS	7樓住宅單位
6/F RESIDENTIAL UNITS	6樓住宅單位
5/F RESIDENTIAL UNITS	5樓住宅單位
TRANSFER PLATE	轉換層

TOWER 1
第1座



CROSS SECTION A-A 橫截面 A–A

KEY PLAN 指示圖



NOTES:

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. — — Dotted line denotes the level of the lowest residential floor of the building in the Phase.
3. —·— Dotted line denotes the boundary of the Development.
4. The part of Concorde Road adjacent to the building is 5.540 to 5.700 metres above the Hong Kong Principal Datum.
5. The part of Kai Tak Station Square adjacent to the building is 6.000 metres above the Hong Kong Principal Datum.
6. The part of driveway (emergency vehicular access) adjacent to the building is 4.900 to 5.800 metres above the Hong Kong Principal Datum.

備注:

1. ▽ 代表香港主水平基準以上的高度(米)。
2. — — 虛線為代表發展項目樓宇之最低住宅樓層水平。
3. —·— 虛線為代表發展項目的界線。
4. 毗連建築物的一段協調道為香港主水平基準以上 5.540 至 5.700 米。
5. 毗連建築物的一段啟德車站廣場為香港主水平基準以上 6.000 米。
6. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 4.900 至 5.800 米。

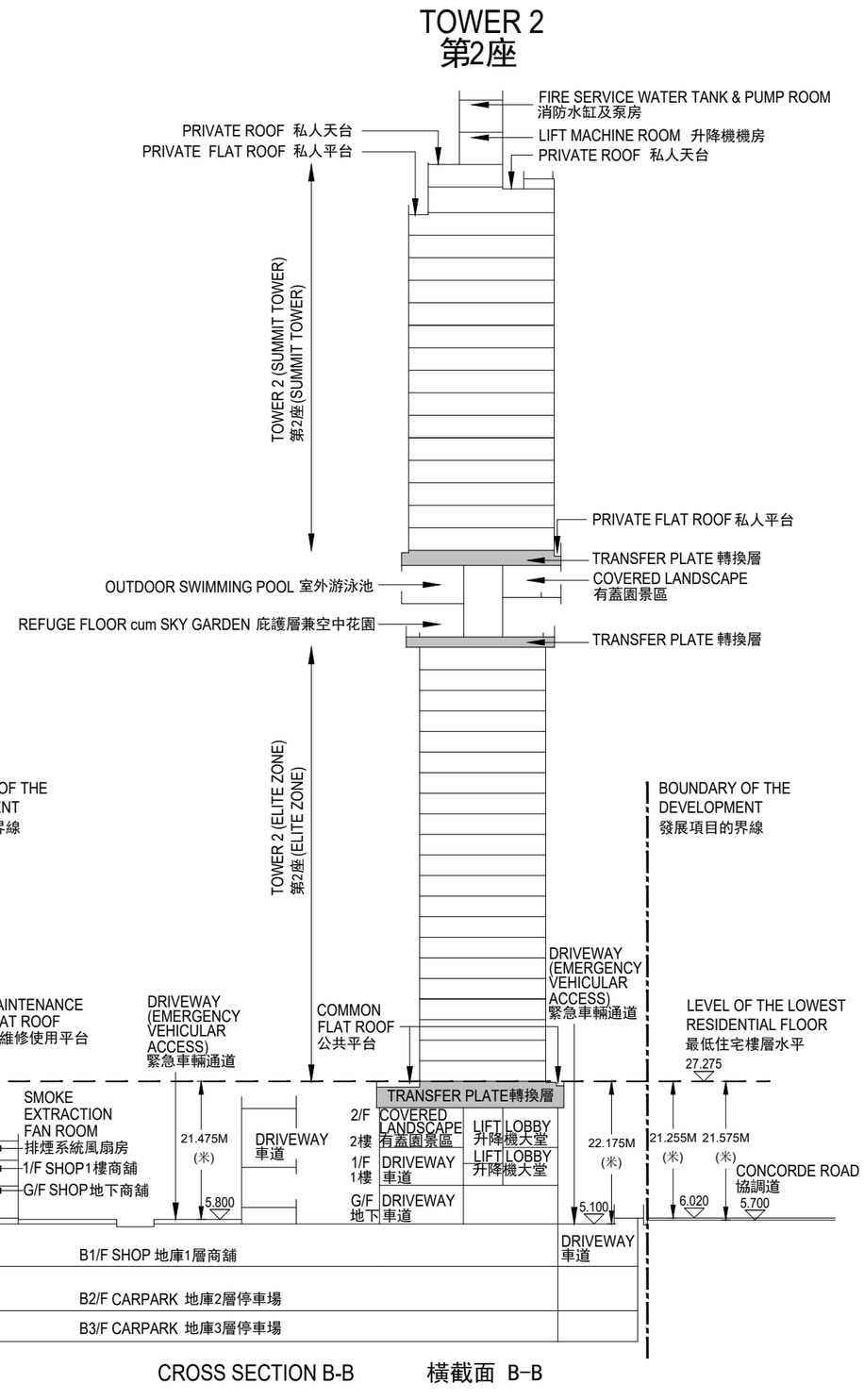
LEGEND:名詞:

SKY RRF = Sky Residents' Recreational Facilities
= 空中住宅康樂設施

E&M FLOOR = Electrical & Mechanical Floor
= 機電層

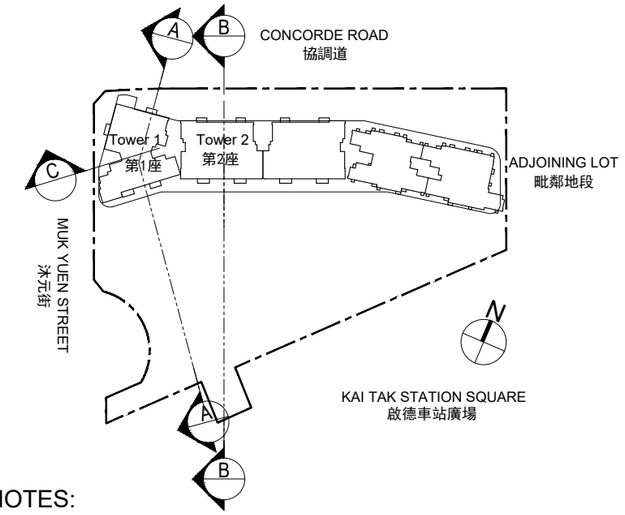
CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

TOP ROOF	上層天台
E&M FLOOR	機電層
MAIN ROOF	天台
50/F RESIDENTIAL UNITS	50樓住宅單位
49/F RESIDENTIAL UNITS	49樓住宅單位
48/F RESIDENTIAL UNITS	48樓住宅單位
47/F RESIDENTIAL UNITS	47樓住宅單位
46/F RESIDENTIAL UNITS	46樓住宅單位
45/F RESIDENTIAL UNITS	45樓住宅單位
43/F RESIDENTIAL UNITS	43樓住宅單位
42/F RESIDENTIAL UNITS	42樓住宅單位
41/F RESIDENTIAL UNITS	41樓住宅單位
40/F RESIDENTIAL UNITS	40樓住宅單位
39/F RESIDENTIAL UNITS	39樓住宅單位
38/F RESIDENTIAL UNITS	38樓住宅單位
37/F RESIDENTIAL UNITS	37樓住宅單位
36/F RESIDENTIAL UNITS	36樓住宅單位
35/F RESIDENTIAL UNITS	35樓住宅單位
33/F RESIDENTIAL UNITS	33樓住宅單位
32/F RESIDENTIAL UNITS	32樓住宅單位
TRANSFER PLATE	轉換層
31/F SKY RRF	31樓空中住宅康樂設施
REFUGE FLOOR 30/F cum SKY GARDEN	30樓庇護層兼空中花園
TRANSFER PLATE	轉換層
28/F RESIDENTIAL UNITS	28樓住宅單位
27/F RESIDENTIAL UNITS	27樓住宅單位
26/F RESIDENTIAL UNITS	26樓住宅單位
25/F RESIDENTIAL UNITS	25樓住宅單位
23/F RESIDENTIAL UNITS	23樓住宅單位
22/F RESIDENTIAL UNITS	22樓住宅單位
21/F RESIDENTIAL UNITS	21樓住宅單位
20/F RESIDENTIAL UNITS	20樓住宅單位
19/F RESIDENTIAL UNITS	19樓住宅單位
18/F RESIDENTIAL UNITS	18樓住宅單位
17/F RESIDENTIAL UNITS	17樓住宅單位
16/F RESIDENTIAL UNITS	16樓住宅單位
15/F RESIDENTIAL UNITS	15樓住宅單位
12/F RESIDENTIAL UNITS	12樓住宅單位
11/F RESIDENTIAL UNITS	11樓住宅單位
10/F RESIDENTIAL UNITS	10樓住宅單位
9/F RESIDENTIAL UNITS	9樓住宅單位
8/F RESIDENTIAL UNITS	8樓住宅單位
7/F RESIDENTIAL UNITS	7樓住宅單位
6/F RESIDENTIAL UNITS	6樓住宅單位
5/F RESIDENTIAL UNITS	5樓住宅單位
TRANSFER PLATE	轉換層



CROSS SECTION B-B 橫截面 B–B

KEY PLAN 指示圖



NOTES:

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. — — Dotted line denotes the level of the lowest residential floor of the building in the Phase.
3. —·— Dotted line denotes the boundary of the Development.
4. The part of Concorde Road adjacent to the building is 5.700 to 6.020 metres above the Hong Kong Principal Datum.
5. The part of Kai Tak Station Square adjacent to the building is 6.000 metres above the Hong Kong Principal Datum.
6. The part of driveway (emergency vehicular access) adjacent to the building is 5.100 and 5.800 metres above the Hong Kong Principal Datum.

備注:

1. ▽ 代表香港主水平基準以上的高度(米)。
2. — — 虛線為代表發展項目樓宇之最低住宅樓層水平。
3. —·— 虛線為代表發展項目的界線。
4. 毗連建築物的一段協調道為香港主水平基準以上 5.700 至 6.020 米。
5. 毗連建築物的一段啟德車站廣場為香港主水平基準以上 6.000 米。
6. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 5.100 及 5.800 米。

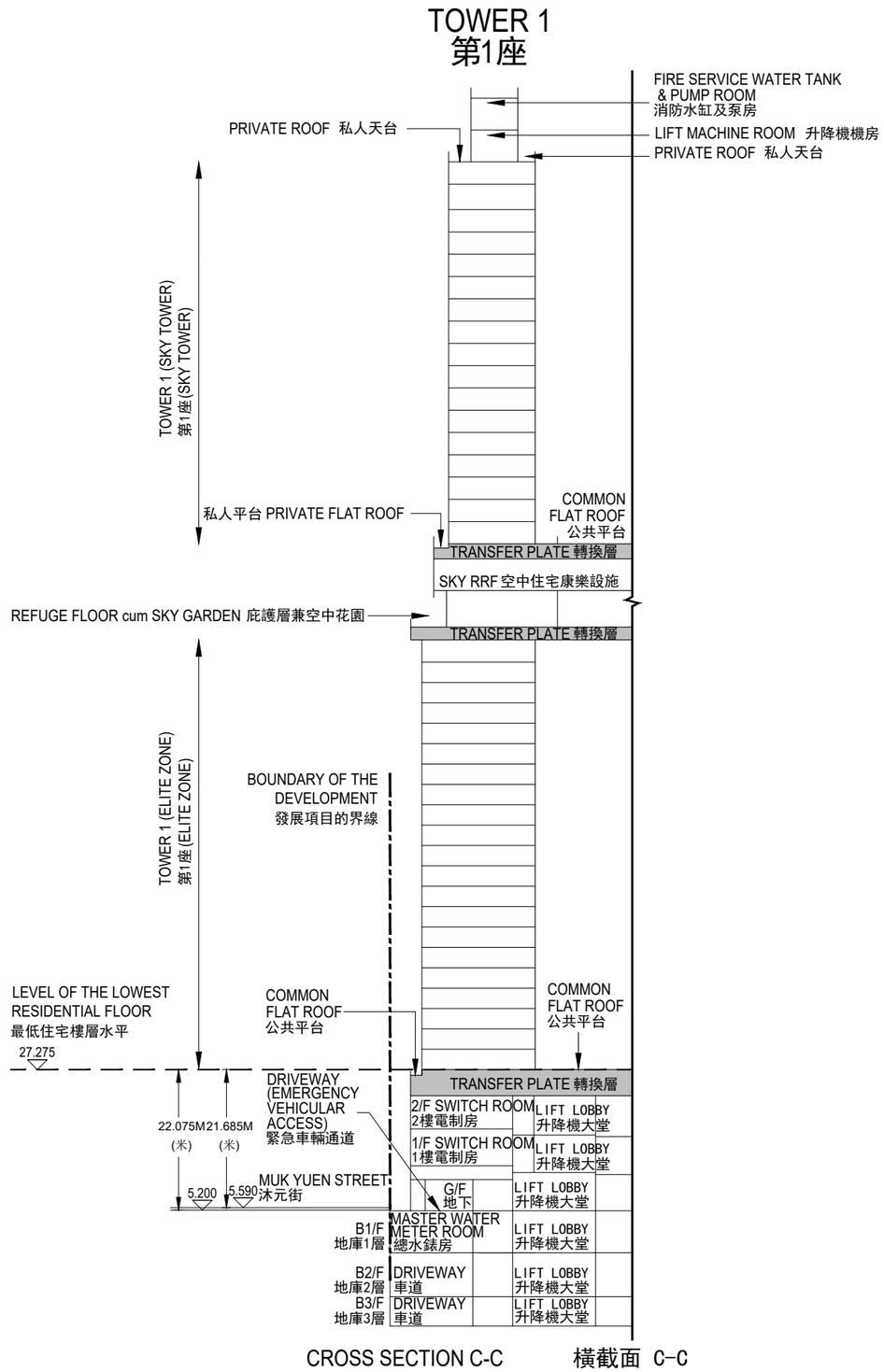
LEGEND:名詞:

SKY RRF = Sky Residents' Recreational Facilities
= 空中住宅康樂設施

E&M FLOOR = Electrical & Mechanical Floor
= 機電層

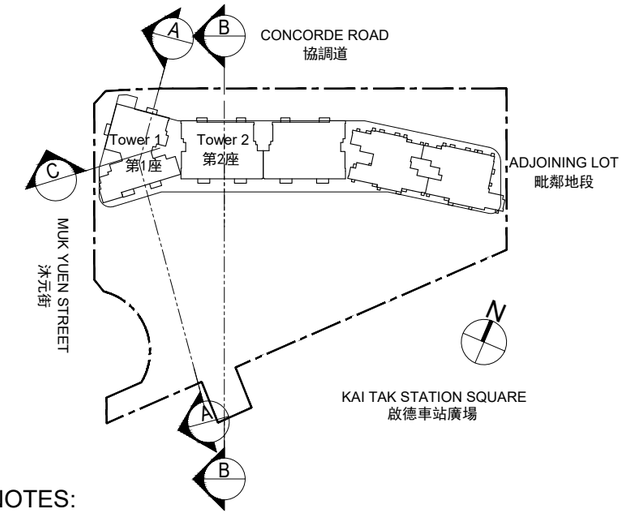
CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

TOP ROOF	上層天台
E&M FLOOR	機電層
MAIN ROOF	天台
50/F RESIDENTIAL UNITS	50 樓住宅單位
49/F RESIDENTIAL UNITS	49 樓住宅單位
48/F RESIDENTIAL UNITS	48 樓住宅單位
47/F RESIDENTIAL UNITS	47 樓住宅單位
46/F RESIDENTIAL UNITS	46 樓住宅單位
45/F RESIDENTIAL UNITS	45 樓住宅單位
43/F RESIDENTIAL UNITS	43 樓住宅單位
42/F RESIDENTIAL UNITS	42 樓住宅單位
41/F RESIDENTIAL UNITS	41 樓住宅單位
40/F RESIDENTIAL UNITS	40 樓住宅單位
39/F RESIDENTIAL UNITS	39 樓住宅單位
38/F RESIDENTIAL UNITS	38 樓住宅單位
37/F RESIDENTIAL UNITS	37 樓住宅單位
36/F RESIDENTIAL UNITS	36 樓住宅單位
35/F RESIDENTIAL UNITS	35 樓住宅單位
33/F RESIDENTIAL UNITS	33 樓住宅單位
32/F RESIDENTIAL UNITS	32 樓住宅單位
TRANSFER PLATE	轉換層
31/F SKY RRF	31 樓空中住宅康樂設施
REFUGE FLOOR 30/F cum SKY GARDEN	30 樓庇護層兼空中花園
TRANSFER PLATE	轉換層
28/F RESIDENTIAL UNITS	28 樓住宅單位
27/F RESIDENTIAL UNITS	27 樓住宅單位
26/F RESIDENTIAL UNITS	26 樓住宅單位
25/F RESIDENTIAL UNITS	25 樓住宅單位
23/F RESIDENTIAL UNITS	23 樓住宅單位
22/F RESIDENTIAL UNITS	22 樓住宅單位
21/F RESIDENTIAL UNITS	21 樓住宅單位
20/F RESIDENTIAL UNITS	20 樓住宅單位
19/F RESIDENTIAL UNITS	19 樓住宅單位
18/F RESIDENTIAL UNITS	18 樓住宅單位
17/F RESIDENTIAL UNITS	17 樓住宅單位
16/F RESIDENTIAL UNITS	16 樓住宅單位
15/F RESIDENTIAL UNITS	15 樓住宅單位
12/F RESIDENTIAL UNITS	12 樓住宅單位
11/F RESIDENTIAL UNITS	11 樓住宅單位
10/F RESIDENTIAL UNITS	10 樓住宅單位
9/F RESIDENTIAL UNITS	9 樓住宅單位
8/F RESIDENTIAL UNITS	8 樓住宅單位
7/F RESIDENTIAL UNITS	7 樓住宅單位
6/F RESIDENTIAL UNITS	6 樓住宅單位
5/F RESIDENTIAL UNITS	5 樓住宅單位
TRANSFER PLATE	轉換層



CROSS SECTION C-C 橫截面 C-C

KEY PLAN 指示圖

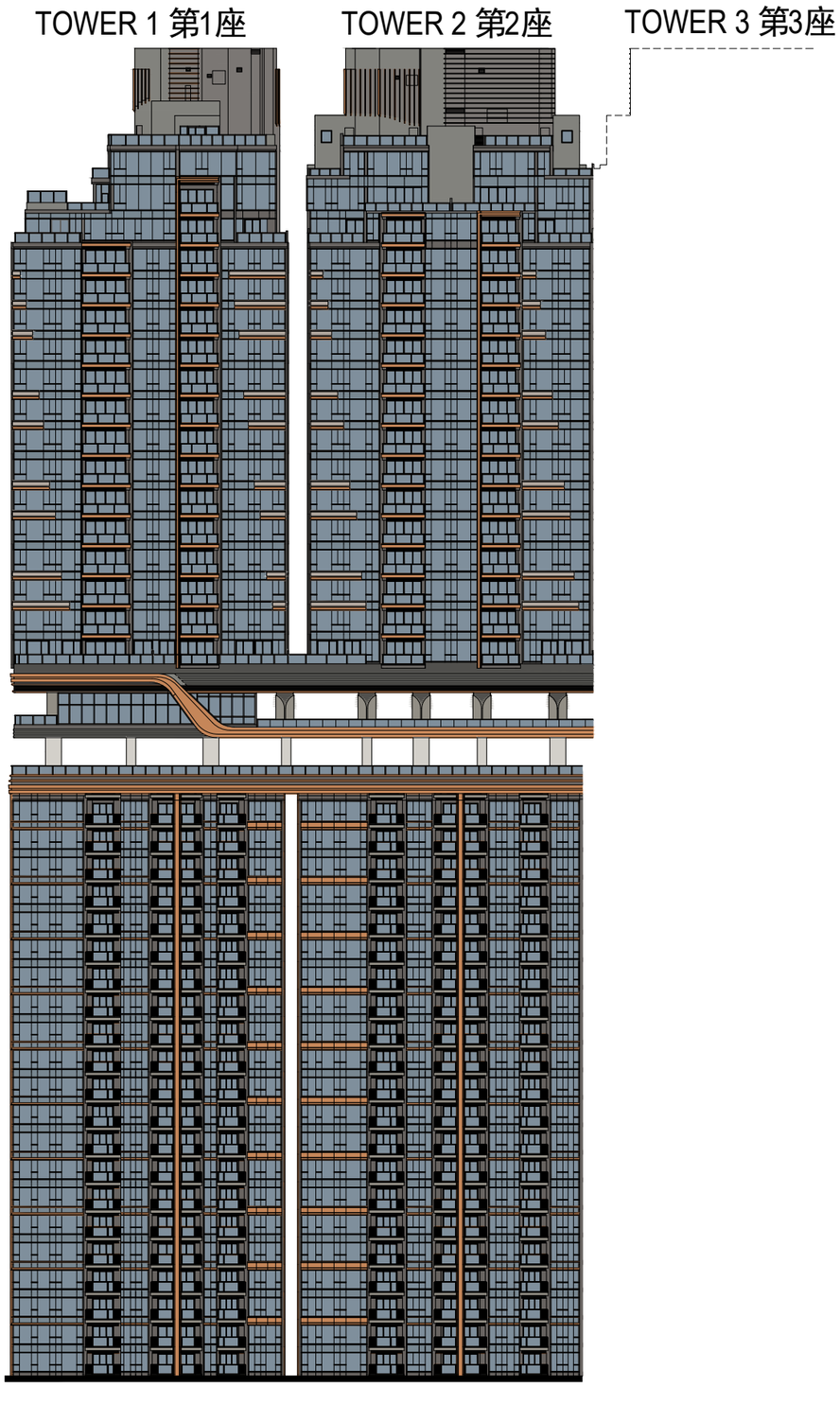


NOTES:
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. — — Dotted line denotes the level of the lowest residential floor of the building in the Phase.
3. —·— Dotted line denotes the boundary of the Development.
4. The part of Muk Yuen Street adjacent to the building is 5.200 to 5.590 metres above the Hong Kong Principal Datum.

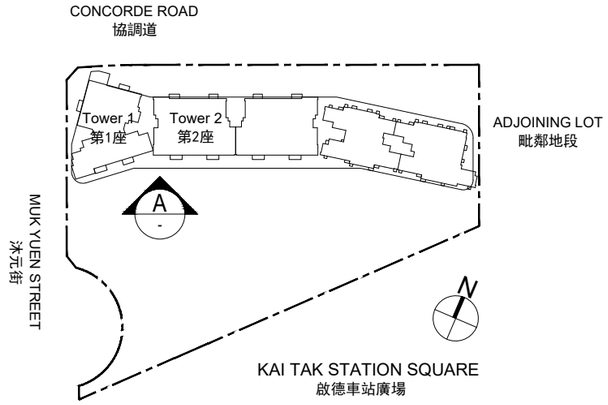
備注:
1. ▽ 代表香港主水平基準以上的高度(米)。
2. — — 虛線為代表發展項目樓宇之最低住宅樓層水平。
3. —·— 虛線為代表發展項目的界線。
4. 毗連建築物的一段沐元街為香港主水平基準以上 5.200 至 5.590 米。

LEGEND:名詞:
SKY RRF = Sky Residents' Recreational Facilities
= 空中住宅康樂設施
E&M FLOOR = Electrical & Mechanical Floor
= 機電層

ELEVATION PLAN FOR THE PHASE
期數的立面圖



KEY PLAN 指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 12 December 2024; and
(b) are in general accordance with the outward appearance of the Phase.

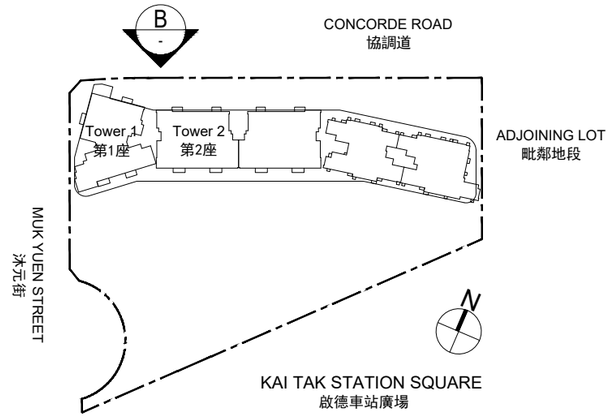
期數的認可人士證明本圖顯示的立面:
(a) 2024年12月12日的情況為準的期數的經批准的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

TOWER ELEVATION PLAN A 大廈立面圖A*

NOTE: 備註:
*There is a podium belonging to Phase 1 of the Development below the tower(s).
於大樓下有屬於發展項目第一期的平台。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

KEY PLAN 指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 12 December 2024; and
(b) are in general accordance with the outward appearance of the Phase.

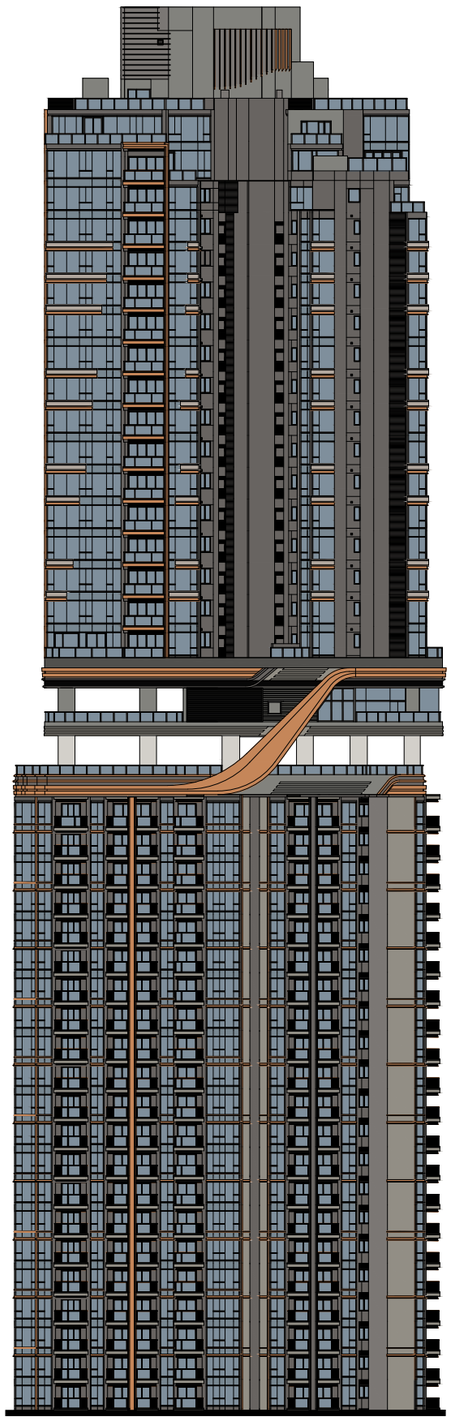
期數的認可人士證明本圖顯示的立面:
(a) 2024年12月12日的情況為準的期數的經批准的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

TOWER ELEVATION PLAN B 大廈立面圖B*

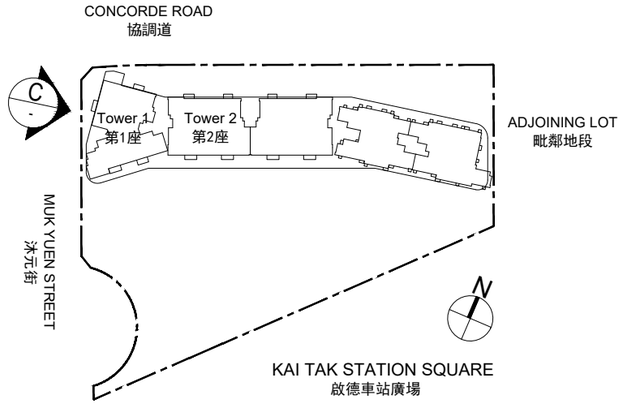
NOTE: 備註:
*There is a podium belonging to Phase 1 of the Development below the tower(s).
於大樓下有屬於發展項目第一期的平台。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

TOWER 1 第1座



KEY PLAN 指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 12 December 2024; and
(b) are in general accordance with the outward appearance of the Phase.

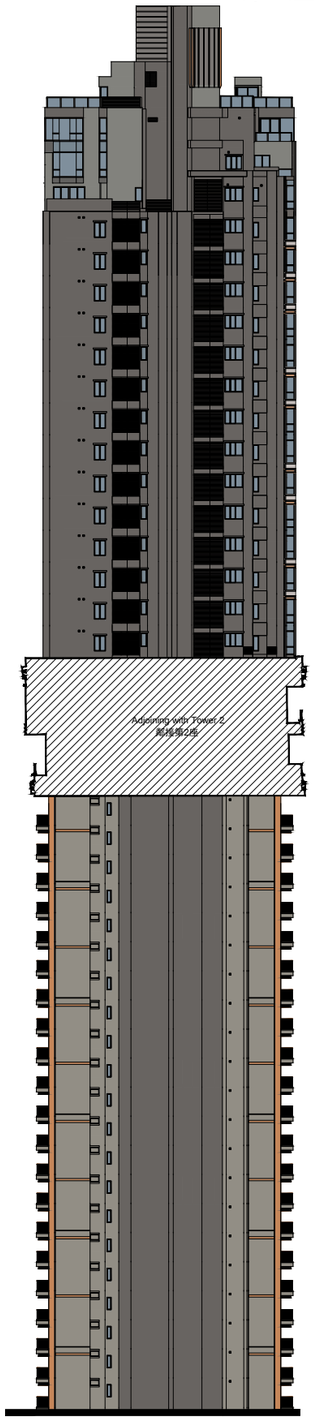
期數的認可人士證明本圖顯示的立面:
(a) 2024年12月12日的情況為準的期數的經批准的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

TOWER ELEVATION PLAN C 大廈立面圖C*

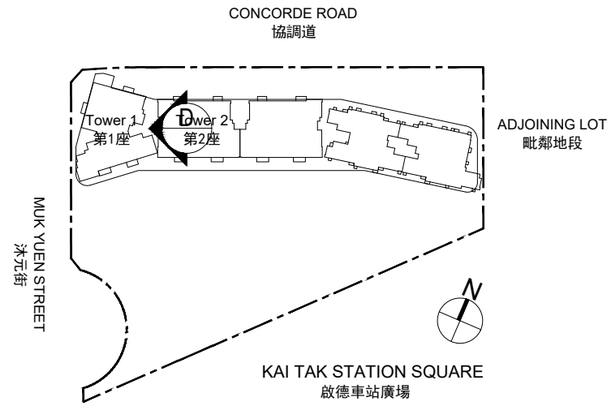
NOTE: 備註:
*There is a podium belonging to Phase 1 of the Development below the tower(s).
於大樓下有屬於發展項目第一期的平台。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

TOWER 1 第1座



KEY PLAN 指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 12 December 2024; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面:
(a) 2024年12月12日的情況為準的期數的經批准的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

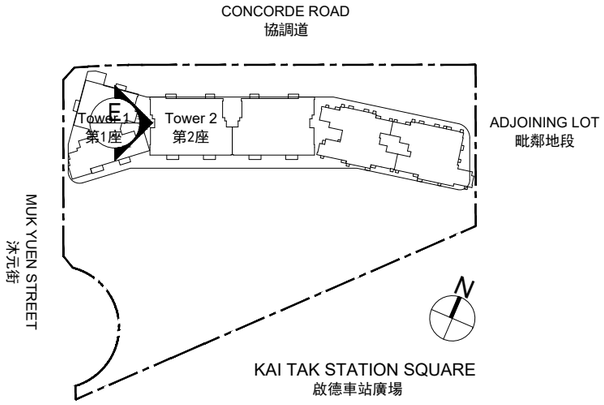
TOWER ELEVATION PLAN D 大廈立面圖D

NOTE: 備註:
There is a podium belonging to Phase 1 of the Development below the tower(s). 於大樓下有屬於發展項目第一期的平台。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

TOWER 2 第2座

KEY PLAN 指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 12 December 2024; and
(b) are in general accordance with the outward appearance of the Phase.

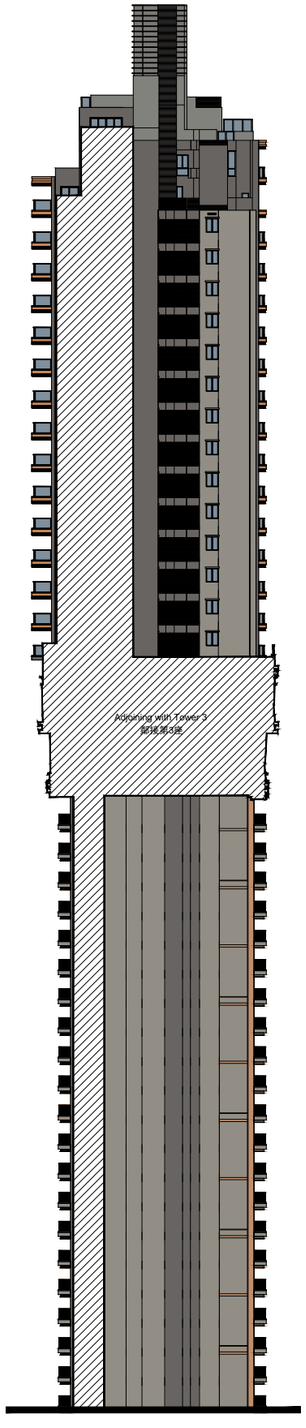
期數的認可人士證明本圖顯示的立面:
(a) 2024年12月12日的情況為準的期數的經批准的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

TOWER ELEVATION PLAN E 大廈立面圖E

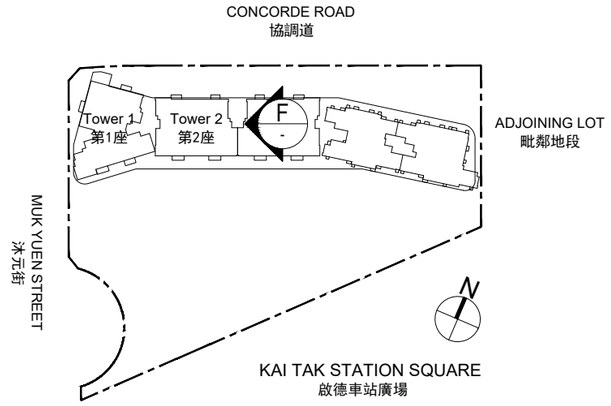
NOTE: 備註:
There is a podium belonging to Phase 1 of the Development below the tower(s). 於大樓下有屬於發展項目第一期的平台。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

TOWER 2 第2座



KEY PLAN 指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 12 December 2024; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面:
(a) 2024年12月12日的情況為準的期數的經批准的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

TOWER ELEVATION PLAN F 大廈立面圖F

NOTE: 備註:
There is a podium belonging to Phase 1 of the Development below the tower(s). 於大樓下有屬於發展項目第一期的平台。

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

		Covered 有上蓋遮蓋	Uncovered 無上蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	17,139	Not Applicable 不適用	17,139
	sq. m. 平方米	1,592.271	Not Applicable 不適用	1,592.271
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	13,845	249	14,094
	sq. m. 平方米	1,286.206	23.126	1,309.332
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note:

1. Areas in square feet are converted at a rate of 1 square metre = 10.764 square feet, and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. The covered area for residents' clubhouse is for Phase 1 and Phase 2. Common facilities for all phases are intended for the common use and the benefits of the owners of the residential units and their bona fide visitors of all Phases. Please refer to the Deed of Mutual Covenant for details.

備註：

1. 以平方呎顯示之面積均依據1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 有上蓋遮蓋住客會所供第1期及第2期。各發展項目期數內的公用設施為供所有發展項目期數的住客及其訪客使用的公用及共享設施。詳情請參閱公契。

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

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

2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed and the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold are available for inspection at the place at which the specified residential property is offered to be sold.

3. The inspection is free of charge.

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. 指明住宅物業的每一已簽立的公契及指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

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

1. Exterior Finishes

Item		Description		
a.	External wall	Type of finishes	Podium	Curtain wall, aluminum grille, aluminium cladding, natural stone and tiles
			Residential Towers	Curtain wall, aluminium window, metal louvre, aluminum grille, aluminium cladding, tiles and natural stone finish
b.	Window	Material of frame	Fluorocarbon coated aluminium window frame	
		Material of glass	Master Bathroom, Bathroom, Lavatory, Study Room, Powder Room, Open Kitchen and corridor (if window is provided)	Tinted acid etched glass Applicable to all flats (except those flats as stated in following table)
				Insulated Glazing Unit (IGU) with low-e coating glass Applicable to the following flats <u>Tower 1 (Sky Tower):</u> Master Bathroom of Flat A on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Master Bathroom of Cullinan Sky Villa A and Cullinan Sky Villa C on 48/F Master Bathroom of Cullinan Sky House C and Cullinan Sky House D on 49/F & 50/F <u>Tower 2 (Summit Tower):</u> Master Bathroom of Flat C on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F
				Tinted heat strengthened glass Applicable to the following flats <u>Tower 1 (Sky Tower):</u> Master Bathroom of Cullinan Sky House A on 49/F & 50/F <u>Tower 2 (Summit Tower):</u> Master Bathroom of all flats on 49/F & 50/F
			Master Bedroom, Bedroom, Kitchen, Staircase and Lift Lobby (if window is provided)	Insulated Glazing Unit (IGU) with low-e coating glass

1. 外部裝修物料

細項		描述		
a.	外牆	裝修物料的類型	基座	玻璃幕牆、鋁質格柵、鋁質覆蓋層板、天然石材及瓷磚
			住宅大廈	玻璃幕牆、鋁窗、金屬百葉、鋁質格柵、鋁質覆蓋層板、瓷磚及天然石材飾面
b.	窗	框的用料	氟化碳塗層鋁質窗框	
		玻璃的用料	主人浴室、浴室、洗手間、書房、化妝間、開放式廚房及走廊 （如有窗）	有色酸蝕玻璃 適用於所有單位 (以下表格所描述的單位除外)
				雙層中空低輻射鍍膜玻璃 適用於以下單位 <u>第1座 (Sky Tower):</u> 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 A 單位的主人浴室 48 樓 Cullinan Sky Villa A 單位及 Cullinan Sky Villa C 單位的主人浴室 49 樓及 50 樓 Cullinan Sky House C 單位及 Cullinan Sky House D 單位的主人浴室 <u>第2座 (Summit Tower):</u> 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 C 單位的主人浴室
				有色半鋼化玻璃 適用於以下單位 <u>第1座 (Sky Tower):</u> 49 樓及 50 樓 Cullinan Sky House A 單位的主人浴室 <u>第2座 (Summit Tower):</u> 49 樓及 50 樓所有單位的主人浴室
			主人睡房、睡房、廚房、樓梯及升降機大堂 （如有窗）	雙層中空低輻射鍍膜玻璃

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

1. Exterior Finishes

Item		Description		
b.	Window	Material of glass	Living Room and Dining Room	Insulated Glazing Unit (IGU) with low-e coating glass (except the following flats are fitted with Insulated Glazing Unit (IGU) with low-e coating glass and tinted acid etched glass <u>Tower 1 (Sky Tower):</u> Flat B, C and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Cullinan Sky Villa C and Cullinan Sky Villa D on 48/F <u>Tower 2 (Summit Tower):</u> Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F All flats on 48/F)
			Utility Room (if window is provided)	Tinted acid etched glass (except the following flats are fitted with Insulated Glazing Unit (IGU) with low-e coating glass <u>Tower 2 (Summit Tower):</u> All flats on 48/F and all flats on 49/F & 50/F)
c.	Bay window	Material of bay window	Not applicable	
		Window sill finishes	Not applicable	
d.	Planter	Type of finishes	Natural stones and tiles	

1. 外部裝修物料

細項		描述		
b.	窗	玻璃的用料	客廳及飯廳	雙層中空低輻射鍍膜玻璃 (除下列的單位採用雙層中空低輻射鍍膜玻璃及有色酸蝕玻璃 <u>第1座 (Sky Tower):</u> 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 B、C 單位及 D 單位 48 樓 Cullinan Sky Villa C 單位及 Cullinan Sky Villa D 單位 <u>第2座 (Summit Tower):</u> 32樓至33樓、35樓至43樓及45樓至47樓A及B單位 48樓所有單位）
			工作間 （如有窗）	有色酸蝕玻璃 (除下列的單位採用雙層中空低輻射鍍膜玻璃 <u>第2座 (Summit Tower):</u> 48樓所有單位及49樓及50樓所有單位)
c.	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
d.	花槽	裝修物料的類型	天然石材及瓷磚	

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

1. Exterior Finishes

Item		Description		
e.	Verandah or balcony	Type of finishes of balcony	Balcony	Installed with laminated tempered glass balustrade with aluminium capping, top rail and frame and curb finished with natural stone (except those flats as stated in following table)
				Installed with laminated tempered glass balustrade with aluminium capping, top rail and frame, aluminum grille and curb finished with natural stone Applicable to the following flats <u>Tower 1 (Elite Zone):</u> Flat A1 and B8 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F <u>Tower 2 (Elite Zone):</u> Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Installed with laminated tempered glass balustrade with aluminium capping and frame, aluminium top rail with natural stone and curb finished with natural stone Applicable to the following flats <u>Tower 1 (Sky Tower):</u> All flats <u>Tower 2 (Summit Tower):</u> All flats
			Floor	Porcelain tiles (except the following flats are finished with natural stone <u>Tower 1 (Sky Tower):</u> All flats <u>Tower 2 (Summit Tower):</u> All flats)

1. 外部裝修物料

細項		描述		
e.	陽台或露台	露台裝修物料的類型	露台	裝有夾膠強化玻璃欄杆連鋁質頂冚、頂扶手及框及天然石材路緣 (以下表格所描述的單位除外)
				裝有夾膠強化玻璃欄杆連鋁質頂冚、頂扶手及框、鋁質格柵及天然石材路緣 適用於以下單位 <u>第1座 (Elite Zone):</u> 5樓至12樓、15樓至23樓及25樓至28樓A1及B8單位 <u>第2座 (Elite Zone):</u> 5樓至12樓、15樓至23樓及25樓至28樓A1單位
				裝有夾膠強化玻璃欄杆連鋁質頂冚及框、鋁質頂扶手配天然石材及天然石材路緣 適用於以下單位 <u>第1座 (Sky Tower):</u> 所有單位 <u>第2座 (Summit Tower):</u> 所有單位
			地台	高溫瓷磚 (除下列的單位鋪設天然石材 <u>第1座 (Sky Tower):</u> 所有單位 <u>第2座 (Summit Tower):</u> 所有單位)

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

1. Exterior Finishes

Item		Description		
e.	Verandah or balcony	Type of finishes of balcony	Wall	Aluminium cladding and porcelain tiles (except the following flats are finished with aluminium cladding and natural stone Tower 1 (Sky Tower): All flats Tower 2 (Summit Tower): All flats)
			Ceiling	Aluminium ceiling (except the following flats are finished with aluminium acoustic ceiling with sound absorptive material Tower 1 (Elite Zone): Flat B1, B2, B3, B5, B6, B8, B9 and B10 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Flat B1, B2, B3, B5, B6 and B8 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 1 (Sky Tower): Flat C on 32/F Flat C and D on 33/F, 35/F to 43/F and 45/F to 47/F Cullinan Sky Villa C and Cullinan Sky Villa D on 48/F Cullinan Sky House C and Cullinan Sky House D on 49/F & 50/F Tower 2 (Summit Tower): Flat C and D on 33/F, 35/F to 43/F and 45/F to 47/F All flats on 48/F and all flats on 49/F & 50/F)
		Whether balcony is covered	Balcony is covered	
		Verandah	Not applicable	
f.	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

1. 外部裝修物料

細項		描述		
e.	陽台或露台	露台裝修物料的類型	牆身	鋁質覆蓋層板及高溫瓷磚 (除下列的單位鋪設鋁質覆蓋層板及天然石材 第1座 (Sky Tower): 所有單位 第2座 (Summit Tower): 所有單位)
			天花	鋁質天花 (除下列的單位鋪設鋁質減音天花連吸音物料 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓B1、B2、B3、B5、B6、B8、B9及B10單位 第2座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓B1、B2、B3、B5、B6及B8單位 第1座 (Sky Tower): 32樓C單位 33樓、35樓至43樓及45樓至47樓C及D單位 48樓 Cullinan Sky Villa C單位 及 Cullinan Sky Villa D單位 49樓及50樓 Cullinan Sky House C單位及Cullinan Sky House D單位 第2座 (Summit Tower): 33樓、35樓至43樓及45樓至47樓C及D單位 48樓所有單位及49樓及50樓所有單位)
		露台是否有蓋	露台均有蓋	
		陽台	不適用	
f.	乾衣設施	類型	不適用	
		用料	不適用	

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Tower 1 fireman's lift lobby and Tower 2 lift lobby on B3/F and B2/F	Natural stone, timber veneer finish, metal finish and glass finish on exposed surfaces	Natural stone on exposed surfaces	Gypsum board with emulsion paint and metal finish
		Type of finishes of Tower 1 (Sky Tower) and Tower 2 (Summit Tower) lift lobby on B3/F and B2/F	Natural stone, mirror, metal finish and glass finish on exposed surfaces	Natural stone on exposed surfaces	Gypsum board with emulsion paint and metal finish
		Type of finishes of Tower 2 lobby on B3/F	Natural stone, timber veneer finish, metal finish and glass finish on exposed surfaces	Natural stone and floor mat on exposed surfaces	Gypsum board with emulsion paint, mirror and metal finish
		Type of finishes of Tower 2 lift lobby on G/F	Emulsion paint on exposed surfaces	Cement Screeding on exposed surfaces	Emulsion paint
		Type of finishes of Tower 2 lift lobby on 1/F	Porcelain tiles and emulsion paint on exposed surfaces	Porcelain tiles on exposed surfaces	Emulsion paint
		Type of finishes of Tower 1 (Sky Tower) and Tower 2 (Summit Tower) lift lobby on 1/F	Natural stone, timber veneer finish, metal finish, glass finish and synthetic leather on exposed surfaces	Natural stone on exposed surfaces	Gypsum board with emulsion paint and metal finish

Notes:
1. 'Tower 1' comprises 'Tower 1 (Elite Zone)' and 'Tower 1 (Sky Tower)'
2. 'Tower 2' comprises 'Tower 2 (Elite Zone)' and 'Tower 2 (Summit Tower)'

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	地庫3層及地庫2層之第1座消防升降機大堂及第2座升降機大堂裝修物料的類型	天然石材、木皮飾面、金屬飾面及玻璃飾面鋪砌於外露位置	天然石材鋪砌於外露位置	石膏板面髹上乳膠漆及金屬飾面
		第1座 (Sky Tower) 及第2座 (Summit Tower) 地庫3層及地庫2層之升降機大堂裝修物料的類型	天然石材、鏡、金屬飾面及玻璃飾面鋪砌於外露位置	天然石材鋪砌於外露位置	石膏板面髹上乳膠漆及金屬飾面
		第2座地庫3層之大堂裝修物料的類型	天然石材、木皮飾面、金屬飾面及玻璃飾面鋪砌於外露位置	天然石材及地墊鋪砌於外露位置	石膏板面髹上乳膠漆、鏡及金屬飾面
		第2座地下之升降機大堂裝修物料的類型	乳膠漆於外露位置	水泥批盪於外露位置	乳膠漆
		第2座1樓之升降機大堂裝修物料的類型	高溫瓷磚及乳膠漆於外露位置	高溫瓷磚鋪砌於外露位置	乳膠漆
		第1座 (Sky Tower) 及第2座 (Summit Tower) 1樓之升降機大堂裝修物料的類型	天然石材、木皮飾面、金屬飾面、玻璃飾面及人造皮革鋪砌於外露位置	天然石材鋪砌於外露位置	石膏板面髹上乳膠漆及金屬飾面

備註：
1.「第1座」包含「第1座 (Elite Zone)」及「第1座 (Sky Tower)」
2.「第2座」包含「第2座 (Elite Zone)」及「第2座 (Summit Tower)」

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Tower 1 (Sky Tower) and Tower 2 (Summit Tower) entrance lobby on 1/F and Tower 1 (Elite Zone) and Tower 2 (Elite Zone) lift lobby on 2/F	Natural stone, timber veneer finish, metal finish, glass finish and synthetic leather on exposed surfaces	Natural stone and floor mat on exposed surfaces	Gypsum board with emulsion paint and metal finish
		Type of finishes of Tower 1 (Elite Zone) and Tower 2 (Elite Zone) entrance lobby on 2/F	Natural stone, timber veneer finish, metal finish and glass finish on exposed surfaces	Natural stone and floor mat on exposed surfaces	Gypsum board with emulsion paint, mirror and metal finish
		Type of finishes of fireman's lift lobby on residential floors of Tower 1	Emulsion paint and porcelain tiles on exposed surfaces	Porcelain tiles on exposed surfaces	Emulsion paint
		Type of finishes of lift lobby on residential floors of Tower 1 (Elite Zone)	Porcelain tiles, mirror, glass finish, metal finish and plastic laminate on exposed surfaces	Porcelain tiles, natural stone and metal on exposed surfaces	Gypsum board with emulsion paint and metal finish
		Type of finishes of lift lobby on residential floors of Tower 2 (Elite Zone)	Emulsion paint and porcelain tiles on exposed surfaces	Porcelain tiles on exposed surfaces	Emulsion paint
		Type of finishes of fireman's lift lobby on residential floors of Tower 2 (Elite Zone)	Porcelain tiles, mirror, glass finish, metal finish and plastic laminate on exposed surfaces	Porcelain tiles, natural stone and metal on exposed surfaces	Gypsum board with emulsion paint, mirror and metal

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	第1座 (Sky Tower) 及第2座 (Summit Tower) 1樓之入口大堂及第1座 (Elite Zone) 及第2座 (Elite Zone) 2樓之升降機大堂裝修物料的類型	天然石材、木皮飾面、金屬飾面、玻璃飾面及人造皮革鋪砌於外露位置	天然石材及地墊鋪砌於外露位置	石膏板面髹上乳膠漆及金屬飾面
		第1座 (Elite Zone) 及第2座 (Elite Zone) 2樓之入口大堂裝修物料的類型	天然石材、木皮飾面、金屬飾面及玻璃飾面鋪砌於外露位置	天然石材及地墊鋪砌於外露位置	石膏板面髹上乳膠漆、鏡及金屬飾面
		第1座住宅樓層之消防升降機大堂裝修物料的類型	乳膠漆及高溫瓷磚砌於外露位置	高溫瓷磚鋪砌於外露位置	乳膠漆
		第1座 (Elite Zone) 住宅樓層之升降機大堂裝修物料的類型	高溫瓷磚、鏡、玻璃飾面、金屬飾面及膠板鋪砌於外露位置	高溫瓷磚、天然石材及金屬鋪砌於外露位置	石膏板面髹上乳膠漆及金屬飾面
		第2座 (Elite Zone) 住宅樓層之升降機大堂裝修物料的類型	乳膠漆及高溫瓷磚砌於外露位置	高溫瓷磚鋪砌於外露位置	乳膠漆
		第2座 (Elite Zone) 住宅樓層之消防升降機大堂裝修物料的類型	高溫瓷磚、鏡、玻璃飾面、金屬飾面及膠板鋪砌於外露位置	高溫瓷磚、天然石材及金屬鋪砌於外露位置	石膏板面髹上乳膠漆、鏡及金屬

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Tower 1 and Tower 2 lift lobby on 30/F	Natural stone and metal finish on exposed surfaces	Natural stone on exposed surfaces	Gypsum board with emulsion paint and metal finish
		Type of finishes of Tower 1 and Tower 2 fireman's lift lobby on 30/F	Natural stone, timber veneer finish, metal finish and glass finish on exposed surfaces	Natural stone on exposed surfaces	Gypsum board with emulsion paint, mirror and metal finish
		Type of finishes of Tower 1 and Tower 2 fireman's lift lobby on 31/F	Emulsion paint and porcelain tiles on exposed surfaces	Porcelain tiles on exposed surfaces	Emulsion paint
		Type of finishes of private lift lobby on residential floors of Tower 1 (Sky Tower) and Tower 2 (Summit Tower)	Natural stone, mirror and metal finish on exposed surfaces	Natural stone on exposed surfaces	Gypsum board with emulsion paint and metal finish
		Type of finishes of fireman's lift lobby on residential floors of Tower 2 (Summit Tower)	Emulsion paint and porcelain tiles on exposed surfaces	Porcelain tiles on exposed surfaces	Aluminium panel
		Type of finishes of lift lobby on Main Roof of Premier Sky House A and Premier Sky House B of Tower 2 (Summit Tower)	Emulsion paint, metal finish, mirror and engineered timber finish on exposed surfaces	Natural stone on exposed surfaces	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	第1座及第2座30樓之升降機大堂裝修物料的類型	天然石材及金屬飾面鋪砌於外露位置	天然石材鋪砌於外露位置	石膏板面髹上乳膠漆及金屬飾面
		第1座及第2座30樓之消防升降機大堂裝修物料的類型	天然石材、木皮飾面、金屬飾面及玻璃飾面鋪砌於外露位置	天然石材鋪砌於外露位置	石膏板面髹上乳膠漆、鏡及金屬飾面
		第1座及第2座31樓之消防升降機大堂裝修物料的類型	乳膠漆及高溫瓷磚砌於外露位置	高溫瓷磚鋪砌於外露位置	乳膠漆
		第1座 (Sky Tower) 及第2座 (Summit Tower) 住宅樓層之私人升降機大堂裝修物料的類型	天然石材、鏡及金屬飾面鋪砌於外露位置	天然石材鋪砌於外露位置	石膏板面髹上乳膠漆及金屬飾面
		第2座 (Summit Tower) 住宅樓層之消防升降機大堂裝修物料的類型	乳膠漆及高溫瓷磚砌於外露位置	高溫瓷磚鋪砌於外露位置	鋁板
		第2座 (Summit Tower) Premier Sky House A 單位及 Premier Sky House B 單位天台之升降機大堂裝修物料的類型	乳膠漆、金屬飾面、鏡及複合木飾面砌於外露位置	天然石材鋪砌於外露位置	外露位置髹上乳膠漆及石膏板假陣髹上乳膠漆

2. Interior Finishes

Item		Description			
			Wall / Ceiling		Flats
b.	Internal wall and ceiling	Type of finishes for Living Room and Dining Room	Wall	Metal, plastic laminate, mirror, timber veneer finish and emulsion paint on exposed surfaces (Emulsion paint on the wall behind the cabinets)	Applicable to all flats (except those flats as stated in following table)
				Plastic laminate, timber veneer finish and emulsion paint on exposed surfaces (Emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Plastic laminate, timber veneer finish and emulsion paint on exposed surfaces (Tiles and emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 2 (Elite Zone): Flat A1 and A5 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Porcelain tiles, plastic laminate, timber veneer finish and emulsion paint on exposed surfaces (Tiles and emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Flat A2, B3 and B10 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Flat A2 and A3 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Porcelain tiles, timber veneer finish and emulsion paint on exposed surfaces (Tiles and emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 2 (Elite Zone): Flat B1 and B8 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F

2. 室內裝修物料

細項		描述			
			牆壁 / 天花板		單位
b.	內牆及天花板	客廳及飯廳的裝修物料的類型	牆壁	金屬、膠板、鏡、木皮飾面及乳膠漆髹於外露位置 （櫃背牆壁髹乳膠漆）	適用於所有單位 (以下表格所描述的單位除外)
				膠板、木皮飾面及乳膠漆髹於外露位置 （櫃背牆壁髹乳膠漆）	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1單位
				膠板、木皮飾面及乳膠漆髹於外露位置 （櫃背牆壁鋪瓷磚及髹乳膠漆）	適用於以下單位 第2座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1及A5單位
				高溫瓷磚、膠板、木皮飾面及乳膠漆髹於外露位置 （櫃背牆壁鋪瓷磚及髹乳膠漆）	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A2、B3及B10單位 第2座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A2及A3單位
				高溫瓷磚、木皮飾面及乳膠漆髹於外露位置 （櫃背牆壁鋪瓷磚及髹乳膠漆）	適用於以下單位 第2座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓B1及B8單位

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

2. Interior Finishes

Item		Description			
			Wall / Ceiling		Flats
b.	Internal wall and ceiling	Type of finishes for Living Room and Dining Room	Wall	Porcelain tiles, metal, timber veneer finish, mirror and emulsion paint on exposed surfaces (Tiles and emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Flat B8 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Metal, timber veneer finish, plastic laminate and emulsion paint on exposed surfaces (Emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Flat A5 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Metal, glass and emulsion paint on exposed surfaces (Emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Sky Tower): Flat B, C and D on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): All flats (except Premier Sky Villa A on 48/F)
				Metal, timber veneer finish, glass and emulsion paint on exposed surfaces (Emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Sky Tower): Flat A on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F
				Emulsion paint on exposed surfaces (Emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 2 (Summit Tower): Premier Sky Villa A on 48/F
			Ceiling	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint	Applicable to all flats

2. 室內裝修物料

細項		描述			
			牆壁 / 天花板		單位
b.	內牆及天花板	客廳及飯廳的裝修物料的類型	牆壁	高溫瓷磚、金屬、木皮飾面、鏡及乳膠漆髹於外露位置 （櫃背牆壁鋪瓷磚及髹乳膠漆）	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓B8單位
				金屬、木皮飾面、膠板及乳膠漆髹於外露位置 （櫃背牆壁髹乳膠漆）	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A5單位
				金屬、玻璃及乳膠漆髹於外露位置 （櫃背牆壁髹乳膠漆）	適用於以下單位 第1座 (Sky Tower): 32樓至33樓、35樓至43樓、45樓至47樓B、C及D單位、48樓所有單位及49樓及50樓所有單位 第2座 (Summit Tower): 所有單位 (48樓Premier Sky Villa A單位除外)
				金屬、木皮飾面、玻璃及乳膠漆髹於外露位置 （櫃背牆壁髹乳膠漆）	適用於以下單位 第1座 (Sky Tower): 32樓至33樓、35樓至43樓及45樓至47樓A單位
				乳膠漆髹於外露位置 （櫃背牆壁髹乳膠漆）	適用於以下單位 第2座 (Summit Tower): 48樓Premier Sky Villa A單位
			天花板	外露位置髹上乳膠漆及石膏板假陣髹上乳膠漆	適用於所有單位

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

2. Interior Finishes

Item		Description			
			Wall / Ceiling / Floor		Flats
b.	Internal wall and ceiling	Type of finishes for Bedroom	Wall	Emulsion paint on exposed surfaces	Applicable to all flats (except those flats as stated in following table)
				Timber veneer finish and emulsion paint on exposed surfaces	Applicable to the following flats Tower 1 (Elite Zone): All bedrooms of Flat A3, B1, B2, B5, B6 and B9 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): All bedrooms of Flat B2, B3, B5 and B6 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
			Ceiling	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint	Applicable to all flats
c.	Internal Floor	Material for Living Room and Dining Room (on exposed surfaces)	Floor	Porcelain tiles	Applicable to all flats (except those flats as stated in following table)
				Wood grain rigid board flooring, reconstituted stone border and metal strip are provided along the door to Balcony, Private Flat Roof or Balcony and Utility Platform (if applicable)	Applicable to the following flats Tower 1 (Elite Zone): Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 1 (Sky Tower): All flats on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Tower 2 (Summit Tower): All flats on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F

2. 室內裝修物料

細項		描述			
			牆壁 / 天花板 /地板		單位
b.	內牆及天花板	睡房的裝修物料的類型	牆壁	乳膠漆髹於外露位置	適用於所有單位 (以下表格所描述的單位除外)
				木皮飾面及乳膠漆髹於外露位置	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A3、B1、B2、B5、B6及B9單位的所有睡房 第2座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓B2、B3、B5及B6單位的所有睡房
			天花板	外露位置髹上乳膠漆及石膏板假陣髹上乳膠漆	適用於所有單位
c.	內部地板	客廳及飯廳的用料 (於外露位置)	地板	高溫瓷磚	適用於所有單位 (以下表格所描述的單位除外)
				木紋防潮岩塑地板，沿通往露台、私人平台或露台及工作平台 (如適用) 的門鋪砌人造石圍邊及金屬條	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓所有單位 第2座 (Summit Tower): 32樓至33樓、35樓至43樓及45樓至47樓所有單位

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

2. Interior Finishes

Item		Description			
			Floor / Skirting		Flats
c.	Internal Floor	Material for Living Room and Dining Room (on exposed surfaces)	Floor	Natural stone	Applicable to the following flats Tower 1 (Sky Tower): All flats on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): All flats on 48/F and all flats on 49/F & 50/F
			Skirting	Engineered timber	Applicable to all flats
		Material for Bedroom (on exposed surfaces)	Floor	Wood grain rigid board flooring and metal strip	Applicable to all flats (except those flats as stated in following table)
				Wood grain rigid board flooring	Applicable to the following flats Tower 1 (Elite Zone): All bedrooms of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 1 (Sky Tower): Bedroom 2 of Flat A on 32/F Bedroom 3 of Flat B on 32/F Bedroom 1, Bedroom 2 and Bedroom 3 of Flat C on 32/F Bedroom 1 and Bedroom 3 of Flat D on 32/F All bedrooms of all flats on 33/F, 35/F to 43/F and 45/F to 47/F Tower 2 (Summit Tower): Bedroom 1 and Bedroom 3 of Flat A and B on 32/F Bedroom 3 of Flat D on 32/F All bedrooms of all flats on 33/F, 35/F to 43/F and 45/F to 47/F

2. 室內裝修物料

細項		描述			
			地板 / 牆腳線		單位
c.	內部地板	客廳及飯廳的用料 (於外露位置)	地板	天然石材	適用於以下單位 第1座 (Sky Tower): 48 樓所有單位及 49 樓及 50 樓所有單位 第2座 (Summit Tower): 48 樓所有單位及 49 樓及 50 樓所有單位
			牆腳線	複合木	適用於所有單位
		睡房的用料 (於外露位置)	地板	木紋防潮岩塑地板及金屬條	適用於所有單位 (以下表格所描述的單位除外)
				木紋防潮岩塑地板	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1單位的所有睡房 第1座 (Sky Tower): 32 樓 A 單位的睡房 2 32 樓 B 單位的睡房 3 32 樓 C 單位的睡房 1、睡房 2 及睡房 3 32 樓 D 單位的睡房 1 及睡房 3 33 樓、35 樓至 43 樓及 45 樓至 47 樓所有單位的所有睡房 第2座 (Summit Tower): 32 樓 A 及 B 單位的睡房 1 及睡房 3 32 樓 D 單位的睡房 3 33 樓、35 樓至 43 樓及 45 樓至 47 樓所有單位的所有睡房

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

2. Interior Finishes

Item		Description			
			Floor / Skirting		Flat
c.	Internal Floor	Material for Bedroom (on exposed surfaces)	Floor	Wood grain rigid board flooring, reconstituted stone border and metal strip are provided along the door to Balcony or Private Flat Roof (if applicable)	Applicable to the following flats Tower 1 (Sky Tower): Bedroom 1, Bedroom 3 and Master Bedroom of Flat A on 32/F Bedroom 1, Bedroom 2 and Master Bedroom of Flat B on 32/F Master Bedroom of Flat C on 32/F Bedroom 2 and Master Bedroom of Flat D on 32/F Master Bedroom of Cullinan Sky Villa A on 48/F Master Bedroom of Cullinan Sky House C on 49/F & 50/F Master Bedroom and Bedroom 3 of Cullinan Sky House D on 49/F & 50/F Tower 2 (Summit Tower): Bedroom 2 and Master Bedroom of Flat A and B on 32/F All bedrooms of Flat C on 32/F Bedroom 1, Bedroom 2 and Master Bedroom of Flat D on 32/F Master Bedroom and Bedroom 2 of Premier Sky Villa A on 48/F and Premier Sky House A on 49/F & 50/F Master Bedroom and Bedroom 3 of Premier Sky Villa B on 48/F and Premier Sky House B on 49/F & 50/F
				Porcelain tiles	Applicable to the following flats Tower 1 (Elite Zone): All bedrooms of Flat A3, B1, B2, B5, B6 and B9 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): All bedrooms of Flat B2, B3, B5 and B6 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
			Skirting	Engineered timber	Applicable to all flats

2. 室內裝修物料

細項		描述			
			地板 / 牆腳線		單位
c.	內部地板	睡房的用料 (於外露位置)	地板	木紋防潮岩塑地板，沿通往露台或私人平台(如適用) 的門鋪砌人造石圍邊及金屬條	適用於以下單位 第1座 (Sky Tower): 32 樓 A 單位的睡房 1、睡房 3 及主人睡房 32 樓 B 單位的睡房 1、睡房 2 及主人睡房 32 樓 C 單位的主人睡房 32 樓 D 單位的睡房 2 及主人睡房 48 樓 Cullinan Sky Villa A 單位的主人睡房 49 樓及 50 樓 Cullinan Sky House C 單位的主人睡房 49 樓及 50 樓 Cullinan Sky House D 單位的主人睡房及睡房 3 第2座 (Summit Tower): 32 樓 A 及 B 單位的睡房 2 及主人睡房 32 樓 C 單位的所有睡房 32 樓 D 單位的睡房 1、睡房 2 及主人睡房 48 樓 Premier Sky Villa A 單位及 49 樓及 50 樓 Premier Sky House A 單位的主人睡房及睡房 2 48 樓 Premier Sky Villa B 單位及 49 樓及 50 樓 Premier Sky House B 單位的主人睡房及睡房 3
				高溫瓷磚	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A3、B1、B2、B5、B6及B9單位的所有睡房 第2座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓B2、B3、B5及B6單位的所有睡房
			牆腳線	複合木	適用於所有單位

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

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling		Flat
d.	Bathroom	Type of finishes (on exposed surfaces)	Wall	Walls are finished with porcelain tiles, reconstituted stone and metal finish (Tiles on the wall behind the cabinets)	Applicable to all flats (except those flats as stated in following table)
				Walls are finished with porcelain tiles and reconstituted stone (Tiles on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Bathroom 1 of Flat A3, B1, B2, B5, B6 and B9 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Bathroom 1 of Flat B2, B3, B5 and B6 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Walls are finished with porcelain tiles and mirror finish (Tiles on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Walls are finished with natural stone, metal, glass and mirror finish (Tiles on the wall behind the floor cabinets)	Applicable to the following flats Tower 1 (Sky Tower): Master Bathroom of Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): Master Bathroom of Flat A and B on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F

2. 室內裝修物料

細項		描述			
			牆壁 / 地板 / 天花板		單位
d.	浴室	裝修物料的類型 (於外露位置)	牆壁	牆身鋪砌高溫瓷磚、人造石及金屬飾面 (櫃背牆壁鋪瓷磚)	適用於所有單位 (以下表格所描述的單位除外)
				牆身鋪砌高溫瓷磚及人造石 (櫃背牆壁鋪瓷磚)	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A3、B1、B2、B5、B6及B9單位的浴室1 第2座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 B2、B3、B5 及 B6 單位的浴室 1
				牆身鋪砌高溫瓷磚及鏡飾面 (櫃背牆壁鋪瓷磚)	適用於以下單位 第1座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室 第2座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室
				牆身鋪砌天然石材、金屬、玻璃及鏡飾面 (地櫃背牆壁鋪瓷磚)	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 單位、48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室 第2座 (Summit Tower): 32樓至33樓、35樓至43樓、45樓至47樓A及B單位、48樓所有單位及49樓及50樓所有單位的主人浴室

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

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling		Flat
d.	Bathroom	Type of finishes (on exposed surfaces)	Wall	Walls are finished with porcelain tiles and metal finish (Tiles on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Master Bathroom of Flat B8 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Walls are finished with natural stone and metal finish (Tiles on the wall behind the floor cabinets)	Applicable to the following flats Tower 2 (Summit Tower): Bathroom 2 of Premier Sky Villa A on 48/F
				Walls are finished with natural stone (Tiles on the wall behind the floor cabinets)	Applicable to the following flats Tower 1 (Sky Tower): Bathroom 1 and Bathroom 2 of Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and Cullinan Sky House C and Cullinan Sky House D on 49/F & 50/F Bathroom 1, Bathroom 2 and Bathroom 3 of Cullinan Sky House A on 49/F & 50/F All bathrooms of Flat B, C and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Tower 2 (Summit Tower): Bathroom 1 and Bathroom 2 of Flat B on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, Premier Sky Villa B on 48/F and Premier Sky House A on 49/F & 50/F Bathroom 1 of Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, Premier Sky Villa A on 48/F and Premier Sky House B on 49/F & 50/F Bathroom 2 of Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F and Premier Sky House B on 49/F & 50/F All bathrooms of Flat C and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F
		Wall finishes on exposed walls are up to level of false ceiling			

2. 室內裝修物料

細項		描述			
			牆壁 / 地板 / 天花板		單位
d.	浴室	裝修物料的類型 (於外露位置)	牆壁	牆身鋪砌高溫瓷磚及金屬飾面 (櫃背牆壁鋪瓷磚)	適用於以下單位 第1座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 B8 單位的主人浴室
				牆身鋪砌天然石材及金屬飾面 (地櫃背牆壁鋪瓷磚)	適用於以下單位 第2座 (Summit Tower): 48 樓 Premier Sky Villa A 單位的浴室 2
				牆身鋪砌天然石材 (地櫃背牆壁鋪瓷磚)	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 單位、48 樓所有單位及 49 樓及 50 樓 Cullinan Sky House C 單位及 Cullinan Sky House D 單位的浴室 1 及浴室 2 49 樓及 50 樓 Cullinan Sky House A 單位的浴室 1、浴室 2 及浴室 3 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 B、C 及 D 單位的所有浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 B 單位、48 樓 Premier Sky Villa B 單位及 49 樓及 50 樓 Premier Sky House A 單位的浴室 1 及浴室 2 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 單位、48 樓 Premier Sky Villa A 單位及 49 樓及 50 樓 Premier Sky House B 單位的浴室 1 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 單位及 49 樓及 50 樓 Premier Sky House B 單位的浴室 2 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 C 及 D 單位的所有浴室
		牆壁外露位置的裝修物料鋪砌至假天花底			

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

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling		Flat
d.	Bathroom	Type of finishes (on exposed surfaces)	Floor	Porcelain tiles and curb finished with reconstituted stone	Applicable to all flats (except those flats as stated in following table)
				Porcelain tiles	Applicable to the following flats Tower 2 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Porcelain tiles, natural stone and curb finished with reconstituted stone	Applicable to the following flats Tower 1 (Sky Tower): All Bathrooms of all flats Tower 2 (Summit Tower): All Bathrooms of all flats
			Ceiling	Metal, aluminium panel and gypsum board with emulsion paint	Applicable to all flats (except those flats as stated in following table)
				Aluminium panel and gypsum board with emulsion paint	Applicable to the following flats Tower 1 (Sky Tower): Master Bathroom of Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): Master Bathroom of Flat A and B on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F

2. 室內裝修物料

細項		描述			
			牆壁 / 地板 / 天花板		單位
d.	浴室	裝修物料的類型 (於外露位置)	地板	高溫瓷磚及人造石路緣	適用於所有單位 (以下表格所描述的單位除外)
				高溫瓷磚	適用於以下單位 第 2 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室
				高溫瓷磚、天然石材及人造石路緣	適用於以下單位 第1座 (Sky Tower): 所有單位的所有浴室 第2座 (Summit Tower): 所有單位的所有浴室
			天花板	金屬、鋁板及石膏板面髹上乳膠漆	適用於所有單位 (以下表格所描述的單位除外)
				鋁板及石膏板面髹上乳膠漆	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 單位、48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 及 B 單位、48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室

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

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling / Cooking bench		Flat
e.	Kitchen	Types of finishes	Wall (on exposed surfaces)	Porcelain tiles and metal finish (Tiles on the wall behind the cabinets)	Applicable to all flats (except those flats as stated in following table)
				Porcelain tiles and metal finish (Tiles and emulsion paint on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Flat A3, B1, B2, B5, B6 and B9 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Flat B2, B3, B5 and B6 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Porcelain tiles (Tiles on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Flat A5 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Flat A1, A5, A8 and B1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Porcelain tiles and emulsion paint (Tiles on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Flat B10 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Porcelain tiles, mirror finish and metal finish (Tiles on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Elite Zone): Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F

2. 室內裝修物料

項目		描述			
			牆壁 / 地板 / 天花板 / 灶台		單位
e.	廚房	裝修物料的類型	牆壁 （於外露位置）	高溫瓷磚及金屬飾面 (櫃背牆壁鋪瓷磚)	適用於所有單位 (以下表格所描述的單位除外)
				高溫瓷磚及金屬飾面 （櫃背牆壁鋪瓷磚及髹乳膠漆）	適用於以下單位 第1座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A3、B1、B2、B5、B6 及 B9 單位 第2座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 B2、B3、B5 及 B6 單位
				高溫瓷磚 (櫃背牆壁鋪瓷磚)	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A5單位 第2座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1、A5、A8 及 B1 單位
				高溫瓷磚及乳膠漆 （櫃背牆壁鋪瓷磚）	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓B10單位
				高溫瓷磚、鏡飾面及金屬飾面 （櫃背牆壁鋪瓷磚）	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1單位

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

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling / Cooking bench		Flat
e.	Kitchen	Types of finishes	Wall (on exposed surfaces)	Natural stone and metal finish (Tiles on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Sky Tower): Flat C on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Cullinan Sky Villa C on 48/F Cullinan Sky House C on 49/F & 50/F
				Natural stone, glass finish and metal finish (Tiles on the wall behind the cabinets)	Applicable to the following flats Tower 1 (Sky Tower): Flat A, B and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Cullinan Sky Villa A and Cullinan Sky Villa D on 48/F Cullinan Sky House A and Cullinan Sky House D on 49/F & 50/F Tower 2 (Summit Tower): All flats
			Floor (on exposed surfaces)	Porcelain Tiles	Applicable to all flats (except those flats as stated in following table)
				Natural stone (Porcelain tiles on floor under kitchen cabinet)	Applicable to the following flats Tower 1 (Sky Tower): All flats Tower 2 (Summit Tower): All flats

2. 室內裝修物料

項目		描述			
			牆壁 / 地板 / 天花板 / 灶台		單位
e.	廚房	裝修物料的類型	牆壁（於外露位置）	天然石材及金屬飾面（櫃背牆壁鋪瓷磚）	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 C 單位 48 樓 Cullinan Sky Villa C 單位 49 樓及 50 樓 Cullinan Sky House C 單位
				天然石材、玻璃飾面及金屬飾面（櫃背牆壁鋪瓷磚）	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 A、B 及 D 單位 48 樓 Cullinan Sky Villa A 及 Cullinan Sky Villa D 單位 49 樓及 50 樓 Cullinan Sky House A 及 Cullinan Sky House D 單位 第2座 (Summit Tower): 所有單位
			地板（於外露位置）	高溫瓷磚	適用於所有單位 （以下表格所描述的單位除外）
				天然石材（廚櫃底地板鋪高溫瓷磚）	適用於以下單位 第1座 (Sky Tower): 所有單位 第2座 (Summit Tower): 所有單位

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

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling / Cooking bench		Flat
e.	Kitchen	Types of finishes	Ceiling (on exposed surfaces)	Gypsum board with emulsion paint	Applicable to all flats (except those flats as stated in following table)
				Gypsum board with emulsion paint, aluminium panel and metal finish	Applicable to the following flats Tower 1 (Elite Zone): Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 1 (Sky Tower): Flat C on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Cullinan Sky Villa C on 48/F Tower 2 (Summit Tower): Flat C and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F
				Gypsum board with emulsion paint, aluminum ceiling, metal finish and polymer based stretched membranes ceiling	Applicable to the following flats Tower 1 (Sky Tower): Flat A, B and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Cullinan Sky Villa A and Cullinan Sky Villa D on 48/F All flats on 49/F & 50/F Tower 2 (Summit Tower): Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F All flats on 48/F and all flats on 49/F & 50/F
			Cooking bench	Reconstituted stone	Applicable to all flats (except those flats as stated in following table)
				Natural stone, reconstituted stone and metal finish	Applicable to the following flats Tower 1 (Sky Tower): Flat B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Tower 2 (Summit Tower): Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F
		Wall finishes on exposed walls are up to level of false ceiling			

2. 室內裝修物料

項目		描述			
			牆壁 / 地板 / 天花板 / 灶台		單位
e.	廚房	裝修物料的類型	天花板(於外露位置)	石膏板面髹上乳膠漆	適用於所有單位 (以下表格所描述的單位除外)
				石膏板面髹上乳膠漆、鋁板及金屬飾面	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1單位 第1座 (Sky Tower): 32樓至33樓、35樓至43樓及45樓至47樓C單位 48 樓 Cullinan Sky Villa C 單位 第2座 (Summit Tower): 32樓至33樓、35樓至43樓及45樓至47樓C及D單位
				石膏板面髹上乳膠漆、鋁質天花、金屬飾面及聚合物拉展軟膜天花	適用於以下單位 第1座 (Sky Tower): 32樓至33樓、35樓至43樓及45樓至47樓A、B及D單位 48 樓 Cullinan Sky Villa A 單位及 Cullinan Sky Villa D 單位 49 樓及 50 樓所有單位 第2座 (Summit Tower): 32樓至33樓、35樓至43樓及45樓至47樓A及B單位 48 樓所有單位及 49 樓及 50 樓所有單位
			灶台	人造石	適用於所有單位 (以下表格所描述的單位除外)
				天然石材、人造石及金屬飾面	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 B 單位 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 A 及 B 單位
		牆壁外露位置的裝修物料鋪砌至假天花底			

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main Entrance door	Fire-rated solid core timber door Applicable to all flats (except those flats as stated in following table)	Timber veneer finish and metal	Digital lockset with handle, door closer, door viewer and door stopper
			Solid core timber door Applicable to the following flats Tower 1 (Sky Tower): All flats Tower 2 (Summit Tower): All flats	Timber veneer finish, metal and sintered stone	Digital lockset with handle, handle, door closer, door stopper and flush bolt
		Kitchen door	Fire-rated solid core timber door with glass vision panel Applicable to all flats (except those flats as stated in following table)	Timber veneer finish, fire-rated clear glass and metal Applicable to all flats (except those flats as stated in following table)	Handle, door closer and door stopper
				Glass, plastic laminate, fire-rated clear glass and metal Applicable to the following flats Tower 1 (Sky Tower): All flats (except Cullinan Sky House A on 49/F & 50/F) Tower 2 (Summit Tower): All flats	
			Fire-rated glass door with glass vision panel and metal frame	Fire-rated glass and fluorocarbon coated metal frame Applicable to the following flats Tower 1 (Sky Tower): Cullinan Sky House A on 49/F & 50/F	Handle and door stopper

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	單位入口大門	防火實心木門 適用於所有單位 (以下表格所描述的單位除外)	木皮飾面及金屬	電子門鎖連拉手、門鼓、防盜眼及門頂
			實心木門 適用於以下單位 第1座 (Sky Tower): 所有單位 第2座 (Summit Tower): 所有單位	木皮飾面、金屬及岩板	電子門鎖連拉手、拉手、門鼓、門頂及插銷
		廚房門	防火實心木門配以玻璃視窗 適用於所有單位 (以下表格所描述的單位除外)	木皮飾面、防火清玻璃及金屬 適用於所有單位 (以下表格所描述的單位除外)	拉手、門鼓及門頂
				玻璃、膠板、防火清玻璃及金屬 適用於以下單位 第1座 (Sky Tower): 所有單位 (49樓及50樓Cullinan Sky House A單位除外) 第2座 (Summit Tower): 所有單位	
			防火玻璃門配以玻璃視窗及金屬框	防火玻璃及氟化碳塗層金屬框 適用於以下單位 第1座 (Sky Tower): 49樓及50樓Cullinan Sky House A單位	拉手及門頂

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Kitchen door to corridor	Fire-rated solid core timber door	Glass, metal, plastic laminate and timber veneer finish	Lockset with handle, door closer and door stopper
		Lavatory door	Metal framed glass folding door with metal louvre	Sandblast glass and fluorocarbon coated metal frame	Lockset with handle
		Bedroom door	Solid core timber door Applicable to all flats (except those flats as stated in following table)	Timber veneer finish and metal	Lockset with handle and door stopper (except the following flats are fitted with lockset with handle, door stopper and flush bolt <u>Tower 1 (Elite Zone):</u> Bedroom 3 of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F <u>Tower 1 (Sky Tower):</u> Master Bedroom of Cullinan Sky House A on 49/F & 50/F <u>Tower 2 (Elite Zone):</u> Bedroom 3 of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F <u>Tower 2 (Summit Tower):</u> Master Bedroom of all flats on 48/F and all flats on 49/F & 50/F)
			Hollow core timber sliding door Applicable to the following flats <u>Tower 1 (Elite Zone):</u> All bedrooms of Flat A3, B1, B2, B5, B6 and B9 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F <u>Tower 2 (Elite Zone):</u> All bedrooms of Flat B2, B3, B5 and B6 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F		Lockset with handle

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	通往走廊的廚房門	防火實心木門	玻璃、金屬、膠板及木皮飾面	門鎖連拉手、門鼓及門頂
		洗手間門	金屬框玻璃摺門配金屬百葉	磨砂玻璃及氟化碳塗層金屬框	門鎖連拉手
		睡房門	實心木門 適用於所有單位 (以下表格所描述的單位除外)	木皮飾面及金屬	門鎖連拉手及門頂 (除下列的單位採用門鎖連拉手、門頂及插銷 <u>第1座 (Elite Zone):</u> 5樓至12樓、15樓至23樓及25樓至28樓A1單位的睡房3 <u>第1座 (Sky Tower):</u> 49 樓及 50 樓 Cullinan Sky House A 單位的主人睡房 <u>第 2 座 (Elite Zone):</u> 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的睡房 3 <u>第2座 (Summit Tower):</u> 48 樓所有單位及 49 樓及 50 樓所有單位的主人睡房)
			空心木趟門 適用於以下單位 <u>第1座 (Elite Zone):</u> 5樓至12樓、15樓至23樓及25樓至28樓A3、B1、B2、B5、B6及B9單位的所有睡房 <u>第2座 (Elite Zone):</u> 5樓至12樓、15樓至23樓及25樓至28樓B2、B3、B5及B6單位的所有睡房		門鎖連拉手

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Bathroom door	Solid core timber door with timber louvre Applicable to all flats (except those flats as stated in following table)	Timber veneer finish, metal and plastic laminate	Lockset with handle and door stopper
			Hollow core timber sliding door with timber louvre Applicable to the following flats <u>Tower 1 (Elite Zone):</u> All bathrooms of Flat A3, B1, B2, B5, B6 and B9 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F <u>Tower 2 (Elite Zone):</u> All bathrooms of Flat B2, B3, B5 and B6 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F <u>Tower 1 (Sky Tower):</u> Bathroom 2 of Flat A on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F		Lockset with handle
			Hollow core timber sliding door <u>Tower 1 (Sky Tower):</u> Bathroom 2 of Cullinan Sky Villa A on 48/F		

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	浴室門	實心木門配木百葉 適用於所有單位 (以下表格所描述的單位除外)	木皮飾面、金屬及膠板	門鎖連拉手及門頂
			空心木趟門配木百葉 適用於以下單位 <u>第1座 (Elite Zone):</u> 5樓至12樓、15樓至23樓及25樓至28樓A3、B1、B2、B5、B6及B9單位的所有浴室 <u>第2座 (Elite Zone):</u> 5樓至12樓、15樓至23樓及25樓至28樓B2、B3、B5及B6單位的所有浴室 <u>第1座 (Sky Tower):</u> 32樓至33樓、35樓至43樓及45樓至47樓A單位的浴室2		門鎖連拉手
			空心木趟門 <u>第1座 (Sky Tower):</u> 48樓Cullinan Sky Villa A單位的浴室2		

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Bathroom door	Hollow core timber sliding door Applicable to the following flats <u>Tower 1 (Sky Tower):</u> Master Bathroom of Flat A and B on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, Cullinan Sky Villa A on 48/F and all flats on 49/F & 50/F <u>Tower 2 (Summit Tower):</u> Master Bathroom of Flat A and B on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F	Glass and metal	Lockset with handle
		Powder Room door	Solid core timber door with timber louvre Applicable to all flats (except those flats as stated in following table)	Timber veneer finish, metal and plastic laminate	Lockset with handle and door stopper
			Hollow core timber sliding door with timber louvre Applicable to the following flats <u>Tower 1 (Sky Tower):</u> Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F		Lockset with handle
		Corridor door	Solid core timber door	Timber veneer finish and metal	Lockset with handle and door stopper
		Study Room door	Solid core timber door	Timber veneer finish and metal	Lockset with handle and door stopper

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	浴室門	空心木趟門 適用於以下單位 <u>第1座 (Sky Tower):</u> 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 及 B 單位、48 樓 Cullinan Sky Villa A 單位及 49 樓及 50 樓所有單位的主人浴室 <u>第2座 (Summit Tower):</u> 32樓至33樓、35樓至43樓、45樓至47樓A及B單位、48樓所有單位及49樓及50樓所有單位的主人浴室	玻璃及金屬	門鎖連拉手
		化妝間門	實心木門配木百葉 適用於所有單位 (以下表格所描述的單位除外)	木皮飾面、金屬及膠板	門鎖連拉手及門頂
			空心木趟門配木百葉 適用於以下單位 <u>第1座 (Sky Tower):</u> 32樓至33樓、35樓至43樓及45樓至47樓A單位		門鎖連拉手
		走廊門	實心木門	木皮飾面及金屬	門鎖連拉手及門頂
		書房門	實心木門	木皮飾面及金屬	門鎖連拉手及門頂

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Store Room door	Solid core timber door Applicable to all flats (except those flats as stated in following table)	Timber veneer finish and metal	Lockset with handle and door stopper
			Hollow core timber sliding door Applicable to the following flats <u>Tower 2 (Elite Zone):</u> Flat A5 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F <u>Tower 1 (Sky Tower):</u> Cullinan Sky Villa A on 48/F		Lockset with handle (except the following flats are fitted with Lockset and handle <u>Tower 1 (Sky Tower):</u> Cullinan Sky Villa A on 48/F)
		Air-conditioner Plant Room door	Aluminium framed glass door Applicable to all flats (except those flats as stated in following table)	Tinted acid etched tempered glass and fluorocarbon coated aluminium frame	Lockset with handle
			Aluminium framed glass folding door with metal louvre Applicable to the following flats <u>Tower 1 (Sky Tower):</u> Flat A on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F <u>Tower 2 (Summit Tower):</u> Flat A on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F	Sandblast glass and fluorocarbon coated aluminium frame	
		Balcony door and door to Balcony and Utility Platform	Aluminium framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and fluorocarbon coated aluminium frame	Lockset with handle and door stopper

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	儲物房門	實心木門 適用於所有單位 (以下表格所描述的單位除外)	木皮飾面及金屬	門鎖連拉手及門頂
			空心木趟門 適用於以下單位 <u>第2座 (Elite Zone):</u> 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A5 單位 <u>第1座 (Sky Tower):</u> 48 樓 Cullinan Sky Villa A 單位		門鎖連拉手 (除下列的單位採用門鎖及拉手 <u>第1座 (Sky Tower):</u> 48樓Cullinan Sky Villa A單位)
		冷氣機機房門	鋁質框玻璃門 適用於以下單位 (以下表格所描述的單位除外)	有色酸蝕強化玻璃及氟化碳塗層鋁質框	門鎖連拉手
			鋁質框玻璃摺門配金屬百葉 適用於以下單位 <u>第1座 (Sky Tower):</u> 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 A 單位 <u>第2座 (Summit Tower):</u> 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 A 單位	磨砂玻璃及氟化碳塗層鋁質框	
		露台門及通往露台及工作平台的門	鋁質框玻璃趟門	雙層中空低輻射鍍膜玻璃及氟化碳塗層鋁質框	門鎖連拉手及門頂

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Utility Room door	Solid core timber door Applicable to all flats (except those flats as stated in following table)	Glass, metal and plastic laminate Applicable to all flats (except those flats as stated in following table)	Lockset with handle and door stopper (except the following flats are fitted with lockset with handle <u>Tower 1 (Sky Tower):</u> Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Cullinan Sky House A on 49/F & 50/F <u>Tower 2 (Summit Tower):</u> Flat A, B and C on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F)
				Timber veneer finish and metal Applicable to the following flats <u>Tower 2 (Elite Zone):</u> Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F	Lockset with handle, door stopper and flush bolt
				Mirror, metal and plastic laminate Applicable to the following flats <u>Tower 1 (Elite Zone):</u> Flat B8 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F	Lockset with handle and door stopper
			Fire-rated solid core timber door Applicable to the following flats <u>Tower 1 (Elite Zone):</u> Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F	Mirror, metal and plastic laminate	Lockset with handle, door stopper and door closer

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	工作間門	實心木門 適用於所有單位 (以下表格所描述的單位除外)	玻璃、金屬及膠板 適用於所有單位 (以下表格所描述的單位除外)	門鎖連拉手及門頂 (除下列的單位採用門鎖連拉手 <u>第1座 (Sky Tower):</u> 32樓至33樓、35樓至43樓及45樓至47樓A及B單位 49樓及50樓Cullinan Sky House A單位 <u>第2座 (Summit Tower):</u> 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A、B 及 C 單位、48 樓所有單位及 49 樓及 50 樓所有單位)
				木皮飾面及金屬 適用於以下單位 <u>第 2 座 (Elite Zone):</u> 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位	門鎖連拉手、門頂及插銷
				鏡、金屬及膠板 適用於以下單位 <u>第 1 座 (Elite Zone):</u> 5樓至12樓、15樓至23樓及25樓至28樓B8單位	門鎖連拉手及門頂
			防火實心木門 適用於以下單位 <u>第 1 座 (Elite Zone):</u> 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位	鏡、金屬及膠板	門鎖連拉手、門頂及門鼓

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Private Flat Roof door	Aluminium framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and fluorocarbon coated aluminium frame	Lockset with handle and door stopper
			Aluminium framed glass door		Lockset with handle and door stopper (except the door at locations as listed below are fitted with lockset with handle, door stopper and door closer <u>Tower 1 (Sky Tower):</u> Bedroom 3 of Flat A on 32/F Master Bedroom of Flat C on 32/F Master Bedroom of Cullinan Sky Villa A on 48/F Bedroom 3 of Cullinan Sky House D on 49/F & 50/F <u>Tower 2 (Summit Tower):</u> Bedroom 2 and Corridor to Bedroom 2 of Premier Sky Villa A on 48/F Living Room and Dining Room of all flats on 49/F & 50/F)
		Private Roof door	Aluminium framed glass door	Insulated Glazing Unit (IGU) with low-e coating glass and fluorocarbon coated aluminium frame	Lockset with handle and door stopper
		Door from Private Roof to Common Area	Metal door	Aluminium panel	Lockset, handle and door closer
		Back door	Fire-rated solid core timber door	Plastic laminate and timber veneer finish	Lockset with handle, door closer and door stopper

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	私人平台門	鋁質框玻璃趟門	雙層中空低輻射鍍膜玻璃及氟化碳塗層鋁質框	門鎖連拉手及門頂
			鋁質框玻璃門		門鎖連拉手及門頂 (除下列位置的門採用門鎖連拉手、門頂及門鼓 <u>第1座 (Sky Tower):</u> 32樓A單位的睡房3 32樓C單位的主人睡房 48樓Cullinan Sky Villa A單位的主人睡房 49樓及50樓Cullinan Sky House D單位的睡房3 <u>第2座 (Summit Tower):</u> 48樓Premier Sky Villa A單位的睡房2及通往睡房2的走廊 49樓及50樓所有單位的客廳及飯廳)
		私人天台門	鋁質框玻璃門	雙層中空低輻射鍍膜玻璃及氟化碳塗層鋁質框	門鎖連拉手及門頂
		私人天台通往公用範圍的門	金屬門	鋁板	門鎖、拉手及門鼓
		後門	防火實心木門	膠板及木皮飾面	門鎖連拉手、門鼓及門頂

3. Interior Fittings

Item		Description			
		Fittings & Equipment	Type	Material	Flat
b.	Bathroom	Type and material of fittings and equipment	Basin countertop	Solid surfacing	Applicable to all flats (except those flats as stated in following table)
				Natural stone	Applicable to the following flats Tower 1 (Sky Tower): All flats Tower 2 (Summit Tower): All flats
			Basin cabinet	Wooden basin cabinet finished with plastic laminate and metal	Applicable to all flats (except those flats as stated in following table)
				Wooden basin cabinet finished with timber veneer finishes, plastic laminate and metal	Applicable to the following flats Tower 1 (Sky Tower): Bathroom 1 and Bathroom 2 of Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F Bathroom 3 of Cullinan Sky House A on 49/F & 50/F All bathrooms of Flat B, C and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Tower 2 (Summit Tower): Bathroom 1 and Bathroom 2 of Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F All bathrooms of Flat C and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F

3. 室內裝置

細項		描述			
		裝置及設備	類型	用料	單位
b.	浴室	裝置及設備的類型及用料	洗手盆檯面	實體面材	適用於所有單位 (以下表格所描述的單位除外)
				天然石材	適用於以下單位 第1座 (Sky Tower): 所有單位 第2座 (Summit Tower): 所有單位
			洗手盆櫃	木製洗手盆櫃配以膠板及金屬	適用於所有單位 (以下表格所描述的單位除外)
				木製洗手盆櫃配以木皮飾面、膠板及金屬	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 單位、48 樓所有單位及 49 樓及 50 樓所有單位的浴室 1 及浴室 2 49 樓及 50 樓 Cullinan Sky House A 單位的浴室 3 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 B、C 及 D 單位的所有浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 A 及 B 單位、48 樓所有單位及 49 樓及 50 樓所有單位的浴室 1 及浴室 2 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 C 及 D 單位的所有浴室

3. Interior Fittings

Item		Description			
		Fittings & Equipment	Type	Material	Flat
b.	Bathroom	Type and material of fittings and equipment	Basin cabinet	Wooden basin cabinet finished with timber veneer finish, glass, plastic laminate and metal	Applicable to the following flats Tower 1 (Sky Tower): Master Bathroom of Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, Cullinan Sky Villa A on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): Master Bathroom of Flat A and B on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F
			Mirror Cabinet	Wooden cabinet finished with glass, mirror, plastic laminate, acrylic and metal	Applicable to all flats (except those flats as stated in following table)
				Wooden cabinet finished with glass, mirror, metal, plastic laminate, acrylic and timber veneer finish	Applicable to the following flats Tower 1 (Sky Tower): Bathroom 1 and Bathroom 2 of all flats on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Master Bathroom of all flats on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F, Cullinan Sky Villa C and Cullinan Sky Villa D on 48/F All bathrooms of Cullinan Sky Villa A on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): Bathroom 1 and Bathroom 2 of all flats on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Bathroom 1 and Bathroom 2 of all flats on 48/F and all flats on 49/F & 50/F Master Bathroom of all flats on 32/F to 33/F, 35/F to 43/F and 45/F to 48/F and all flats on 49/F & 50/F

3. 室內裝置

細項		描述			
		裝置及設備	類型	用料	單位
b.	浴室	裝置及設備的類型及用料	洗手盆櫃	木製洗手盆櫃配以木皮飾面、玻璃、膠板及金屬	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 單位、48 樓 Cullinan Sky Villa A 單位及 49 樓及 50 樓所有單位的主人浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 及 B 單位、48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室
			鏡櫃	木製櫃配以玻璃、鏡、膠板、亞克力及金屬	適用於所有單位 (以下表格所描述的單位除外)
				木製櫃配以玻璃、鏡、金屬、膠板、亞克力及木皮飾面	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓所有單位的浴室 1 及浴室 2 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓所有單位、48 樓 Cullinan Sky Villa C 單位及 Cullinan Sky Villa D 單位的主人浴室 48 樓 Cullinan Sky Villa A 單位及 49 樓及 50 樓所有單位的所有浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓所有單位的浴室 1 及浴室 2 48 樓所有單位及 49 樓及 50 樓所有單位的浴室 1 及浴室 2 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室

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

3. Interior Fittings

Item		Description			
		Fittings & Equipment	Type	Material	Flat
b.	Bathroom	Type and material of fittings and equipment	Cabinet	Wooden cabinet finished with plastic laminate and metal	Applicable to the following flats Tower 1 (Elite Zone): Bathroom 1 of Flat A3, B1, B2, B5, B6 and B9 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Bathroom 1 of Flat B2, B3, B5 and B6 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
			Grooming counter	Wooden cabinet finished with natural stone, timber veneer finish and plastic laminate	Applicable to the following flats Tower 1 (Sky Tower): Master Bathroom of Flat A on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, Cullinan Sky Villa A on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): Master Bathroom of Flat A and B on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, all flats on 48/F and all flats on 49/F & 50/F
			Shower niche	Solid surfacing	Applicable to all bathrooms fitted with shower cubicle (except those flats as stated in following table)
				Natural stone	Applicable to the following flats Tower 1 (Sky Tower): All Bathrooms of all flats Tower 2 (Summit Tower): All Bathrooms of all flats

3. 室內裝置

細項		描述			
		裝置及設備	類型	用料	單位
b.	浴室	裝置及設備的類型及用料	櫃	木製櫃配以膠板及金屬	適用於以下單位 第 1 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A3、B1、B2、B5、B6 及 B9 單位的浴室 1 第 2 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 B2、B3、B5 及 B6 單位的浴室 1
			化妝檯	木製櫃配以天然石材、木皮飾面及膠板	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 單位、48 樓 Cullinan Sky Villa A on 48/F 單位及 49 樓及 50 樓所有單位的主人浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 A 及 B 單位、48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室
			淋浴間壁架	實體面材	適用於所有設有淋浴間的浴室 (以下表格所描述的單位除外)
				天然石材	適用於以下單位 第1座 (Sky Tower): 所有單位的所有浴室 第2座 (Summit Tower): 所有單位的所有浴室

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

3. Interior Fittings

Item		Description			
		Fittings & Equipment	Type	Material	Flat
b.	Bathroom	Type and material of fittings and equipment	Shelf	Metal and plastic laminate	Applicable to the following flats Tower 1 (Sky Tower): Master Bathroom of all flats on 32/F to 33/F, 35/F to 43/F and 45/F to 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): Master Bathroom of all flats on 32/F to 33/F, 35/F to 43/F and 45/F to 48/F and all flats on 49/F & 50/F
			Ledge	Reconstituted stone	Applicable to the following flats Tower 1 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F

3. 室內裝置

細項		描述			
		裝置及設備	類型	用料	單位
b.	浴室	裝置及設備的類型及用料	層架	金屬及膠板	適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室
			壁架	人造石	適用於以下單位 第 1 座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1單位的主人浴室 第 2 座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1單位的主人浴室

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

3. Interior Fittings

Item		Description		
		Fittings & Equipment	Type	Material
b.	Bathroom	Type and material of fittings and equipment	Wash basin mixer	Chrome plated
			Water closet	Vitreous china
			Wash basin	Solid surfacing Applicable to all flats (except those flats as stated in following table)
				Vitreous china Applicable to the following flats Tower 1 (Sky Tower) All flats Tower 2 (Summit Tower): All flats
			Towel bar	Metal and chrome plated Applicable to all flats (except those flats as stated in following table)
				Metal Applicable to the following flats Tower 1 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
			Paper holder	Chrome plated
			Robe hook	Chrome plated

3. 室內裝置

細項		描述		
		裝置及設備	類型	用料
b.	浴室	裝置及設備的類型及用料	洗手盆水龍頭	鍍鉻
			坐廁	搪瓷
			洗手盆	實體面材 適用於所有單位 (以下表格所描述的單位除外)
				搪瓷 適用於以下單位 第1座 (Sky Tower): 所有單位 第2座 (Summit Tower): 所有單位
			毛巾棍	金屬及鍍鉻 適用於所有單位 (以下表格所描述的單位除外)
				金屬 適用於以下單位 第 1 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室 第 2 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室
			廁紙架	鍍鉻
			掛勾	鍍鉻

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

3. Interior Fittings

Item		Description		
		Fittings & Equipment	Type	Material
b.	Bathroom	Type and material of fittings and equipment	Shower curtain track	Metal Applicable to the following flats Tower 1 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
		Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation
			Hot water supply	Copper water pipes with thermal insulation
		Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Chrome plated
			Shower cubicle	Tempered glass
			Bath tub	Enameled steel
			Bath tub mixer	Chrome plated Applicable to all flats (except those flats as stated in following table)
				Chrome plated and tempered glass Applicable to the following flats Tower 1 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Master Bathroom of Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F

3. 室內裝置

細項		描述		
		裝置及設備	類型	用料
b.	浴室	裝置及設備的類型及用料	浴簾路軌	金屬 適用於以下單位 第 1 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室 第 2 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室
		供水系統的類型及用料	冷水供應	配有隔熱層之銅喉
			熱水供應	配有隔熱層之銅喉
		沐浴設施(包括花灑或浴缸(如適用的話))	花灑套裝	鍍鉻
			淋浴間	強化玻璃
			浴缸	鋼釉
			浴缸龍頭	鍍鉻 適用於所有單位 (以下表格所描述的單位除外)
				鍍鉻及強化玻璃 適用於以下單位 第 1 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室 第 2 座 (Elite Zone): 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 A1 單位的主人浴室

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

3. Interior Fittings

Item		Description	
b.	Bathroom	Size of bath tub (if applicable)	1500mm (L) x 700mm (W) x 410mm (H) Applicable to all bathrooms fitted with bath tub (except those flats as stated below) 1500mm (L) x 700mm (W) x 430mm (H) Applicable to the following flats Tower 1 (Sky Tower) Master Bathroom of Flat C and D on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, Cullinan Sky Villa C and Cullinan Sky Villa D on 48/F Tower 2 (Summit Tower): Master Bathroom of Flat C and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F 1700mm (L) x 750mm (W) x 450mm (H) Applicable to the following flats Tower 1 (Sky Tower) Master Bathroom of Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Master Bathroom of Cullinan Sky Villa A on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): Master Bathroom of Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Master Bathroom of all flats on 48/F and all flats on 49/F & 50/F
c.	Kitchen	Material of sink unit	Stainless steel
		Material of water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply

3. 室內裝置

細項		描述	
b.	浴室	浴缸大小 (如適用的話)	1500毫米(長) x 700毫米(闊) x 410毫米(高) 適用於所有設有浴缸的浴室 (以下所描述的單位除外) 1500毫米(長) x 700毫米(闊) x 430毫米(高) 適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓、45 樓至 47 樓 C 及 D 單位、48 樓 Cullinan Sky Villa C 單位及 Cullinan Sky Villa D 單位的主人浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 C 及 D 單位的主人浴室 1700毫米(長) x 750毫米(闊) x 450毫米(高) 適用於以下單位 第1座 (Sky Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 A 及 B 單位的主人浴室 48 樓 Cullinan Sky Villa A 單位及 49 樓及 50 樓所有單位的主人浴室 第2座 (Summit Tower): 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓 A 及 B 單位的主人浴室 48 樓所有單位及 49 樓及 50 樓所有單位的主人浴室
c.	廚房	洗滌盆的用料	不銹鋼
		供水系統的用料	冷水供應及熱水供應均採用配有隔熱層之銅喉

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

3. Interior Fittings

Item		Description			
c.	Kitchen	Material and finishes of kitchen cabinet	Material	Finishes	Flat
			Wooden cabinet	Metal, plastic laminate, lacquer panel and glass finish	Applicable to all flats (except those flats as stated in following table)
				Metal, plastic laminate and glass finish	Applicable to the following flats Tower 1 (Elite Zone): Flat A5 and B8 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 2 (Elite Zone): Flat A1 and A5 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F Tower 1 (Sky Tower) Flat C and D on 32/F to 33/F, 35/F to 43/F, 45/F to 47/F, Cullinan Sky Villa C and Cullinan Sky Villa D on 48/F Tower 2 (Summit Tower): Flat C and D on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F
				Metal, plastic laminate, glass and mirror finish	Applicable to the following flats Tower 1 (Elite Zone): Flat A1 on 5/F to 12/F, 15/F to 23/F and 25/F to 28/F
				Metal, plastic laminate, timber veneer finish and glass	Applicable to the following flats Tower 1 (Sky Tower) Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F Cullinan Sky Villa A on 48/F and all flats on 49/F & 50/F Tower 2 (Summit Tower): Flat A and B on 32/F to 33/F, 35/F to 43/F and 45/F to 47/F All flats on 48/F and all flats on 49/F & 50/F

3. 室內裝置

細項		描述			
c.	廚房	廚櫃的用料及裝修物料	用料	裝修物料	單位
			木製櫃	金屬、膠板、烤漆板及玻璃飾面	適用於所有單位 (以下表格所描述的單位除外)
				金屬、膠板及玻璃飾面	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A5及B8單位 第2座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1及A5單位 第1座 (Sky Tower): 32樓至33樓、35樓至43樓、45樓至47樓C及D單位、48樓Cullinan Sky Villa C單位及Cullinan Sky Villa D單位 第2座 (Summit Tower): 32樓至33樓、35樓至43樓及45樓至47樓C及D單位
				金屬、膠板、玻璃及鏡飾面	適用於以下單位 第1座 (Elite Zone): 5樓至12樓、15樓至23樓及25樓至28樓A1單位
				金屬、膠板、木皮飾面及玻璃	適用於以下單位 第1座 (Sky Tower): 32樓至33樓、35樓至43樓及45樓至47樓A及B單位 48樓Cullinan Sky Villa A單位及49樓及50樓所有單位 第2座 (Summit Tower): 32樓至33樓、35樓至43樓及45樓至47樓A及B單位 48樓所有單位及49樓及50樓所有單位

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

3. Interior Fittings

Item		Description		
c.	Kitchen	Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer Metal hanging accessories
			Other equipment	For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the “Schedule of Mechanical and Electrical Provisions of Flats”
d.	Bedroom	Type and material of fittings (including built-in wardrobe)	Fitted with metal curtain track	
e.	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"	
f.	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"	
g.	Electrical installations	Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with distribution boards are provided in all flats
		Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]	
		Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"	

3. 室內裝置

細項		描述		
c.	廚房	所有其他裝置及設備的類型	其他裝置	鍍鉻洗滌盆水龍頭 金屬掛件
			其他設備	有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「單位機電裝置數量說明表」
d.	睡房	裝置(包括嵌入式衣櫃)的類型及用料	設有金屬窗簾路軌	
e.	電話	接駁點的位置及數目	請參閱「單位機電裝置數量說明表」	
f.	天線	接駁點的位置及數目	請參閱「單位機電裝置數量說明表」	
g.	電力裝置	供電附件 （包括安全裝置）	供電附件	所有開關掣及插座之面板
			安全裝置	三相電力供應並裝妥配電箱提供於所有單位
		導管是隱藏或外露	導管是部分隱藏及部分外露[1]	
		電插座及空調機接駁點的位置及數目	請參閱「單位機電裝置數量說明表」	

Notes:

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

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

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

3. Interior Fittings

Item		Description	
h.	Gas supply	Type	Town gas (Applicable to enclosed kitchen only)
		System	Gas supply pipe is provided and connected to gas hob for the flats (Applicable to enclosed kitchen only)
		Location	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"
i.	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"
		Design	Drain point and water point are provided for Washer Dryer
j.	Water supply	Material of water pipes	Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [1]
		Whether hot water is available	Hot water supply for Open Kitchens, Kitchens, Bathrooms, Lavatories and Powder Rooms

Notes:

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

3. 室內裝置

細項		描述	
h.	氣體供應	類型	煤氣 （只適用於圍封式廚房）
		系統	提供單位的煤氣喉接駁煤氣煮食爐 （只適用於圍封式廚房）
		位置	請參閱「單位機電裝置數量說明表」
i.	洗衣機接駁點	位置	請參閱「單位機電裝置數量說明表」
		設計	設有洗衣乾衣機去水及來水接駁點
j.	供水	水管的用料	冷水供應及熱水供應均採用配有隔熱層之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 [1]
		有否熱水供應	開放式廚房、廚房、浴室、洗手間及化妝間均有熱水供應

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

4. Miscellaneous

Item		Description	
a.	Lifts	Brand name and model number	Hitachi Lift No. L1 to L4 and L9 to L12 model no.: UCA Lift No. L5 to L8 and L13 to L16 model no.: HCA Private Lift (Tower 1 (Sky Tower) - 49/F & 50/F Cullinan Sky House A) model no.: LCA Private Lift (Tower 2 (Summit Tower) - 49/F & 50/F Premier Sky House A) model no.: LCA Private Lift (Tower 2 (Summit Tower) - 49/F & 50/F Premier Sky House B) model no.: LCA
		Number of Lifts	19
		Floors served by the lifts	Lift No. L1: B3/F, B2/F, 1/F, 30/F, 32/F to 33/F, 35/F to 43/F and 45/F to 49/F (Tower 1) Lift No. L2: B3/F, B2/F, 1/F, 30/F, 32/F to 33/F, 35/F to 43/F and 45/F to 49/F (Tower 1) Lift No. L3: B3/F, B2/F, 1/F, 30/F, 32/F to 33/F, 35/F to 43/F and 45/F to 49/F (Tower 1) Lift No. L4: B3/F, B2/F, 1/F, 30/F, 32/F to 33/F, 35/F to 43/F and 45/F to 49/F (Tower 1) Lift No. L5: 2/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and 30/F (Tower 1) Lift No. L6: 2/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and 30/F (Tower 1) Lift No. L7: 2/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and 30/F (Tower 1) Lift No. L8: B3/F, B2/F, G/F, 1/F, 2/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F and 45/F to 50/F (Tower 1)

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

4. 雜項

細項		描述	
a.	升降機	品牌名稱及產品型號	日立 L1 至 L4 及 L9 至 L12 號升降機 產品型號: UCA L5 至 L8 及 L13 至 L16 號升降機 產品型號: HCA 私人升降機 (第1座 (Sky Tower) - 49樓及50樓 Cullinan Sky House A單位) 產品型號: LCA 私人升降機 (第2座 (Summit Tower) - 49樓及50樓 Premier Sky House A單位) 產品型號: LCA 私人升降機 (第2座 (Summit Tower) - 49樓及50樓 Premier Sky House B單位) 產品型號: LCA
		升降機的數目	19
		升降機到達的樓層	L1 號升降機: 地庫 3 層、地庫 2 層、1 樓、30 樓、32 樓至 33 樓、35 樓至 43 樓及 45 樓至 49 樓 (第 1 座) L2 號升降機: 地庫 3 層、地庫 2 層、1 樓、30 樓、32 樓至 33 樓、35 樓至 43 樓及 45 樓至 49 樓 (第 1 座) L3 號升降機: 地庫 3 層、地庫 2 層、1 樓、30 樓、32 樓至 33 樓、35 樓至 43 樓及 45 樓至 49 樓 (第 1 座) L4 號升降機: 地庫 3 層、地庫 2 層、1 樓、30 樓、32 樓至 33 樓、35 樓至 43 樓及 45 樓至 49 樓 (第 1 座) L5 號升降機: 2 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓及 30 樓 (第 1 座) L6 號升降機: 2 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓及 30 樓 (第 1 座) L7 號升降機: 2 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓及 30 樓 (第 1 座) L8 號升降機: 地庫 3 層、地庫 2 層、地下、1 樓、2 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓、30 樓至 33 樓、35 樓至 43 樓及 45 樓至 50 樓(第 1 座)

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

4. Miscellaneous

Item		Description	
a.	Lifts	Floors served by the lifts	Lift No. L9: B3/F, B2/F, 1/F, 30/F, 32/F to 33/F, 35/F to 43/F and 45/F to 49/F (Tower 2) Lift No. L10: B3/F, B2/F, 1/F, 30/F, 32/F to 33/F, 35/F to 43/F and 45/F to 49/F (Tower 2) Lift No. L11: B3/F, B2/F, 1/F, 30/F, 32/F to 33/F, 35/F to 43/F and 45/F to 49/F (Tower 2) Lift No. L12: B3/F, B2/F, 1/F, 30/F, 32/F to 33/F, 35/F to 43/F and 45/F to 49/F (Tower 2) Lift No. L13: 2/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and 30/F (Tower 2) Lift No. L14: 2/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and 30/F (Tower 2) Lift No. L15: 2/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and 30/F (Tower 2) Lift No. L16: B3/F, B2/F, G/F, 1/F, 2/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F and 45/F to 50/F (Tower 2) Private Lift (Tower 1 (Sky Tower) - 49/F & 50/F Cullinan Sky House A): 49/F to 50/F and Main Roof Private Lift (Tower 2 (Summit Tower) - 49/F & 50/F Premier Sky House A): 49/F to 50/F and Main Roof Private Lift (Tower 2 (Summit Tower) - 49/F & 50/F Premier Sky House B): 49/F to 50/F and Main Roof

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

4. 雜項

細項		描述	
a.	升降機	升降機到達的樓層	L9 號升降機: 地庫 3 層、地庫 2 層、1 樓、30 樓、32 樓至 33 樓、35 樓至 43 樓及 45 樓至 49 樓 (第 2 座) L10 號升降機: 地庫 3 層、地庫 2 層、1 樓、30 樓、32 樓至 33 樓、35 樓至 43 樓及 45 樓至 49 樓 (第 2 座) L11 號升降機: 地庫 3 層、地庫 2 層、1 樓、30 樓、32 樓至 33 樓、35 樓至 43 樓及 45 樓至 49 樓 (第 2 座) L12 號升降機: 地庫 3 層、地庫 2 層、1 樓、30 樓、32 樓至 33 樓、35 樓至 43 樓及 45 樓至 49 樓 (第 2 座) L13 號升降機: 2 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓及 30 樓 (第 2 座) L14 號升降機: 2 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓及 30 樓 (第 2 座) L15 號升降機: 2 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓及 30 樓 (第 2 座) L16 號升降機: 地庫 3 層、地庫 2 層、地下、1 樓、2 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓、30 樓至 33 樓、35 樓至 43 樓及 45 樓至 50 樓(第 2 座) 私人升降機 (第 1 座 (Sky Tower) - 49 樓及 50 樓 Cullinan Sky House A 單位): 49 樓至 50 樓及天台 私人升降機 (第 2 座 (Summit Tower) - 49 樓及 50 樓 Premier Sky House A 單位): 49 樓至 50 樓及天台 私人升降機 (第 2 座 (Summit Tower) - 49 樓及 50 樓 Premier Sky House B 單位): 49 樓至 50 樓及天台

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

4. Miscellaneous

Item		Description			
b.	Letter box	Material	Stainless steel and plastic laminate		
c.	Refuse Collection	Means of refuse collection	Refuse will be collected by cleaners		
		Location of refuse room	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on B2/F.		
Item			**Water meter**	**Electricity meter**	**Gas meter**
d.	Water meter, electricity meter and gas meter	Location	Water meter for each flat inside Water Meter Cabinet on each floor (except those flats as stated in following Water meter inside Water Meter Cabinet on 49/F <u>Tower 1 (Sky Tower):</u> All flats on 49/F & 50/F Water meter inside Water Meter Cabinet on 48/F <u>Tower 2 (Summit Tower):</u> All flats on 49/F & 50/F)	Electricity meter for each flat inside Electric Meter Room on each floor (except the electricity meter for following flats are inside the Electrical Meter Cabinet: <u>Tower 1 (Sky Tower):</u> All flats)	Inside each enclosed kitchen (Not applicable to all open kitchen)
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項		描述			
b.	信箱	用料	不銹鋼及膠板		
c.	垃圾收集	垃圾收集的方法	由清潔工人收集垃圾		
		垃圾房的位置	各住宅樓層之公用地方均設有垃圾及物料回收房。垃圾及物料回收站設於地庫 2 層。		
細項			**水錶**	**電錶**	**氣體錶**
d.	水錶、電錶及氣體錶	位置	各單位水錶設於每樓層之水錶櫃內 （以下所描述的單位除外 水錶設於 49 樓之水錶櫃內 <u>第1座 (Sky Tower):</u> 49樓及50樓所有單位 水錶設於 48 樓之水錶櫃內 <u>第2座 (Summit Tower):</u> 49樓及50樓所有單位）	各單位電錶設於每樓層之電錶房 （除下列單位的電錶設於電錶櫃內： <u>第 1 座(Sky Tower):</u> 所有單位）	設於各圍封式廚房內 （不適用於所有開放式廚房）
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

FITTINGS, FINISHES AND APPLIANCES
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5. Security Facilities

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Smart card access control system is installed at Development entrance at G/F, B/F, residential entrance lobby, clubhouse and residential lift cars for resident access.
	CCTV	CCTV cameras are installed at boundary fence wall of the Development, residential entrance lobby, residential lift lobby, carpark and all lift cars connecting to the office accommodation for watchmen and caretakers.

6. Appliances

Item	Description
Brand name and model number	Please refer to the “Appliances Schedule”

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

5. 保安設施

細項	描述	
保安系統及設備（包括嵌入式的裝備的細節及其位置）	入口通道控制及保安系統	發展項目地下入口、地庫、住宅入口大堂、會所及住客升降機均裝有智能咭入口通道控制系統供住客出入。
	閉路電視	發展項目邊界圍牆、住宅入口大堂、住宅升降機大堂、停車場及所有升降機均裝有閉路電視連接至保安人員及管理員辦公室。

6. 設備

細項	描述
品牌名稱及產品型號	請參閱「設備說明表」

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

APPLIANCES SCHEDULE - KITCHEN / OPEN KITCHEN

設備說明表 - 廚房 / 開放式廚房

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)														
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Kitchen / Open Kitchen 廚房 / 開放式廚房	Induction Hob 電磁爐	Miele	CS 1212-1 i	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓
			KM 7201 FR	-	-	-	✓	-	-	-	-	-	✓	-	-
	Gas Hob 氣體煮食爐		CS 1018 G	✓	-	-	-	-	-	-	-	-	-	-	-
			CS 1013-1	✓	-	-	-	-	-	-	-	-	-	-	-
	Cooker Hood 抽油煙機		DAS 2620	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
			DA 4298 W	✓	-	-	-	-	-	-	-	-	✓	-	-
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Gelec	DPT10-24H	✓	-	-	-	-	-	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註:
1. 上表符號“ ✓ ”表示“提供”。
2. 上表符號“ - ”表示“不提供”。
3. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

FITTINGS, FINISHES AND APPLIANCES
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APPLIANCES SCHEDULE - KITCHEN / OPEN KITCHEN

設備說明表 - 廚房 / 開放式廚房

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)														
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Kitchen / Open Kitchen 廚房 / 開放式廚房	Steam Oven 蒸爐	Miele	DG 2840	✓	-	-	-	-	-	-	-	-	-	-	-
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	-	-	-	✓	-	-	-	-	-	✓	-	-
	Oven 焗爐		H 2860 B	✓	-	-	-	-	-	-	-	-	-	-	-
	Fridge Freezer 雪櫃連冰箱		KFNS 7734 D	✓	-	-	✓	-	-	-	-	-	-	-	✓
	Fridge 雪櫃		K31222 Ui	✓	-	-	-	-	-	-	-	-	-	-	-
	Wine Cellar 紅酒櫃	Vintec	VWS020SBA-X	✓	-	-	-	-	-	-	-	-	-	-	-
	Router 路由器	TP-Link	ER7212PC	✓	-	-	✓	-	-	-	-	-	-	-	✓

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

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3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註:
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APPLIANCES SCHEDULE - KITCHEN / OPEN KITCHEN

設備說明表 - 廚房 / 開放式廚房

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)														
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Kitchen / Open Kitchen 廚房 / 開放式廚房	Network Switch 網路交換器	Netgear	GS308P	✓	-	-	✓	-	-	-	-	-	-	-	✓
	Home Automatic Controller Gateway 智能家居控制器	Control 4	CA-1	✓	-	-	✓	-	-	-	-	-	-	-	✓
	Homekit Bridge 家庭網橋	Likon	VB-101	✓	-	-	✓	-	-	-	-	-	-	-	✓
	Home Automatic Bypass Button 智能家居旁路掣	Schneider	E8331D20N	✓	-	-	✓	-	-	-	-	-	-	-	✓
	Home Automation Lighting Dimmer Module 智能家居照明調光器	Control 4	DM201-Z	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
	Curtain Controller Gateway 窗簾控制器	KMTRONIC	UD8CR	✓	-	-	-	-	-	-	-	-	-	-	-

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

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3. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

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

APPLIANCES SCHEDULE - LIVING ROOM & DINING ROOM

設備說明表 - 客廳及飯廳

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)														
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Living Room and Dining Room 客廳及飯廳	Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓
	Fridge Freezer 雪櫃連冰箱		KFNS 7734 D	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-
	Wine Cellar 紅酒櫃	Vintec	VWS020SBA-X	-	-	-	-	-	-	-	-	-	✓	-	-
	Network Switch 網路交換器	Netgear	GS308P	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-
	Home Automatic Controller Gateway 智能家居控制器	Control 4	CA-1	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-
	Homekit Bridge 家庭網橋	Likon	VB-101	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-
	Home Automatic Bypass Button 智能家居旁路掣	Schneider	E8331D20N	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-
	Home Automation Lighting Dimmer Module 智能家居照明調光器	Control 4	DM201-Z	✓	-	-	-	-	-	-	-	-	✓	-	-
	Curtain Controller Gateway 窗簾控制器	KMTRONIC	UD8CR	-	-	-	-	-	-	-	-	-	✓	-	-
	Router 路由器	TP-Link	ER7212PC	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-

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

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

APPLIANCES SCHEDULE - KITCHEN

設備說明表 - 廚房

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機		DA 4228 W	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Hob 氣體煮食爐		CS 1018 G	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			CS 1013-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven with Microwave 蒸爐連微波爐		DGM 7440	✓	✓	✓	✓	✓	✓	✓	-	-	-
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	-	-	-	-	-	-	-	✓	✓	✓
	Microwave Oven 微波爐		M 7244 TC	-	-	-	-	-	-	-	✓	✓	✓
	Oven 焗爐		H 7460 B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機		WTR 860 WPM	-	✓	✓	✓	-	✓	✓	-	-	-
	Washer 洗衣機		WEG 365	✓	-	-	-	✓	-	-	✓	✓	✓
	Dryer 乾衣機		TEL 785 WP	✓	-	-	-	✓	-	-	✓	✓	✓

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

APPLIANCES SCHEDULE - KITCHEN

設備說明表 - 廚房

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Kitchen 廚房	Wine Cellar 紅酒櫃	Miele	KWT 6321 UG	-	✓	✓	✓	-	✓	✓	-	✓	✓
			KWT 2611 Vi	✓	-	-	-	✓	-	-	✓	-	-
	Coffee Machine 咖啡機		CVA 7440	-	-	-	-	✓	✓	✓	✓	✓	✓
	Gourmet Warmer 食物保溫櫃		ESW 7020	-	-	-	-	✓	-	-	✓	✓	✓
	Fridge Freezer 雪櫃連冰箱	Bosch	KFN96APEAG	✓	✓	✓	✓	-	✓	✓	-	-	-
		Sub-Zero	ICBBI-48S/S	-	-	-	-	✓	-	-	✓	✓	✓
	Dried Cabinet 乾燥櫃	Acalava	ALDB-TC135L	-	✓	-	-	✓	-	-	✓	✓	✓
	Exhaust Fan 抽氣扇	Gelec	DPT15-45H	-	✓	-	-	✓	-	-	✓	-	✓
			DPT15-34H	✓	-	✓	✓	-	✓	✓	-	✓	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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3. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

APPLIANCES SCHEDULE - KITCHEN

設備說明表 - 廚房

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)													
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Kitchen 廚房	Router 路由器	TP-Link	ER7212PC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	WIFI Switch 無線熱點交換器		TPH-TLS-G1005P	✓	✓	-	✓	✓	-	✓	✓	✓	✓
	Network Switch 網路交換器	Netgear	GS308P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Home Automatic Controller Gateway 智能家居控制器	Control 4	CA-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Homekit Bridge 家庭網橋	Likon	VB-101	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Home Automatic Bypass Button 智能家居旁路掣	Schneider	E8331D20N	✓	✓	✓	✓	-	✓	✓	-	-	-
	Home Automation Lighting Dimmer Module 智能家居照明調光器	Control 4	DM201-Z	✓	✓	✓	✓	-	✓	✓	-	-	-
	Curtain Controller Gateway 窗簾控制器	KMTRONIC	UD8CR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註:
1. 上表符號“ ✓ ”表示“提供”。
2. 上表符號“ - ”表示“不提供”。
3. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

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

APPLIANCES SCHEDULE – PANRTY, UTILITY ROOM AND CORRIDOR

設備說明表 - 備餐間、工作間及走廊

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Pantry 備餐間	Coffee Machine 咖啡機	Miele	CVA 7440	✓									
	Steam Oven with Microwave 蒸爐連微波爐		DGM 7440	✓									
	Wine Cellar 紅酒櫃		KWT 6321 UG	✓									
	Gourmet Warmer 食物保溫櫃	Miele	ESW 7010 OBSW	✓									
	Fridge 雪櫃	Siemens 西門子	KU15RA65HK	✓									
	Dried Cabinet 乾燥櫃	Acalava	ALDB-TC135L	✓									
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓									
Utility Room 工作間	Home Automation Lighting Dimmer Module 智能家居照明調光器	Control 4	DM201-Z	-	-			✓			✓		
Corridor 走廊	Home Automation Lighting Dimmer Module 智能家居照明調光器	Control 4	DM201-Z			-	-		-	-		✓	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. 上表符號“ ✓ ”表示“提供”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

APPLIANCES SCHEDULE - PRIVATE LIFT LOBBY, PRIVATE FLAT ROOF AND PRIVATE ROOF

設備說明表 - 私人升降機大堂、私人平台及私人天台

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)													
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Private Lift Lobby 私人升降機大堂	Air Purifier 納米離子空氣清新機	Panasonic	F-PXV35H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Air Purifier 空氣淨化機	b-MOLA	NCCO1803	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Private Flat Roof Near Living Room and Dining Room 毗鄰客廳及飯廳之私人平台	Electric Grill 電燒烤爐	Kenyon	B70400WH	/~ -@				✓				-	-
Private Flat Roof with Private Pool 私人平台連私人泳池											✓		
Private Roof 私人天台											✓	✓	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
5. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
6. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
1. 上表符號 " ✓ " 表示 "提供"。
2. 上表符號 " - " 表示 "不提供"。
3. 上表符號 " / " 表示 "不適用"。
4. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。
5. 上表符號 " ~ " 表示 "不適用於 32 樓的住宅物業" 。
6. 上表符號 " @ " 表示 "只適用於 32 樓的住宅物業" 。

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

APPLIANCES SCHEDULE - OPEN KITCHEN

設備說明表 - 開放式廚房

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)												
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model Number 型號**	**5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓**									
				A1	**A2**	**A3**	**A5**	**B1**	**B2**	**B3**	**B5**	**B6**	**B8**
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Miele	CS 1212-1 i	-	✓	✓	-	✓	✓	✓	✓	✓	✓
			KM 7201 FR	✓	-	-	✓	-	-	-	-	-	-
	Cooker Hood 抽油煙機		DAS 2620	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
			DA 4298 W	✓	-	-	-	-	-	-	-	-	-
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	-	-	-	✓	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Home Automation Lighting Dimmer Module 智能家居照明調光器	Control 4	DM201-Z	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
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3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註:
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3. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

APPLIANCES SCHEDULE - LIVING ROOM & DINING ROOM

設備說明表 - 客廳及飯廳

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓									
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Steam Oven 蒸爐	Miele	DG 2840	✓	-	-	-	-	-	-	-	-	-
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	-	✓	✓	-	✓	✓	✓	✓	✓	✓
	Oven 焗爐		H 2860 B	✓	-	-	-	-	-	-	-	-	-
	Fridge Freezer 雪櫃連冰箱		KFNS 7734 D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fridge 雪櫃		K31222 Ui	✓	-	-	-	-	-	-	-	-	-
	Wine Cellar 紅酒櫃	Vintec	VWS020SBA-X	✓	-	-	-	-	-	-	-	-	-

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

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3. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

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

APPLIANCES SCHEDULE - LIVING ROOM & DINING ROOM

設備說明表 - 客廳及飯廳

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)													
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓									
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Network Switch 網路交換器	Netgear	GS308P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Home Automatic Controller Gateway 智能家居控制器	Control 4	CA-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Homekit Bridge 家庭網橋	Likon	VB-101	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Home Automatic Bypass Button 智能家居旁路掣	Schneider	E8331D20N	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Home Automation Lighting Dimmer Module 智能家居照明調光器	Control 4	DM201-Z	✓	-	-	-	-	-	-	-	-	-
	Curtain Controller Gateway 窗簾控制器	KMTRONIC	UD8CR	✓	-	-	-	-	-	-	-	-	-
	Router 路由器	TP-Link	ER7212PC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

APPLIANCES SCHEDULE - KITCHEN

設備說明表 - 廚房

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機		DA 4228 W	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Hob 氣體煮食爐		CS 1018 G	✓	✓	✓	✓	✓	✓	✓	✓
			CS 1013-1	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven with Microwave 蒸爐連微波爐		DGM 7440	✓	✓	✓	✓	-	-	-	-
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	-	-	-	-	✓	✓	✓	✓
	Microwave Oven 微波爐		M 7244 TC	-	-	-	-	✓	✓	✓	✓
	Oven 焗爐		H 7460 B	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機		WTR 860 WPM	✓	✓	✓	✓	-	-	-	-
	Washer 洗衣機		WEG 365	-	-	-	-	✓	✓	✓	✓
	Dryer 乾衣機		TEL 785 WP	-	-	-	-	✓	✓	✓	✓

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

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

APPLIANCES SCHEDULE - KITCHEN

設備說明表 - 廚房

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Kitchen 廚房	Wine Cellar 紅酒櫃	Miele	KWT 6321 UG	✓	✓	✓	✓	-	-	-	-
			KWT 2611 Vi	-	-	-	-	✓	✓	✓	✓
	Coffee Machine 咖啡機		CVA 7440	-	✓	-	-	✓	✓	✓	✓
	Gourmet Warmer 食物保溫櫃		ESW 7020	-	-	-	-	✓	✓	✓	✓
	Fridge Freezer 雪櫃連冰箱	Bosch	KFN96APEAG	✓	✓	✓	✓	-	-	-	-
		Sub-Zero	ICBBI-48S/S	-	-	-	-	✓	✓	✓	✓
	Dried Cabinet 乾燥櫃	Acalava	ALDB-TC135L	-	✓	-	-	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Gelec	DPT15-45H	✓	✓	-	-	✓	✓	✓	✓
			DPT15-34H	-	-	✓	✓	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓

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

設備說明表 - 廚房

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Kitchen 廚房	Router 路由器	TP-Link	ER7212PC	✓	✓	✓	✓	✓	✓	✓	✓
	WIFI Switch 無線熱點交換器		TPH-TLS-G1005P	✓	✓	-	-	✓	✓	✓	✓
	Network Switch 網路交換器	Netgear	GS308P	✓	✓	✓	✓	✓	✓	✓	✓
	Home Automatic Controller Gateway 智能家居控制器	Control 4	CA-1	✓	✓	✓	✓	✓	✓	✓	✓
	Homekit Bridge 家庭網橋	Likon	VB-101	✓	✓	✓	✓	✓	✓	✓	✓
	Home Automatic Bypass Button 智能家居旁路掣	Schneider	E8331D20N	✓	✓	✓	✓	-	-	-	-
	Home Automation Lighting Dimmer Module 智能家居照明調光器	Control 4	DM201-Z	✓	✓	✓	✓	-	-	-	-
	Curtain Controller Gateway 窗簾控制器	KMTRONIC	UD8CR	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes:
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備註:
1. 上表符號“ ✓ ”表示“提供”。
2. 上表符號“ - ”表示“不提供”。
3. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

APPLIANCES SCHEDULE - LIVING ROOM & DINING ROOM, PRIVATE LIFT LOBBY AND PRIVATE FLAT ROOF

設備說明表 - 客廳及飯廳、私人升降機大堂及私人平台

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Living Room and Dining Room 客廳及飯廳	Dried Cabinet 乾燥櫃	Acalava	ALDB-TC135L	✓	-	-	-	-	-	-	-
Private Lift Lobby 私人升降機大堂	Air Purifier 納米離子空氣清新機	Panasonic	F-PXV35H	✓	✓	✓	✓	✓	✓	✓	✓
	Air Purifier 空氣淨化機	b-MOLA	NCCO1803	✓	✓	✓	✓	✓	✓	✓	✓
Private Flat Roof with Private Pool 私人平台連私人泳池	Electric Grill 電燒烤爐	Kenyon	B70400WH	/	/	/	/	/	/	✓	/
Private Flat Roof with Jacuzzi 私人平台連按摩浴池				/	/	/	/	/	/	/	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註:
1. 上表符號“ ✓ ”表示“提供”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. 賣方可能以品質相若的相同型號但相反方向的鉸鏈的產品代替設備。

APPLIANCES SCHEDULE - MASTER BATHROOM, BATHROOM AND LAVATORY

設備說明表 - 主人浴室、浴室及洗手間

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)														
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	/	/	/	/	/	/	/	/	1	/	/
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	/	/	/	/	/	/	/	/	1	/	/
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	1	/	/	/	/	/	/	/	/	1	/	/
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 21 LCD	1	/	/	/	/	/	/	/	/	1	/	/

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。

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

APPLIANCES SCHEDULE - MASTER BATHROOM AND BATHROOM

設備說明表 - 主人浴室及浴室

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	1	1	-	-	1	-	-	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1	1	1	1	1	1	1	1	1
	Cosmetic Fridge 化妝品冰箱	Cristal	CB14	1	-	-	-	1	-	-	1	1	1
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1	1	1	1	1	1	1	1	1
Bathroom 3 浴室 3	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	/	/	/	/	/	/	/	1	/	/
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	/	/	/	/	/	/	/	1	/	/

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。

APPLIANCES SCHEDULE - LAVATORY AND POWDER ROOM

設備說明表 - 洗手間及化妝間

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)													
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Lavatory 洗手間	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 21 LCD	1	1	1	1	1	1	1	1	1	1
Powder Room 化妝間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	1	/	/	/	1	/	/	1	/	/
	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	1	/	/	/	1	/	/	1	/	/

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。

APPLIANCES SCHEDULE - MASTER BATHROOM, BATHROOM AND LAVATORY

設備說明表 - 主人浴室、浴室及洗手間

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓									
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	/	/	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	/	/	/	/	/	/	/	/	/
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1	1	1	1	1	1	1	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	1	/	/	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 21 LCD	1	/	/	/	/	/	/	/	/	/

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。

APPLIANCES SCHEDULE – MASTER BATHROOM AND BATHROOM

設備說明表 - 主人浴室及浴室

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	1	1	-	-	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1	1	1	1	1	1	1
	Cosmetic Fridge 化妝品冰箱	Cristal	CB14	1	1	-	-	1	1	1	1
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	1	1		1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1		1	1	1	1	1
	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	-	-		-	1	-	-	-

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。

APPLIANCES SCHEDULE - LAVATORY AND POWDER ROOM

設備說明表 - 洗手間及化妝間

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Lavatory 洗手間	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 21 LCD	1	1	1	1	1	1	1	1
Powder Room 化妝間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	/	/	/	/	1	1	1	1
	Exhaust Fan 抽氣扇	GELEC	DPT07-13H	/	/	/	/	1	1	1	1

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)														
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-73MK2E5A / U-5LE2H4	-	1~	-	-	-	-	1~	-	-	-	-	1~
			S-56MK2E5A / U-6LE2H4	-	-	-	2~	-	-	-	-	-	-	-	-
			S-56MK2E5A / U-5LE2H4	1~	-	-	-	-	-	-	-	-	-	-	-
			S-56MK2E5A / U-4LE2H4	1^	-	-	-	-	-	-	-	-	1~ 1^	-	-
			CS-Z71TKEW / CU-5E34PBE	-	-	1~	-	1~	1~	-	1~	1~	-	1~	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		S-36MK2E5A / U-4LE2H4	1^									1^		

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ~: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. ~: 共用室外機。
5. ^: 共用室外機。

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

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)														
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Bedroom 1 睡房1	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-36MK2E5A / U-5LE2H4	-	1~	-	-	-	-	1~	-	-	-	-	1~
			S-28MK2E5A / U-5LE2H4	1~	-	-	-	-	-	-	-	-	-	-	-
			S-28MK2E5A / U-4LE2H4	-	-	-	-	-	-	-	-	-	1~	-	-
			CS-Z25TKEW / CU-5E34PBE	-	-	1~	-	1~	1~	-	1~	1~	-	1~	-
			CS-LE12WKA / CU-LE12WKA	-	-	-	1	-	-	-	-	-	-	-	-
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-6LE2H4	-	-		1~			-			-		-
			S-28MK2E5A / U-5LE2H4	1~	1~		-			1~			-		1~
			S-28MK2E5A / U-4LE2H4	-	-		-			-			1~		-
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-5LE2H4	1~											
Utility Room 工作間	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-4LE2H4	1^									1^		
Study Room 書房	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-6LE2H4				1~								

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ~: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.

備註：
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. ~：共用室外機。
5. ^：共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-73MK2E5A / U-6LE2H4	-	1~	1^	-	-	1^	-	-	-	-
			S-73MK2E5A / U-5LE2H4	-	-	-	-	2~ 2^	-	-	2~ 2^	2~	2~
			S-73MK2E5A / U-4LE2H4	-	-	1~	-	-	1~	-	1#	-	1^
			S-56MK2E5A / U-6LE2H4	-	1~	-	2~	-	-	2~	-	-	-
			S-56MK2E5A / U-5LE2H4	2~ 2^	1^	-	1^	-	-	1^	-	-	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. ~: Shared Outdoor Unit.
4. ^: Shared Outdoor Unit.
5. #: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. ~: 共用室外機。
4. ^: 共用室外機。
5. #: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-56MK2E5A / U-6LE2H4	-	-	1^	-	-	1^	-	-	-	1# 1*
			S-56MK2E5A / U-5LE2H4	-	-	-	-	1# 1*	-	-	2< 2>	1#	-
			S-56MK2E5A / U-4LE2H4	1*	-	-	-	-	-	-	-	1*	-
			S-36MK2E5A / U-6LE2H4	-	1#	-	-	-	-	-	-	-	-
			S-36MK2E5A / U-5LE2H4	-	1^	-	1^	1#	-	1^	1>	-	-
			S-36MK2E5A / U-4LE2H4	1#	-	-	1#	-	-	1#	-	-	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. *: Shared Outdoor Unit.
4. #: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.
6. <: Shared Outdoor Unit.
7. >: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. *: 共用室外機。
4. #: 共用室外機。
5. ^: 共用室外機。
6. <: 共用室外機。
7. >: 共用室外機。

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

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bedroom 1 睡房 1	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-56MK2E5A / U-6LE2H4	-	1#	-	-	-	-	-	-	-	1#
			S-56MK2E5A / U-5LE2H4	-	-	-	1^	-	-	1^	-	-	-
			S-56MK2E5A / U-4LE2H4	1#	-	1#	-	-	1#	-	-	-	-
			S-36MK2E5A / U-6LE2H4	-	-	-	-	-	-	-	1%	-	-
			S-36MK2E5A / U-5LE2H4	-	-	-	-	1* 1<	-	-	1<	1#	-
			S-36MK2E5A / U-4LE2H4	-	-	-	-	-	-	-	-	1*	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. #: Shared Outdoor Unit.
4. *: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.
6. <: Shared Outdoor Unit.
7. %: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. #: 共用室外機。
4. *: 共用室外機。
5. ^: 共用室外機。
6. <: 共用室外機。
7. %: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)													
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bedroom 2 睡房 2	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-56MK2E5A / U-6LE2H4	-	-	-	-	-	-	-	1%	-	-
			S-56MK2E5A / U-5LE2H4	-	-	-	-	1#	-	-	-	-	-
			S-56MK2E5A / U-4LE2H4	-	-	-	-	-	-	-	-	1^	-
			S-36MK2E5A / U-6LE2H4	-	-	-	-	-	-	-	-	-	2*
			S-36MK2E5A / U-4LE2H4	1*	-	-	-	-	-	-	-	-	-
			S-28MK2E5A / U-5LE2H4	-	1^	-	-	-	-	-	-	-	-
			S-28MK2E5A / U-4LE2H4	-	-	1#	1#	-	1#	1#	-	-	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. #: Shared Outdoor Unit.
4. *: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.
6. %: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. #: 共用室外機。
4. *: 共用室外機。
5. ^: 共用室外機。
6. %: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bedroom 3 睡房 3	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-56MK2E5A / U-5LE2H4	-	-	-	-	1*	-	-	-	-	-
			S-56MK2E5A / U-4LE2H4	-	-	-	-	-	-	-	1*	-	-
			S-36MK2E5A / U-6LE2H4	-	-	-	-	-	-	-	-	-	1*
			S-36MK2E5A / U-5LE2H4	-	-	-	-	-	-	-	-	1#	-
			S-36MK2E5A / U-4LE2H4	1*	-	-	-	-	-	-	-	-	-
			S-36MK2E5A / U-4LE2H4	1*	-	-	-	-	-	-	-	-	-
			S-28MK2E5A / U-5LE2H4	-	1^	-	-	-	-	-	-	-	-
			S-28MK2E5A / U-4LE2H4	-	-	1#	1#	-	1#	1#	-	-	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. #: Shared Outdoor Unit.
4. *: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. #: 共用室外機。
4. *: 共用室外機。
5. ^: 共用室外機。

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

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Utility Room 工作間	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-28MK2E5A / U-6LE2H4	-	1#			-			-		
			S-28MK2E5A / U-5LE2H4	-	-			1<			-		
			S-28MK2E5A / U-4LE2H4	1#	-			-			1*		
Corridor 走廊	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-6LE2H4			1^	-		1^	-		-	1#
			S-28MK2E5A / U-4LE2H4			-	1#		-	1#		1^	-
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-6LE2H4				1~	-		1~			

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ~: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.
6. #: Shared Outdoor Unit.
7. *: Shared Outdoor Unit.
8. <: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. ~: 共用室外機。
5. ^: 共用室外機。
6. #: 共用室外機。
7. *: 共用室外機。
8. <: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Kitchen 廚房	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-56MF2E5A / U-4LE2H4	-	-	-	-	-	-	-	1#	-	-
			S-36MF2E5A / U-6LE2H4	-	1~	-	-	-	-	-	-	-	-
			S-36MF2E5A / U-5LE2H4	1^	-	-	-	1<	-	-	-	-	-
Private Lift Lobby 私人升降機大堂	Split Type Air-conditioner 分體式冷氣機		S-36MK2E5A / U-6LE2H4	-	1#	-	-	-	-	-	-	-	-
			S-36MK2E5A / U-5LE2H4	1~	-	-	-	1<	-	-	-	-	-
			S-36MK2E5A / U-4LE2H4	-	-	-	-	-	-	-	1*	-	-
			S-28MK2E5A / U-6LE2H4	-	-	-	1~	-	-	1~	-	-	-
			S-28MK2E5A / U-4LE2H4	-	-	1~	-	-	1~	-	-	1^	1^

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ~: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.
6. #: Shared Outdoor Unit.
7. *: Shared Outdoor Unit.
8. <: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. ~: 共用室外機。
5. ^: 共用室外機。
6. #: 共用室外機。
7. *: 共用室外機。
8. <: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)													
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
				A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Corridor on 50/F 50樓走廊	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-36MK2E5A / U-6LE2H4								1%	-	-
			S-28MK2E5A / U-6LE2H4								-	-	1#
			S-28MF2E5A / U-4LE2H4								-	1*	-
Private Lift Lobby on Main Roof 天台私人升降機大堂	Split Type Air-conditioner 分體式冷氣機		S-36MK2E5A / U-6LE2H4								1%		
Staircase 樓梯	Split Type Air-conditioner 分體式冷氣機		S-28MY3E / U-5LE2H4								-	1#	-
			S-28MY3E / U-4LE2H4								-	-	1^

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ~: Shared Outdoor Unit.
5. #: Shared Outdoor Unit.
6. *: Shared Outdoor Unit.
7. %: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. ~: 共用室外機
5. #: 共用室外機。
6. *: 共用室外機。
7. %: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓									
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-73MK2E5A / U-5LE2H4	-	1~	1~	1~	1~	-	-	-	-	1~
			S-56MK2E5A / U-5LE2H4	1~	-	-	-	-	-	-	-	-	-
			S-56MK2E5A / U-4LE2H4	1^	-	-	-	-	-	-	-	-	-
			CS-Z71TKEW / CU-5E34PBE	-	-	-	-	-	1~	1~	1~	1~	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		S-36MK2E5A / U-4LE2H4	1^									

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ~: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. ~: 共用室外機。
5. ^: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)												
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓									
				A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Bedroom 1 睡房1	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-36MK2E5A / U-5LE2H4	-	1~	1~	1~	1~	-	-	-	-	1~
			S-28MK2E5A / U-5LE2H4	1~	-	-	-	-	-	-	-	-	-
			CS-Z25TKEW / CU-5E34PBE	-	-	-	-	-	1~	1~	1~	1~	-
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-5LE2H4	1~	1~	1~	1~	1~					1~
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-5LE2H4	1~									
Utility Room 工作間	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-4LE2H4	1^									

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ~: Shared Outdoor Unit.
5. ^: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. ~: 共用室外機。
5. ^: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-73MK2E5A / U-6LE2H4	1~	1~	-	1~	-	-	1~ 1^	1^
			S-73MK2E5A / U-5LE2H4	-	-	-	-	2~ 1^	2~ 1^	-	2~
			S-56MK2E5A / U-6LE2H4	1~ 1^	1~ 1^	1~	1^	-	-	1~ 1^	-
			S-56MK2E5A / U-5LE2H4	-	-	1^	-	-	-	-	-
			S-56MF2E5A / U-6LE2H4	-	-	-	-	-	-	-	1#
			S-36MF2E5A / U-6LE2H4	-	-	-	-	-	-	1^	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
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備註:
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3. ~: 共用室外機。
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5. #: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-56MK2E5A / U-6LE2H4	-	-	1~	1^	-	1# 1*	-	1*
			S-56MK2E5A / U-5LE2H4	-	-	-	-	-	-	2< 2>	-
			S-56MK2E5A / U-4LE2H4	-	-	-	-	1# 1*	-	-	1<
			S-36MK2E5A / U-6LE2H4	1^	1^	-	-	-	-	-	1*
			S-36MK2E5A / U-5LE2H4	1#	1#	-	-	-	-	-	-
			S-28MK2E5A / U-4LE2H4	-	-	-	-	1#	-	-	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. ~: Shared Outdoor Unit.
4. ^: Shared Outdoor Unit.
5. #: Shared Outdoor Unit.
6. *: Shared Outdoor Unit.
7. <: Shared Outdoor Unit.
8. >: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
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3. ~: 共用室外機。
4. ^: 共用室外機。
5. #: 共用室外機。
6. *: 共用室外機。
7. <: 共用室外機。
8. >: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Bedroom 1 睡房 1	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-56MK2E5A / U-6LE2H4	-	-	-	-	-	-	1*	1^
			S-56MK2E5A / U-5LE2H4	1#	1#	-	-	-	-	-	-
			S-36MK2E5A / U-6LE2H4	-	-	-	1~	-	1#	-	-
			S-36MK2E5A / U-5LE2H4	-	-	1^	-	-	-	-	-
			S-36MK2E5A / U-4LE2H4	-	-	-	-	1#	-	-	-
Bedroom 2 睡房 2	Split Type Air-conditioner 分體式冷氣機		S-36MK2E5A / U-6LE2H4	1^	1^	-	-	-	1# 1*	1*	1^ 1#
			S-36MK2E5A / U-5LE2H4	-	-	-	-	1<	-	1#	-
			S-36MK2E5A / U-4LE2H4	-	-	-	-	1*	-	-	-
			S-28MK2E5A / U-6LE2H4	-	-	-	1^	-	-	-	-
			S-28MK2E5A / U-5LE2H4	-	-	1^	-	-	-	-	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. ~: Shared Outdoor Unit.
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5. #: Shared Outdoor Unit.
6. *: Shared Outdoor Unit.
7. <: Shared Outdoor Unit.

備註:
1. 上表顯示的數目代表“提供的數量”。
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5. #: 共用室外機。
6. *: 共用室外機。
7. <: 共用室外機。

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

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Bedroom 3 睡房 3	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-36MK2E5A / U-6LE2H4	-	-	-	-	-	1*	1*	1#
			S-36MK2E5A / U-5LE2H4	-	-	-	-	1<	-	1#	-
			S-36MK2E5A / U-4LE2H4	-	-	-	-	1*	-	-	-
			S-28MK2E5A / U-6LE2H4	1^	1^	-	1~	-	-	-	-
			S-28MK2E5A / U-5LE2H4	-	-	1^	-	-	-	-	-
Utility Room 工作間	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-6LE2H4	-	-	1~		-	1#	-	1*
			S-28MK2E5A / U-5LE2H4	1#	1#	-		1<	-	1#	-
Corridor 走廊	Split Type Air-conditioner 分體式冷氣機		S-36MF2E5A / U-6LE2H4				-	-	-	1~	-
			S-36MF2E5A / U-5LE2H4				-	1^	1^	-	-
			S-28MK2E5A / U-6LE2H4				1^	-	-	-	-

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
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6. #: Shared Outdoor Unit.
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6. #: 共用室外機。
7. *: 共用室外機。
8. <: 共用室外機。

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 冷氣機

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
				A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Kitchen 廚房	Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	S-36MF2E5A / U-6LE2H4	1~	1~	-	-	-	1*	-	1*
			S-36MF2E5A / U-5LE2H4	-	-	-	-	1<	-	1#	-
Private Lift Lobby 私人升降機大堂	Split Type Air-conditioner 分體式冷氣機		S-28MK2E5A / U-6LE2H4	-	-	1~	1~	-	-	1*	1#
			S-28MK2E5A / U-5LE2H4	1#	1#	-	-	1^	1^	-	-
Corridor on 50/F 50樓走廊	Split Type Air-conditioner 分體式冷氣機		S-36MF2E5A / U-6LE2H4							-	-
			S-36MF2E5A / U-5LE2H4							1<	-
			S-36MF2E5A / U-4LE2H4							-	1<
Private Lift Lobby on Main Roof 天台私人升降機大堂	Split Type Air-conditioner 分體式冷氣機		S-36MY3E / U-5LE2H4							1>	-
			S-36MY3E / U-4LE2H4							-	1<

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

Notes:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
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6. #: Shared Outdoor Unit.
7. *: Shared Outdoor Unit.
8. <: Shared Outdoor Unit.
9. >: Shared Outdoor Unit.

備註:
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2. 上表符號“ - ”表示“不提供”。
3. 上表符號“ / ”表示“不適用”。
4. ~: 共用室外機。
5. ^: 共用室外機。
6. #: 共用室外機。
7. *: 共用室外機。
8. <: 共用室外機。
9. >: 共用室外機。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		6	6	4	7	4	4	6	4	4	7	4	5
	Lighting Point 燈位		6	6	5	6	5	5	5	5	5	6	5	5
	Twin Socket Outlet 雙頭插座		3	2	1	3	1	1	2	1	1	3	1	2
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	-	1	-	-	1	-	-	1	-	1
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	2	1	2	1	1	2	1	1	1	1	2
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	1	1	2	1	1	1	1	1	2	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Living Room and Dining Room 客廳及飯廳	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	1	-	1	-	-	1	-	-	1	-	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		2	2	2	2	2	2	2	2	2	2	2	2
	Smoke Detector 煙霧探測器		-	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Single Socket Outlet 單頭插座	3	3	2	2	2	2	3	2	2	3	2	2
		Twin Socket Outlet 雙頭插座	-	-	1	-	1	1	-	1	1	-	1	-
		Data Point 網絡插座	-	1	1	-	1	1	1	1	1	1	1	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with open kitchens. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設開放式廚房的單位內的「消防裝置及設備」。設開放式廚房的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Living Room and Dining Room 客廳及飯廳		LAN Port Faceplate 區域網路端口面板	-	1	1	-	1	1	1	1	1	2	1	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	-	-	-	-	1	-	-	1	-	-
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	2	-	2	-	-	1	-	-	2	-	3
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	-	1	1	-	1	1	1	1	1	1	1	-
		Single Socket Outlet for Wine Cellar 單頭插座供紅酒櫃	-	-	-	-	-	-	-	-	-	1	-	-
		Twin Socket Outlet for Router / Home Automation 雙頭插座供路由器/智能家居	-	3	3	-	3	3	3	3	3	3	3	-
		Connection Unit for Steam Combination Oven 插線座供蒸焗爐	-	1	1	-	1	1	1	1	1	-	1	1
		Distribution Board 配電箱	-	1	1	1	1	1	1	1	1	1	1	1
		Switch for Steam Combination Oven 蒸焗爐開關掣	-	1	1	-	1	1	1	1	1	-	1	1
		Single Socket Outlet for Wireless Charger 單頭插座供無線充電器	1	1	1	1	1	1	1	1	1	1	1	1
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器	1	-	-	-	-	-	-	-	-	1	-	-
		Air-conditioner Controller Module 冷氣控制器	2	1	1	2	1	1	1	1	1	2	1	1

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Master Bedroom 主人睡房	Lighting Switch 燈掣		2									2		
	Lighting Point 燈位		3									3		
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1									1		
	Switch for Air-conditioner 冷氣機開關掣		1									1		
	Single Socket Outlet 單頭插座		1									-		
	Twin Socket Outlet 雙頭插座		1									1		
	Twin Socket Outlet with USB Module 雙頭及USB插座		1									1		
	TV / FM Outlet 電視 / 電台天線插座		2									2		
	WIFI Point 無線熱點位		1									1		
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1									1		

Notes:
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	2	1	2	2	1	2	2	1	2	1
	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2	2	3
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		-	-	1	-	1	1	-	1	1	-	1	-
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	2	2	2	2	2	2	2	2	1	2	2
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	/	1	/	/	1	/	/	1	/	1
	Lighting Point 燈位		2	2	/	2	/	/	2	/	/	2	/	2
	Switch for Air-conditioner 冷氣機開關掣		1	1	/	1	/	/	1	/	/	1	/	1
	Twin Socket Outlet 雙頭插座		1	1	/	1	/	/	1	/	/	1	/	1
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	/	1	/	/	1	/	/	1	/	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	/	1	/	/	1	/	/	1	/	1
	WIFI Point 無線熱點位		1	1	/	1	/	/	1	/	/	1	/	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	/	1	/	/	1	/	/	1	/	1

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Bedroom 3 睡房3	Lighting Switch 燈掣		1											
	Lighting Point 燈位		2											
	Switch for Air-conditioner 冷氣機開關掣		1											
	Twin Socket Outlet 雙頭插座		1											
	Twin Socket Outlet with USB Module 雙頭及USB插座		1											
	TV / FM Outlet 電視 / 電台天線插座		1											
	WIFI Point 無線熱點位		1											
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1											

Notes:
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Utility Room 工作間	Lighting Switch 燈掣		2									1		
	Lighting Point 燈位		1									1		
	Switch for Electric Water Heater and Exhaust Fan 電熱水爐及抽氣扇開關掣		1									1		
	Switch for Air-conditioner 冷氣機開關掣		1									1		
	Twin Socket Outlet 雙頭插座		1									1		
	TV / FM Outlet 電視 / 電台天線插座		1									1		
	Distribution Board 配電箱		1									-		
Lavatory 洗手間	Lighting Point 燈位		1									1		
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1									1		
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1									1		

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Study Room 書房	Lighting Switch 燈掣					1								
	Lighting Point 燈位					1								
	Twin Socket Outlet 雙頭插座					1								
	Twin Socket Outlet with USB Module 雙頭及USB插座					1								
	TV / FM Outlet 電視 / 電台天線插座					1								
	WIFI Point 無線熱點位					1								
	Switch for Air-conditioner 冷氣機開關掣					1								

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Open Kitchen 開放式廚房	Lighting Point 燈位			1	1	2	1	1	1	1	1	2	1	1
	Twin Socket Outlet 雙頭插座			1	-	2	-	-	1	-	-	-	-	-
	Twin Socket Outlet with USB Module 雙頭及USB插座			-	1	-	1	1	-	1	1	1	1	-
	Concealed Sprinkler Head 隱蔽式消防花灑頭			1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Single Socket Outlet 單頭插座		-	-	1	-	-	-	-	-	-	-	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機		1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱		-	-	1	-	-	-	-	-	-	-	1
		Twin Socket Outlet for Router / Home Automation 雙頭插座供路由器/智能家居		-	-	3	-	-	-	-	-	-	-	3
		Connection Point for Washer Dryer 洗衣乾衣機接駁點		1	1	1	1	1	1	1	1	1	1	1

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3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with open kitchens. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

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3. 上表符號“ # ”代表位於設開放式廚房的單位內的「消防裝置及設備」。設開放式廚房的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓									
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Open Kitchen 開放式廚房		Connection Unit for Cooker Hood 插線座供抽油煙機	/	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	/	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Steam Combination Oven 插線座供蒸焗爐	/	-	-	1	-	-	-	-	-	1	-	-
		Connection Unit for Induction Hob 插線座供電磁爐	/	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	/	-	1	1	1	1	-	1	1	-	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	/	3	6	4	6	6	4	6	6	3	6	2
		Switch for Steam Combination Oven 蒸焗爐開關掣	/	-	-	1	-	-	-	-	-	1	-	-
		Switch for Induction Hob 電磁爐開關掣	/	1	1	1	1	1	1	1	1	1	1	1
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器	/	1	1	1	1	1	1	1	1	1	1	1
		Data Point 網絡插座	/	-	-	1	-	-	-	-	-	-	-	1
		LAN Port Faceplate 區域網路端口面板	/	-	-	2	-	-	-	-	-	-	-	1

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Kitchen 廚房	Lighting Point 燈位		6											
	Twin Socket Outlet with USB Module 雙頭及USB插座		1											
		Single Socket Outlet 單頭插座	1											
		WIFI Point 無線熱點位	1											
		Data Point 網絡插座	1											
		LAN Port Faceplate 區域網路端口面板	2											
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1											
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	1											
		Single Socket Outlet for Fridge 單頭插座供雪櫃	1											
		Single Socket Outlet for Wine Cellar 單頭插座供紅酒櫃	1											
		Twin Socket Outlet for Router / Home Automation 雙頭插座供路由器/智能家居	3											
		Connection Point for Washer Dryer 洗衣乾衣機接駁點	1											

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Kitchen 廚房		Connection Unit for Cooker Hood 插線座供抽油煙機	1											
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1											
		Connection Unit for Steam Oven 插線座供蒸爐	1											
		Connection Unit for Oven 插線座供焗爐	1											
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣煮食爐	2											
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1											
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1											
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	4											
		Switch for Steam Oven 蒸爐開關掣	1											
		Switch for Oven 焗爐開關掣	1											
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器	1											
		Gas Meter 氣體錶	1											

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Master Bathroom 主人浴室	Lighting Point 燈位		5									5		
		Twin Socket Outlet 雙頭插座	1									-		
		Single Socket Outlet with USB Module 單頭及USB插座	1									1		
		Single Socket Outlet 單頭插座	2									2		
		Switch for Thermo Ventilator 浴室寶開關掣	1									1		
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2									1		
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1									1		

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Elite Zone) 第 1 座 (Elite Zone)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓										
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8	B9	B10
Bathroom 1 浴室1	Lighting Point 燈位		4	4	5	4	5	5	4	5	5	4	5	4
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單頭插座	2	2	1	2	1	1	2	1	1	2	1	2
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1	1	1	1	1
Balcony, Utility Platform and Air-conditioner Platform 露台、工作平台及冷氣機平台	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2	2	2
	Single Waterproof Socket Outlet 單頭防水插座		1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		2	1	1	1	1	1	1	1	1	2	1	1
Air-conditioner Hood 冷氣機台	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		/	/	/	1	/	/	/	/	/	/	/	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Private Lift Lobby 私人升降機大堂	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	5	3	3	5	3	3	5	3	3
	Intercom 對講機		1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧探測器		2#	2#	1#	1#	2#	1#	1#	2#	1#	1#
	Single Socket Outlet 單頭插座		1	1	1	1	1	1	1	1	1	1
	Motion Sensor 運動位移感應器		2	1	1	1	2	1	1	2	1	1
		Alarm Bell 消防警鐘	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Fuse Spur Unit for Private Lift Lobby Lighting 菲士蘇供私人升降機大堂燈	3	3	3	3	3	3	3	3	3	3

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with private lift lobbies. Owners of residential units with private lift lobbies are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設私人升降機大堂的單位內的「消防裝置及設備」。設私人升降機大堂的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設私人升降機大堂的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Private Lift Lobby 私人升降機大堂		Single Socket Outlet for Air Purifier 單頭插座供空氣淨化機	2	2	2	2	2	2	2	2	2	2
		Single Socket Outlet for Air Purifier 單頭插座供納米離子空氣清新機	1	1	-	-	1	-	-	1	-	-
		Twin Socket Outlet for Air Purifier 雙頭插座供納米離子空氣清新機	-	-	1	1	-	1	1	-	1	1
		Switch for Air-conditioner 冷氣機開關掣	1	1	1	1	1	1	1	1	1	1
Corridor on 50/F 50樓走廊	Lighting Switch 燈掣		/	/	/	/	/	/	/	3	3	3
	Lighting Point 燈位		/	/	/	/	/	/	/	3	2	3
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	/	/	/	/	1	-	1
	Smoke Detector 煙霧探測器		/	/	/	/	/	/	/	1#	-	-
		Switch for Air-conditioner 冷氣機開關掣	/	/	/	/	/	/	/	-	1	-
		Single Socket Outlet 單頭插座	/	/	/	/	/	/	/	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with Corridor on 50/F. Owners of residential units with Corridor on 50/F are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設 50 樓走廊的單位內的「消防裝置及設備」。設 50 樓走廊的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設 50 樓走廊的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Stairhood 梯屋	Lighting Switch 燈掣										2	2
	Lighting Point 燈位										2	2
	Twin Socket Outlet 雙頭插座										1	1
		Switch for Air-conditioner 冷氣機開關掣									1	1
Private Lift Lobby on Main Roof 天台私人升降機大堂	Lighting Switch 燈掣									4		
	Lighting Point 燈位									4		
	Twin Socket Outlet 雙頭插座									1		
	Switch for Air-conditioner 冷氣機開關掣									1		
	Smoke Detector 煙霧探測器									1#		
		Control Module 控制模組								1#		
		Isolator for Lift 升降機隔離器								2		
Staircase 樓梯	Lighting Point 燈位									4	4	4

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with private lift lobbies on main roof. Owners of residential units with private lift lobbies on main roof are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設天台私人升降機大堂的單位內的「消防裝置及設備」。設天台私人升降機大堂的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設天台私人升降機大堂的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		8~ 9@	6	6	6	11	6	6	9	7	6
	Lighting Point 燈位		12^ 13<	12	15	13	15	15	13	16	14	11
	Twin Socket Outlet 雙頭插座		5	4	3	4	5	3	4	3	4	3
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		3	4	3	3	3	3	3	3	3	3
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		4	3	2	3	4	2	3	5	2	4
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	2	1	1	2	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".
5. The symbol " ^ " as shown in the above table denotes "Not Applicable to residential properties on 47/F".
6. The symbol " < " as shown in the above table denotes "Only Applicable to residential properties on 47/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。
5. 上表符號“ ^ ”表示“不適用於 47 樓的住宅物業” 。
6. 上表符號“ < ”表示“只適用於 47 樓的住宅物業” 。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Living Room and Dining Room 客廳及飯廳	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	2	1	1	2	1	1
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		-	1	1	1	-	1	1	-	-	-
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		4	2	2	2	8	2	2	10	6	8
	Smoke Detector 煙霧探測器		-	-	-	-	-	-	-	1#	-	-
		Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達	-	-	-	-	-	-	-	2	-	-
		Single Socket Outlet 單頭插座	2	1	1	1	2	1	1	2	1	1
		Air-conditioner Controller Module 冷氣控制器	4	3	2	3	4	2	3	5	2	4
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器控制箱	1	1	1	1	-	1	1	-	-	-
		Fuse Spur Unit for Balcony Lighting 菲士蘇供露台燈	2	2	1	2	2	1	2	2	1	2

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with living rooms and dining rooms. Owners of residential units with living rooms and dining rooms are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設客廳及飯廳的單位內的「消防裝置及設備」。設客廳及飯廳的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設客廳及飯廳的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Master Bedroom 主人睡房	Lighting Switch 燈掣		2~ 3@	2~ 3@	2~ 3@	2~ 3@	4	2	2	5	3	3
	Lighting Point 燈位		7^ 8<	5	5	4	5	3	5	12	3	4
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	-	-	1	-	-	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	2	1	2	3	1	2	5	2	2

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".
5. The symbol " ^ " as shown in the above table denotes "Not Applicable to residential properties on 47/F".
6. The symbol " < " as shown in the above table denotes "Only Applicable to residential properties on 47/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。
5. 上表符號“ ^ ”表示“不適用於 47 樓的住宅物業” 。
6. 上表符號“ < ”表示“只適用於 47 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Master Bedroom 主人睡房	Twin Socket Outlet 雙頭插座		4	3	3	3	6	3	3	7	4	5
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2	2	2	2
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	2	1	1	3	3	2
		Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達	1	-	-	1	1	-	1	1	-	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bedroom 1 睡房1	Lighting Switch 燈掣		2	2~ 3@	2	2	2	2	2	2	2	1
	Lighting Point 燈位		3^ 4<	3	4	3	3	4	3	5	5	5
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	1	1	1	1	1	1	1	1	-
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	2	1	1	2	2	1
	Twin Socket Outlet 雙頭插座		3	3	2	2	3	2	2	4	4	3
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	2	1	1	2	1	1	1
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	2	1	1	1	1	1
		Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達	-	-	-	-	-	-	-	-	-	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".
5. The symbol " ^ " as shown in the above table denotes "Not Applicable to residential properties on 47/F".
6. The symbol " < " as shown in the above table denotes "Only Applicable to residential properties on 47/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。
5. 上表符號“ ^ ”表示“不適用於 47 樓的住宅物業” 。
6. 上表符號“ < ”表示“只適用於 47 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	2	1	1	2	1	1
	Lighting Point 燈位		2^ 3<	2	2	2	3	2	2	3	4	4
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		-	-	-	-	1	-	-	1	-	-
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	2
	Twin Socket Outlet 雙頭插座		1	1	1	1	3	1	1	3	4	4
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	1	1	1	2	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ^ " as shown in the above table denotes "Not Applicable to residential properties on 47/F".
4. The symbol " < " as shown in the above table denotes "Only Applicable to residential properties on 47/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ^ ”表示“不適用於 47 樓的住宅物業” 。
4. 上表符號“ < ”表示“只適用於 47 樓的住宅物業” 。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bedroom 3 睡房3	Lighting Switch 燈掣		2~ 3@	1	1	1	1	1	1	2	1	2
	Lighting Point 燈位		3	2	2	2	3	2	2	3	2	2
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	-	-	-	-	-	-	-	-	-
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		2	1	1	1	3	1	1	3	1	1
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達	1	-	-	-	-	-	-	-	-	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Utility Room 工作間	Lighting Switch 燈掣		2	2			2			2		
	Lighting Point 燈位		1	1			1			1		
	Switch for Electric Water Heater and Exhaust Fan 電熱水爐及抽氣扇開關掣		1	1			1			1		
	Switch for Air-conditioner 冷氣機開關掣		1	1			1			1		
	Twin Socket Outlet 雙頭插座		1	1			1			1		
	TV / FM Outlet 電視 / 電台天線插座		1	1			1			1		
	Door Bell 門鐘		1	1			1			1		
	Distribution Board 配電箱		1	1			-			-		
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器控制箱	-	-			-			1		
		Distribution Board 配電箱	-	-			-			1		
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	1			-			1		
Lavatory 洗手間	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	-	1	-	1	1	-	-	-	-
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Pantry 備餐間	Lighting Switch 燈掣		1									
	Lighting Point 燈位		4									
	Twin Socket Outlet with USB Module 雙頭及USB插座		1									
	Switch for Electric Water Heater 電熱水爐開關掣		2									
	Switch for Exhaust Fan 抽氣扇開關掣		1									
		Single Socket Outlet for Coffee Machine 單頭插座供咖啡機	1									
		Switch for Steam Oven with Microwave 插線座供蒸爐連微波爐	1									
		Connection Unit for Steam Oven with Microwave 蒸爐連微波爐開關掣	1									
		Single Socket Outlet for Wine Cellar 單頭插座供紅酒櫃	1									
		Single Socket Outlet for Gourmet Warmer 單頭插座供食物保溫櫃	1									
		Single Socket Outlet for Fridge 單頭插座供雪櫃	1									
		Single Socket Outlet for Dried Cabinet 單頭插座供乾燥櫃	1									
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2									
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1									

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Pantry 備餐間		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2									
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1									
Corridor 走廊	Lighting Switch 燈掣				2	3		2	3		2	2
	Lighting Point 燈位				1	2		1	2		1	2
	Switch for Electric Water Heater and Exhaust Fan 電熱水爐及抽氣扇開關掣				1	1		1	1		1	1
	Switch for Air-conditioner 冷氣機開關掣				1	1		1	1		1	1
	Twin Socket Outlet 雙頭插座				1	1		1	1		1	1
	TV / FM Outlet 電視 / 電台天線插座				1	1		1	1		1	1
	Door Bell 門鐘				1	1		1	1		1	1
	Distribution Board 配電箱				1	1		1	1		-	-
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器控制箱			1	1		-	-		1	1
		Distribution Board 配電箱			-	-		-	-		1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇			-	1		-	1		1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Corridor to Bedroom 1 往睡房 1 的走廊	Lighting Switch 燈掣											2
	Lighting Point 燈位											1
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣											1
Corridor to Bedroom 2 往睡房 2的走廊	Lighting Switch 燈掣										2	2
	Lighting Point 燈位										1	1
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣										1	1
Store Room 儲物房	Lighting Switch 燈掣					1	1		1	1		
	Lighting Point 燈位					1	1		1	1		
	Twin Socket Outlet 雙頭插座					1	1		1	1		
	TV / FM Outlet 電視 / 電台天線插座					1	1		1	-		
	Switch for Air-conditioner 冷氣機開關掣					1	-		1	-		

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Kitchen 廚房	Lighting Switch 燈掣		-	-	1~ -@	-	1	1	-	1	1	1
	Lighting Point 燈位		5	6	5	5	6	5	5	4	4	4
	Twin Socket Outlet 雙頭插座		2	1	1	1	1	1	1	1	1	-
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單頭插座	1	-	-	-	1	-	-	1	1	1
		Switch for Air-conditioner 冷氣機開關掣	1	1	-	-	1	-	-	1	-	-
		Twin Socket Outlet for Router / Home Automation 雙頭插座供路由器/智能家居	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	-	1	1	1	-	1	1	-	-	-
		Single Socket Outlet for Washer 單頭插座供洗衣機	1	-	-	-	1	-	-	1	1	1
		Single Socket Outlet for Dryer 單頭插座供乾衣機	1	-	-	-	1	-	-	1	1	1
		Connection Point for Washer Dryer 洗衣乾衣機接駁點	-	1	1	1	-	1	1	-	-	-

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2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Kitchen 廚房		Connection Point for Washer 洗衣機接駁點	1	-	-	-	1	-	-	1	1	1
		Single Socket Outlet for Coffee Machine 單頭插座供咖啡機	-	-	-	-	1	1	1	1	1	1
		Single Socket Outlet for Wine Cellar 單頭插座供紅酒櫃	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Dried Cabinet 單頭插座供乾燥櫃	-	1	-	-	1	-	-	1	1	1
		Single Socket Outlet for Gourmet Warmer 單頭插座供食物保溫櫃	-	-	-	-	1	-	-	1	1	1
		Connection Unit for Cooker Hood 插線座供抽油煙機	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Oven 插線座供焗爐	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Microwave Oven 單頭插座供微波爐	-	-	-	-	-	-	-	1	1	1
		Connection Unit for Steam Oven with Microwave 插線座供蒸爐連微波爐	1	1	1	1	1	1	1	-	-	-
		Connection Unit for Induction Hob 插線座供電磁爐	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣煮食爐	2	2	2	2	2	2	2	2	2	2
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
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備註:
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Kitchen 廚房		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	3	4	3	4	4	3	3	3	1
		Switch for Oven 焗爐開關掣	1	1	1	1	1	1	1	1	1	1
		Switch for Steam Oven with Microwave 蒸爐連微波爐開關掣	1	1	1	1	1	1	1	-	-	-
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1
		Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Steam Combination Oven 插線座供蒸焗爐	-	-	-	-	-	-	-	1	1	1
		Switch for Steam Combination Oven 蒸焗爐開關掣	-	-	-	-	-	-	-	1	1	1
		LAN Port Faceplate 區域網路端口面板	3	3	2	3	3	2	3	3	3	3
		WIFI Point 無線熱點位	1	1	1	1	1	1	1	1	1	1
		Gas Meter 氣體錶	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	-	-	-	-	1	-	-	-	-	-
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器控制箱	1	1	1	1	1	1	1	-	-	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Master Bathroom 主人浴室	Lighting Point 燈位		8	7	6	8	8	6	8	8	8	8
	Single Socket Outlet with USB Module 單頭及USB插座		1	-	-	-	1	-	-	1	-	1
		Single Socket Outlet 單頭插座	5	2	3	3	5	3	3	5	5	5
		Single Socket Outlet with USB Module 單頭及USB插座	-	1	1	1	-	1	1	-	1	-
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Ceiling Lighting 菲士蘇供天花燈	1	-	-	-	1	-	-	1	-	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	-	-	1	-	-	1	1	1
		Single Socket Outlet for Wireless Charger 單頭插座供無線充電器	1	1	-	-	1	-	-	1	1	1
		Single Socket Outlet for Cosmetics Refrigerator 單頭插座供化妝品冰箱	1	-	-	-	1	-	-	1	1	1
		WIFI Point 無線熱點位	1	1	-	1	1	-	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bathroom 1 浴室 1	Lighting Point 燈位		4	4	4	4	3	4	4	3	3	3
		Single Socket Outlet 單頭插座	3	3	3	2	3	3	2	3	3	3
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bathroom 2 浴室 2	Lighting Point 燈位		4	4	4	4	3	4	4	3	4	3
		Single Socket Outlet 單頭插座	3	3	2	2	3	2	2	3	3	3
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Bathroom 3 浴室 3	Lighting Point 燈位									3		
		Single Socket Outlet 單頭插座								3		
		Single Socket Outlet with USB Module 單頭及USB插座								1		
		Switch for Thermo Ventilator 浴室寶開關掣								1		
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈								1		
		Connection Unit for Electric Water Heater 插線座供電熱水爐								1		

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Powder Room 化妝間	Lighting Point 燈位		1				1			1		
		Single Socket Outlet 單頭插座	2				3			2		
		Single Socket Outlet with USB Module 單頭及USB插座	1				1			1		
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1				1			1		
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1				1			1		
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1				1			1		

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Balcony 露台	Lighting Point 燈位		6	6	4	6	6	4	6	6	4	6
	Twin Waterproof Socket Outlet 雙頭防水插座		1	1	1	1	1	1	1	1	1	1
Air-conditioner Plant Room 冷氣機機房	Lighting Point 燈位		1	1	1~ /@	1	/	1	1	/	/	/
	Single Waterproof Socket Outlet 單頭防水插座		1	1	1~ /@	1	/	1	1	/	/	/
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		4	3	3~ /@	3	/	3	3	/	/	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Private Flat Roof Near Living Room and Dining Room 毗鄰客廳及飯廳之私人平台	Lighting Point 燈位		/~ 1@				3				2	1
	Twin Waterproof Socket Outlet 雙頭防水插座		-				1				1	1
		Twin Waterproof Socket Outlet 雙頭防水插座	-				1				1	1
		Switch for Electric Grill 電燒烤爐開關掣	-				1				-	-
Private Flat Roof Near Master Bedroom 毗鄰主人睡房之私人平台	Lighting Point 燈位		/~ 1@	/~ 1@	/~ 1@	/~ 1@	1				1	1
	Waterproof Lighting Switch 防水燈掣		/~ -@	/~ 1@	/~ -@	/~ -@	-				-	-
	Twin Waterproof Socket Outlet 雙頭防水插座		/~ -@	/~ 1@	/~ 1@	/~ -@	1				1	-
	Single Waterproof Socket Outlet 單頭防水插座		/~ 1@	/~ -@	/~ -@	/~ 1@	-				-	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)													
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Private Flat Roof Near Bedroom 1 毗鄰睡房 1 之 私人平台	Lighting Point 燈位			/~ 1@								
	Twin Waterproof Socket Outlet 雙頭防水插座			/~ 1@								
Private Flat Roof Near Bedroom 3 毗鄰睡房 3 之 私人平台	Lighting Point 燈位		/~ 1@									1
	Twin Waterproof Socket Outlet 雙頭防水插座		/~ 1@									1
Private Flat Roof Near Master Bathroom 毗鄰主人浴室之 私人平台	Lighting Point 燈位									1		
	Twin Waterproof Socket Outlet 雙頭防水插座									1		
Common Flat Roof 共用平台	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣				/~ 3@		5					

Notes:
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3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
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2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Private Flat Roof with Private Pool 私人平台連私人泳池	Lighting Point 燈位									45		
	Twin Waterproof Socket Outlet 雙頭防水插座									1		
		Twin Waterproof Socket Outlet 雙頭防水插座								1		
		Switch for Electric Grill 電燒烤爐開關掣								1		
		Swimming Pool Filtration Pump 泳池過濾水泵								1		
		Swimming Pool Circulation Pump 泳池循環水泵								2		
		Stainless Steel Water Tank 不銹鋼水箱								1		
		Sand Filter 砂濾器								1		
		Chemical Controller 投藥控制器								1		
		Chemical Pump 投藥泵								3		
		Isolator 隔離器								1		
		Swimming Pool Filtration System Control Panel 泳池過濾控制箱								1		

Notes:
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2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 1 (Sky Tower) 第 1 座 (Sky Tower)												
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓			49/F & 50/F 49 樓及 50 樓		
			A	B	C	D	Cullinan Sky Villa A	Cullinan Sky Villa C	Cullinan Sky Villa D	Cullinan Sky House A	Cullinan Sky House C	Cullinan Sky House D
Private Roof 私人天台	Lighting Point 燈位		/	/	/	/	/	/	/	10	10	8
	Twin Waterproof Socket Outlet 雙頭防水插座		/	/	/	/	/	/	/	2	1	1
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		/	/	/	/	/	/	/	7	4	4
		Twin Waterproof Socket Outlet 雙頭防水插座	/	/	/	/	/	/	/	1	1	1
		Switch for Electric Grill 電燒烤爐開關掣	/	/	/	/	/	/	/	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	6	6	6	5	4	4	4	4	5
	Lighting Point 燈位		8+ 7*	6	6	6	6	5	5	5	5	4
	Twin Socket Outlet 雙頭插座		3	2	2	3	3	1	1	1	1	2
	Single Socket Outlet with USB Module 單頭及USB插座		1+ -*	1	1	1	1	-	-	-	-	1
	Twin Socket Outlet with USB Module 雙頭及USB插座		2	2	2	2	2	1	1	1	1	2
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " + " as shown in the above table denotes "Not Applicable to Flat A1 on 5/F".
4. The symbol " * " as shown in the above table denotes "Only Applicable to Flat A1 on 5/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ + ”表示“不適用於 5 樓 A1 單位” 。
4. 上表符號“ * ”表示“只適用於 5 樓 A1 單位” 。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	1	1	1	1	-	-	-	-	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		2	2	2	2	2	2	2	2	2	2
	Smoke Detector 煙霧探測器		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Single Socket Outlet 單頭插座	6	2	2	2	2	1	1	1	2	2
		Twin Socket Outlet 雙頭插座	-	-	-	-	-	1	1	1	1	-
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2+ 1*	1	1	2	3	-	-	-	2	3

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with living rooms and dining rooms. Owners of residential units with living rooms and dining rooms are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).
4. The symbol " + " as shown in the above table denotes "Not Applicable to Flat A1 on 5/F".
5. The symbol " * " as shown in the above table denotes "Only Applicable to Flat A1 on 5/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設客廳及飯廳的單位內的「消防裝置及設備」。設客廳及飯廳的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設客廳及飯廳的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。
4. 上表符號“ + ”表示“不適用於 5 樓 A1 單位” 。
5. 上表符號“ * ”表示“只適用於 5 樓 A1 單位” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1
		LAN Port Faceplate 區域網路端口面板	2	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	-	-	-	-	-	-	-	1	-
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Fridge 單頭插座供雪櫃	1	-	-	-	-	-	-	-	-	-
		Single Socket Outlet for Wine Cellar 單頭插座供紅酒櫃	1	-	-	-	-	-	-	-	-	-
		Twin Socket Outlet for Router / Home Automation 雙頭插座供路由器/智能家居	3	3	3	3	3	3	3	3	3	3
		Connection Unit for Steam Combination Oven 插線座供蒸焗爐	-	1	1	-	1	1	1	1	1	1
		Connection Unit for Steam Oven 插線座供蒸爐	1	-	-	-	-	-	-	-	-	-
		Connection Unit for Oven 插線座供焗爐	1	-	-	-	-	-	-	-	-	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	-	1	1	1	1	1	1	1	1	1
		Switch for Steam Combination Oven 蒸焗爐開關掣	-	1	1	-	1	1	1	1	1	1
		Switch for Steam Oven 蒸爐開關掣	1	-	-	-	-	-	-	-	-	-
		Switch for Oven 焗爐開關掣	1	-	-	-	-	-	-	-	-	-
		Single Socket Outlet for Wireless Charger 單頭插座供無線充電器	1+ -*	1	1	1	1	1	1	1	1	1
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器	1	-	-	-	-	-	-	-	-	-
		Air-conditioner Controller Module 冷氣控制器	2	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " + " as shown in the above table denotes "Not Applicable to Flat A1 on 5/F".
4. The symbol " * " as shown in the above table denotes "Only Applicable to Flat A1 on 5/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ + ”表示“不適用於 5 樓 A1 單位” 。
4. 上表符號“ * ”表示“只適用於 5 樓 A1 單位” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Master Bedroom 主人睡房	Lighting Switch 燈掣		2									
	Lighting Point 燈位		3									
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1									
	Switch for Air-conditioner 冷氣機開關掣		1									
	Single Socket Outlet 單頭插座		1									
	Twin Socket Outlet 雙頭插座		1									
	Twin Socket Outlet with USB Module 雙頭及USB插座		1									
	TV / FM Outlet 電視 / 電台天線插座		2									
	WIFI Point 無線熱點位		1									
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1									

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1	2	2	2	2	1
	Lighting Point 燈位		2	2	2	3	3	2	2	2	2	3
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		-	-	-	-	-	1	1	1	1	-
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	2	2	2	2	2	2	2	2	2
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	1					1
	Lighting Point 燈位		2	2	2	2	2					2
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1					1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1					1
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1					1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1					1
	WIFI Point 無線熱點位		1	1	1	1	1					1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	1					1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣		1									
	Lighting Point 燈位		2									
	Twin Socket Outlet 雙頭插座		1									
	Twin Socket Outlet with USB Module 雙頭及USB插座		1									
	Switch for Air-conditioner 冷氣機開關掣		1									
	TV / FM Outlet 電視 / 電台天線插座		1									
	WIFI Point 無線熱點位		1									
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1									

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Utility Room 工作間	Lighting Switch 燈掣		2									
	Lighting Point 燈位		1									
	Switch for Electric Water Heater and Exhaust Fan 電熱水爐及抽氣扇開關掣		1									
	Switch for Air-conditioner 冷氣機開關掣		1									
	Twin Socket Outlet 雙頭插座		1									
	TV / FM Outlet 電視 / 電台天線插座		1									
	Distribution Board 配電箱		1									
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1									
Lavatory 洗手間	Lighting Point 燈位		1									
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1									

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Store Room 儲物房	Lighting Switch 燈掣					1						
	Lighting Point 燈位					1						
	Twin Socket Outlet 雙頭插座					1						
	TV / FM Outlet 電視 / 電台天線插座					1						

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位		2	1	1	1	2	1	1	1	1	2
	Twin Socket Outlet 雙頭插座		1	1	1	2	-	-	-	-	-	-
	Twin Socket Outlet with USB Module 雙頭及USB插座		-	-	-	-	-	1	1	1	1	-
	Concealed Sprinkler Head 隱蔽式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#+ 2#*	1#	1#	1#	1#	1#	1#
		Single Socket Outlet 單頭插座	-	1	1	1	1	1	1	1	-	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with open kitchens. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).
4. The symbol " + " as shown in the above table denotes "Not Applicable to Flat A5 on 5/F".
5. The symbol " * " as shown in the above table denotes "Only Applicable to Flat A5 on 5/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設開放式廚房的單位內的「消防裝置及設備」。設開放式廚房的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。
4. 上表符號“ + ”表示“不適用於 5 樓 A5 單位” 。
5. 上表符號“ * ”表示“只適用於 5 樓 A5 單位” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓									
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1
		Connection Point for Washer Dryer 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Cooker Hood 插線座供抽油煙機	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Steam Combination Oven 插線座供蒸焗爐	-	-	-	1	-	-	-	-	-	-
		Connection Unit for Induction Hob 插線座供電磁爐	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	1	1	1	1	1	-	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	3	4	4	3	1	6	6	6	4	1
		Switch for Steam Combination Oven 蒸焗爐開關掣	-	-	-	1	-	-	-	-	-	-
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Lighting Point 燈位		5									
		Twin Socket Outlet 雙頭插座	1									
		Single Socket Outlet with USB Module 單頭及USB插座	1									
		Single Socket Outlet 單頭插座	2									
		Switch for Thermo Ventilator 浴室寶開關掣	1									
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2									
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1									

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Elite Zone) 第 2 座 (Elite Zone)											
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓								
			A1	A2	A3	A5	B1	B2	B3	B5	B6	B8
Bathroom 1 浴室1	Lighting Point 燈位		4	4	4	4	4	5	5	5	5	4
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單頭插座	2	2	2	2	2	1	1	1	1	2
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1	1	1
Balcony, Utility Platform and Air-conditioner Platform 露台、工作平台及冷氣機平台	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2
	Single Waterproof Socket Outlet 單頭防水插座		1	1	1	1	1	1	1	1	1	1
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		2	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Private Lift Lobby 私人升降機大堂	Lighting Switch 燈掣		1	1	1	1	1	1	1	1
	Lighting Point 燈位		3	3	3	3	3	3	3	3
	Intercom 對講機		1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1
	Smoke Detector 煙霧探測器		1#	1#	1#	1#	1#	1#	1#	1#
	Single Socket Outlet 單頭插座		1	1	1	1	1	1	1	1
	Motion Sensor 運動位移感應器		1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with private lift lobbies. Owners of residential units with private lift lobbies are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註：
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設私人升降機大堂的單位內的「消防裝置及設備」。設私人升降機大堂的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設私人升降機大堂的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)									
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Private Lift Lobby 私人升降機大堂		Twin Socket Outlet for Air Purifier 雙頭插座供納米離子空氣清新機	1	1	1	1	1	1	1	1
		Single Socket Outlet for Air Purifier 單頭插座供空氣淨化機	2	2	2	2	2	2	2	2
		Alarm Bell 消防警鐘	1#	1#	1#	1#	1#	1#	1#	1#
		Switch for Air-conditioner 冷氣機開關掣	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Private Lift Lobby Lighting 菲士蘇供私人升降機大堂燈	3	3	3	3	3	3	3	3

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with private lift lobbies. Owners of residential units with private lift lobbies are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設私人升降機大堂的單位內的「消防裝置及設備」。設私人升降機大堂的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設私人升降機大堂的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Corridor on 50/F 50樓走廊	Lighting Switch 燈掣		/		/		/		4	4
	Lighting Point 燈位		/		/		/		4	4
	Twin Socket Outlet 雙頭插座		/		/		/		1	1
	Smoke Detector 煙霧探測器		/		/		/		1#	1#
		Single Socket Outlet 單頭插座	/		/		/		1	1
		Switch for Air-conditioner 冷氣機開關掣	/		/		/		1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with corridors on 50/F. Owners of residential units with corridors on 50/F are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設 50 樓走廊的單位內的「消防裝置及設備」。設 50 樓走廊的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設 50 樓走廊的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Private Lift Lobby on Main Roof 天台私人升降機大堂	Lighting Switch 燈掣		/	/	/	/	/	/	4	4
	Lighting Point 燈位		/		/		/		4	4
	Twin Socket Outlet 雙頭插座		/	/	/	/	/	/	1	1
	Smoke Detector 煙霧探測器		/	/	/	/	/	/	1#	1#
		Control Module 控制模組	/	/	/	/	/	/	1#	1#
		Isolator for Lift 升降機隔離器	/	/	/	/	/	/	2	2
		Switch for Air-conditioner 冷氣機開關掣	/	/	/	/	/	/	1	1
Staricase 樓梯	Lighting Point 燈位		/	/	/	/	/	/	4	4

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with private lift lobbies on main roof. Owners of residential units with private lift lobbies on main roof are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設天台私人升降機大堂的單位內的「消防裝置及設備」。設天台私人升降機大堂的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設天台私人升降機大堂的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		6	6	6	6	7	9	9	11
	Lighting Point 燈位		16	15	12	14	12	14	21	26
	Twin Socket Outlet 雙頭插座		3	3	3	3	3	3	5	5
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		3	3	3	3	3	3	3	3
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		3	3	2	2	3	3	4	3
	Data Point 網絡插座		1	1	1	1	1	1	1	1
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	2
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	2
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	1	1	1	-	-	-	-

Notes:
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2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Living Room and Dining Room 客廳及飯廳	Door Bell 門鐘		1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		2	2	2	2	6	6	6	6
	Smoke Detector 煙霧探測器		-	-	-	-	-	-	1#	1#
		Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達	-	-	-	-	-	-	2	2
		Single Socket Outlet 單頭插座	1	1	1	1	-	1	-	4
		Switch for Air-conditioner 冷氣機開關掣	-	-	-	-	-	-	1	1
		Single Socket Outlet for Dried Cabinet 單頭插座供乾燥櫃	1	-	-	-	-	-	-	-
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	-	-	-	-	-	-	-
		Fuse Spur Unit for Balcony Lighting 菲士蘇供露台燈	1	2	1	1	-	-	-	1
		Air-conditioner Controller Module 冷氣控制器	3	3	2	2	3	3	3	3
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器控制箱	1	1	1	1	-	-	-	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with living rooms and dining rooms. Owners of residential units with living rooms and dining rooms are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment (at the cost and expense of the relevant owner).

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ # ”代表位於設客廳及飯廳的單位內的「消防裝置及設備」。設客廳及飯廳的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設客廳及飯廳的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養(相關費用和開支由相關業主承擔)。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Master Bedroom 主人睡房	Lighting Switch 燈掣		2~ 3@	2~ 3@	2~ 3@	2~ 3@	3	3	6	5
	Lighting Point 燈位		6	6	2	3	5	6	11	11
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	-	-	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	2	1	1	3	2	4	3
	Twin Socket Outlet 雙頭插座		3	3	3	3	4	3	6	5
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2	2
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	2	2	3	3

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Bedroom 1 睡房1	Lighting Switch 燈掣		2	2	1~ 2@	2~ 3@	2	2	2	2
	Lighting Point 燈位		3	3	3	3	3	3	2	2
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	1	-	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		2	2	2	2	2	2	3	3
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	1	1	1	1
		Fuse Spur Unit for Balcony Lighting 菲士蘇供露台燈	-	-	-	-	1	2	-	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	2	1	2	1
	Lighting Point 燈位		2	2	2	2	3	4	6	3
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	2	2	2	2
	Twin Socket Outlet 雙頭插座		1	1	1	1	2	3	3	4
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	2	1	3	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Bedroom 3 睡房3	Lighting Switch 燈掣		1	1	1	1	1	2	1	2
	Lighting Point 燈位		2	2	2	2	3	2	3	2
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	2	1	2	1
	Twin Socket Outlet 雙頭插座		1	1	1	1	3	2	3	2
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1
	WIFI Point 無線熱點位		1	1	1	1	1	1	1	1
	Fuse Spur Unit for Electric Curtain Motor 菲士蘇供電簾馬達		1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Utility Room 工作間	Lighting Switch 燈掣		1	3	2		2	3	2	2
	Lighting Point 燈位		1	1	1		1	1	1	1
	Switch for Electric Water Heater and Exhaust Fan 電熱水爐及抽氣扇開關掣		1	1	1		1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1		1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1		1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1		1	1	1	1
	Distribution Board 配電箱		1	1	1		-	-	-	-
	Door Bell 門鐘		1	1	1		1	1	1	1
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器控制箱	-	-	-		1	1	1	1
		Distribution Board 配電箱	-	-	-		1	1	1	1
Lavatory 洗手間	Lighting Point 燈位		1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Corridor 走廊	Lighting Switch 燈掣		1	1	1	2	3	3	3	1
	Lighting Point 燈位		2	1	1	1	8	5	7	1
	Switch for Electric Water Heater 電熱水爐開關掣		-	-	-	-	1	1	1	-
	Switch for Exhaust Fan 抽氣扇開關掣		-	-	-	-	1	1	1	-
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		-	-	-	1	-	-	-	-
	Switch for Air-conditioner 冷氣機開關掣		-	-	-	1	-	-	-	-
	Twin Socket Outlet 雙頭插座		2	2	-	1	1	1	1	2
	TV / FM Outlet 電視 / 電台天線插座		-	-	-	1	-	-	-	-
	Distribution Board 配電箱		-	-	-	1	-	-	-	-
	Door Bell 門鐘		-	-	-	1	-	-	-	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Corridor 走廊		Single Socket Outlet 單頭插座	-	-	-	-	3	3	3	-
		Twin Socket Outlet 雙頭插座	1	1	-	-	-	-	-	1
		Switch for Air-conditioner 冷氣機開關掣	-	-	-	-	-	1	-	-
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器控制箱	1	1	1	1	-	-	-	-
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	-	-	-	-	-	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Corridor to Bedroom 2 往睡房 2 的走廊	Lighting Switch 燈掣						4	2	2	2
	Lighting Point 燈位						2	1	1	1
	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣						1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣						1	-	-	-
	Twin Socket Outlet 雙頭插座						1	-	-	-
Corridor to Fireman's Lift Lobby 往消防升降機大堂的走廊	Lighting Switch 燈掣							1		1
	Lighting Point 燈位							1		1
	Twin Socket Outlet 雙頭插座							2		2
Corridor to Living Room and Dining Room 往客廳及飯廳的走廊	Lighting Switch 燈掣							1		
	Lighting Point 燈位							1		
	Twin Socket Outlet 雙頭插座							2		
		Twin Socket Outlet 雙頭插座						1		
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈						1		

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Store Room 儲物房	Lighting Switch 燈掣						1	1	1	1
	Lighting Point 燈位						1	1	1	1
	Twin Socket Outlet 雙頭插座						1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座						1	1	-	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Kitchen 廚房	Lighting Switch 燈掣		1	-	1	1	-	-	-	-
	Lighting Point 燈位		8	8	5	6	9	6	5	5
	Twin Socket Outlet 雙頭插座		2	2	1	1	2	1	2	1
	Twin Socket Outlet with USB Module 雙頭及USB插座		1	1	1	1	1	1	1	1
		Single Socket Outlet 單頭插座	-	-	-	-	1	1	1	1
		Switch for Air-conditioner 冷氣機開關掣	1	1	-	-	1	1	1	1
		Twin Socket Outlet for Router / Home Automation 雙頭插座供路由器/智能家居	3	3	3	3	3	3	3	3
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	1	1	1	1	1	1	1	1
		Single Socket Outlet for Coffee Machine 單頭插座供咖啡機	-	1	-	-	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	1	-	-	-	-
		Single Socket Outlet for Washer 單頭插座供洗衣機	-	-	-	-	1	1	1	1
		Single Socket Outlet for Dryer 單頭插座供乾衣機	-	-	-	-	1	1	1	1
		Connection Point for Washer Dryer 洗衣乾衣機接駁點	1	1	1	1	-	-	-	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Kitchen 廚房		Connection Point for Washer 洗衣機接駁點	-	-	-	-	1	1	1	1
		Single Socket Outlet for Wine Cellar 單頭插座供紅酒櫃	1	1	1	1	1	1	1	1
		Single Socket Outlet for Dried Cabinet 單頭插座供乾燥櫃	-	1	-	-	1	1	1	1
		Single Socket Outlet for Gourmet Warmer 單頭插座供食物保溫櫃	-	-	-	-	1	1	1	1
		Connection Unit for Cooker Hood 插線座供抽油煙機	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1
		Connection Unit for Oven 插線座供焗爐	1	1	1	1	1	1	1	1
		Single Socket Outlet for Microwave Oven 單頭插座供微波爐	-	-	-	-	1	1	1	1
		Connection Unit for Steam Oven with Microwave 插線座供蒸爐連微波爐	1	1	1	1	-	-	-	-
		Connection Unit for Induction Hob 插線座供電磁爐	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Hob 菲士蘇供煤氣煮食爐	2	2	2	2	2	2	2	2
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Kitchen 廚房		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	4	4	3	6	2	2	2	2
		Switch for Oven 焗爐開關掣	1	1	1	1	1	1	1	1
		Switch for Steam Oven with Microwave 蒸爐連微波爐開關掣	1	1	1	1	-	-	-	-
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1
		Data Point 網絡插座	1	1	1	1	1	1	1	1
		Connection Unit for Steam Combination Oven 插線座供蒸焗爐	-	-	-	-	1	1	1	1
		Switch for Steam Combination Oven 蒸焗爐開關掣	-	-	-	-	1	1	1	1
		LAN Port Faceplate 區域網路端口面板	3	3	2	2	3	3	3	3
		WIFI Point 無線熱點位	1	1	1	1	1	1	1	1
		Gas Meter 氣體錶	1	1	1	1	1	1	1	1
		Home Automation Lighting Dimmer Module Control Board 智能家居照明調光器控制箱	1	1	1	1	-	-	-	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Master Bathroom 主人浴室	Lighting Point 燈位		9	9	6	4	9	9	9	9
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	-	-	1	1	1	1
		Single Socket Outlet 單頭插座	5	1	2	3	5	5	5	4
		Twin Socket Outlet 雙頭插座	-	2	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	1	1	-	-	-	-
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	2	2	1	1	2	1	1	1
		Fuse Spur Unit for Ceiling Lighting 菲士蘇供天花燈	1	1	-	-	1	-	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	-	-	1	1	1	1
		Single Socket Outlet for Wireless Charger 單頭插座供無線充電器	1	1	-	-	1	1	1	1
		Single Socket Outlet for Cosmetics Refrigerator 單頭插座供化妝品冰箱	1	1	-	-	1	1	1	1
		WIFI Point 無線熱點位	1	1	-	-	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Bathroom 1 浴室 1	Lighting Point 燈位		4	4	4	4	3	3	2	3
		Single Socket Outlet 單頭插座	3	3	3	2	3	3	3	2
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Bathroom 2 浴室 2	Lighting Point 燈位		4	4	/	4	3	3	2	3
		Single Socket Outlet 單頭插座	3	3	/	3	3	3	3	3
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	/	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	/	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	/	1	1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐	1	1	/	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Powder Room 化妝間	Lighting Point 燈位						1	1	1	1
		Single Socket Outlet 單頭插座					3	3	3	3
		Single Socket Outlet with USB Module 單頭及USB插座					1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇					1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈					1	1	1	1
		Connection Unit for Electric Water Heater 插線座供電熱水爐					1	1	1	1

Notes:
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2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Balcony 露台	Lighting Point 燈位		6	6	4	4	6	6	4	4
	Twin Waterproof Socket Outlet 雙頭防水插座		1	1	1	1	1	1	1	1
Air-conditioner Plant Room 冷氣機機房	Lighting Point 燈位		1	1	1	1	/	/	/	/
	Single Waterproof Socket Outlet 單頭防水插座		1	1	1	1	/	/	/	/
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		3	3	2	2	/	/	/	/

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Private Flat Roof Near Living Room and Dining Room 毗鄰客廳及飯廳之私人平台	Lighting Point 燈位						1	2	4	5
	Twin Waterproof Socket Outlet 雙頭防水插座						-	1	1	1
		Twin Waterproof Socket Outlet 雙頭防水插座					1	-	1	1
Private Flat Roof Near Master Bedroom 毗鄰主人睡房之私人平台	Lighting Point 燈位				/~ 2@				4	4
	Twin Waterproof Socket Outlet 雙頭防水插座				/~ 1@				-	-
		Twin Waterproof Socket Outlet 雙頭防水插座			-				1	1
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣				-				2	2
Private Flat Roof Near Bedroom 1 毗鄰睡房 1 之私人平台	Lighting Point 燈位					/~ 2@				
	Twin Waterproof Socket Outlet 雙頭防水插座					/~ 1@				
Private Flat Roof Near Bedroom 2 毗鄰睡房 2 之私人平台	Lighting Point 燈位						2			
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣						2			
		Twin Waterproof Socket Outlet 雙頭防水插座					1			

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
1. 上表符號“ - ”表示“不提供”。
2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Private Flat Roof Near Master Bedroom and Bedroom 2 毗鄰主人睡房及睡房 2 之私人平台	Lighting Point 燈位		/~ 1@	/~ 1@		/~ 1@				
	Waterproof Lighting Switch 防水燈掣		/~ 1@	/~ 1@		/~ 1@				
	Twin Waterproof Socket Outlet 雙頭防水插座		/~ 1@	/~ 1@		/~ 1@				
Private Flat Roof Near Bedroom 1, Bedroom 2 and Bedroom 3 毗鄰睡房 1、睡房 2 及睡房 3 之私人平台	Lighting Point 燈位				/~ 1@					
	Waterproof Lighting Switch 防水燈掣				/~ 1@					
	Twin Waterproof Socket Outlet 雙頭防水插座				/~ 1@					

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ~ " as shown in the above table denotes "Not Applicable to residential properties on 32/F".
4. The symbol " @ " as shown in the above table denotes "Only Applicable to residential properties on 32/F".

備註:
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2. 上表符號“ / ”表示“不適用”。
3. 上表符號“ ~ ”表示“不適用於 32 樓的住宅物業” 。
4. 上表符號“ @ ”表示“只適用於 32 樓的住宅物業” 。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Private Flat Roof Near Bedroom 3 毗鄰睡房 3 之私人平台	Lighting Point 燈位							1		
	Twin Waterproof Socket Outlet 雙頭防水插座							1		
Common Flat Roof 共用平台	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣						3	4	4	1
Private Flat Roof with Private Pool 私人平台連私人泳池	Lighting Point 燈位								45	
	Twin Waterproof Socket Outlet 雙頭防水插座								1	
		Switch for Electric Grill 電燒烤爐開關掣							1	
		Swimming Pool Filtration Pump 泳池過濾水泵							1	
		Swimming Pool Circulation Pump 泳池循環水泵							2	
		Stainless Steel Water Tank 不銹鋼水箱							1	
		Sand Filter 砂濾器							1	
		Chemical Controller 投藥控制器							1	
		Chemical Pump 投藥泵							3	
		Isolator 隔離器							1	
		Swimming Pool Filtration System Control Panel 泳池過濾控制箱							1	

Notes:
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Private Flat Roof with Jacuzzi 私人平台連按摩浴池	Lighting Point 燈位									31
	Twin Waterproof Socket Outlet 雙頭防水插座									2
		Switch for Electric Grill 電燒烤爐開關掣								1
		Jacuzzi Pool Filtration Pump 按摩浴池過濾水泵								1
		Jacuzzi Pool Circulation Pump 按摩浴池循環水泵								2
		Stainless Steel Water Tank 不銹鋼水箱								1
		Sand Filter 砂濾器								1
		Chemical Controller 投藥控制器								1
		Chemical Pump 投藥泵								3
		Isolator 隔離器								1
		Jacuzzi Pool Filtration System Control Panel 按摩浴池過濾控制箱								1

Notes:
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF FLATS

單位機電裝置數量說明表

Tower 2 (Summit Tower) 第 2 座 (Summit Tower)										
Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	32/F - 33/F, 35/F - 43/F and 45/F - 47/F 32 樓至 33 樓、35 樓至 43 樓及 45 樓至 47 樓				48/F 48 樓		49/F & 50/F 49 樓及 50 樓	
			A	B	C	D	Premier Sky Villa A	Premier Sky Villa B	Premier Sky House A	Premier Sky House B
Private Roof 私人天台	Lighting Point 燈位								7	6
	Twin Waterproof Socket Outlet 雙頭防水插座								1	1
		Twin Waterproof Socket Outlet 雙頭防水插座							1	1
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣								-	2

Notes:
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SERVICE AGREEMENTS
服務協議

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

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

GOVERNMENT RENT
地税

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地税直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

2. On delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remark:
1. The purchaser shall in fact pay the deposits for water, electricity and gas to the manager of the Phase.
2. The purchaser shall in fact pay the debris removal fee to the manager of the Phase.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：
1. 買方事實上須向期數的管理人支付水、電力及氣體的按金。
2. 買方事實上須向期數的管理人支付清理廢料的費用。

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

Defect liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

MAINTENANCE OF SLOPES
斜坡維修

Not applicable.

不適用。

MODIFICATION
修訂

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

期數現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

1 Noise mitigation measures

According to the environmental assessment report, the following measures to mitigate road traffic noise impact from Concorde Road are provided in the Phase:

a) Acoustic window (baffle type)
b) Balcony with auto-closing door / fixed glazing with or without maintenance window
c) Baffle type acoustic door
d) Type A acoustic balcony
e) Type B acoustic balcony
f) Solid balustrade

Please refer to “Floor Plans of Residential Properties in the Phase” section of this Sales Brochure on pages AL001 to AL054 for details on the location of Acoustic window (baffle type), Balcony with auto-closing door / fixed glazing with or without maintenance window, Baffle type acoustic door, Type A acoustic balcony, Type B acoustic balcony and Solid balustrade.

No Owner shall make or permit or suffer to be made any alteration or conversion or modification of the noise mitigation measures forming part of their residential unit. The Owners of those residential units with noise mitigation measures forming part of their residential units shall at their own cost and expense repair and maintain the noise mitigation measures forming part of their residential units to the satisfaction of the Director of Lands.

No Owner shall make or permit or suffer to be made any alteration or modification to the fixed glazing with maintenance window or open the fixed glazing with maintenance window. The fixed glazing with maintenance window have key locks and shall only be opened for maintenance access by the Owners of the relevant residential units only including but not limited to cleaning of fixed glazing with maintenance window and not for ventilation purpose.

1 噪音緩解措施

根據環境評估報告，期數提供以下措施以緩解協調道帶來的道路交通噪音影響：

a） 減音窗（擋音式）
b） 露台連自動關閉式門 / 固定窗戶連或不連維修窗
c） 擋音式減音門
d） 減音露台A
e） 減音露台B
f） 密封欄杆

有關減音窗（擋音式）、露台連自動關閉式門/固定窗戶連或不連維修窗、擋音式減音門、減音露台A、減音露台B及密封欄杆位置的詳情，請參閱本售樓說明書第AL001至AL054頁「期數的住宅物業的樓面平面圖」一節。

任何業主不得對構成其住宅單位一部分的噪音緩解措施進行、允許或容忍他人進行任何改動、轉換或修改。構成其住宅單位一部分的噪音緩解措施的住宅單位的業主應自費維修和維護構成其住宅單位一部分的噪音緩解措施直至地政總署署長滿意。

任何業主不得對固定窗戶連維修窗進行、允許或容忍他人進行任何改動或修改，也不得打開固定窗戶連維修窗。固定窗戶連維修窗有鎖匙，只能為進行維修包括但不限於清潔固定窗戶連維修窗的目的，由相關住宅單位的業主打開，固定窗戶連維修窗不得打開用於通風目的。

RELEVANT INFORMATION
有關資料

2 Gondola/ Monorail

During the necessary maintenance of any exterior of the Development arranged by the Manager of the Phase, the gondola / monorail will be operating in the airspace outside windows (if any) and above the roof / flat roof / the parapet walls of the residential properties.

3 Mobile Phone Antenna/ Lightning Rod/ Chimney for Emergency Generator Room/ Transformer Room/ Air-conditioner Outdoor Unit/ Communal Aerial System/ Exhaust Device

Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK001 for identification of their approximate locations. The alignment and position of the above facilities may be changed from time to time and are subject to compliance with the relevant statutory requirements and directions from the relevant government authorities. Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential properties.

4 Light Poles and Flood lights at 3/F Outdoor Swimming Pool

Light Poles and Flood lights have been provided for lighting of the outdoor swimming pool of the Development in the evening at the following locations:

- 3 light poles (reaching a height of 27mPD) located at common landscape garden near the outdoor swimming pool.

For location of the light poles and flood lights, please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK001. Prospective purchasers should note the possible impact (if any) of the illumination of the light poles and flood lights on individual residential properties.

5 External Walls at G/F to 3/F of the Commercial Accommodation at lower levels of the Development

There may be backlit signage, decorative lighting and/or TV wall at the external wall at G/F to 3/F of the Commercial Accommodation at lower levels of the Development (which is located below the residential towers of the Phase). The location of such signage, decorative lighting and/or TV wall may change from time to time. Prospective purchasers should note the possible impact (if any) of the illumination of the said features on the individual residential properties.

2 吊船/吊運車

在期數管理人安排發展項目外部之必要維修期間，吊船/吊運車將在住宅物業之窗戶外(如有)及天台/平台/護牆之上及其上空運作。

3 流動電話天線/避雷針/緊急發電機機房煙囪/變壓器房/冷氣室外機/公共天線系統/排氣設備

請參閱本售樓說明書第AK001頁的「發展項目的布局圖」一節，以識別其大約位置。上述設施的排列及位置或會不時更改，並需符合相關法例的要求及有關政府部門的指引。準買家請注意上述設施對個別住宅物業可能造成的影響（如有）。

4 3樓室外游泳池之泛光燈及泛光射燈

以下位置已提供泛光燈及泛光射燈以供發展項目室外游泳池的晚間照明：

- 3支泛光燈(達香港主水平基準以上27米)設置於室外游泳池附近之公用園景花園。

有關泛光燈及泛光射燈的位置，請參閱本售樓說明書第AK001頁之「發展項目的布局圖」。準買家請注意上述泛光燈及泛光射燈對個別住宅物業可能造成之影響（如有）。

5 發展項目低層商業樓宇於地下至3樓的外牆

發展項目低層之商業樓宇（位於本期數住宅大廈之下）於地下至3樓的外牆可能設有背光標誌、裝飾照明及/或電視幕牆。該等標誌、裝飾照明及/或電視幕牆的位置可能會不時改變。準買家請注意上述裝置的燈光對個別住宅物業可能造成之影響（如有）。

RELEVANT INFORMATION
有關資料

6 External Wall Decorative Lighting

Decorative lighting have been installed on the external walls of the Development at the locations below and may be turned on during night time:-

• At the architectural feature of the outside of the Balcony of the following flats:-
Tower 1 (Elite Zone) :
Flat A2, A3, B5, B6, B9 and B10 at 5/F - 12/F, 15/F - 23/F, 25/F - 27/F and 28/F

Tower 1 (Sky Tower) :
Flat B, C and D at 32/F - 33/F, 35/F - 43/F and 45/F - 47/F
All Flats at 48/F
All Flats at 49/F & 50/F

Tower 2 (Elite Zone) :
Flat A2, A3, B1, B2, B3 and B5 at 5/F - 12/F, 15/F - 23/F, 25/F - 27/F and 28/F

Tower 2 (Summit Tower) :
Flat B and C at 32/F - 33/F, 35/F - 43/F and 45/F - 47/F
Premier Sky Villa B at 48/F
Premier Sky House B at 49/F & 50/F

• At the glass balustrade of Private Flat Roof of the following units:-
Tower 1 (Sky Tower) : All Flats at 32/F
Tower 2 (Summit Tower) : All Flats at 32/F

• At the roof top structure of Tower 1 (Sky Tower) and Tower 2 (Summit Tower)

• At the architectural feature of Refuge Floor cum Sky Garden at 30/F and Sky Residents' Recreational Facilities at 31/F of Tower 1 and Tower 2

Prospective purchasers should note the possible impact (if any) of the illumination of the above decorative lighting on individual residential properties.

6 外牆裝飾照明

發展項目下列外牆位置已裝設裝飾照明，而該等裝飾照明可能於晚上開啟:-

•於以下單位之露台外圍之建築裝飾:-
第1座(Elite Zone):
5樓至12樓、15樓至23樓、25樓至27樓及28樓A2、A3、B5、B6、B9及B10單位

第1座(Sky Tower):
32樓至33樓、35樓至43樓及45樓至47樓B、C及D單位
48樓所有單位
49樓及50樓所有單位

第2座(Elite Zone):
5樓至12樓、15樓至23樓、25樓至27樓及28樓A2、A3、B1、B2、B3及B5單位

第2座(Summit Tower):
32樓至33樓、35樓至43樓及45樓至47樓B及C單位
48樓Premier Sky Villa B單位
49樓及50樓 Premier Sky House B單位

•於以下單位私人平台之玻璃欄杆:-
第1座(Sky Tower):32樓所有單位
第2座(Summit Tower):32樓所有單位

•第1座 (Sky Tower)及第2座 (Summit Tower)天台頂之結構

•於第1座及第2座30樓庇護層兼空中花園及31樓空中住宅康樂設施之建築裝飾

準買家請注意上述裝飾照明之燈光對個別住宅物業可能造成之影響（如有）。

RELEVANT INFORMATION
有關資料

7 Clubhouse, Recreational facilities, Children play area, Landscape area, BBQ area, outdoor swimming pool and indoor swimming pool of the Phase and other Phase

There may be decorative lighting and sound system at the Clubhouse, Recreational facilities, Children play area, Landscape area, BBQ area, outdoor swimming pool and indoor swimming pool of the Phase and other Phase. The locations of such decorative lighting and sound system may be changed from time to time. Prospective purchasers should note the possible impact (if any) of the illumination and sound of the said features on individual residential properties.

The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site and its facilities.

8 External Walls of the commercial building adjacent to the Phase

There may be backlit signage, decorative lighting and/or TV wall at the external wall(s) of the commercial building(s) adjacent to the Phase. Prospective purchasers should note the possible impact (if any) of the illumination of the said features on individual residential properties.

7 期數及其他期數的會所、康樂設施、兒童遊樂場、園景區、燒烤場、室外游泳池及室內游泳池

期數及其他期數的會所、康樂設施、兒童遊樂場、園景區、燒烤場、室外游泳池及室內游泳池可能設有裝飾照明及音響系統。該等裝飾照明及音響系統的位置可能不時更改。準買家請注意上述裝置的燈光及聲響對個別住宅物業可能造成的影響（如有）。

賣家建議準買家到發展地盤作實地考察，以對發展項目地盤及其設施有較佳了解。

8 鄰近期數的商業大樓的外牆

鄰近期數的商業大樓的外牆可能設有背光標誌、裝飾照明及/或電視幕牆。準買家請注意上述裝置的燈光對個別住宅物業可能造成的影響（如有）。

WEBSITE ADDRESS FOR THE PHASE
期數的互聯網網址

The website address designated by the Vendor for the Phase:

www.cullinansky.com.hk/p2

賣方就期數指定的互聯網網站的網址:

www.cullinansky.com.hk/p2

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

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	18525.292
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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	1184.349
2.2	Mandatory feature or essential plant room, areas 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.	8329.089
2.3	Non-mandatory or non-essential plant room, such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	596.122
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	1843.880
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8	Non-structural prefabricated external wall	231.594
9	Utility platform	975.000
10	Noise barrier	Not Applicable
Amenity Features		
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	95.063
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	2561.758
13	Covered landscaped and play area	2363.730
14	Horizontal screen/covered walkway and trellis	51.374
15	Larger lift shaft	3591.650

		Area (m²)
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	2649.338
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		
25	Refuge floor including refuge floor cum sky garden	1856.769
26	Covered area under large projecting / overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	249.935
29	Public passage	Not Applicable
31	Covered set back area	Not Applicable
Bonus GFA		
32	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

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

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)條例》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）	18525.292
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》（《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（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	1184.349
2.2	所佔面積**不**受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由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	8329.089
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	596.122
根據聯合作業備考第1及第2號提供的環保設施		
3	露台	1843.880
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲鰭	不適用
7	翼牆、捕風器及風斗	不適用
8	非結構預製外牆	231.594
9	工作平台	975.000
10	隔音屏障	不適用
適意設施		
11	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衞室和廁所，以及業主立案法團辦事處	95.063
12	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	2561.758
13	有蓋園景區及遊樂場地	2363.730
14	橫向屏障／有蓋人行道及花棚	51.374
15	擴大升降機槽	3591.650

		面積(平方米)
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18	強制性設施或必要機房所需的管槽、氣槽及垂直立管	2649.338
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
25	庇護層，包括庇護層兼空中花園	1856.769
26	大型伸出／外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29	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	249.935
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

備註：

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

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

Environmental Assessment of the Building

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

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

Part I	
Provision of Central Air Conditioning	YES
Provision of Energy Efficient Features	YES
Energy Efficient Features proposed:	1. HIGH ENERGY-PERFORMANCE GLAZING WITH LOW U-VALUE AND SHADING COEFFICIENT 2. HIGH COEFFICIENT OF PERFORMANCE SPLIT-TYPE AIR-CONDITIONING UNITS 3. ENERGY-EFFICIENT LIGHTING DESIGN WITH LOWER LIGHTING POWER DENSITY

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	
		Electricity kWh/m²/annum	Town Gas / LPG unit/m²/annum	Electricity kWh/m²/annum	Town Gas / LPG unit/m²/annum
Area served by central building services installation (Note 3)	61,839.082	225.000	-	193.000	-

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

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" in the BEAM Plus New Buildings (current version); and (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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

建築物的環境評估

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督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部分	
提供中央空調	是
提供具能源效益的設施	是
擬安裝的具能源效益的設施：–	1. 具有低U值和遮光系數的高能源效率玻璃 2. 高效能系數的分體式冷氣機 3. 具有低照明功率密度和高能源效益的燈光設計

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1)：–					
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	61,839.082	225.000	–	193.000	–

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：–			
裝置類型	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			✔

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：–
   (a)“每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)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(現行版本)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”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME
按地政總署署長同意方案要求列出的資料

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DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of printing of this Sales Brochure: 3rd October 2025

本售樓説明書印製日期：2025年10月3日

POSSIBLE FUTURE CHANGE
日後可能出現的改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。